

United States Department of the Interior
National Park Service

**National Register of Historic Places
Multiple Property Documentation Form**

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries.

A. Name of Multiple Property Listing

HISTORIC RESOURCES OF SANDY CITY

B. Associated Historic Contexts

The Mining, Smelting, and Small Farm Era, 1871-c.1910

C. Geographical Data

The corporate limits of Sandy City, Salt Lake County, Utah

___ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Walter Mark
Signature of certifying official

___ See continuation sheet.
July 10, 1992
Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Antonieta Reese
for Signature of the Keeper of the National Register

8/28/92
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Introduction

The history and development of Sandy City is directly related to economic and social activities which occurred largely outside of its own boundaries. Located 12 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 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. However, one economic activity that has spanned Sandy's existence is agriculture. Since the city's economic existence was not based solely on mining, it has weathered the test of time that the mining towns which once spurred its economy could not. Presently, Sandy City is experiencing yet another boom period as an expanding suburb of the Salt Lake Valley.

The Mining, Smelting, and Small Farm Era, 1871-c.1910

Early in the 1860s, at the direction of General Patrick Connor of the Second and Third California Volunteers, a military unit stationed near Salt Lake City, a rigorous search for precious metals had begun in the mountains surrounding the Salt Lake Valley. The resulting discovery of ores in Bingham Canyon in 1863 and in Little Cottonwood Canyon in 1866 were to have a tremendous impact on settlements in the valley below.¹

Closely coinciding with the discovery and mining of precious metals was the arrival of the transcontinental railroad to Utah in 1869. Extending south from Ogden, the Utah Central Railroad reached Salt Lake City in 1870. From there the Utah Southern Railroad extended south from Salt Lake City reaching the Sandy area in 1871.² This placed Sandy at a crossroads between Salt Lake City, Bingham Canyon, and Big and Little Cottonwood Canyons. Soon after the arrival of the railroad to Sandy, spurs were constructed to Bingham and to the mouth of Little Cottonwood Canyon,³ allowing materials to be shipped to and from the mining operations.

In conjunction with these vast mining operations came the need for facilities to sample and refine the precious ores, along with the people to operate such concerns. Since Sandy was a strategic shipping point, it was only logical that needed sampling mills and smelters were built in the area. The first smelter located in Sandy was built in 1872 by the Saturn Silver Mining Co. This smelter, known as the "Saturn", adjoined the site of another smelter, the "Mountain Chief" or "Mingo" as it was later named. A third smelter known as the "Flagstaff" opened in 1873. These smelters treated those ores which generally came from Little Cottonwood and Bingham, though small lots came from the Big Cottonwood, Tintic, and other districts.⁴ The existence of these operations, as well as several sampling mills in Sandy, was directly linked to the successes of the mining operations.

X See continuation sheet

¹Bailey, Lynn R., Old Reliable, A History of Bingham Canyon, Utah. Westernlore Press, Tucson, Arizona, 1988. p.15-17.

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

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

⁴Ibid. p.16.

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Historic Resources of Sandy City

With the increase in population due to the coming of the railroad and the expanded mining operations, a 160 acre townsite was platted in 1871.⁷ The construction of a "boom town" followed with the associated hotels, stores, saloons, and brothels. The population of Sandy likely peaked during the mid 1870s with hundreds of miners, smelter workers, teamsters, and railroad men working in or passing through Sandy. It is said that 17 saloons were in operation at one time during this period. Other business enterprises included two boarding houses, a number of general stores, a bakery, a dentist's office, a drug store, butcher, restaurant, shoe shop, blacksmith, harness shop, a news store, and a brewery to support the saloons.⁸ The buildings that housed these business enterprises were generally wood frame structures common to boom towns in the region. A scourge common to such towns were the fires that often destroyed large portions of a city.⁹ Sandy was no exception. On April 13, 1880, a fire destroyed the railroad station and the Decker Boarding House,¹⁰ one of likely many such occurrences.

The boom period of the 1870s was short lived with the failure of several mining concerns which fed Sandy's economy. With the failure of the Big Emma Mine at Alta and the demise of the city of Alta,¹¹ as well as the failure of other mining operations, the smelting and sampling concerns of Sandy began to close, first the "Saturn" in 1876 and then the "Flagstaff" in 1877. With this came a drop in the population which in 1880 fell to 488. Mining, however, continued to have a large impact on Sandy in the years following this initial slow down. As described in 1886, the town:

contains two steam sampling works, two smelters, seven stores, five saloons, one brewery, two boarding houses, and a number of shops. Ore and general farm products are the principal shipments...Although a small town, it is of considerable importance. A large portion of the ores from Cottonwood and Bingham Canyons are shipped there for sampling. After being tested, much of the ore remains in Sandy until sold, and the business of handling,

 X See continuation sheet

⁷Rich, Roxie N., The History and People of Early Sandy. (No publisher listed, c.1975, copy in possession of Sandy City Planning Dept.), p.87.

⁸Ibid. p.118.

⁹Robertson, Frank C., Boom Towns of the Great Basin. Sage Books, Denver Co., 1962. p.73.

¹⁰Deseret News, April 21, 1880, front page.

¹¹Robertson, Frank Co., Boom Towns of the Great Basin. Sage Books, Denver Co., 1962. pp.72-73.

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Historic Resources of Sandy City

transferring, and shipping ores is the principal enterprise of the inhabitants. Considerable tame hay and grain are raised within the limits of the precinct notwithstanding the sandy and light character of the soil.¹²

While the dominant force in the economy of Sandy during the 1870s, '80s, and '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 and smelters, as well as farms, with water. In 1880 the Salt Lake City Canal was dug through the area and in 1883 the East Jordan Canal reached Sandy.¹³ These and other sources of water aided greatly in the establishment of the local agricultural economy which saw Sandy through the mining boom and subsequent depression. 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. By 1882, after the mining boom had passed and many of the "gentile" population had removed from the region, there was a sufficient number of Saints who had located in the area to organize the Sandy Ward, which had heretofore been a branch of the Union Ward.¹⁴ These early agricultural pioneers, which generally established small, family type farms, were but forerunners of a later, agriculturally-oriented lifestyle which was to dominate Sandy's economy.

During the 1890s Sandy continued to establish itself as a permanent community in the Salt Lake Valley, despite the downturn in the mining industry. New business enterprises came into being to support the local agricultural economy, new schools were built, and the city was incorporated in 1893.¹⁵ Additional improvements were made to the local water supplies with the construction of a new pipeline laid under the direction of Charles C. Crapo in 1898.¹⁶

 X See continuation sheet

¹²Rich, Roxie N., The History and People of Early Sandy. (No date or publisher). Copy in possession of Sandy City Planning Dept. p.47.

¹³Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by the Daughters of Utah Pioneers of the Salt Lake County Company. p.279.

¹⁴Carpenter, Lerona, "Sandy Ward Vignettes, 1882-1982." (No date or publisher. Copy in possession of Sandy Planning Dept.), p.14.

¹⁵Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by the Daughters of Utah Pioneers of the Salt Lake County Company. p.280.

¹⁶Deseret News, February 13, 1949, "Family Section". p.1.

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Historic Resources of Sandy City

With the continued decline in mining activity during the 1890s and the shifting of sampling and smelting concerns to other locations, Sandy's impact as a mining town diminished. By 1898 the Mingo Smelter had been dismantled and relocated to Murray, two miles to the north and west of the community, leaving Sandy without a smelter.¹⁷ It is estimated that at one time 1200 men were employed at the Mingo at its peak.¹⁷ Many of the mines that once supported Sandy's mining industry either played out, such as the mines in Big and Little Cottonwood Canyons,¹⁸ or their refining operations were relocated. Bingham Canyon's sampling and smelting operations were relocated to the mouth of Bingham Canyon in 1903 and later, to Garfield at the southern shore of the Great Salt Lake, in 1906.¹⁹ By the turn of the century, Sandy was a city in transition, having lost most of the mining component of its economy.

These mining and smelting activities, while they existed, had considerable influence not only upon the economy but upon the social and religious life of the town. During this period of Utah's history, most rural communities and many of the larger cities in the state were predominantly Mormon, and the economic, social and religious life was more or less dominated by the influence of the church. Once mining and smelting operations were closed or relocated, the non-Mormon or "Gentile" population began to decrease. Others who were not necessarily tied to the mining and smelting operations, but better assimilated into the non-Mormon element of the population, began to relocate as well. Such was the case with the Ezekiel and Abba Holman family, among whom only the father was a member of the church. Even though the family had enjoyed a successful general merchandising business, many of its members decided to leave town. As stated in a history written by a member of the family:²⁰

By 1905, many of the gentiles who had been connected with the mining and smelting industries were leaving Sandy and it was evident there was no future there for my older sisters... that year they decided to move to Idaho Falls, Idaho... and there established a millinery and ladies ready-to-wear store."

X See continuation sheet

¹⁷Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by the Daughters of Utah Pioneers of the Salt Lake County Company. p.278.

¹⁸"The Cottonwood Canyons." USHS Call # MSS, A, 4324.

¹⁹Bailey, Lynn R., Old Reliable, A History of Bingham Canyon, Utah. Westernlore Press, Tucson, Arizona, 1988, p.278.

²⁰Holman, Frank E., The Life And Career Of A Western Lawyer, 1886-1961. Port City Press, Baltimore, Maryland, 1963. p.6.

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Historic Resources of Sandy City

With the loss of much of the mining related industry, the mining, smelting, and small farm era of Sandy's history came largely to a close. Considering the impact of these occurrences on the economic, social, and religious makeup of the community, it seems logical to establish a conclusion to the historic context at the end of the first decade of the twentieth century. A transition of Sandy's image and economy was to be in full swing from the turn of the century into the first few decades of the twentieth century. Many large water distribution projects were undertaken in the area which assured the continued growth and success of the economy of Sandy and its environs.

In solidifying the transition from a mining based economy to one of agriculture, many new related businesses were established in place of those which supported the mining sector. This transition is expressed by an analysis of a series of Utah State Gazetteers published in 1900, 1912, 1920, and 1928.²¹ In 1900 the mining related businesses listed include one smelter (the last of which actually closed in 1898) and one ore sampling mill. The only specific business listing related to agriculture is a roller mill. By 1912 one ore sampling mill is listed while a bank, four feed stores, and one brick manufacturer is listed. By 1920 no listings of mine related activities are found while other listings include three auto repair shops, three contractors, a bank, a farmers implement store, two poultry concerns, a roller mill, and a feed store. The 1928 listings include six auto repair shops, a bank, five contractors, a roller mill, two dairy concerns, and three poultry businesses. It appears that the transition from a mining economy to one based on agriculture was completed during the second decade of the twentieth century.

The architectural development of Sandy during this period of history came in phases as did the economic development. During the boom period of the 1870s, commercial enterprises were generally housed in wood frame structures as discussed. A majority of the residences were also likely wood frame structures. A number of adobe structures were also built during this period.²² Upon the arrival of the Victorian era of the 1890s, many structures, both commercial and residential, were being built of brick. Religious and public buildings were also built with brick beginning in the 1890s. One such building, the Sandy Ward Chapel, was commenced in 1893, but work could not continue until 1897 due to a lack of brick. The building was eventually completed in 1900.²³ Architectural styles which accentuated this period range from Classical and Greek Revival in the 1870s and 80s to the Victorian styles of the 1890s and early 1900s.²⁴

²¹R.L. Polk & Co's Utah State Gazetteers located at USHS Library.

²²Sandy Reconnaissance Survey Research Report, Cooper/Roberts Architects, 1985. Copy available at Utah State Historic Preservation Office.

²³Rich, Roxie N., The History and People of Early Sandy. (No date or publisher. Copy in possession of Sandy City Planning Dept.), p.219.

²⁴Sandy Reconnaissance Survey Research Report, Cooper/Roberts Architects, 1985. Copy available at Utah State Historical Preservation Office.

F. Associated Property Types

I. Name of Property Type Residential Buildings

II. Description

The residential buildings of Sandy City built between 1871 and c. 1910 are comprised of essentially one, one and one half, and two story structures. Types of structures range from two room cottages of the hall-parlor and double cell plan types to crosswings and Victorian plan types including the central block with projecting bays. Styles common in the period include the classically influenced Greek Revival style, the picturesque Italianate style, and Queen Anne and eclectic styles of the Victorian era.⁵ Based on data compiled from a historic reconnaissance survey of Sandy in 1985, only 34, pre-1910 crosswing type houses were identified; less than half are potentially eligible for the National Register.⁶

Building materials common during this period of time range from wood frame, to adobe, to brick. It appears that frame and adobe structures greatly outnumbered brick from 1880 until the mid-to-late 1890s when brick became available. From that time, it appears that frame and brick were roughly equally divided as a building material. (See attached graph.)

The condition of these properties varies depending largely on the age of the structures. Earlier structures are more likely to be missing certain architectural features which may not ultimately affect their eligibility, while many of the later Victorian structures are found in excellent condition with a vast majority of architectural features intact.

III. Significance

Constructed between 1871 and c. 1910, residential buildings in Sandy City are significant under Criterion A while some may be significant under Criterion C. Those which are significant under Criterion C display the level of craftsmanship which was attained in the construction of the structures, many likely built by the same individual or group of individuals, and often found in clusters in certain parts of town. Other structures may also be significant under Criterion C for their unique floor plan or building type which is rare to or diminishing in number in the area. Under Criterion A, the dwellings are significant for their association with and expression of the developmental phases experienced in Sandy. Sandy's earliest structures built in the 1870s, the vast majority comprised of wood framing, are expressive of the "boom town" architecture common to mining towns throughout the western United States. Structures which followed were built of much more substantial and permanent materials such as brick and stone masonry, expressive of the fact that Sandy was able to establish itself as a permanent community, outlasting other towns associated with the mining industry. Sandy's longevity can also be attributed to the fact that its economy was not solely dependent on the mining industry. The agricultural component of the economy assisted in lending stability to the area and many structures are associated with that component and are equally significant as an expression of the city's development.

IV. Registration Requirements

The following criteria must be met in order for a property to be included as an eligible property under the domestic dwelling property type:

X See continuation sheet

⁵Carter, Thomas and Goss, Peter, Utah's Historic Architecture, 1847-1940. University of Utah Press, Salt Lake City, Utah, 1988. pp. 59-64.

⁶Sandy Reconnaissance Survey, Cooper/Roberts Architects, 1985, USHS.

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Historic Resources of Sandy City

1. The building must be a domestic dwelling and have been constructed between 1871 and c. 1910.
2. The building must be associated with the history and development of Sandy City during the above noted period.
3. The original architectural features must be maintained to a great degree, though minor alterations are acceptable. Acceptable alterations might include the removal or covering of minor features, the painting of surfaces not originally painted, such as brick, and additions to the structure which are sensitive to, sympathetic with, and distinguishable from the original construction. The removal or major alteration of original front porches, for example, or the removal or covering of major architectural features with non-historic (aluminum) siding which obscures the original detailing, are alterations which may render a building ineligible. Elements which may be easily removed, such as aluminum window canopies, do not necessarily render a building ineligible.
4. The original fenestration and size of door and window openings on the principal facades must be maintained. The replacement or original windows and doors may be acceptable so long as they are sensitive to the originals.

The condition of these properties varies depending largely on the age of the structure. Earlier structures are more likely to be missing certain architectural features which may not ultimately affect their eligibility, while many of the later Victorian structures are found in excellent condition with a vast majority of architectural features intact.

I. Name of Property Type Commercial Buildings

II. Description

The commercial buildings built between 1871 and c. 1910 which remain are comprised of essentially one and two story structures. Types of structures range from one-part commercial blocks which are comprised of a single street level structure to two-part commercial blocks which are divided into two distinct zones. These zones include the street level which was used primarily as public space while the upper zone contained more private spaces such as offices, private meeting rooms, and apartments.²⁵ The one part block is by far the most common, comprising over 50% of remaining sites. Commercial structures built during the mining and smelting boom period of the 1870s have virtually vanished from Sandy. Commercial structures which remain date generally from the late 1890s and into the twentieth century. Only 19, pre-1942 commercial buildings were identified by the survey; only ten of these are potentially eligible. Styles common in this period include the eclectic styles of the Victorian era. Materials commonly employed range from wood frame which was common

 X See continuation sheet

²⁵Carter, Thomas and Goss, Peter, Utah's Historic Architecture, 1847-1940. University of Utah Press, Salt Lake City, Utah, 1988. pp. 59-64.

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Historic Resources of Sandy City

during the 1870s and 80s which later gave way to brick in the Victorian era. Approximately 90% of remaining period structures are brick.

While a fair number of historic commercial sites remain in Sandy, the majority have been rendered ineligible. Data from a historic reconnaissance survey done in the area in 1985²⁶ indicates that of 11 structures remaining from the 1880 to c. 1910 context, perhaps three may be eligible for National Register recognition. Because of the nature of commercial sites which are subject to continual change, most structures in the area, that are one-part blocks with street level storefronts only, have been subjected to major alterations. Most eligible commercial structures which remain date from the turn of the century and beyond. A total of 18 commercial sites dating from 1895-1940 were identified in the survey, seven of which may be eligible for national register recognition.

III. Significance

Constructed between 1871 and c. 1910, commercial buildings in Sandy City are significant under Criterion A while some may be significant under Criterion C. Those which are significant under Criterion C display the level of craftsmanship which was attained in the construction of the city's commercial structures. Other structures may also be significant under Criterion C for their unique floor plan or building type which is rare or diminishing in number in the area. Under Criterion A, the commercial sites are significant for their association with, and expression of, developmental phases experienced in Sandy. Sandy's earliest commercial structures, built in the 1870s, the vast majority comprised of wood framing, were expressive of the "boom town" architecture common to mining towns throughout the western United States. Few if any such structures from this period remain. Structures which followed were built of more substantial and permanent materials such as brick and stone masonry, expressive of the fact that Sandy was able to establish itself as a permanent community, outlasting other towns associated with the mining industry. Sandy's longevity can also be attributed to the fact that its economy was not solely dependent on the mining industry. The agricultural component of the economy assisted in lending stability to the area and many commercial structures from this period are associated with that component and are equally significant as an expression of the city's development.

IV. Registration Requirements

The following criteria must be met in order for a property to be included as an eligible property under the commercial building property type:

1. The building must be a commercial structure and have been constructed between 1871 and c. 1910.
2. The building must be associated with the history and development of Sandy City during the above referenced context.

 X See continuation sheet

²⁶Sandy Reconnaissance Survey, Cooper/Roberts Architects, 1985.

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Historic Resources of Sandy City

3. The original architectural features must be maintained to a substantial degree, though minor alterations are acceptable. Acceptable alterations might include the removal or covering of minor features, the painting of surfaces not originally painted, such as brick, and additions to the structure which are sensitive to, sympathetic with, and distinguishable from the original construction. The removal or major alteration of original storefronts on one story structures, for example, or the removal or covering of major architectural features with aluminum siding or nonhistoric materials which obscures the original detailing, are alterations which may render a building ineligible.
4. Two-part commercial structures which have been altered on the street level may be eligible so long as the areas above the street level remain intact and retain their architectural integrity.
5. The original fenestration and the size of door and window openings on the principle facades must be maintained. The replacement of original windows and doors may be acceptable so long as they are sensitive to the originals.

 See continuation sheet

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

Architectural surveys which have been conducted over the past several years in Sandy City provide the basis for developing this multiple property listing. An inventory of surveys of individual sites had been accumulated and a subsequent study of those surveys, in conjunction with the preparation of historic contextual information was undertaken. The historic context for this listing was developed using historic resources including books, manuscripts, newspaper articles, and maps which were available from local sources as well as state and local libraries. Information compiled from surveys of the city as a whole as well as individual properties was also accessed to assist in developing the historic context. Once major historic contexts had been identified, the individual site surveys were analyzed and organized into their appropriate contexts. Thereafter the specific context under discussion was targeted since examples from this time frame are dwindling in number while others are in need of urgent preservation measures.

Evaluations of the National Register eligibility of the buildings, both residential and commercial, is based on a knowledge of the type, general condition, and configuration of buildings within Sandy City. The two property types, residential and commercial buildings, are targeted since they are the major types remaining in the community from the selected context. Industrial sites relating to the mining industry are virtually non-existent. Educational, religious, and public building types have not yet been developed since sites in those areas either do not exist or have not been adequately documented.

The requirements of eligibility derived for the listing of member properties is based on a knowledge of the condition of those property types in the city, and specific local conditions which may affect eligibility based on integrity. As individual sites are evaluated in the future, additional specific qualifications may be added to the list, or existing requirements refined.

H. Major Bibliographical References

Bailey, Lynn R. Old Reliable, A History of Bingham Canyon, Utah. Westernlore Press, Tucson, Arizona, 1988.

Intensive Architectural Surveys of Sandy, Utah, conducted during the 1980s and early 1990s by the Sandy City Preservation Commission. Files located at Sandy City Planning Department and the Utah State Historical Society Preservation Office.

Porath, Joseph H. "Materials gathered for a history of Big Cottonwood Canyon and Little Cottonwood Canyon." USHS Library call #MSS, A, 435-16.

Reconnaissance Architectural Survey of Sandy, Utah, conducted in 19-- by Cooper/Roberts Architects. File located at Sandy Planning office and the Utah State Historical Society Preservation Office.

Rich, Roxie N. The History and People of Early Sandy. (no publisher listed) c.1975, Copy in possession of Sandy City Planning Department.

Robertson, Frank C. Boom Towns of the Great Basin. Sage Books, Denver Co., 1962.

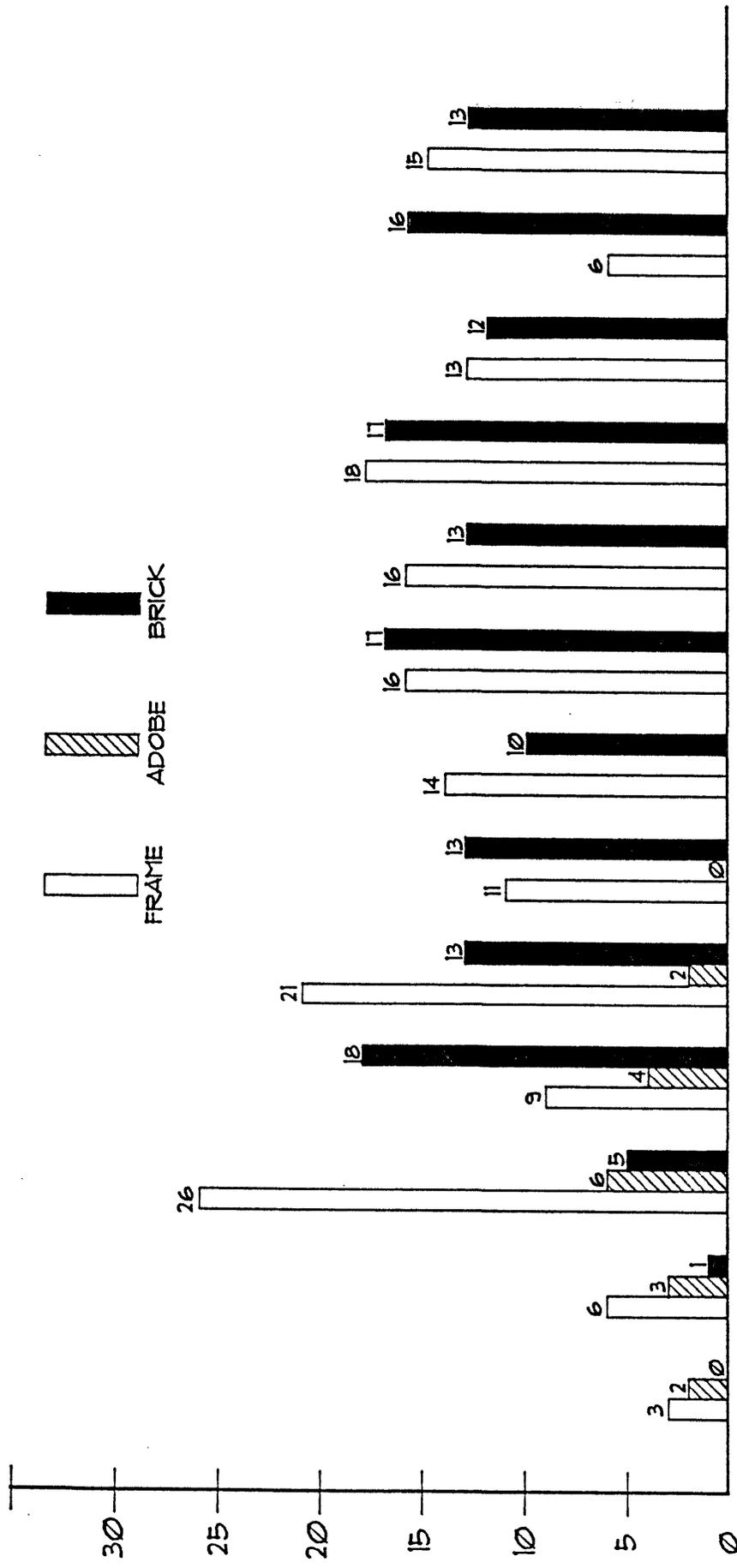
Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by the Daughters of Utah Pioneers, Salt Lake Co. Camp.

Primary location of additional documentation:

State Historic Preservation Office Local government
 Other State agency University
 Federal agency Other
Specify repository: _____

I. Form Prepared By

name/title Wayne L. Balle, Architect
organization Thomas G. Smith Architectural Associates date May 1992
street & number 845 South Main telephone 801-298-1666
city or town Bountiful state Utah zip code 84010

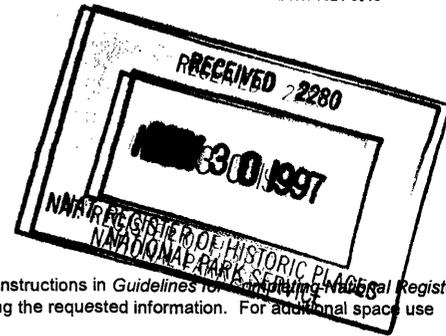


Year	1880	1885	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940
TOTAL SITES	5	10	37	31	36	24	24	33	29	35	25	22	28
ELIGIBLE SITES	1	5	12	19	14	9	4	18	15	15	11	14	16

CONSTRUCTION MATERIALS
 USED IN RESIDENTIAL BUILDINGS
 SANDY, UTAH
 1880 - 1940

United States Department of the Interior
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National Register of Historic Places Multiple Property Documentation Form



This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Submitting Multiple Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries.

New Submission Amended Submission

A. Name of Multiple Property Listing

HISTORIC RESOURCES OF SANDY CITY

B. Associated Historic Contexts

(Name each associated historic context, identifying them, geographical area, and chronological period for each.)

Specialized Agriculture, Small Business and Community Development, 1906-46

C. Form Prepared by

name/title Korral Broschinsky
organization _____ date January 1997
street & number 1049 University Village telephone 801-581-1497
city or town Salt Lake City state Utah zip code 84108-3453

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

See continuation sheet

Wilson S. McA
Signature of certifying official

5/22/97
Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

W. G. M. [Signature]
Signature of the Keeper of the National Register

7/9/97
Date

United States Department of the Interior
National Park Service

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Section number E Page 1

Historic Resources of Sandy City, Sandy, Salt Lake County, UT

HISTORIC RESOURCES OF SANDY CITY

Specialized Agriculture, Small Business and Community Development, 1906-1946

Introduction

The history and development of Sandy City is directly related to economic and social activities which occurred largely outside of its own boundaries. Located 12 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 Bingham Canyon to the west and Big and Little Cottonwood Canyons to the east, Sandy's early history and development either boomed or declined based on these mining operations. However, one economic activity that has spanned Sandy's existence is agriculture. Since the city's economic existence was not based solely on mining, it has weathered the test of time that the mining towns which once spurred its economy could not. During the first half of the twentieth century, the residents of Sandy were diversified and relied heavily on specialized agricultural enterprises and small business ventures. This period was also time of community and neighborhood development. The quality of life for Sandy residents was greatly improved during this period due to an active city government and a strong community spirit. Presently (1997), Sandy City is experiencing yet another boom period as an expanding suburb of the Salt Lake Valley.

The first half of the twentieth century was a period of transition for the city of Sandy. The mining, smelting and small farm era 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 1940.¹ 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.

Close of Mining Era, c.1910

The transition began with the failure of several canyon mines which fed Sandy's economy. With the failure of the Big Emma Mine at Alta and the demise of the city of Alta, as well as the failure of other mining operations, the smelting and sampling concerns of Sandy began to close, first the "Saturn" in

¹Martha 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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Historic Resources of Sandy City, Sandy, Salt Lake County, UT

1876 and then the "Flagstaff" in 1877.² With this came a drop in the population which in 1880 fell to 488.³

As sampling and smelting plants shifted to other locations, Sandy's impact as a mining town diminished. By 1898 the Mingo Smelter had been dismantled and relocated to Murray, two miles to the north and west of the community, leaving Sandy without a smelter. During the first decade of the twentieth century, the closure of smelters in the Salt Lake Valley was a hotly debated issue. In 1907, a group of Midvale farmers won a lawsuit against the Highland Boy smelter claiming their crops had been devastated by the smelter's emissions; the smelter was closed. In 1904, one of Sandy's largest employers, the Pioneer Ore Sampling Mill was torn down and the lumber sold.⁴ At about the same time, the Bingham Canyon's sampling and smelting operations were relocated to the mouth of Bingham Canyon in 1903 and later, to Garfield at the southern shore of the Great Salt Lake, in 1906.⁵ These dates mark the end of Sandy's mining era.

While the dominant force in the economy of Sandy during the 1870s, 1880s and 1890s was undoubtedly that of mining, the local agricultural community had not ceased to develop. A series of wells and ditches were dug beginning as early as 1869 to supply the city and smelters, as well as farms, with water. In 1880 the Salt Lake City Canal was dug through the area and in 1883 the East Jordan Canal reached Sandy.⁶ These and other sources of water aided greatly in the establishment of the local agricultural economy which saw Sandy through the mining boom and subsequent depression.⁷

Sandy City Governmental Development

The community was also seeing a great deal of civic development. The city of Sandy was incorporated on September 26, 1893. At the same time, thirteen city ordinances were "passed and approved."⁸ Though most of these early ordinances defined punishable offenses, the city founders also made provisions for the naming of streets, taxation, voter registration and animal control. By 1911 the city

²Frank C. Robertson, Boom Towns of the Great Basin. (Denver, Colo.: Sage Books, 1962), 73.

³Wayne L. Balle, *Multiple Property National Register Nomination: Historic Resources of Sandy City*.

⁴Roxie N. Rich, The History and People of Early Sandy. (n.p., [1975]), 76.

⁵Lynn R. Bailey, Old Reliable. A History of the Bingham Canyon. (Tucson, Ariz.: Westernlore Press, 1988), 278.

⁶Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. (Compiled and published by the Daughters Utah Pioneers, Salt Lake County Camp), 279.

⁷Balle.

⁸Rich, 87-93.

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was managing its own water resources and had a volunteer fire brigade of twenty-five, complete with two fire trucks.⁹ Utah Power and Light began servicing Sandy in 1913, and by 1914 the city was managing a park and a cemetery.¹⁰

Agricultural Industry Development

Economically, the city was changing dramatically. The depletion of the mineral resources in the Alta area and the loss of the smelting and sampling industries had changed the economic structure of Sandy City significantly. Moreover, a series of national and local depressions beginning in 1893 and continuing to the onset of World War II had made small-scale single-crop agricultural enterprises nearly impossible.¹¹ Sandy farmers had an especially difficult time, needing to overcome the additional challenges of water scarcity and the arid, sandy soil.

Fortunately irrigation methods improved steadily through these years, and several Sandy farmers were able to successfully continue to raise hay and grain. A few farmers converted their fields to the raising of sugar beets. A "beet dump" was established near the railroad tracks, and Sandy beets were shipped to a West Jordan sugar factory, founded in 1916, and processed by the Utah/Idaho Sugar Company.¹² Another successful agricultural industry was poultry. The Draper Egg Producers Association was formed in 1932.¹³ A few entrepreneurs survived by raising livestock ranging from Holstein cattle to mink.¹⁴ However, despite the success of these specialized agricultural industries, most farming in Sandy during the first half of the twentieth century was purely subsistence level. Between 1900-1920, the number of farms doubled, but nearly all were very small scale. Eighty-five percent of the farms were smaller than 49 acres. Six farms were between 200 and 1,000 acres, and one farm was 1,217 acres.¹⁵

Diversification of Economy

During the first half of the twentieth century, the majority of Sandy residents continued to live on their farms. Most managed to survive economically by combining subsistence farming with other occupations, primarily cottage industries and mercantilism. In the 1927-28 statewide *Gazetteer*, the

⁹Sanborn Fire Insurance map, Sandy, Utah, 1911. Available at the Marriott Library, University of Utah.

¹⁰Bradley, 58-59.

¹¹Richard D. Poll et al., Utah's History, (Logan, Utah: Utah State University Press, 1989), 465-466.

¹²Rich, 169.

¹³Ibid.

¹⁴Bradley, 100; Rich, 171-173.

¹⁵Bradley, 109.

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last one published exclusively for Utah, not one resident had their occupation listed as "farmer." The only agricultural occupations listed were poultry, dairy, and a single flour mill. The majority of occupations were highly diversified. Sandy appeared to have at least one resident involved in each of the occupations associated with early urbanization: a physician, a dentist, a barber, a plumber etc. Although the most common business listed was dry goods, more recreational service industries, such as those associated with soft drinks and pool halls, were also represented. The Sandy City Bank founded in 1907, employed four, and had the largest deposits of any bank in the southern portion of the Salt Lake valley. Several residents listed their civic responsibilities, including city treasurer, postmaster, marshal, justice of the peace.¹⁶

Schools:

Though the population remained static for this period, the community continued to construct new buildings. The 1927-28 *Gazetteer* lists seven contractors. Several new schools were built during this period, including the Central Elementary (1908), Jordan High School (1914), Crescent Elementary (1926), and Sandy Junior High School (1927). Sandy had three city halls during this period, and also managed to finance a number of civic amenities, including a large recreation hall built in the 1930s.

Recreation:

In the decades between 1906 and 1946, social and recreational opportunities for Sandy residents increased dramatically. Several clubs were chartered during this time, including the Wasatch Rebekah Lodge (1908), the Daughters of the Utah Pioneers (1923), the Lions Club (1927), and two ladies' social organizations, the WO-HE-LO and the S.S. Club. Sandy also had an opera company, a dramatic society and a poetry circle. Motion pictures were shown in various recreation halls until 1935 when a movie theater built in the town.

Religion:

As the non-Mormon or "Gentile" population moved out of Sandy with the decline of the mining industry, Mormonism continued to be the dominant religion. By the 1920s, the Church of Jesus Christ of Latter-day Saints (LDS) population had grown large enough to require the construction of two new ward (parish) buildings. The Sandy Second Ward meetinghouse was completed in 1921 and the Third Ward in 1926. In addition to the three LDS wards, the 1927-28 *Gazetteer* lists two other congregations: the Sandy Congregational Church and the Inter-Mission (Swedish/Lutheran) Church.

Transportation:

Before the 1900s, transportation between Sandy and other towns in Salt Lake County had been limited to pedestrian or horse traffic on rutted, dirt roads. Several railroad lines and mining related spurs had converged at Sandy by the 1880s, but the service they performed was primarily freight. The extension of the State Street streetcar line from Murray to Sandy on July 4, 1907 gave Sandy residents easier access to the shops and recreations of Salt Lake City. At the time, the thirteen mile trip took only thirty

¹⁶Utah State Gazetteer and Business Directory, (R.L. Polk & Co., 1927-1928), 298-299.

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minutes. A few residents may have commuted to work in Salt Lake, but the city generally remained self-contained.¹⁷ Buses began to replace streetcars in the 1920s, at about the same time State Street's south end was paved for automobile traffic. The last streetcar to operate in the Salt Lake Valley was discontinued in 1946.¹⁸ By that time, automobiles were becoming increasingly more common, even in Sandy. According to the 1927-1928 gazetteer, five residents were doing automobile repair compared to only two blacksmiths.

Satellite Towns:

Sandy's development as a farming and a mining community brought with it unique patterns of growth. Mormon communities in and around Sandy were developed in the mid to late 1800s. For example, Crescent was first settled in the 1870s as a separate ward (parish) of the Church of Jesus Christ of Latter-day Saints (LDS Church). While it enjoyed its own identity because it maintained a rural quality, it also was closely attached to Sandy and benefitted from Sandy's services like road improvements, mail delivery, and water service, and was connected to Sandy by streetcar and bus lines. Other communities were tied in with the mining aspect of Sandy. "Sandy played off the success of nearby mines--as the site of smelters and sampling mills, as a supply stations, and a source of housing and entertainments for the miners."¹⁹ Granite, the site of the first quarry in Little Cottonwood Canyon begun in 1860, was one such mining related community that remaining closely connected with Sandy with the railroad as a physical connection.

These and other communities, however, became islands within Sandy. Sandy's planning commission was established in 1974 in part to deal with the logistical and political problems associated with how to divide services with the county, while receiving only small amounts that contributed to the tax base. "Sandy's planners, builders, and residents have always consciously tried to create a sense of community and the community institutions that would make the city an attractive place to live."²⁰ Their goals that included organizing a park system, identifying and preserving distinctive qualities in the community, establishing a historical committee to encourage preservation of Sandy's history, also listed the desire to "annex unincorporated islands within Sandy's boundaries."²¹ Crescent was annexed in pieces by Sandy, Midvale, South Jordan, and Draper in 1979. Other cities, like White City, resisted annexation.

¹⁷Rich, 146.

¹⁸Don Strack, "Railroads in Utah", in Utah History Encyclopedia, ed. by Allan K. Powell, (Salt Lake City, Utah: University of Utah Press, 1994), 455.

¹⁹Bradley, p.143.

²⁰Bradley, p.144.

²¹Bradley, p.147.

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Architectural Development:

The original township of Sandy had expanded to the west of the railroad tracks with the boom of the mining industry. After the turn of the century growth was slower. New residences were built to the east and to the north of the city, as families divided their farmlands into smaller parcels, usually sold to family members. The homes built by this second generation of Sandy residents were constructed of brick and were more substantial than the earlier hall/parlor and cross-wing houses. The most common styles of the homes built at the beginning of the twentieth century were Victorian Eclectic. Many residences exhibited influences of the Arts & Crafts movement. The most popular style between the two world wars was the bungalow of which 60 remain, three times as many than any other house type.²² Sandy residents began building bungalows around about 1910 and continued to construct them as farm houses until 1940.²³ Later, period revival cottages, popular in the 1920s and 1930s, 19 of which remain, also appeared as parcels of farmland became even smaller. This piecemeal approach to residential development slowly transformed farms into neighborhoods, and gave historic Sandy a diversity of housing stock that stands in marked contrast to the hundreds of tract housing developments which would come later.

The architectural types were mixed along the main streets of Sandy. At the west boundary of the city, commercial buildings as well as bungalows and period cottages appeared along State Street, the main artery to Salt Lake City. The businesses located on State Street were able to take advantage of automobile traffic, including a couple of motor inns. In the downtown area, the early false-front businesses were replaced by more permanent brick structures, often with Classical details. The institutional buildings, both civic and religious, were also made of brick and exhibited a variety of popular styles and decorative elements. Of the remaining large commercial and institutional buildings, examples range from the Renaissance Revival to PWA Moderne.

Summary:

The Specialized Agriculture, Small Business, and Community Development Period in Sandy was a time of transition from farmlands and mining industries to quiet neighborhoods with small town civic pride. The architecture of the historic square mile of Sandy, as it is called, well-illustrates this transition, and stands in marked contrast to later development. In the years since World War II, Sandy has platted nearly 300 subdivisions and annexed over 10,000 acres, making it one of Salt Lake's largest "bedroom" communities.²⁴ Though Sandy's city center has been moved adjacent to the South Towne mall, the city's historic downtown is a distinctive reminder of Sandy's small town past.

²²Reconnaissance level survey of Sandy City, 1987.

²³Ibid.

²⁴Bradley, 134.

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Associated Property Types

The Specialized Agriculture, Small Business and Community Development Period, 1906-1946

I. Name of Property Type Residential Buildings

II. Description

The residential buildings of Sandy City built between 1906 and 1946 are typical of the dwellings built at the same time in Salt Lake City and around the country. Construction materials during this time are about equally divided between wood frame and brick, larger more substantial homes constructed of the later. Adobe was no longer used in Sandy by 1900. The earliest small frame homes were simple hall-parlors. The larger residences were based on the continuing popularity of Victorian house types: the central block with projecting bays and the cross-wing. Stylistically, Victorian houses are considered fairly eclectic, but a few examples of distinguishable styles such as Queen Anne and Neoclassical have been identified in Sandy.²⁵ There are also 3 known examples of the foursquare, a house type popular in Salt Lake City, in Sandy. Between 1905 and 1920 the bungalow became popular in Sandy, comprising nearly 1/3 of all historic residences in the city. The bungalows built in Sandy are of frame or brick and modest in their decorative qualities, with, however, the influences of the Craftsman and the Prairie School movements clearly distinguished in many examples. In the 1920s and 1930s, the period revival cottages were also very popular. The bungalows and period revival cottages were not developed in subdivisions, but in between the older farmhouses.

III. Significance

Constructed between 1905 and 1940, residential buildings in Sandy City are significant under Criterion A while some may be significant under Criterion C. Those which are significant under Criterion C display the level of craftsmanship which was attained by builders in the local community. Other structures may also be significant under Criterion C for a unique plan or building type which is rare or diminishing in number in the area. Under Criterion A, the dwellings are significant for their association with and expression of the developmental phases experienced in Sandy. Sandy's early twentieth century residences represent several levels of home ownership. The early buildings are both frame buildings, used by the local workers, and large brick homes, representing a level of prosperity achieved by local business owners. Most of these residences were built by second generation Sandy residents and continued to be associated with small family farms. A later period of bungalow and period cottage building represents a level of prosperity, despite economic uncertainty, which allowed many middle-class Sandy residents to purchase their own homes. These bungalows and period cottages were owned by both by local business owners and workers, and represent the proliferation of popular urban styles in rural Utah towns. In addition, a few of these homes were owned by residents who took advantage of the streetcar and later the automobile for the opportunity to commute to work in Salt Lake City.

²⁵Sandy Reconnaissance Level Survey, 1987.

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IV. Registration Requirements

The following criteria must be met in order for a property to be considered eligible under the residential property type:

1. The building must be a domestic dwelling and have been constructed between 1906 and 1946.
2. The building must be associated with the history and development of Sandy City during the above noted period.
3. The original architectural features must be maintained to a great degree, though minor alterations are acceptable. Acceptable alterations might include the removal or covering of minor features, the painting of surfaces not originally painted, such as brick, and additions to the structure which appear sensitive to and distinguishable from the original construction. The removal or major alteration of original front porches, for example, or the removal or covering of major architectural features with non-historic (aluminum) siding which obscures the original detailing, are alterations which may render a building ineligible. Elements which may easily be removed, such as aluminum window canopies, do not necessarily render a building ineligible.
4. The original fenestration and size of door and window openings on the principal facades must be maintained. The replacement of original windows and doors may be acceptable so long as they do not detract from the original historic qualities of the structure.

I. Name of Property Type Institutional Buildings

II. Description

The institutional buildings of Sandy City built between 1906 and 1946 consist of schools, church, and other public buildings. The materials and construction methods utilized in these buildings are consistent with the type of the structures built at the same time in Salt Lake City and around the country. The most popular construction material was brick. A number of stylistic influences were incorporated into the buildings constructed during the 1900s-1920s, but most are variations of what was considered "high style" and appropriate for civic buildings, such as Romanesque Revival, Renaissance Revival, and Neoclassical. Later examples that incorporated Art Deco, Art Moderne and PWA Moderne influences were constructed during 1920s-30s.

III. Significance

Constructed between 1906 and 1946, the institutional buildings in Sandy City are significant under Criterion A while some may be significant under Criterion C. Those which are significant under Criterion C display the level of craftsmanship which was attained by builders in the local community, often under the direction of trained architects. Other structures may also be significant under Criterion C for their unique plan or building type which is rare or diminishing in number in the area. Under Criterion A, the buildings are significant for their association with and expression of the developmental phases experienced in Sandy. In this small rural town, Sandy citizens took pride in the construction of substantial and stylish institutional and public buildings.

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IV. Registration Requirements

The following criteria must be met in order for a property to be included as an eligible property under the institutional property type:

1. The building must be an institutional or public building and have been constructed between 1906 and 1946.
2. The building must be associated with the history and development of Sandy City during the above noted period.
3. The original architectural features must be maintained to a great degree, though minor alterations are acceptable. Acceptable alterations might include the removal or covering of minor features, the painting of surfaces not originally painted, such as brick, and additions to the structure which are sensitive to, sympathetic with, and distinguishable from the original construction. The removal or major alteration of original entrance features, for example, or the removal or covering of major architectural features with non-historic (aluminum) siding which obscures the original detailing, are alterations which may render a building ineligible. Elements which may easily be removed, such as aluminum window canopies, do not necessarily render a building ineligible.
4. The original fenestration and size of door and window openings on the principal facades must be maintained. The replacement of original windows and doors may be acceptable so long as they do not detract from the original historic qualities of the structure.

I. Name of Property Type Commercial Buildings

II. Description

The commercial buildings built between 1906 and 1946 which remain are comprised of essentially one and two story structures. Types of structures range from one-part commercial block buildings which are comprised of a single street level structure, to two part commercial block buildings which are divided into two distinct zones. These zones include the street level which was used primarily as public space while the upper zone contained more private spaces such as offices, private meeting rooms, and apartments.²⁶ Styles common in this period include the eclectic styles of the Victorian era and Neoclassical influences. Materials commonly employed range from wood frame to brick. There are only 5 remaining commercial structures which date from this period of development in Sandy that are considered eligible. While a fair number of historic commercial sites remain in Sandy, the majority have been rendered ineligible. Structures in the area that are one-part blocks with street level storefronts have been subjected to major alterations.

III. Significance

Constructed between 1906 and 1946, commercial buildings in Sandy City are significant under Criterion A while some may be significant under Criterion C. Those which are significant under

²⁶Carter and Goss, 59-64.

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Criterion C display the level of craftsmanship which was attained in the construction of the city's commercial structures. Other structures may also be significant under Criterion C for their unique plan or building type which is rare or diminishing in number in the area. Under Criterion A, the commercial sites are significant for their association with and expression of the developmental phases experienced in Sandy. Structures were built of more substantial and permanent materials such as brick and stone masonry, expressive of the fact that Sandy was able to establish its self as a permanent community, outlasting other towns associated with the mining industry. Sandy's longevity can also be attributed to the fact that its economy was not solely dependent on the mining industry. The agricultural component of the economy assisted in lending stability to the area and many structures are associated with that component and are equally significant as an expression of the city's development. When Sandy's economy became more diversified with mercantile and cottage industries, this helped to make Sandy into a town complete with amenities for local residents. Banks, shops, professional services, and entertainment facilities were among the building types constructed during this era which allowed the center of Sandy to grow into an entity separate from nearby Salt Lake City.

IV. Registration Requirements

The following criteria must be met in order for a property to be included as an eligible property under the commercial building property type:

1. The building must be a commercial structure and have been constructed between 1906 and 1946.
2. The building must be associated with the history and development of Sandy City during the above reference context.
3. The original architectural features must be maintained to a substantial degree, though minor alterations are acceptable. Acceptable alterations might include the removal or covering of minor features, the painting of surfaces not originally painted, such as brick, and additions to the structure which are sensitive to, sympathetic with, and distinguishable from the original construction. The removal or major alteration of original storefronts on one story structures, for example, or the removal or covering of major architectural features with aluminum siding or non-historic materials which obscures the original detailing, are alterations which may render a building ineligible.
4. Two-part commercial structures which have been altered on the street level may be eligible so long as the areas above the street level remain intact and retain their architectural integrity.
5. The original fenestration and size of door and window openings on the principal facades must be maintained. The replacement of original windows and doors may be acceptable so long as they do not detract from the original historic qualities of the structure.

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Geographical Data:

The State of Utah.

The corporate limits of the city of Sandy, Salt Lake County, Utah.

The boundaries of Sandy are in a diamond-shaped pattern. The western-most boundary is 900 West. From 900 West head at an angle southeast toward a point at about 1300 East and 12000 South. From there, turn northeast and head up Bell's Canyon to about 4000 East. At that point, turn southwest and go to 1300 East and 7400 South. Therefore, the approximate boundaries are: on the east side, the city limits extend to about 4000 East and abuts U.S. Forest Service land. The southern boundary is about 12000 South, and the northern boundary about 7400 South. Within these broad boundaries, White City, a few Salt Lake County islands, and some parts of Draper and Midvale exist. These are not included within the geographic region covered by this Multiple Property Submission. See the attached map for specific boundaries.

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Summary of Identification and Evaluation Methods:

Architectural surveys which have been conducted over the past several years in Sandy City provide the basis for developing this multiple property listing. An inventory of surveys of individual sites had been accumulated and a subsequent study of those surveys, in conjunction with the preparation of historic contextual information was undertaken. The historic context for this listing was developed using historic resources including books, manuscripts, newspaper articles, and maps which were available from local sources as well as state and local libraries. Information compiled from surveys of the city as a whole as well as individual properties was also accessed to assist in developing the historic context.

Evaluations of the National Register eligibility of the buildings, both residential and commercial, is based on a knowledge of the type, general condition, and configuration of buildings within Sandy City. The three property types, residential, commercial, and institutional (educational, religious, and public) buildings, are targeted since they are the major types remaining in the community from the selected context. Industrial sites relating to the minimum industry are virtually non-existent.

The requirements of eligibility derived for the listing of member properties is based on a knowledge of the condition of those property types in the city, and specific local conditions which may affect eligibility based on integrity. As individual sites are evaluated in the future, additional specific qualifications may be added to the list, or existing requirements refined.

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