



United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

National Register of Historic Places  
Continuation Sheet

Section number F Page 3

HISTORIC RESOURCES OF SOUTH JORDAN, UTAH

E. Statement of Historic Contexts

**Settlement (Canal Building Period) 1859-1891**

South Jordan is located 18 miles south of Salt Lake City and was settled in 1859 by early Mormon pioneers in search of agricultural lands outside of the city on which to permanently settle.<sup>1</sup> The geography of South Jordan is essentially divided into two sections – the river bottoms which are immediately to the west of the Jordan River and the flat, dry bench land above. The river bottoms end approximately one-half mile west of the river where the flat lands give rise to bluffs, which rise quickly to the bench above. Eighty-eight percent of the land within the boundaries of South Jordan is located on this bench.<sup>2</sup> The settlement of South Jordan closely followed the development of two parallel irrigation canals that stretch across this bench land.<sup>3</sup>

The settlement of South Jordan, like much of the arid west, was tied to sources of water. The first settlers located in the hills above the Jordan River and in the area where Midas Creek crosses the current 1300 West, allowing access to water for irrigation and culinary purposes. The first homes of these early settlers consisted of dugouts expediently constructed into the bluffs above the river.<sup>4</sup> When possible, more permanent structures were constructed of locally available materials as dugouts gave way to small log and adobe-brick residences. The center of the community, at what is now 1055 West and 10616 S., was established with the construction of a small, adobe-brick meetinghouse in 1861. In 1862 the settlers completed the Beckstead ditch which ran from the river along the base of the bluffs allowing farmers to irrigate their crops farther away from the river. But the river bottoms were vulnerable to flooding of the Jordan River and high water tables, creating very wet, boggy soils during certain years.<sup>5</sup>

The bench land was used by the early settlers to graze their livestock, but it could not support crops without irrigation water. To get irrigation water up on to the bench lands, water from the Jordan River had to be diverted into canals at Jordan Narrows, eight miles to the south. The South Jordan Canal was completed in 1876 and flows between the current 1300 West and Redwood Road. The Utah and Salt Lake Canal was completed five years later in 1881 and flows just west of the current Redwood Road.<sup>6</sup> The settlement of S. Jordan was atypical of early Utah communities, which was characterized by a grid system laid out in blocks with the center occupied by community buildings. Agricultural fields were located away from dwellings outside of town, allowing for closer proximity of homes. In South Jordan, however, upon completion of the two canals, the settlement spread out across the bench land with the establishment of individual farms rather than orderly town lots. Roads developed on the section lines between farm acreage. The present streets of 1300 West and Redwood Road were the main north-south roads through town. The two east-west roads, 10400 South and 11400 South were developed as roads through town to the mines in the canyons west of town.<sup>7</sup>

<sup>1</sup> Ronald R. Bateman, *Of Dugouts and Spires: The History of South Jordan*, p. 7.

<sup>2</sup> United States Department of the Interior, Geological Survey, Map: Midvale Quadrangle, 1951.

<sup>3</sup> The two canals are the South Jordan Canal, completed in 1876, and the Utah and Salt Lake Canal, completed in 1881. Two subsequent canals constructed in the early twentieth century in South Jordan are the Utah Lake Canal (1912) and the Provo Reservoir Canal (1915), but these had little effect on the development patterns of the community.

<sup>4</sup> Bateman, p. 12.

<sup>5</sup> Bateman, p. 8.

<sup>6</sup> LeRoy Hooton, Jr., *An AWWA National Landmark: the Jordan and Salt Lake Canal*, paper presented to the American Waterworks Association Annual Conference, September 17, 1993, Snowbird Utah, available online.

<sup>7</sup> Melvin L. Bashore and Scott Crump. *Riverton: The Story of a Utah Country Town* [Riverton, Utah: Riverton Historical Society, 1994] p. 44

United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number F Page 4

During these early settlement years agriculture was at a subsistence level as farms were cleared of native sagebrush and brought under cultivation. To supplement their incomes many local farmers hauled ore from the mines in Bingham Canyon west of South Jordan to smelters on the east side of the Salt Lake Valley. The coming of the railroad to Utah in 1869 enabled the development of Utah's mining industry as a network of railroad branch lines served the transportation needs of the mining industry. The development of the Bingham branch railroad through West Jordan in 1873, however, put an end to the supplemental income of South Jordan farmers as ore was then hauled from the mines to the smelters by rail.<sup>8</sup>

The culture of the community of South Jordan was influenced by the settlers' common association with the Church of Jesus Christ of Latter-day Saints. Every early settler in South Jordan belonged to this church and for this reason there was no boundary between religion, education, or social activities. The organization of the community was based on the organization of the local LDS ward (church unit), as seen in the school classes being held in the church meetinghouse during the week. This practice was common throughout Utah and continued in South Jordan through the early twentieth century.

### Agricultural Expansion 1892-1913

The citizens of the Territory of Utah made many attempts to achieve statehood. As these attempts failed repeatedly, compromises were made in the attitudes of citizens toward "outside" influences. As these attitude changes were applied to public policy, Utah became more in keeping with the nation as a whole. One such adjustment was in the area of education. Long held as the duty of the local LDS Church, education was for the first time publicly supported by taxation through legislation passed in 1890. This legislation called not only for free tax-supported education but made public money available for the construction of new public schools in communities throughout the territory.<sup>9</sup> As a result of this legislation, South Jordan received funding for the construction of a new brick schoolhouse in 1892. The construction of this building represented many changes in South Jordan. Not only was public education physically separated from the church, the building itself was built on 1300 West near 10400 South rather than on 1055 West where center of town had been during the settlement years. This shift in the location of public buildings marked the expansion of the community across the newly-irrigated bench lands of South Jordan. In addition, as the first brick public building, it was the first to be constructed of materials other than those locally available and represented a new community standard. Several years later, in 1895, the two-story brick Jordan Mercantile Company was constructed near the school.<sup>10</sup> By 1907 the community had outgrown the new school and sold the building to the LDS Church for a meetinghouse when a new, much larger school was completed next door. With this move of the meetinghouse to 1300 West in 1907, the shift was complete and all future public buildings through the middle of the twentieth century would be constructed at this new center of town.<sup>11</sup>

The completion of the first two canals on the bench lands opened large tracts of land to cultivation. Farms were expanded beyond subsistence farming to raising crops for profit. The first crops grown for profit were alfalfa and grain. The Jordan Milling Company was established in 1895 and threshing teams moved from farm to farm helping further the development of farms<sup>12</sup>. In 1910 the sugar beet was introduced to South Jordan farmers as a cash crop. The sugar industry was introduced to the territory by the LDS church as sugar was expensive to import and the sugar beet was especially well suited for Utah's soil and climate. The first sugar factory was constructed

<sup>8</sup> Maurine C. Jensen, *Midvale History, 1851-1979* [Midvale, Utah: Midvale Historical Society, 1979]. P. 232.

<sup>9</sup> S.S. Ivins, "Free Schools Come to Utah," *Utah Historical Quarterly*, Vol. XXII, January 1954, p. 341.

<sup>10</sup> Bateman, pp. 30-31.

<sup>11</sup> Lonnie and Annette Holt, *History of the South Jordan Ward, Book 3 of History of the Jordan Area*, [South Jordan, Utah: Lonnie and Annette Holt, 1989], p. 7.

<sup>12</sup> Bateman, p. 17 and p. 25.

United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number F Page 5

in Lehi and had been in production for over ten years. South Jordan farmers began to produce large crops of sugar beets which were transported to Lehi for processing. For many years this important crop assured higher and more stable farm incomes.<sup>13</sup>

The sheep industry was also a lucrative business. Local sheepmen ranged their sheep on the barren land west of the reach of the Utah and Salt Lake Canal and over the Oquirrh Mountains in Rush Valley. Large flocks of sheep were built up both by individuals and partnerships and some of South Jordan's wealthiest men were made so by raising sheep.<sup>14</sup>

As more money began to flow into the community, the standard of living of many improved. Some constructed new homes on their farms moving from a dirt floor log house to a two story brick home. Others expanded the homes they had, surrounding simple wood or adobe structures with new rooms and exterior finishes. These new homes were generally larger Victorian style homes, either cross-wing or central-block-with-projecting-bay type homes, and were either of brick or wood construction.

### Municipal Improvements and Depression 1914-1940

Although the west side of the Salt Lake Valley, including South Jordan had become more populated during the early part of the twentieth century, the residents still remained fairly isolated due to the difficulty of traveling poorly maintained roads. Great changes came to South Jordan in 1914 with the completion of an electric railway through South Jordan. The Salt Lake and Utah Railroad, commonly known as the Orem Interurban ran just west of Redwood Road and had a station at 10400 South. Many farmers originally objected to its construction as it cut farms along its path in half, but the advantages of this rail line through South Jordan quickly became apparent. In addition to carrying passengers, freight cars carried produce to outside markets and supplies and merchandise could be brought in.<sup>15</sup>

In 1916 when a new sugar factory opened up in West Jordan, a beet dump was constructed near the rail station where farmers could weigh and unload their beet crop to be transported to the West Jordan facility. The ability to import merchandise helped support the growth of several businesses in town; the South Jordan Mercantile Store flourished and new businesses opened like the H & E Service and Grocery.<sup>16</sup>

The increased mobility of South Jordan residents brought them out of isolation in other ways as well. Higher education for students and work outside of the community was much more readily available as well as travel and shopping opportunities. As South Jordan residents enjoyed this mobility, they were exposed to stylistic changes in architecture throughout the Salt Lake Valley. This was reflected in new construction in South Jordan where the Arts and Crafts movement replaced the older Victorian styles. The Bungalow became very popular in South Jordan during this period of increased mobility. While some new people settled here, the majority of the growth of the community was from within. As children grew and married, they often constructed homes near the homes of their parents on the family farm.<sup>17</sup>

Other municipal improvements came in 1914 as well. In January the citizens of South Jordan gathered to celebrate the completion of a new culinary water system, and electricity was now available to nearly all the homes

<sup>13</sup> Leonard J. Arrington, "The Sugar Industry in Utah." *Utah History Encyclopedia*, [Salt Lake City: University of Utah Press, 1994], p. 534.

<sup>14</sup> Melvin L. Bashore and Scott Crump, *Riverton: The Story of a Utah Country Town* [Riverton, Utah: Riverton Historical Society, 1994], p. 44.

<sup>15</sup> Don Strack, "Utah's Railroads and its Sugar Beet Industry," on-line source.

<sup>16</sup> Ibid.

<sup>17</sup> Nancy Calkins, Horrocks Engineers, Inc. *Selective Reconnaissance-Level Survey City of South Jordan, Salt Lake County*, June 30, 2010, prepared for the Utah Department of Transportation. p. 2.

United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number F Page 6

in the community.<sup>18</sup> Although all of this was accomplished without the advantage of a community government, the day-to-day management of the water system became the impetus for the formation of a municipal government. The City of South Jordan was incorporated twenty years later in 1935.<sup>19</sup>

The culinary water system was not the only cooperative effort in the community. In 1922 several local farmers organized the Jordan Valley Potato Growers Association and a year later a local chapter of the Farm Bureau was organized in South Jordan. These cooperative efforts gave local farmers greater ability to market their products and receive training on better methods of production. Other organizations such as the Fur Breeders Agricultural Association, formed in the late 1930s, had feed cooperatives to consolidate efforts and minimize the work load of an individual farmer.<sup>20</sup>

In 1926 the LDS religious community, which still included nearly everyone in South Jordan, came together to construct a new brick church building and within a few years convinced the local school board that a new gymnasium was needed for the school. These two buildings were constructed within very close proximity of each other across 1300 West near 10400 South. Both buildings were the center of all community activities. Church dinners and programs were held in the school gymnasium, and community meetings were held in the church. During the difficult years of drought and economic depression, the ability to gather as a community in these two buildings offered strength and reprieve to beleaguered farmers.<sup>21</sup>

### World War II/Post War Development 1941-1965

Although World War II brought resurgence in demand for farm products, the business of farming after the war became more and more difficult for the small farmer. Many South Jordan farmers still grew sugar beets on contract for the West Jordan Sugar Refinery, but to be successful in the business of farming required more cash, more land, and more equipment than many farmers could afford. By the 1950s, most farms in South Jordan were secondary to jobs held elsewhere. Poultry farms and mink ranches became popular throughout South Jordan in the years following World War II as they did not require a full-time effort and could be cared for before and after work hours elsewhere. Although still very rural in nature, South Jordan began a transition to suburbia, where residents had their homes, but worked outside the community in a wide range of jobs.<sup>22</sup>

The construction and eventual post-war closing of Kearns Army Air Base had a dramatic affect on post-war construction in the west side of the Salt Lake Valley. This 5400-acre military base with more than 900 buildings was constructed in the summer of 1942. A large infrastructure including water and sewer lines, electricity, streets, warehouses, and sewage treatment plants was constructed to support the base and at its closing in 1946, this existing infrastructure presented great opportunity for housing development. The success of this development spilled over into the whole of the largely undeveloped land of the western Salt Lake Valley. Land was inexpensive and the profitability of the quick construction of entire neighborhoods experienced during the housing shortages of World War II carried into the post war era. Communities to the north of South Jordan including Hunter, Granger, and West Jordan grew exponentially. Several members of the South Jordan City Council, along with the planning commission drafted ordinances to prevent such rapid growth in South Jordan. The ordinances required one-acre building lots in some areas and five-acre lots in the area west of 2200 West. These ordinances remained in place until the 1990s and helped to preserve the rural nature of South Jordan. South Jordan did grow, however slowly, and in 1955 the South Jordan LDS Ward, with membership of more than

<sup>18</sup> Bateman, pp. 205-206.

<sup>19</sup> Ibid, p. 207.

<sup>20</sup> Bashore and Crump, p. 108.

<sup>21</sup> Holt, p. 41.

<sup>22</sup> Bashore and Crump, p. 167.

United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number F Page 7

1,100 members, was divided for the first time. They outgrew the brick meetinghouse built in 1926, and a new LDS meetinghouse was completed in 1965.<sup>23</sup> That same year the new South Jordan Elementary School was completed across the street from the new church building on 10400 South.<sup>24</sup>

Still much of the growth of South Jordan continued to be from within and many homes of the next generation were built near the homes of their parents and grandparents. It was not uncommon to see a Victorian house next to a bungalow and an early ranch style house all on the same farm. One interesting practice in South Jordan during this time was the moving of older, historic homes from other locations in the valley. These buildings were purchased as surplus from the Kearns Air Base and the Garfield Mining district as they ceased operations. Surplus homes were also purchased from the Utah State Road Commission which sold homes that the agency acquired because they were in the path of planned roadways. Those who had grown up in South Jordan and desired to raise their families there had little opportunity to find existing housing for sale. These surplus homes were a very economical way to "construct" a home in South Jordan. Generally new construction was along section lines, infilling between older homes. These new homes were both brick and wood-frame construction of World War II-era cottages, early ranch and ranch-style homes.<sup>25</sup>

### Post Historic Time Period

The building restrictions put in place by the South Jordan City Council to limit growth were rescinded in the 1990s and subsequently the community has experienced tremendous growth in the last two decades. This development has eroded the historic architectural setting and feeling associated with South Jordan's rural past. Many large farms have been subdivided and large developments built in their place as well as new shopping centers and recreation areas. Many of the major roadways through town have been widened to accommodate the larger traffic load, and in the process, historic homes built close to the roadway have been demolished.

<sup>23</sup> Bateman, p. 155.

<sup>24</sup> *Ibid.*, p. 181.

<sup>25</sup> Calkins, p. 4.

United States Department of the Interior  
National Park Service

Salt Lake County, Utah  
County and State  
Historic Resources of South Jordan, Utah  
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number F Page 8

## F. Associated Property Types

### I. Name of Property Type: Residential Buildings

### II. Description

The historic architectural inventory of South Jordan is 98% residential buildings. There is no concentration of historic buildings as the construction of homes was in scattered locations on farms throughout the community. Due to explosive growth in South Jordan over the last two decades most of the historic properties are surrounded by new development including both residential and commercial development. The following table describes the materials, styles, and types of contributing buildings. Because the vast majority of buildings are residential, the table is included here.

#### Summary Statistics SOUTH JORDAN HISTORIC RESOURCES

<b>Evaluation/Status</b> <b>Total (279 resources)</b>	<u>Contributing</u> 60% (168)	<u>Non-contributing</u> 40% (111 altered)		
<b>Construction Dates</b> (contributing primary buildings only)	<u>To 1891</u> 3%	<u>1892-1913</u> 10%	<u>1914-1940</u> 22%	<u>1941-1965</u> 65%
<b>Original Use</b> (contributing primary buildings only)	<u>Residential Single-family</u> 90%	<u>Residential Multi-family</u> 8%	<u>Other (Commercial Church, School)</u> 1%	<u>Outbuildings, Misc. Structures</u> 1%
<b>Construction Materials</b> (contributing primary buildings only)	<u>Brick</u> 51%	<u>Wood</u> 14%	<u>Veneer</u> 30%	<u>Other</u> 5%
<b>Architectural Styles</b> (contributing primary buildings only)*	<u>Victorian</u> 7%	<u>Bungalow(Craftsman, Prairie, etc.)</u> 16%		<u>Classical/Vernacular</u> 4%
	<u>Ranch WWII</u> 63%	<u>Period Revival (English Tudor, etc.)</u> 4%		<u>Other</u> 6%

## III. Significance

### Settlement (Canal Building Period) 1859-1891

The residential buildings from this era will be significant under Criterion A for their association with, and expression of, the early settlement of South Jordan. These early buildings were small, simple houses generally constructed by first generation settlers of locally available materials like hewn logs and adobe brick. The style of these early buildings was either classical or a vernacular variation on the simple classical form. The buildings constructed toward the latter end of the period reflect the beginning of the transition to more substantial residences with the use of brick and Victorian styling. These buildings were hall/parlor and cross-wing type houses. Because of later alterations common to these early buildings, Criterion C will be used sparingly. The

United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number F Page 9

presence of original interior details and early outbuildings associated with this contextual time period would substantially bolster significance.

### Agricultural Expansion 1892-1913

With the completion of the canals on the bench land of South Jordan and farms beginning to flourish, the prosperity is demonstrated in more substantial, stylish homes. In Utah generally rural areas became less isolated from stylistic developments on both the national and local levels. The pattern book styles and standardized building materials made available through railroad transportation, brought rural areas out of isolation and made more substantial residential buildings possible. In South Jordan specifically, larger more permanent structures were constructed of fired brick and drop siding in various Victorian types and styles. Those structures that remain in South Jordan from the earliest part of this time period are cross-wing and central-block-with-projecting-bay type houses. In addition some of the small buildings from the earlier time period were enlarged or enclosed within a larger structure with elements of late Victorian styles. These are most often observed as cross-wing type houses. Toward the end of this period bungalows of both brick and siding were constructed. Most of these residences were built by second generation South Jordan residents on family farms. Significant buildings from this period will be associated with agriculture, including these farmhouses and associated outbuildings and will be significant under Criterion A for their depiction of the increased prosperity and stability brought to South Jordan through the expansion of agriculture. Some structures may be significant under Criterion C which display a high level of craftsmanship or a unique plan or building type which is rare or diminishing in number in the area. As many of the buildings from this time period have been demolished in South Jordan, rare or diminishing numbers will be the case for many buildings remaining from this time period.

### Municipal Improvements and Depression 1914-1940

The bungalow continues to be a dominant house type in the early part of this period along with the introduction of Period Cottages. These Bungalows and Period Cottages constructed in this time period in South Jordan were constructed of either brick or wood siding, but the brick buildings often retain greater architectural integrity than those constructed of wood due to the more fragile nature of the siding. Both types of buildings represent the proliferation of popular urban styles in rural Utah towns. Often constructed on family farms by second generation residents of South Jordan, most of these homes were constructed prior to the great depression. These homes will be significant under Criterion A for their association with the continued stability of agriculture and the era of cooperation among the local farmers. The outbuildings associated with these farmsteads are an important element in the understanding of this period of South Jordan's history. As with other time periods, some structures may be significant under Criterion C which display a high level of craftsmanship or a unique plan or building type which is rare or diminishing in number in the area. The pressures of development in South Jordan have resulted in the demolition of many historic homes from this time period as well. Period Cottages, a type that was particularly common in Utah at this time, are especially rare in the community.

### World War II/Post War Development 1941-1965

The resurgence of residential construction in South Jordan took place in the 1940s. World War II-era cottages along with Early Ranch style homes were constructed in a scattered condition throughout South Jordan. These buildings were often homes of the third generation who, having grown up in South Jordan, desired to raise families of their own there. These homes built of brick, concrete block, and wood siding, were often constructed on the same family farms as their parents' and grandparents' homes. Additionally the subdivision was introduced into South Jordan during this time period, with homes closer together and similar in type and style. The homes

United States Department of the Interior  
National Park Service

<b>Salt Lake County, Utah</b>
County and State
<b>Historic Resources of South Jordan, Utah</b>
Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number F Page 10

from this time period will be significant under Criterion A for their association and representation of post-war growth and development of South Jordan. Over a dozen homes new to South Jordan during this time period were moved there from other areas in the Salt Lake Valley. Although these homes architecturally represent earlier time periods, they are significant to the time period in which they were moved, under Criterion A as they demonstrate a part of the development of residential buildings during this time period. Some structures may be significant under Criterion C, if they display a high level of craftsmanship or a unique plan or building type which is rare or diminishing in number in the area.

### 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 dwelling must have been constructed within the period of significance and must be associated with one of the historical contexts established herein.
2. The residence must maintain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Conversely, any out-of-character elements that might give a false sense of history would render the building ineligible. Most of South Jordan's historic buildings have been altered over time. The local significance of these buildings will be considered when evaluating the integrity of the buildings. As many of the historic buildings in South Jordan have been lost to developmental pressures, the best remaining examples from each contextual period will be selected to demonstrate the history of South Jordan's settlement and development.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they are minor in scale compared to the original building and allow the form of the original building to read through.
  - a. Additions to the sides and rear of the building may be acceptable if they do not overpower or obscure the massing of the original building from the primary elevations or public view.
  - b. Additions to the structure should appear sensitive to and distinguishable from the original construction.
  - c. Added dormers are acceptable in certain cases, particularly on the side and rear elevations, when the scale does not obscure the original roofline.
4. Historic window and door openings must remain discernable. Replacement glazing might include a single piece of plate glass or, possibly, a wood or metal-sash, multi-light window. Changes in windows and door openings may be acceptable if the original openings are readable and/or the window/door opening to wall mass ratio is maintained and may include:
  - a. A door or window that has been bricked in but the outline remains visible, allows for the historic feature to remain discernable and would be considered an acceptable alteration.

United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number F Page 11

- b. Increasing the amount of glazing in a window, such as the replacement of a window and an associated transom with a single pane of glass, may be acceptable if the majority of the other historic architectural features of the house are maintained.
    - c. The covering or obscuring of windows may be considered acceptable if the remainder of the building detail is sufficient to illustrate the architectural character.
5. In certain cases, when the residence has been altered to a point where it would not be individually eligible for listing, but it is part of a site that contains numerous other buildings that describe an important period of South Jordan's settlement and development, the other buildings may be considered the primary contributing structures on that site. The site would be considered as an architectural whole and the house, being considered a non-contributing building to the site, would not be the major feature. This is primarily for agricultural clusters, i.e., farmsteads.
6. Historic materials must be maintained, but acceptable alterations may include:
  - a. The covering of historic materials with non-historic materials would be acceptable only if the appearance is similar to the original material. Examples would include aluminum siding over wood siding, or stucco over adobe. Non-historic siding in combination with other alterations to the building (i.e., non-historic window alterations) will, in most cases, not be considered an acceptable alteration.
  - b. The removal or covering of architectural detailing, such as decorative cornices, frieze boards, or porch detailing, may be acceptable if the majority of the other historic features of the building are maintained. Such removal or covering could render the building ineligible if that detailing was the building's primary architectural characteristic.
  - c. Painting of previously unpainted surfaces, including brick, would be an acceptable alteration.
  - d. Non-historic roofing materials would be acceptable because they are not considered permanent alterations. The roofs of most homes up through the 1930s usually had wooded shingles which generally lasted for several decades. These would most commonly be covered or replaced by asphalt shingles or, on outbuildings, corrugated metal, which would be acceptable alterations.
7. Porch replacements will be considered to meet the registration requirements if the overall scale and placement of an out-of-period porch is congruent with the historic porch, the detailing is similar to that of the historic porch, and if the newer or non-historic porch does not detract from the historic features of the house.
8. Easily removable non-historic features, such as canopies, awnings, or shutters, etc., would not render a building ineligible.
9. As with a good portion of historic architecture, any remaining buildings from all periods will probably have undergone some alteration and, more than likely, extensive modification, particularly from the first two periods, where the numbers of buildings are fewer. As a result the requirements may not be as strict as for buildings from later time periods, although the integrity must remain within the aforementioned guidelines.
10. There are several buildings in South Jordan that were moved to their current site during the historic era. In consideration of this, eligible buildings moved from another location will be eligible under Criterion A

United States Department of the Interior  
National Park Service

<b>Salt Lake County, Utah</b>
County and State
<b>Historic Resources of South Jordan, Utah</b>
Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number F Page 12

for the time period after they were moved, not the time when they were at their original location. However, a building which is a unique or outstanding architectural example may be eligible under Criterion C for the time period of its original construction at its original location. This situation will be addressed on an individual basis.

### I. Name of Property Type: Institutional Buildings

### II. Description

Only one historic institutional building currently remains in South Jordan: a Colonial Revival LDS meeting house (1926),

### III. Significance

This building would be significant under Criterion A for its association with events and broad patterns of history, particularly as related to the established contexts associated with the historical development of South Jordan as a community. Although it is a fine example of 1920s LDS Church architecture, it does not represent an exceptional architectural example of this type and style.

### IV. Registration Requirements

The building must be constructed within the period of significance and be associated with one of the historical contexts established herein. The building must also retain its historical integrity. Changes and additions to the structure must not detract from the historical character or integrity. Defining stylistic elements must remain intact. Conversely, any major out-of-character elements that might give a false sense of history would render the building ineligible.

Certain changes may not relinquish a building's eligibility if the original character is still apparent. Acceptable alterations may include:

1. Minor additions to the original building, as long as the overall massing and scale of the building is maintained. Some additions may be acceptable under the following circumstances.
  - a. If they do not obscure primary architectural features, or the core of the building as long as the overall footprint and massing of the historic building remains discernable.
  - b. If they are subordinate to the building in scale and architectural detailing, out-of-period additions may not jeopardize the building's eligibility.
  - c. Additions to the structure which appear sensitive to and distinguishable from the original construction may be considered acceptable.
2. Modifications to window patterns if the fenestration pattern must be maintained. Some modifications that may be acceptable include:

United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number F Page 13

- a. Replacement of historical windows with like windows. The primary concern is that the fenestration pattern remains the same and that the historic window opening to wall mass ratio remains.
  - b. The covering or obscuring of some windows may be considered acceptable if the remainder of the building detail is sufficient to illustrate the architectural character. This would be a case-by-case determination based on number of windows covered and their prominence on the building.
  - c. Enlargements or an increased number of windows and/or doors on side and rear elevations may be acceptable if the overall ratio of wall mass to window/door openings is not greatly altered.
  - d. A door or window that has been bricked in but the outline remains visible (the historic feature remains discernable) may be considered an acceptable alteration.
3. The painting of surfaces not originally painted, such as brick. The addition of elements that may be easily removed, such as aluminum window canopies, shutters, and awnings, etc., would not necessarily render a building ineligible.
  4. The removal or covering of major architectural features with non-historic siding which obscures the original detailing may render a building ineligible. If the non-historic siding does not cover character-defining features, and it appears much the same as the historic fabric, it may be considered an acceptable change.
  5. The addition of non-historic roofing materials would be acceptable alterations. Roofing materials on institutional buildings generally lasted for several decades. These materials were commonly covered or replaced by asphalt shingles, or newer methods of flat-roof materials such as tar and gravel. .

United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number G-H Page 14

### G. Geographic Data

The area covered by this Multiple Property Nomination is the entire city limits of South Jordan, Utah.

### H. Summary of Identification and Evaluation Methods

The multiple property listing of historic architectural resources of South Jordan, Utah is based on a reconnaissance level survey of the city conducted in January 2002 and an update of that survey in June 2010, both conducted by the author. A total of 279 historic buildings were recorded with each property being photographed, mapped, and corresponding information entered into the Utah Historic Sites Database. This information includes the address, approximate year built, eligibility, building type and style, construction materials and associated outbuildings. The time period covered by this survey is from the 1859-1965. The 45 year date of 1965 was chosen to extend the life of the survey. All buildings constructed in or before 1965 were recorded regardless of National Register eligibility.

The historic context for this listing as well as the reconnaissance level survey was developed using historic resources including books, manuscripts, newspaper articles, city directories, historic aerial photographs and interviews with long-time citizens of South Jordan. Information from intensive level surveys of individual properties within the city was used to assist in developing the context as well.

The properties chosen to be included with the commencement of the *Historic Resources of South Jordan, Utah* Multiple Property Submission are considered to be good examples of buildings from the corresponding contextual periods. They were chosen specifically to represent the patterns in the development of South Jordan. Over the past eight years one-third of the previously recorded historic buildings in South Jordan have been demolished. The remaining historic architectural inventory is limited and most of the historic buildings have undergone some form of alteration. Both this and the scattered nature of the homes throughout the city are representative of the development of the city of South Jordan.

United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number 1 Page 15

### I. Major Bibliographical References

Arrington, Leonard J. "The Sugar Industry in Utah." *Utah History Encyclopedia*. [Salt Lake City : University of Utah Press, c1994.]

Bashore, Melvin L. and Scott Crump. *Riverton: The Story of a Utah Country Town* [Riverton, Utah: Riverton Historical Society, 1994]

Bateman, Ronald R. *Of Dugouts and Spires: The History of South Jordan* [South Jordan, Utah: South Jordan City Corporation, 1998]

Beckstead, Alexander. "History of Land and Home of Alexander Beckstead and Sons." Typescript. 1966

Beckstead, Lee Allen. *Descendants of John Beckstead* [Salt Lake City, Utah: Published by the Beckstead Family Organization, 1963]

Calkins, Nancy. *2002 South Jordan City Reconnaissance Level Survey*. Utah Department of Transportation, 2002.

Calkins, Nancy. *2010 South Jordan City Reconnaissance Level Survey*. Utah Department of Transportation, 2010.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. [Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.]

Daughters of the Utah Pioneers. *Tales of a Triumphant People: a history of Salt Lake County, Utah 1847- 1900* [Salt Lake City, Utah: Stevens & Wallis Press, 1947.]

Furse, Bernarr S., ed. *A History of West Jordan* [Salt Lake City, Utah: Press Publishers for the City of West Jordan, 1995]

Holt, Lonnie and Annette Holt. *History of the Jordan Area* [South Jordan, Utah: Lonnie and Annette Holt, 1989]

Holt, Lonnie and Annette Holt. *South Jordan Heritage* six volumes [South Jordan, Utah: Lonnie and Annette Holt, 1988]

Hooton, LeRoy. "An AWWA National Landmark: The Jordan and Salt Lake City Canal." Presented to the American Waterworks Association Annual Conference, September 17, 1993.

Ivins, S.S. "Free Schools Come to Utah." *Utah Historical Quarterly*. Vol XXII, January 1954.

Jensen, Maurine C. *Midvale History, 1851-1979* [Midvale, Utah: Midvale Historical Society, 1979]

Kirkham, Francis W. *Irrigated farm lands in the Salt Lake Valley: under the new canal of the Utah Lake Irrigation Company near the line of the new Salt Lake and Utah Railroad a modern electric interurban line: Francis W. Kirkham, sales agent*. [Salt Lake City, Utah: Utah Lake Irrigation Company, 1913]

United States Department of the Interior  
National Park Service

Salt Lake County, Utah

County and State

Historic Resources of South Jordan, Utah

Name of multiple listing (if applicable)

## National Register of Historic Places Continuation Sheet

Section number I Page 16

---

McAlester, Virginia & Lee. *A field Guide to American Houses*. [New York: Alfred A. Knopf, 1989.]

National Register Bulliten 16B. "How to Complete the National Register Multiple Property Documentation Form."

Polk, R. L. & Co. *Polk's Salt Lake City Suburban Directory* 1948, 1960, 1964 [Salt Lake City: R. L. Polk & Co. Publishers, 1960]

Strack, Don. "Utah's Railroads and its Sugar Beet Industry", [utahrails.net](http://utahrails.net).

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: COVER DOCUMENTATION

MULTIPLE South Jordan, Utah MPS  
NAME:

STATE & COUNTY: UTAH, Salt Lake County

DATE RECEIVED: 07/12/13 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 08/28/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 64501189

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N  
NEW MPS: Y

COMMENT WAIVER: N

\_\_\_ ACCEPT \_\_\_ RETURN \_\_\_ REJECT \_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

**The document provides a concise overview of the historical development of the agricultural community of South Jordan, Utah. Largely consumed by the rapid suburbanization of the Salt Lake Valley in recent decades, the once rural area retains a limited number of examples of residential and institutional buildings from the early settlement, agricultural expansion, municipal improvement, and immediate post-World War II development periods (1859-1965). Registration requirements have been developed to account for the rarity of local property types from the historic period and varying levels of integrity.**

RECOM. / CRITERIA Accept Cover Documentation

REVIEWER Paul R. Lusignea DISCIPLINE HISTORIAN

Phone \_\_\_\_\_ Date 8/23/2013

DOCUMENTATION see attached comments Y/N see attached SLR Y

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service.



GARY R. HERBERT  
Governor

GREG BELL  
Lieutenant Governor

Julie Fisher  
Executive Director  
Department of  
Heritage & Arts

Utah Division of  
**State History**

Brad Westwood  
Director



July 8, 2013

CAROL SHULL  
KEEPER  
NATIONAL REGISTER OF HISTORIC PLACES  
1201 "I" (EYE) STREET, NW, 8<sup>th</sup> FLOOR (MS 2280)  
WASHINGTON, D.C. 20005

Dear Ms. Shull:

Enclosed please find the registration form and documentation for the following National Register nominations, multiple property submission, additional documentation, and request for removal, that have been approved by the State Historic Preservation Review Board and the Utah State Historic Preservation Officer for nomination to the National Register of Historic Places:

Historic Resources of South Jordan, Utah MPS	Salt Lake Co.
Mabey, Albert & Celestine, House	Salt Lake Co.
Bennion, Howard & Marian, House	Salt Lake Co.
Avenues Historic District (amendment)	Salt Lake Co.
Weber Stake Relief Society Bldg (additional doc.)	Weber Co.
Goodyear, Miles, Cabin, (additional doc.)	Weber Co.
Box Elder H.S. Gymnasium (request for removal)	Box Elder Co.

Thank you for your assistance with these nominations. Please contact me at 801/245-7242, or at [coryjensen@utah.gov](mailto:coryjensen@utah.gov) if you have any questions.

Sincerely,

J. Cory Jensen  
Architectural Historian  
National Register Coordinator  
Office of Historic Preservation

Enclosures



GARY R. HERBERT  
Governor

GREG BELL  
Lieutenant Governor

Julie Fisher  
Executive Director  
Department of  
Heritage & Arts

Utah Division of  
**State History**

Brad Westwood  
Director



TO: Carol Shull, Keeper,  
National Register of Historic Places

FROM: Cory Jensen, National Register Coordinator  
Utah State Historic Preservation Office

SUBJECT: National Register Nomination

The following materials are submitted on this 2nd day of July, 2013,  
for the nomination of the Historic Resources of South Jordan, Utah, MPDF  
to the National Register of Historic Places:

- \_\_\_\_\_ Original National Register of Historic Places nomination form
- 1   Multiple Property Documentation form
- \_\_\_\_\_ Photographic Prints
- \_\_\_\_\_ Supplemental Photographs (prints, photocopies, or image files on CD)
- \_\_\_\_\_ Gold Archival CD-R w/Image Files & Nomination PDF
- \_\_\_\_\_ Original USGS Map(s) or Google/Bing Maps Lat/Long printout
- \_\_\_\_\_ Sketch Map(s)/Figure(s)
- \_\_\_\_\_ Pieces of Correspondence
- \_\_\_\_\_ Other \_\_\_\_\_

COMMENTS: Please review

For questions please contact Cory Jensen at 801/245-7242, or [coryjensen@utah.gov](mailto:coryjensen@utah.gov)