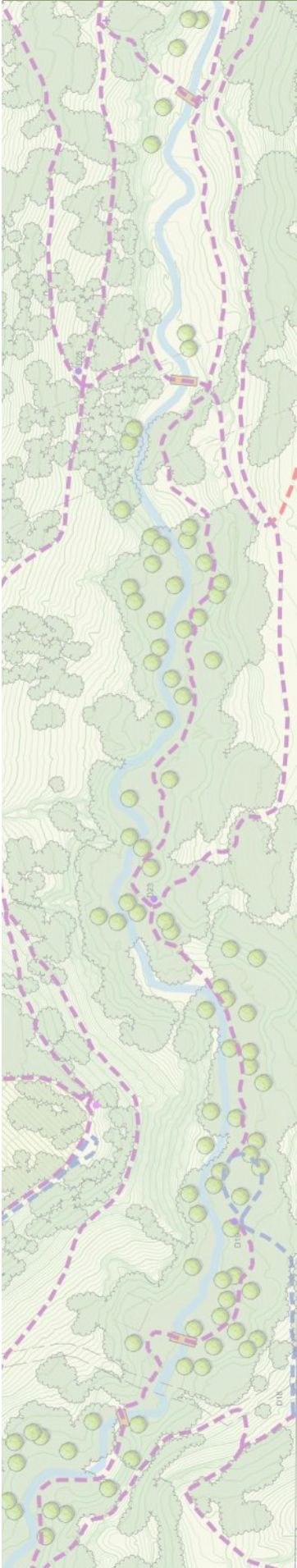




Appendices

Dimple Dell Regional Park

1. 2024 Wildlife Report
2. 2022 Muir-Poulsen Farm Master Plan
3. 2022 Spencer Homestead NRHP Application
4. 2018 Muir-Poulsen NRHP Application
5. 2010 Nature Center Master Plan
6. [1995 Nature Area Revegetation Plan](#) (*Link*)
7. [1992 Park Management Plan](#) (*Graphics in appendix*)
8. 1987 Master Plan (*Graphics in appendix*)



Appendix 1

Dimple Dell Regional Park

2024 Wildlife Report

Wildlife Survey Report



Dimple Dell Regional Park Sandy, UT

Jared Reese – Wildlife Biologist

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Executive Summary

In pursuit of fostering a harmonious coexistence between nature and recreation, Think Architecture commissioned a comprehensive wildlife survey in Dimple Dell Regional Park, Utah. This report encapsulates the purpose, scope, and findings of the survey, aiming to identify and document the diverse wildlife inhabiting the park. The survey forms a vital part of Think Architecture's visionary plan to revitalize and enhance Dimple Dell, creating an ideal space for both recreation and flourishing wildlife.

Spanning October and November 2023, surveyors traversed the park during mornings and evenings to capture dynamic wildlife interactions. The study covers avian species to terrestrial mammals, forming a baseline inventory of biodiversity. Dimple Dell's diverse landscape, featuring meadows, woodlands, and waterways, is explored to set the stage for understanding wildlife inhabitants.

The hope is that insights from this survey will contribute to thoughtful rejuvenation and conservation efforts, ensuring the park's thriving existence. The report concludes with objectives, methodology details, a study area description, wildlife species findings, recommendations for habitat improvement, and the importance of perennial water sources.

Introduction

In an effort to better understand the delicate relationship between nature and recreation, a comprehensive wildlife survey was undertaken within the confines of Dimple Dell Regional Park. This report encapsulates the purpose and scope of the survey, conducted with the intent of identifying and documenting the diverse array of wildlife species that inhabit this unique area. The survey, commissioned by Think Architecture, situated at 7927 South High Point Way, Suite 300, Sandy, Utah 84094, forms an integral part of their visionary plan to revitalize and enhance the Dimple Dell area, making it an idyllic space for both recreational enjoyment and flourishing wildlife habitats.

Spanning several days during the months of October and November 2023, our surveyors diligently traversed the park's expanse during the mornings and evenings. This strategic timing aimed to capture the dynamic interactions and behaviors of wildlife at different times of the day, providing a comprehensive understanding of the ecological dynamics at play within the park. The study encompasses a broad spectrum of wildlife, ranging from avian species to terrestrial mammals, with the overarching goal of creating a baseline inventory of the biodiversity present in this unique natural habitat.

Dimple Dell Regional Park, nestled in the heart of Utah, boasts a diverse geographical landscape that encompasses sprawling meadows, dense woodlands, and meandering waterways. The park's topography not only adds to its aesthetic allure but also plays a pivotal role in shaping the diverse ecosystems that support various flora and fauna. This report endeavors to provide a contextual understanding of the geographical features that define Dimple Dell, setting the stage for a deeper exploration into the intricacies of its wildlife inhabitants.

It is our hope that the insights gleaned from this wildlife survey will contribute to the thoughtful rejuvenation and conservation efforts planned for Dimple Dell Regional Park. Through a symbiotic balance of recreational development and wildlife preservation, we aspire to ensure that this natural haven continues to thrive for generations to come.

Objectives

This Wildlife Survey conducted in the Dimple Dell Regional Park in Sandy, Utah aims to comprehensively identify and document the diverse range of wildlife species present in Dimple Dell Regional Park. This includes but is not limited to mammals, birds, reptiles, amphibians, and insects.

In addition, we hope that our survey may be able to help document the specific habitats within the park that are being utilized by wildlife. This involves mapping out the various ecosystems and understanding the key features that attract and sustain local wildlife populations within this unique area.

It is also hopeful that this survey may help inform what potential impacts from recreational activities may occur on the local wildlife habitats. This includes identifying potential stressors such as foot traffic, noise, and other human-related disturbances that may affect wildlife behavior and population dynamics, and that recommends measures to minimize negative impacts and enhance the overall ecological health of the park.

In the end, the goal is to help contribute information that can lead to conservation and management strategies that foster a harmonious coexistence between recreational use opportunities and wildlife habitat preservation.

Methodology

Survey Design:

The wildlife survey was designed to capture comprehensive data on wildlife movements within the Dimple Dell Regional Park area. The methodology focused on conducting surveys during two key time periods: early morning and afternoon. These times were chosen to ensure coverage of various wildlife activities and movements throughout the survey area.

Survey Techniques:

Hiking Coverage:

Surveys involved hiking almost the entire Dimple Dell Regional Park area to maximize coverage and encounter a diverse range of habitats.

Emphasis was placed on traversing different habitat types associated with the Dimple Dell geographic area.

Observation Records:

Detailed records were maintained for each wildlife observation, noting the time, type, and quantity of wildlife encountered. Observations included a wide range of wildlife species to provide a comprehensive overview of the park's biodiversity.

GPS Location Tagging:

A GPS device was used to accurately record the location of each wildlife observation. Geospatial data was crucial for mapping wildlife distribution patterns within the survey area.

Photographic Documentation:

Whenever possible, photographs of observed wildlife were taken to supplement the written records. Photographic documentation aided in species identification, record validation, and provided a visual component to the survey data. (See Appendix A for a Map/Photos documented during the survey.)

Time and Duration Documentation:

The beginning and end times of each survey were documented to establish the duration of wildlife observation periods.

Climate Conditions Documentation:

Climate conditions were recorded both before and after each survey to account for potential weather-related influences on wildlife behavior. This included temperature, humidity, wind speed, and any notable weather events.

Data Analysis:

The collected data was subjected to detailed analysis, including spatial mapping of wildlife sightings, temporal patterns, and correlation with climatic conditions. Statistical methods were applied to identify significant trends and patterns.

Ethical Considerations:

All surveys were conducted with utmost respect for the natural environment, minimizing disturbance to wildlife habitats. Ethical guidelines were followed to prioritize the well-being of the wildlife and the integrity of the study. This methodology aimed to provide a robust framework for wildlife surveys in the Dimple Dell Regional Park area, ensuring a comprehensive understanding of the diverse ecosystems and wildlife dynamics within the geographic region.

Study Area Description

Dimple Dell Regional Park, situated in Sandy, Utah, stands out for its diverse geographical features. The prominent Dimple Dell Gully traverses the park, creating a distinctive landscape with rolling hills and a seasonal watercourse. Nestled between the eastern bench of the Wasatch Mountains and the Oquirrh Mountains, the park boasts mountainous surroundings that contribute to its picturesque backdrop and influence the local climate. With a range of elevations, the park hosts various ecosystems, adding to its environmental richness.

The climate in Dimple Dell Regional Park mirrors the typical characteristics of the Intermountain West. Visitors experience distinct seasons, with warm summers featuring daytime temperatures ranging from 80°F to 100°F, while cold winters occasionally bring snowfall. Annual precipitation is relatively low, with the majority occurring during winter and early spring. Snowfall is common in the winter months. Abundant sunshine throughout the year enhances the outdoor experience.

The park's vegetation structure showcases adaptation and diversity. Riparian zones along Dimple Dell Gully support flourishing vegetation like willows, cottonwoods, and species adapted to streamside environments. Sagebrush scrub in certain areas caters to wildlife adapted to arid conditions, while open grasslands support native grass species and serve as grazing areas for herbivores.

Dimple Dell Regional Park is a haven for diverse wildlife. Avian enthusiasts can enjoy observing raptors, songbirds, and waterfowl. Mammal sightings include mule deer, cottontail rabbits, ground squirrels, and occasional larger mammals like coyotes. The park's herpetofauna presence contributes to overall biodiversity.

The park's significance extends to both recreation and conservation. Offering hiking trails, horseback riding paths, and nature walks, it attracts outdoor enthusiasts. Ongoing conservation initiatives prioritize preserving and enhancing natural habitats, emphasizing sustainable land management practices and environmental education.

Wildlife Species Expected to Occur Within the Area:

Dimple Dell Regional Park, nestled on the eastern bench of the Wasatch Mountains and juxtaposed with urbanization, hosts a diverse array of wildlife species. The park's habitat provides a refuge for various mammals, including mule deer (*Odocoileus hemionus*) and elk (*Cervus canadensis*), which navigate the interface between natural landscapes and urban developments. Canids such as red foxes (*Vulpes vulpes*) and coyotes (*Canis latrans*) exhibit adaptability to the fragmented habitats, utilizing green spaces and corridors within the urban matrix.

Avian diversity thrives, featuring raptors like red-tailed hawks (*Buteo jamaicensis*) and golden eagles (*Aquila chrysaetos*), which soar above the park's open spaces and adjust to modified urban environments. Songbirds, waterfowl, and amphibians contribute to the ecological richness, adapting to diverse habitats within and around the park.

The presence of native species, such as the Uinta ground squirrel (*Uroditellus armatus*) and introduced species like the eastern cottontail rabbit (*Sylvilagus floridanus*) further exemplifies the dynamic interplay of fauna in response to the juxtaposition of natural and anthropogenic landscapes. This ecological mosaic highlights the importance of preserving and managing such transitional zones for sustaining biodiversity in the context of urban expansion.

Findings:

Initial Wildlife Survey - 9/16/23:

Environmental Conditions:

- Date: 9/16/23
- Arrival Time: 6:49a.m.
- Starting Conditions: Temperature 56°F, clear skies, minimal wind.

Observations:

1. Human Activity:

- Heavy presence of human activity evident, including dog walkers and horseback riders.
 - Trails show signs of heavy use, with dog and horse feces along the paths.
2. Wildlife Sightings:
- Mule Deer: Female spotted on the hillside; another seen crossing the trail.
 - Coyote: Observed crossing the trail from the stream bed.
 - Canada Geese: 8 flying overhead, likely from an adjacent area.
 - Bats: Bat boxes strategically placed near the stream, indicating past habitat efforts.
 - Grouse: Approximately 4 spotted, likely Dusky grouse, on the trail.
 - Mourning Doves: Several observed on branches as the survey concludes.
3. Closing Conditions:
- Temperature: 61°F, clear and sunny skies.
 - Wind: Slightly picking up from the east.

Follow-up Survey - 10/25/23:

Environmental Conditions:

- Date: 10/25/23
- Arrival Time: 4:40p.m.
- Starting Conditions: Temperature 69°F, partly cloudy skies, breezy.

Observations:

1. Mule Deer:
 - Buck and doe spotted feeding below trees.
 - Another group of three does feeding in an opening across the wash.
2. Birds:
 - Geese: Another group flying overhead, likely not residing in the park.
 - Scrub Jays: Large population observed, with continuous calling.
3. Other Wildlife:
 - Spotted Towhee: Flying in and out of willows and fallen cottonwoods.
 - Ground Dwelling Mammals: String of burrows noticed in cliff faces near stream bottoms.
 - Gambel's Quail: Covey startled along the stream bottom.
4. Closing Conditions:
 - Temperature: 67°F, steady wind from the North.
 - Skies: Partly cloudy, breaking up with more blue sky.

General Findings:

- Consistent human activity observed during both surveys, including hiking and horseback riding.
- Diverse wildlife population, including deer, coyotes, geese, bats, grouse, doves, towhees, and quail.
- Habitat efforts evident with strategically placed bat boxes.
- Scrub Jays and geese show patterns of movement through the park.
- Burrows suggest the presence of ground-dwelling mammals.

(See Appendix B for a copy of the survey notes)

Recommendations:

Improving wildlife habitat and wildlife interactions in areas like Dimple Dell that are so heavily influenced by heavy recreational activities and urban development requires a thoughtful and collaborative approach. Here are some recommendations and examples:

Habitat Restoration:

Example: Conduct habitat restoration projects to replant native vegetation, remove invasive species, and enhance the natural habitat.

Action: Organize community volunteer events to plant native trees and shrubs, improving the habitat for local wildlife.

Trail Management:

Example: Implement sustainable trail design and management practices to minimize the impact on wildlife habitats.

Action: Although preliminary findings did not identify any sensitive wildlife habitats within the Dimple Dell area, if any are identified in the future, install signage and barriers to guide recreational activities away from sensitive wildlife areas, ensuring trails are well-maintained and follow best practices.

Education and Outreach:

Example: Conduct educational programs to raise awareness about the importance of respecting wildlife and their habitats.

Action: Collaborate with local schools, community groups, and recreation organizations to organize workshops, guided nature walks, or informational sessions.

Wildlife Corridors:

Example: Establish wildlife corridors to connect fragmented habitats, allowing animals to move freely.

Action: Work with local authorities to identify and protect key corridors, and advocate for wildlife-friendly infrastructure planning.

Monitoring and Research:

Example: Conduct regular monitoring (in-person surveys or game cameras) and research to assess the impact of recreational activities on wildlife.

Action: Collaborate with local universities, wildlife organizations, or citizen scientists to collect data on wildlife populations, behavior, and habitat health.

Community Engagement:

Example: Foster a sense of community ownership and responsibility for wildlife conservation.

Action: Organize community meetings, workshops, or online forums to discuss wildlife conservation goals, share success stories, and involve residents in decision-making processes.

Buffer Zones:

Example: Establish buffer zones around critical wildlife habitats to reduce human-wildlife conflicts. The eastern portion of Dimple Dell seems to have a relatively higher occurrence of wildlife activity compared to the western portion.

Action: Although preliminary findings did not identify any critical wildlife habitats within the Dimple Dell area, if any are identified in the future, advocate for and implement regulations that create buffer zones, limiting certain recreational activities in sensitive areas.

Infrastructure Planning:

Example: Integrate wildlife-friendly infrastructure designs into urban planning.

Action: Advocate for the inclusion of wildlife crossings, green corridors, and other wildlife-friendly features in urban development plans.

Sustainable Recreation Practices:

Example: Promote and implement sustainable recreational practices.

Action: Develop and share guidelines for responsible outdoor activities, encouraging visitors to minimize their impact on wildlife habitats.

By combining these recommendations and adapting them to the specific context of the area, communities can contribute to the conservation and enhancement of wildlife habitats amidst heavy recreational activities and urban development.

Additional Water Resources:

Having a perennial water source year-round could provide significant benefits to wildlife and ecosystems. One of the primary advantages is the assurance of a consistent water supply, which is crucial for the survival of various species, especially during periods of drought or seasonal scarcity. A reliable water source supports diverse habitats, enabling a wide range of plants and animals to thrive. It promotes biodiversity by attracting different species of birds, mammals, amphibians, and insects.

Additionally, a perennial water source contributes to the creation of thriving ecosystems, fostering breeding and nesting opportunities for aquatic and semi-aquatic species. It also plays a key role in maintaining balance within food chains, as many animals rely on water for drinking and hunting. Overall, a perennial water source enhances the resilience and sustainability of wildlife populations, promoting a healthier and more robust environment.

Conclusion:

In conclusion, the comprehensive wildlife survey conducted in Dimple Dell Regional Park serves as a crucial foundation for the ongoing efforts to balance recreational development and wildlife preservation. The report not only highlights the diverse array of wildlife species inhabiting the park but also delves into the intricacies of their habitats and behaviors. The strategic survey design and ethical considerations employed in the methodology ensure a robust understanding of the ecological dynamics at play.

Dimple Dell's significance as a haven for diverse wildlife is underscored by the findings of the initial and follow-up surveys, revealing a rich tapestry of fauna coexisting amidst recreational activities and urban development. The observations of human activity, diverse wildlife populations, and habitat efforts provide valuable insights for informed conservation strategies.

The objectives of the survey, ranging from documenting wildlife species to understanding their habitats and assessing potential impacts of recreational activities, align with the broader goal of fostering a harmonious coexistence between recreational use opportunities and wildlife habitat preservation. The recommendations put forth emphasize a collaborative and thoughtful approach, incorporating habitat restoration, sustainable trail management, education, wildlife corridors, monitoring, community engagement, buffer zones, infrastructure planning, and sustainable recreation practices.

Furthermore, the acknowledgment of the park's diverse geographical features, climate, and vegetation structure adds depth to the contextual understanding of Dimple Dell. The emphasis on the park's role in both recreation and conservation, along with its elevation range and varied ecosystems, highlights its environmental richness.

The report concludes by emphasizing the importance of perennial water sources in supporting wildlife and ecosystems. The provision of consistent water supply emerges as a key factor in promoting biodiversity, fostering thriving ecosystems, and maintaining balance within food chains.

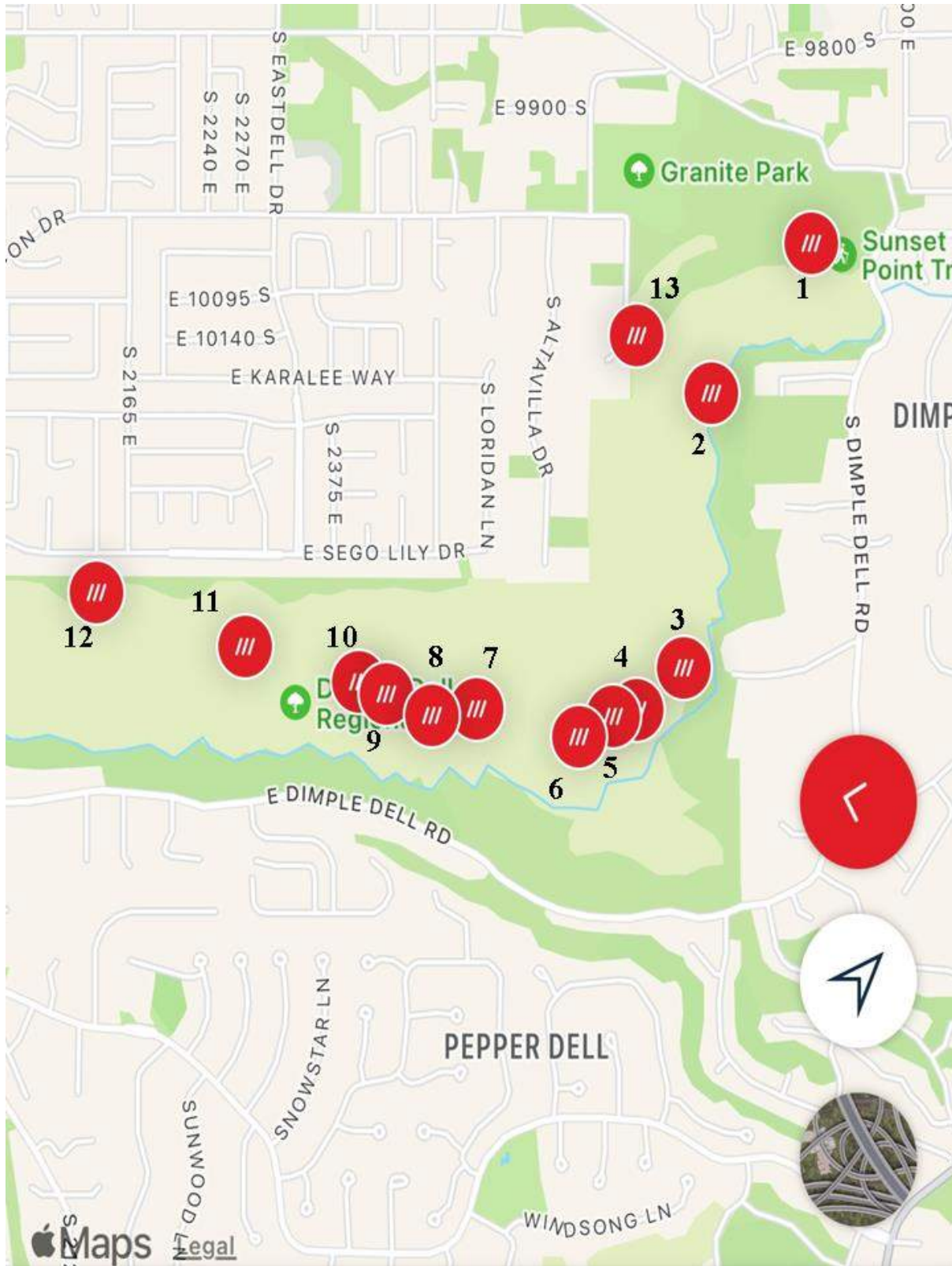
In essence, this wildlife survey and the associated recommendations provide a comprehensive framework for the rejuvenation and conservation efforts planned for Dimple Dell Regional Park. The hope is that these insights will contribute to the enduring preservation of this natural haven, ensuring its vitality for generations to come.

Appendices:

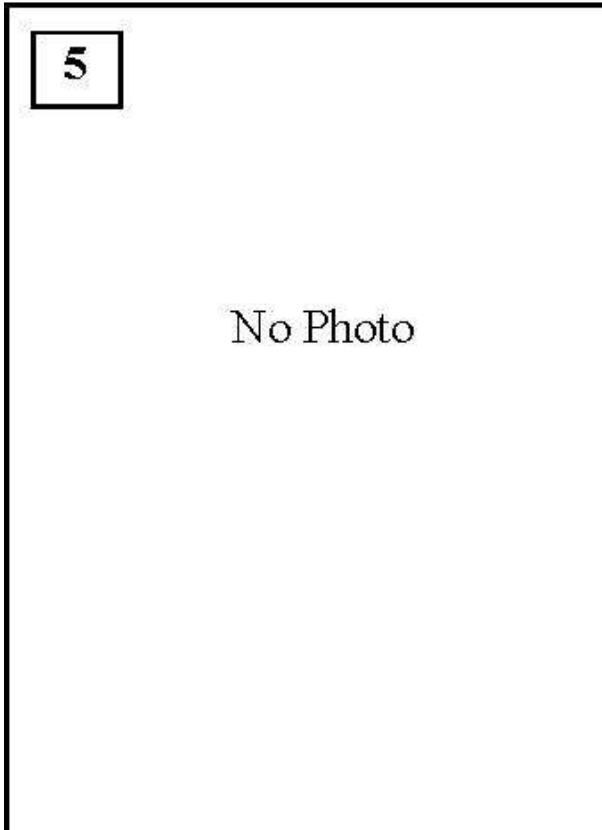
Appendix A: A Map of the Dimple Dell Area with Associated Photos

Appendix B: Survey Field Notes

Appendix A: A Map of the Dimple Dell Area with Associated Photos







7

No Photo
(Green Picnic Table)

8

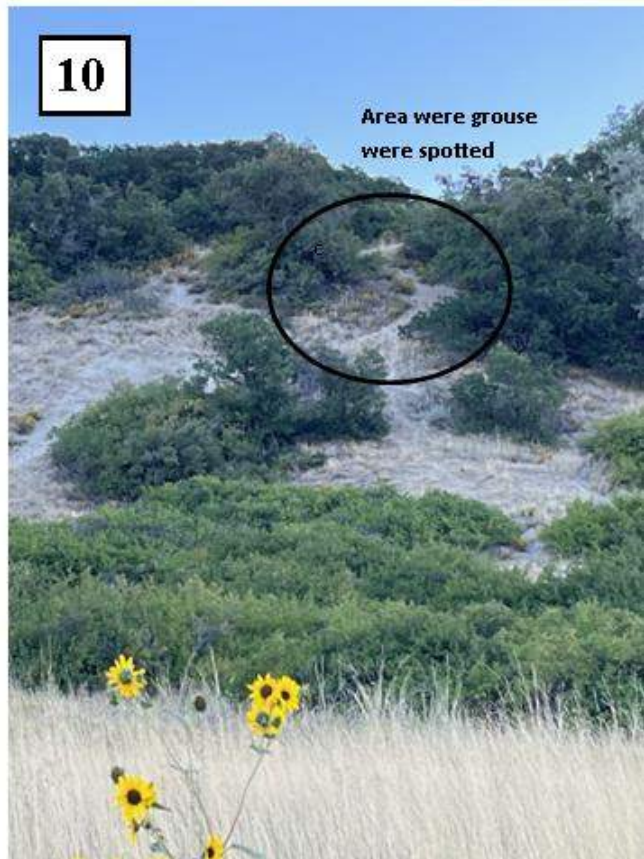


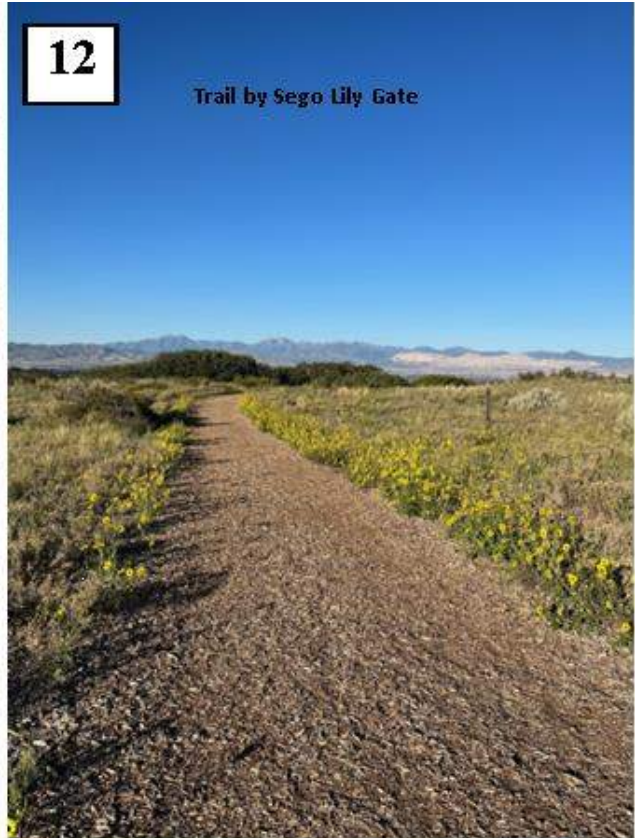
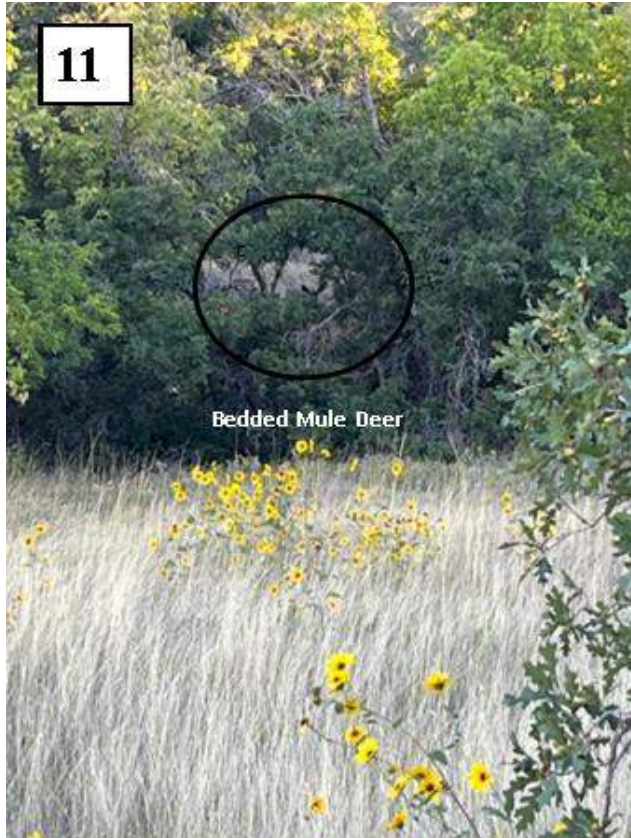
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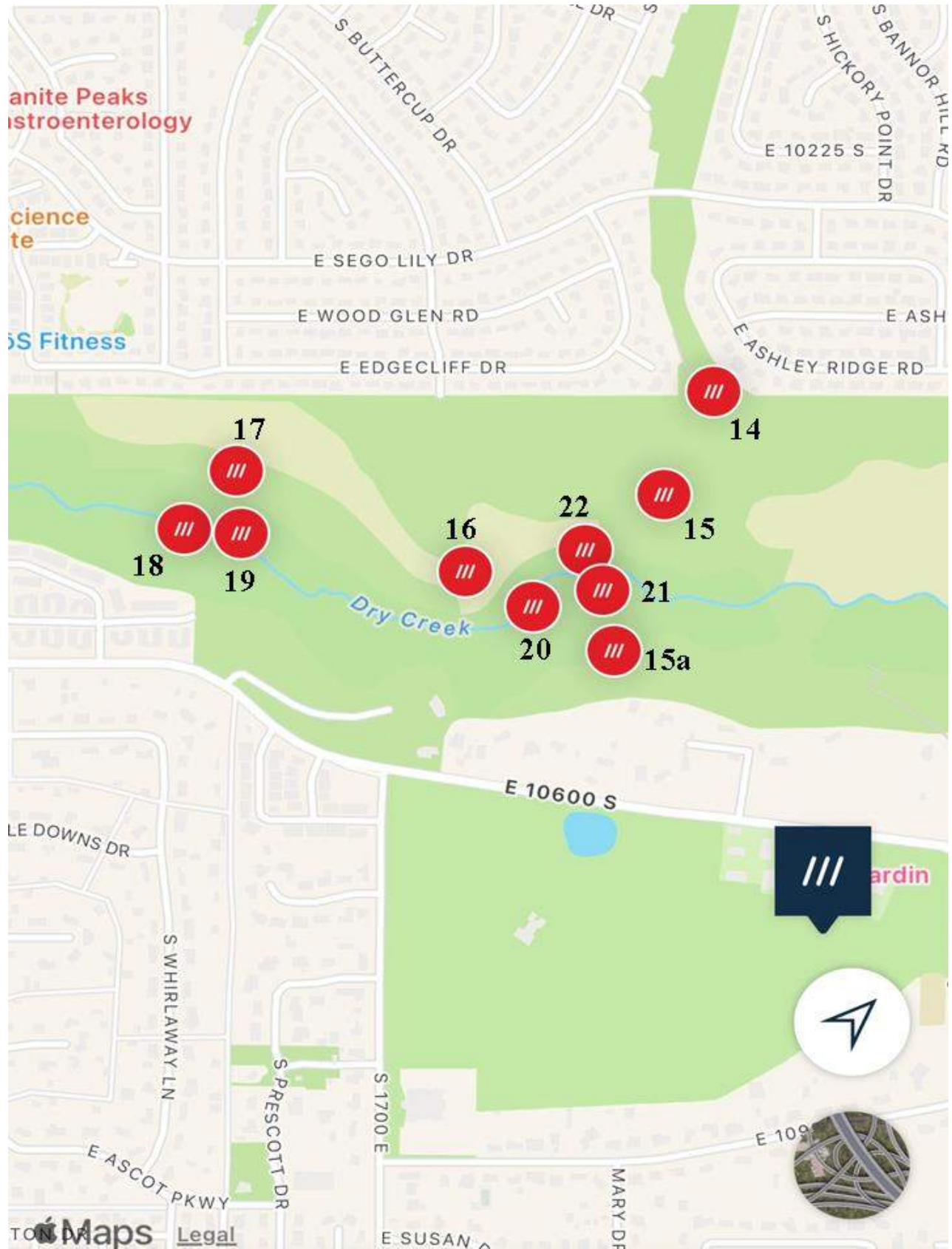


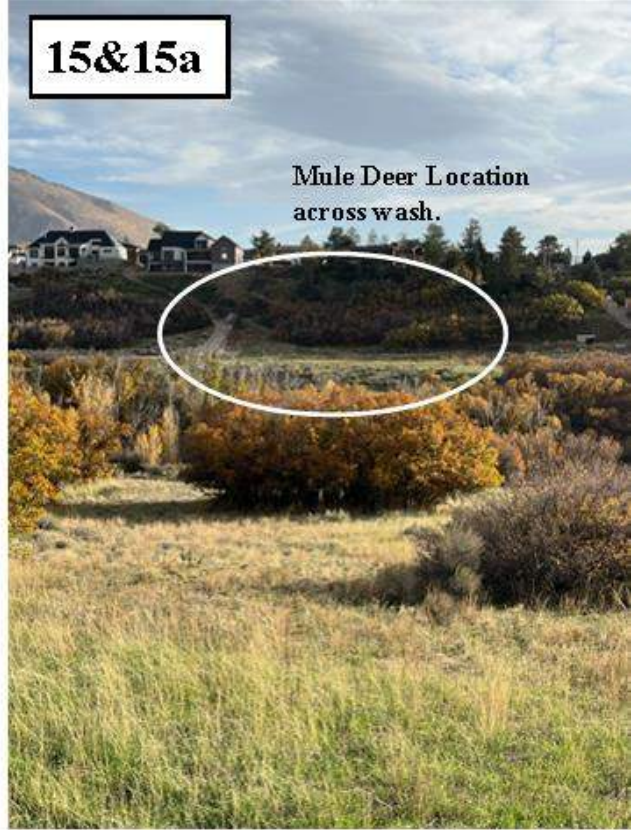
10

Area were grouse
were spotted



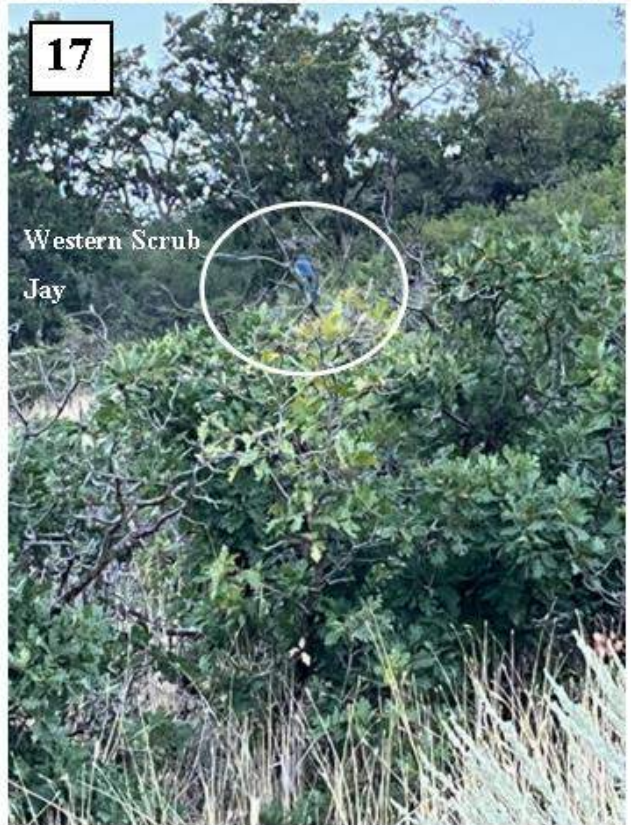


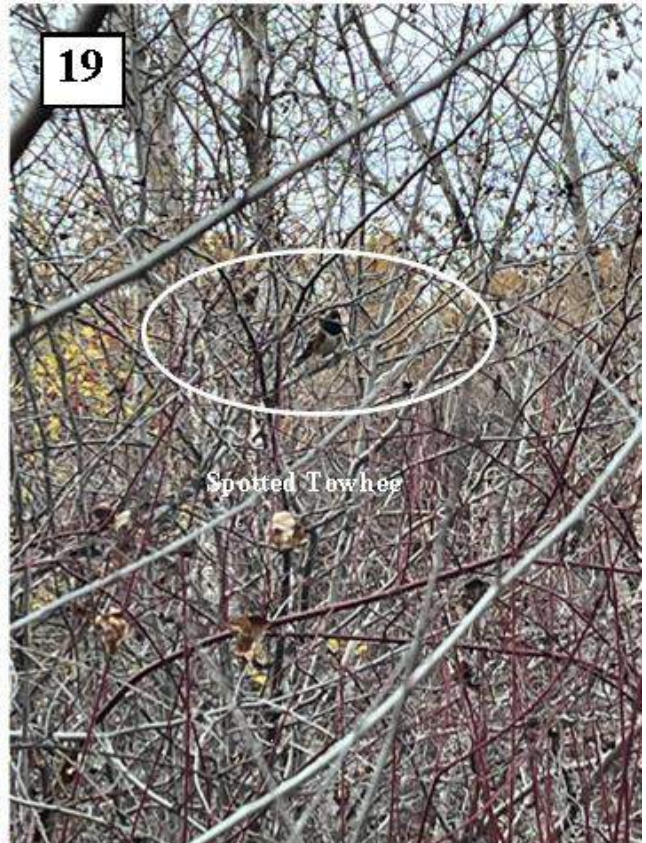
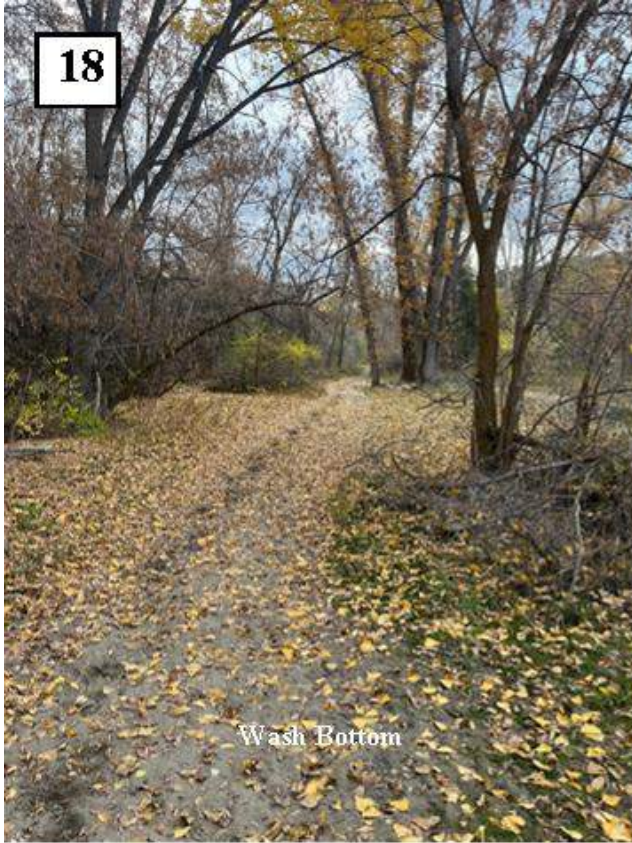




16

No Photo
(Geese Flying Overhead)







Appendix B: Survey Field Notes

Dimple Dell Regional Park – Sandy, UT ----- Initial Wildlife Survey

Date: 9/16/23

Arrival Time: 6:49a.m.

Starting Conditions: Temperature is 56 degrees Fahrenheit with clear skies and very little wind.

I began my survey on the eastern most edge of the Dimple Dell Regional Park area at the Mount Jordan Trailhead parking area. I then proceeded to make my way west interweaving through the web of natural trails that occur within the park. Scrub Jays are calling all around me as I make my way down into the gully.

Observations:

- 7:15a.m. - Started walking into Dimple Dell Regional Park. -It is obvious that there is a heavy presence of human activity within the park. There is evidence of heavy use by nearby residence walking the paths with their dogs and horseback riding (evidenced by dog and horse feces along the trails). (Appendix A, location 1)
- 7:43a.m. – My first wildlife observation, I spotted a Mule Deer female on the hillside just above me to the north. While standing on the trail, I had a coyote come up from the stream bed below and crossed behind me on the trail. He continued to make his way up the hillside, disappearing into the oaks. (Appendix A, location 4)
- 7:45a.m. – I had 8 Canada geese fly over me coming from the northwest. It didn't appear that they were residing in the park, but probably flew over from an adjacent area (i.e golf course). (Appendix A, location 5)
- 7:53a.m. – I notice that there are bat boxes placed strategically near the stream bottom at several locations. I assume that this was part of a past effort by the Parks department to provide habitat for bats that may utilize the stream for bugs and insects when water is flowing. (Appendix A, location 6)
- 8:04a.m. – I had two Mule Deer females cross the path in-front of me moving up hill towards the houses to the north. (Appendix A, location 8)
- 8:09a.m. – Came across two more mule deer females walking across an opening that was located to the south of my position. (Appendix A, location 9)
- 8:14a.m. – I spotted what appear to be approximately 4 grouse running up the hill along the trail to the north. I was unable to make out the species, but due to location, I'm assuming they were Dusky grouse. In addition, while I was observing the grouse, I had two more mule deer females come walking out of the oaks near me location. (Appendix A, location 10)
- 8:22a.m. – I noticed a mule deer female bedded on the hillside to my right under the trees. The sun is just beginning to peek over the mountains and shining light on the northern slope of the gully. (Appendix A, location 11)

- 9:13a.m. - I have made my way up out of the bottom of the park. I was only able to walk about a third of the length of the park. I'm heading back to the truck following the trail on top of the northern ridge located just behind all the residence housing. I have come across several mourning doves basking on branches, warming up from the sun. (Appendix A, location 13)
- 9:23a.m. - Back at the vehicle.

Closing Conditions: Temp – 61 Degrees Fahrenheit with clear and sunny skies. The wind has begun to pick up slightly coming from the east.

Date: 10/25/23

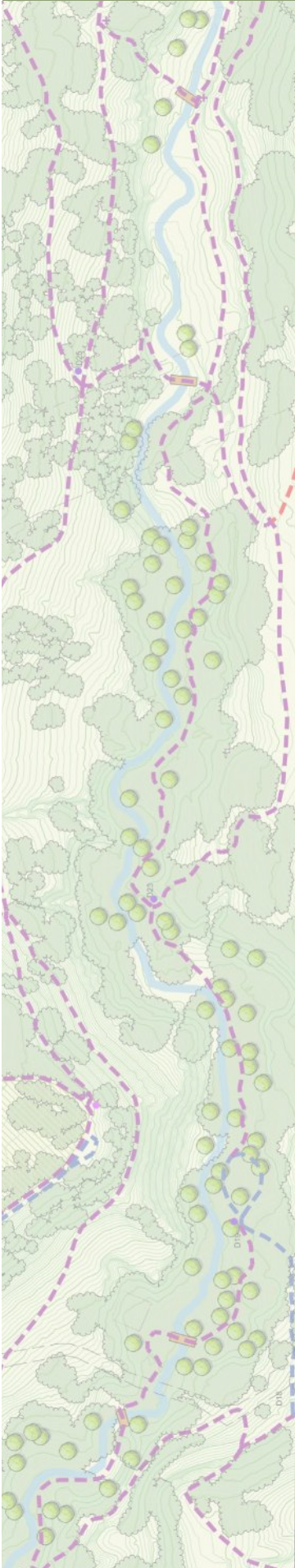
Arrival Time: 4:40p.m.

Starting Conditions: Temperature is 69 degrees Fahrenheit with partly cloudy skies and breezy.

- 5:00p.m. - Just started to drop down into Dimple Dell Gully at the Segó Lily Gate and I've noticed a buck and doe mule deer feeding below some trees across the wash to the south. (Appendix A, location 15&15a)
- 5:12p.m. - Walked along the path further west and I spotted another group of mule deer feeding in an opening across the wash to the south (3 does). (No Photo)
- 5:19pm. - I had another group of geese fly overhead heading southeast. Again, there must be a golf course or other area off location that the geese are moving between. I have yet to see them landing in Dimple Dell Park. (No Photo)
- 5:27p.m. - just had several scrub jays fly overhead across the trail. I've noticed that there is a large population of scrub jays that must occupy the area, as I have been able to hear them calling ever since I started surveying. (Appendix A, location 17)
- 5:36p.m. - I came across a Spotted Towhee down near the stream bottom flying in and out of the willows and fallen cottonwoods. (Appendix A, location 19)
- 5:45p.m. - I've noticed that there are a string of burrows in the dirt cliff faces down around the stream bottoms. It's hard to get a close look at them but they appear to be made by some type of ground dwelling mammal. (Appendix A, location 22)
- 5:57p.m. - It is getting late and just as I was getting ready to head up hill back to the vehicle, I scared up a covey of Gambel's Quail down along the stream bottom in a big thicket of willows. (Appendix A, location 21)

6:30p.m. - Made it back to the vehicle. Again, I came across quite a few people out hiking and riding horseback along the trails.

Closing Conditions: Temp 67 Degrees Fahrenheit with a steady wind coming from the North. The partly cloudy skies are starting to break up and there is more blue sky.



Appendix 2

Dimple Dell Regional Park

Muir-Poulsen Farm Master Plan

SALT LAKE COUNTY PARKS AND RECREATION

MUIR-POULSEN HOMESTEAD MASTER PLAN

Dimple Dell Regional Park





FARM HOUSE

IRRIGATION DITCH (DRY)

KITCHEN GARDEN
Historic Home

OUTDOOR CLASSROOM
ORNAMENTAL BEDS

BLACK LOCUST GROVE

WELCOME AND ORIENTATION KIOSK

MOUNT JORDAN ROAD

OUTDOOR CLASSROOM

RESTROOM

PARKING AREA

Irrigation Structures

Root Cellar

IMPROVED TRAILHEAD WITH WAYFINDING

Dugout Homes

Chicken Coops

Farm Pond

GRANITE HISTORY WALK

ORCHARD

POND NATURE LOOP

Early Settlers

Mining and Quarries

Native Peoples

WINDBREAK

OUTDOOR CLASSROOM

"BARN" PAVILION

Irrigation Diversion

SUNRISE POINT TRAIL

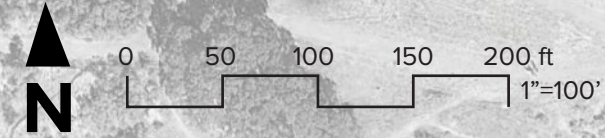
Historic Barn

PASTURE

SEGO LILY TRAIL

DIMPLE DELL TRAIL

☀ Interpretive Panel



Introduction

The Muir-Poulsen Homestead is a family farm located in historic Granite, Utah, with its roots tracing back to the year 1897. James and Janet Muir constructed their Victorian Eclectic house from locally-sourced granite block and established a small farm on the property, primarily centered around fruit production. In addition to the orchards, the homestead originally featured livestock buildings and pasture. In the 1950s, the homestead became the residence of George and Alta Poulsen, who made several upgrades to the property including an addition to the home and an expanded irrigation system with a retention pond.

Changing times eventually left the homestead to abandonment and many of the features no longer remain. However, new interest in the property has set in motion the restoration of the farm house as a living museum component of Dimple Dell Regional Park. The purpose of this Master Plan is to create a vision for restoring the remainder of the homestead to its former glory while creating an educational and recreational space for the public to enjoy. The design intent is to restore the site with features and materials that are appropriately characteristic of both the homestead and the regional park setting, in an effort to honor the “spirit of the place”. Recommendations for treatment of each of the proposed features on the site follow:

Entrance Area

WELCOME AND ORIENTATION KIOSK

An information kiosk helps visitors learn the lay of the land and be informed about notices or events within the park. The kiosk may contain a map of the homestead and its features. Design of the kiosk should be coordinated with other kiosks in the park and the *Dimple Dell Regional Park Master Plan*, as well as incorporate similar architectural features to the historic farm house.



RESTROOM

A restroom may be located at the entrance node adjacent to the orientation kiosk, for the purpose of serving both visitors to the homestead and regional park trail users. The design of the restroom should be coordinated with the *Dimple Dell Regional Park Master Plan* and incorporate similar architectural features to the historic farm house.

PARKING AREA

The existing parking area is to remain in its current state, but as the homestead site develops it should be upgraded to accommodate increased traffic. Details for the parking lot are anticipated to be addressed in the *Dimple Dell Regional Park Master Plan*.

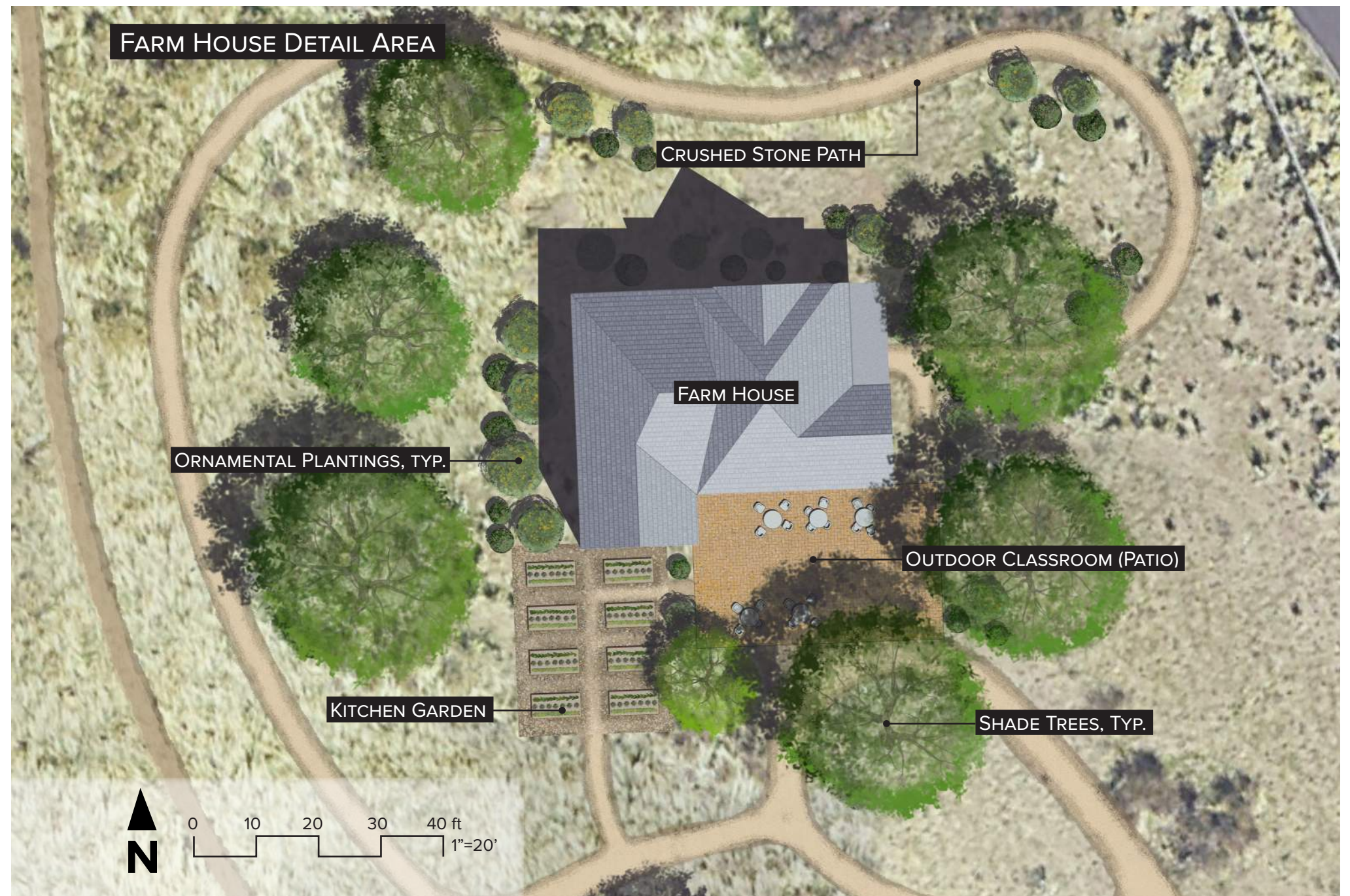
Farm House

The historic farm house is listed on the National Register of Historic Places and is the most significant remaining feature of the original homestead. As the centerpiece of the homestead, it is envisioned to become an important community center through its restoration as a functional building. Structural modifications of the home are required to make the home a useable space. Anticipated uses for the building may include a space for community group events, classes or workshops, and museum space for artifacts from the homestead or the Granite community.



OUTDOOR CLASSROOM (PATIO)

An expanded patio on the south side of the house will serve as an outdoor gathering space for community group events, classes and workshops. As a highly trafficked space, a durable hardscape surface should be used for this patio. Ideally, the material used will be granite cobble pavers, but may use other pavers or decorative concrete if necessary, while still respecting the architectural character of the home in color and texture. The patio should be furnished with movable small tables and chairs to maximize flexibility in the use of the space.



ORNAMENTAL PLANTINGS

The ornamental plantings surrounding the historic home are intended to beautify and enhance the experience of visiting the home, while also respecting its historic qualities of a minimalist landscape and not being overdone. Ornamental plantings should refrain from being formalized beds with edges, and should include pioneer-era plant favorites such as:

- Lilac
- Peony
- Iris
- Hollyhock
- Tulip
- Daffodil
- Hyacinth
- Rose
- Poppy
- Cornflower
- Lavender
- Daylily



KITCHEN GARDEN

The classic vegetable garden is still commonplace today as it was many years ago. Located on the south side of the home, outside the kitchen window, this small garden serves as a space in which volunteer or school groups may engage with agriculture and grow a few crops for harvest. The garden may be grown at-grade or in raised planters depending on maintenance requirements.



VIEW OF FARM HOUSE AND OUTDOOR CLASSROOM

Black Locust Grove

An existing grove of Black Locust (*Robinia pseudoacacia*) trees lies between the farm house and the orchard. This tree species was commonly planted by homesteaders and holds importance for its historic use in making furniture, tools and other implements. The existing trees should be kept and pruned regularly as part of an established maintenance plan. As the primary shade of the homestead, the grove should also be expanded to provide additional shade for pathways, gathering areas, and picnic tables.

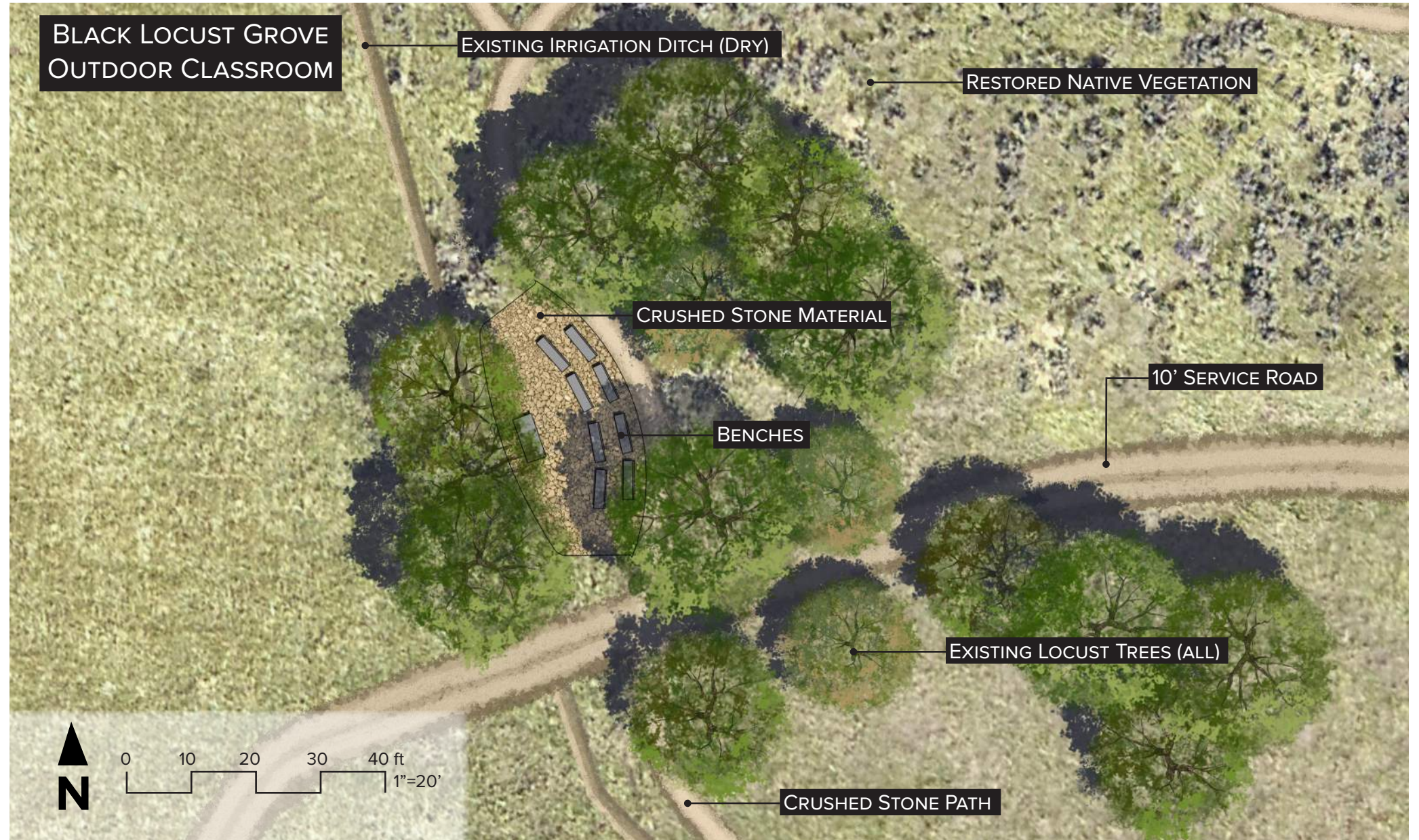


Existing Locust Grove

Conducting research on the existing trees is recommended to determine which trees are original and which trees are volunteer or sucker growth. Original trees may receive more focused attention to improve health while volunteers may be removed or transplanted if desired. Grafting branches from the original trees on to new root stock is also a possibility.

OUTDOOR CLASSROOM (BLACK LOCUST GROVE)

This outdoor classroom is to be located at the southwestern corner of the locust grove, adjacent to the farm road and irrigation ditch. Its intended use is primarily as an educational space, and is envisioned to have a group of benches where a small class can be seated and receive instruction. The ground material should be a durable crushed rock surface, similar to that used for site pathways. Benches may be constructed of wood timbers or stone complementary of the farm house.



Orchard

FRUIT TREES

The orchard is another crown feature of the homestead. Historically, the orchard supplied the family with a variety of fruits including apple, pear, apricot, peach and plum. Today a number of the original fruit trees are still alive, though most are in serious decline. The vision for the orchard is to recreate this working space as a hands-on community asset. The existing fruit trees are to remain when possible, and also possibly be grafted into new root stock of trees to be planted. Suckers and volunteer trees should be removed. Where grafting is not possible, new fruit trees to be planted should be primarily heirloom varieties. The restored orchard will be watered by an automatic drip irrigation system and require an active management plan for on-going training, pruning, and fruit production. Ideally, the orchard will be managed by community volunteers and/or with cooperative partners such as USU Extension or master gardener programs.



WINDBREAK

Windbreaks, rows of tall narrow trees planted at the edge of a farm, are a commonplace element of many farms both past and present. The windbreak located at the western edge of the orchard will provide shelter from strong winds and cooling for the fruit trees in the late heat of the day. In Utah, the Lombardy Poplar was historically the tree of choice for these features because of their rapid growth, but these trees are often short-lived. More resilient varieties of columnar trees such as Swedish Aspen (*Populus tremula* 'Erecta') or Columnar Oaks (*Quercus robur fastigiata*) are recommended instead.



OUTDOOR CLASSROOM (ORCHARD)

This outdoor classroom is to be located in the middle of the orchard at the terminus of the irrigation ditch. Its intended use is primarily as an educational space related the orchard activities, stocked with picnic tables for laying out tools or facilitating hands-on projects. A small tool shed may also be located within the space if desired. The ground material should be a durable crushed rock surface, similar to that used for site pathways.



FRUIT TREES



PICNIC TABLES



CRUSHED STONE



IRRIGATION HEADGATE

Farm Buildings and Pasture

BARN PAVILION

The historic barn was the second most significant structure of the homestead, housing livestock and animal feed.

Although no longer standing today, a small pavilion adjacent to its pad is envisioned to replicate the structure and provide a gathering place for the community (see illustration at right).

The pavilion is intended to look as much like the original barn structure as possible, featuring a high-lofted roof and a primary entry on the long side. This pavilion will require custom architectural design.



Original barn structure

HISTORIC STRUCTURE FOUNDATIONS

The foundations of the historic barn and other livestock buildings still remain on the site, but are too old to have structures rebuilt on them. Instead these are envisioned to remain as they are and interpreted through signage and photographs. The foundations should be cleared of weeds and edged with gravel for maintenance.



Remaining foundation of the barn

PASTURE

The pasture area adjacent to the barn has a historic precedent and may be restored for equestrian or aesthetic purposes. The pasture should be cleared of existing vegetation and seeded with a dryland pasture seed mix that requires no supplemental irrigation. It should also be fenced with an access gate off the farm road loop.



VIEW OF BARN PAVILION AND PASTURE

Farm Pond

The retention pond on the east of the property once supplied the homestead with irrigation water but is now dry. In the years that it has been out of commission, the native plant community has infilled the basin very well with a diversity of species. A small trail loop around the bottom of the pond with strategic interpretive panels will offer the visitor an opportunity to appreciate the task of digging such a pond, learn about the native plants, and admire the mountain views to the east.



Native vegetation has filled in the retention pond. Original water line dashed in blue.



Granite History Walk

The Muir-Poulsen Homestead cannot be fully appreciated without understanding the context of the Historic Granite community in which it is located. Granite has a rich history which remains largely unknown to many. In the natural prairie area on the west of the homestead, a walking trail will highlight remaining historic features of the homestead, as well as tell the greater history of Granite through the use of interpretive panels, as shown on the illustrative plan.



Other Site Features

PATHWAYS

Pathways should be well-graded and constructed with durable, natural, ADA-compliant materials such as decomposed granite or other crushed rock surfacing. Pathways should refrain from using concrete, pavers, edging material or other hardscape materials that are inappropriate for the rural/natural setting.



The hierarchy of pathways within the site is important for the guidance of user groups and park maintenance. The farm road loop trail around the orchard and the approach to the house should be wide enough for maintenance vehicles to use. All other trails shown in the plan should be pedestrian in nature, with a maximum width of six feet.

FENCING

Site fencing should be similar to the post and rail fences typical throughout Dimple Dell Regional Park. The pasture is the only area on the site intended to receive new fencing. The fence bordering the parking area and road will also require modification to allow for new points of access.



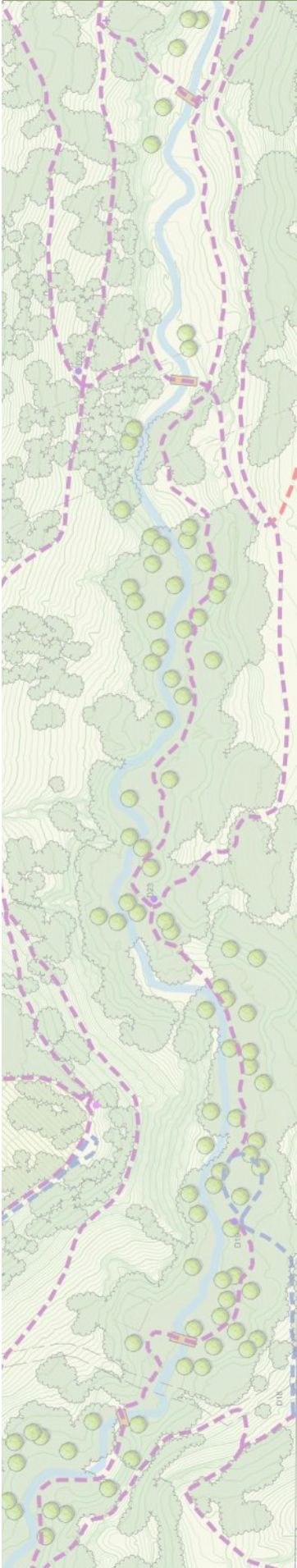
IRRIGATION DITCH

The primary irrigation ditch for the homestead historically runs along the west side of the house and through the middle of the orchard. While not intended to still function with running water, the ditch should be preserved in a dry condition as a historic feature. Cleanup of the ditch will require removal of overgrowth and possibly regrading in some areas, and an ongoing maintenance plan should be in place to prevent overgrowth from filling the channel in the future.

INTERPRETIVE PANELS

A series of interpretive panels located at various places indicated on the master plan are envisioned to tell the story of the Muir and Poulsen families and their homestead, as well as the greater history of the area. The signs will contain both written and visual content, and should be constructed of durable materials to reduce maintenance and maximize lifespan.





Appendix 3

Dimple Dell Regional Park

**Spencer Homestead
NRHP Application**

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Spencer Homestead
 Other names/site number: Spencer Farmhouse, Howard Farm
 Name of related multiple property listing: N/A
 (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2591 E. Dimple Dell Rd.
 City or town: Sandy State: UT County: Salt Lake
 Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local
 Applicable National Register Criteria:
X A ___ B ___ C X D

_____/SHPO Signature of certifying official/Title: Date <u>Utah State Historic Preservation Office</u> State or Federal agency/bureau or Tribal Government	
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official: Date	
_____ Title : State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Spencer Homestead in Sandy, Salt Lake County, with the primary dwelling constructed between 1893 and 1898, represents the late homestead era in the southeast portion of the Salt Lake Valley. The primary building of the farmstead is the house, located today at 2591 E. Dimple Dell Rd. The house has two distinct construction phases. The west wing, built circa 1893, is a temple-form frame house sheathed in drop-novelty siding with a gable roof. In 1897, a brick addition was built as a cross-wing on the east side of the frame house. The brick section features a second entrance with a hipped-roof porch on the south façade. The frame section has no foundation while the brick addition is built upon a rubble granite foundation. Recent modifications include a new corrugated steel front porch canopy, corrugated metal covering a portion of the rear wall, an asphalt shingle roof and updated interior finishes. In 1950, the house was updated with large multi-light steel windows, a concrete block chimneystack, concrete foundation improvements, and a carport on the north (rear) elevation. The interior was also remodeled in the 1950s. The house is the only building remaining from the original 160-acre homestead granted to Thomas Spencer.

After the Spencer family began leasing out the property in 1910, it became an investment farm. By 1970, the original homestead had been reduced to approximately 47¹ acres before being purchased by Salt Lake County as part of Dimple Dell Regional Park. The house was occupied as a rental for many years but is currently vacant and awaiting rehabilitation for use within the county park system. The property's inclusion within the park has preserved a good portion of its setting from a late-twentieth century construction boom in the surrounding neighborhoods and allowed the Spencer farmhouse to retain good historic integrity of the setting and house despite vacancy. The house has good integrity in the qualities of design, materials, and workmanship and meets the registration requirements of the Historic Resources of Sandy City Multiple Property Listing (NRIS #64500671). The 5.66 acres of the farm property included in this nomination contains two non-contributing outbuildings: a circa 1930 wood-frame shed that has newer siding and a c. 1990 shed. The entire area within the boundary is considered a contributing site that includes remnants of the farm operations with two barn foundations, a potential privy location, scattered trash deposits, a dilapidated shed on the lower fields, as well as the fallow remnants of the farm and orchard areas. The Spencer Homestead remains an important historic landmark in the Dimple Dell and Sandy City areas of southeast Salt Lake County.

Narrative Description

House Exterior

¹ The official number of acres within the park is 46.94.

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Begun in 1893 and completed in 1897, the original cross-wing house faces south with the temple-form gable end of the wood-frame section [Photographs 1-3], the porch, and the long wall of the brick section visually prominent [Photograph 4]. The building sits low to the ground with no immediate foundation visible. The frame section was originally built with no foundation. The brick addition has a stone foundation of granite rubble. The ground around the house and foundation was raised three feet and leveled based on the 1937 tax assessor's photograph that shows three steps up to a front porch [Figures 1-3]. The original porch had a wood deck on a rubble stone foundation, a hipped roof, and square posts with plinths. The porch was replaced in the 1980s with a shed roof, simple square posts, and concrete at grade [Figure 4]. Corrugated metal was installed on the top of the porch roof in the 1990s.

The intersecting gables of the roof are clad in asphalt shingles (circa 1990s). The roof structure of the brick section was rebuilt in the 1980s. A portion of the original cedar shingles of the older frame house are visible in the attic where the addition was built. This detail identifies the frame house as the older of the two sections. The original wood cornices and moldings are visible under the eaves of both sections. There were originally three chimneys: one centrally located in the wood-frame section (now gone) and two in the walls between the northeast rooms and the current kitchen. These two chimneys are cut off below the roofline and only visible in the attic. There is a vent on the wall in the kitchen adjacent to the south chimney stack. The third chimney is smaller and located in the wall between the kitchen and the north bedroom. The concrete block exterior chimneystack, built in 1950, vents the interior fireplace as well as an outdoor stone fireplace that is attached to the north façade of the wood-frame section, and is the only visible chimney.

The frame section is mostly sheathed in drop-novelty siding [Figures 1-3]. During the changes in fenestration in 1950, it appears that newer matching siding was partially used to avoid excessive joints. The siding has corner boards and is currently painted white [Photographs 6-7]. The façade (south elevation) of the frame section originally featured a four-panel wood door flanked by two double-hung wood sash windows. In 1950, the door and windows were replaced by a large picture window with 15 divided rectangular panes of glass in a steel sash. This gable is set back six feet from the end of the brick gable, which forms a protected area with two exterior walls at right angles for the porch and main entry into the house.

There are two matching steel frame windows set into the brick that each have 16 square panes of glass installed in 1950. Both openings have a steel lintel spanning several inches past the opening of the windows to carry the weight of the bricks. The sills are made of rowlock brick and set at an angle to shed water. The fired brick used on the house was handmade. It is set with mortar using the common bond pattern with headers every sixth course. The masonry walls consist of three brick wythes: a fire brick facing and two wythes of adobe brick covered in plaster on the interior.

The east elevation is brick with a single non-historic six-over-six window set in the upper half of an original door opening [Photograph 5]. There are vertical wood panels above the threshold. At the apex of the gable wall there is an opening in the brickwork for ventilation in the attic. The

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shed roof extends to the north. The north elevation is brick and has visible foundation above grade and below the first course of bricks. This elevation comprises the extension of the brick addition. There is one operable steel casement window with eight panes of glass set into the brick wall near the east end. The west section of this brick wall is covered in steel corrugated siding, which covers a bathroom window (circa 1990s) [Photograph 6].

On the west end of north elevation, the wood-frame gable end protrudes four feet past the brick north wall and is clad in drop-novelty wood siding on the north and east sides from the foundation to the top of the wall at the roofline. There is a mid-century cinderblock chimney running up the center of this gable that vents both the fireplace inside the house and the built-in outdoor barbeque, fireplace, and cooking area. This area is sheltered by a large, covered patio/carport attached to the house with a concrete patio floor that was added between 1958-1962 according to aerial photographs [Photograph 7]. The west elevation is the long wall of the wood frame house. An original double-hung window in the north half of the elevation was removed in 1950 [Photograph 8]. The current siding does not show any joints where the window was located. At the same time a horizontal window divided into 12 panes was installed in the south half of the west elevation.

House Interior

The interior has a total of 1,017 square feet on one floor. Originally there were five rooms the older frame house had two rooms; a parlor and a bedroom.² The brick addition was divided into a kitchen, two bedrooms, and a short hall. There was a door on the east elevation of the frame house, now blocked, that was added when the brick addition was built. A 1937 tax appraisal card indicates the floors in the house were half pine and half fir. There was no indoor plumbing in 1937.

Prior to the 1950 remodel, the parlor was heated by a porcelain enamel Wehrle stove.³ In 1950, the dividing wall in the frame section was removed to create one large living room [Photograph 11]. A 12-foot-wide stone fireplace with mantle and hearth was built on the north wall [Photograph 12]. All four walls have mid-century vintage, tongue-and-groove beaded pine paneling while the ceiling displays two boxed beams with acoustic tile infill. There is a gas wall heater on the east wall and more recent baseboard heaters on the west wall. The wood flooring has some damage from carpet glue and removal.

The large kitchen in the brick addition is central to the circulation of the house. The current kitchen was originally a common room with the kitchen to the east [Photograph 13]. The wood paneled walls have several layers of print wallpaper under the current paint. The current features and finishes are mostly from the 1950s. Unseen are the adobe inner walls and the ceiling's lath

² Lillian Spencer Ditman, oral interview by Robyn MacDuff, July 8, 1991, Sandy.

³ The stove company was founded in 1883 as Moser & Wehrle by J. C. Wehrle and John Moser in Newark, OH, and was known for manufacturing stylish porcelain on steel stoves for heating parlors and common rooms. Built-in humidifiers were available. By 1933, the company had become the largest stove producer in the United States. The stove was discarded but remains on the property. It currently sits behind the house and down the hill.

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and plaster. The kitchen has a built-in ironing board cupboard. The main upper cabinets, countertops, lower cabinets, drawers and cutting boards are in the corner of the room between the living room and back hall doorways making an 'L' shaped layout. All the cabinetry in the kitchen is solid wood from the mid-century and built by hand on site. The flooring is mid-century linoleum. There are two circa 1978 metal pendant lights on the east and west sides of the kitchen. The kitchen countertop and backsplash were originally mid-century ceramic tile, later covered with Formica. A green porcelain double bowl sink was replaced by a stainless-steel sink. The lower walls in the kitchen had sheets of mid-century Masonite, now covered with wood wainscoting. The entry door into the kitchen was solid wood flat panel in 1976 and changed out to a six-panel fiberglass exterior door in the 1980s.

The kitchen, the east and north bedrooms have solid fir flooring under linoleum and carpet. Both the kitchen and east bedroom retain the original high ceilings. The east bedroom has a mid-century built-in closet with storage [Photograph 14]. The bedroom has two-panel wood door. The inner walls are adobe with thin wood paneling attached. Acoustic tiles have been glued onto the plaster ceiling.

A small rectangular panel is currently the only access to the attic, although Lillian Dittman remembers a stair or ladder for her brothers who slept in the attic, possibly located on the east wall of the current kitchen. There is a concrete section of the floor in the northwest corner where a heating stove was once located. A gas wall heater is between the east and north bedrooms. There is an old electrical panel on the east wall.

The north bedroom, back hall, laundry room, and bathroom sit under the shed roof portion of the house. The laundry room, hall and bathroom have a step down and concrete floors. The walls are adobe, and the ceiling is plaster. From the back hall there are two doors, one into the north bedroom and the other into the bathroom. There is a back entry door in this hall that is closed off from the outside. The lower walls in the back hall are covered in sheets of mid-century-era Masonite. The north wall of the bedroom had substantial water damage to a portion of the adobe brick lining, but this was recently repaired. The bathroom was updated in the 1980s. The current laundry room may have originally been a hall from the frame to the brick sections of the house. The laundry room currently has lower walls covered in pink Masonite tile.

There is a small attic access opening in the ceiling of the east bedroom. There are two chimney stacks cut off below the roof line. The attic floor has tongue and groove wood flooring. Inspection of the attic reveals that the wood-frame gable once had a full roof over the entire section. In the attic, there is clear evidence that the roof of the wood-frame gable was opened up on the southeast corner to allow for roof trusses for both sides to be joined. There is roof decking and cedar shingles still attached to the roof of the wood-frame gable that are weathered showing exposure to the elements.

Outbuildings

There are two noncontributing structures on site. The first is a circa 1930 shed and root cellar that is located northeast of the house. It has a shed roof, modern wood door, and has been more

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recently re-sided with untreated T1-11 plywood. [Photograph 14] Because none of the historic exterior of the shed remains, it is considered noncontributing. The second structure is an out-of-period circa 1990 rectangular storage building. It has a flat roof, one entry door, no windows, and is sheathed with painted plywood. [Photograph 15]

Site

The site retains all of the historic landscape features that reflect its use as a farm. These include both the upper and lower farm fields, rows of trees for wind breaks, orchard areas with some remaining trees, irrigation ditches, access roads and pathways. There are also many remnants of the farming and homestead use scattered throughout the property; however, none are substantial enough to be counted as individual resources within the property. These include post and wire fences, barn foundations, remnants of an equipment shed, historic trash deposits, and a paddock.⁴ A concrete foundation extending from the house on the west side is present along with cast iron plumbing pipes and drain. The plumbing was installed, and the foundation poured before the landowners realized they were infringing on Metropolitan Water Company's easement. This effort was an attempt to enlarge the house in the 1950s. Because of the scattered nature of these resources throughout the property, the area within the boundary is considered a single contributing site.

Setting

The Spencer Homestead is located near the Wasatch Mountains in Salt Lake Valley with a spectacular view of Lone Peak. [Photograph 16] Bell Canyon delivers spring runoff to the valley through Dry Creek, eventually flowing into the Jordan River and the Great Salt Lake. The Dry Creek drainage forms the Dimple Dell ravine, which Dimple Dell Road and the 630-acre Dimple Dell Regional Park [Maps 1-2] currently occupy. The 5.66 acres of the Spencer Homestead designated for this nomination is located in the south half of the park which is owned by Salt Lake County. In 1995, Sandy City annexed the park into its boundaries. Dimple Dell Regional Park is surrounded by late twentieth-century subdivisions, mostly within the Sandy City, but also including pockets of unincorporated county.

The farmhouse is set back from Dimple Dell Road 170 feet on the north side of the road. [Map 3; Photograph 18] At the end of the north-south driveway is a wood sign that reads *Salt Lake County Recreation & Parks Dimple Dell Park* that is lit at night. The north-south driveway and the east-west driveway are connected creating a circular gravel drive. The main facade of the Spencer house faces south and an unmanicured yard surrounds the house. Mature trees continue to be part of the landscaping with groves of scrub oak in all directions from the property. [Photograph 17] There is post-and-rail wood fencing along the south side of the property adjacent to Dimple Dell Road. An aged Fremont Poplar tree continues to stand on the west side

⁴ Utah State Division of History Office personnel flagged many locations along the north slope behind the house for culturally significant artifacts. For many, many years, refuse was discarded behind the house. The parlor stove from the house is among the items. Utah SHPO archaeologist Christopher Merritt has identified the need for excavation of the site.

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yard and a concrete walkway that leads to the front door are features that contribute to the historic setting.

7.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

EXPLORATION/SETTLEMENT
AGRICULTURE/SUBSISTENCE: agricultural field

Period of Significance

1893-1970

Significant Dates

1893, 1910, 1915,

1950, 1961, 1970

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Spencer Homestead is locally significant under Criterion A in the area of Exploration/Settlement through its association with the peak of homesteading in the state as an example of the hardscrabble lifestyle that Utah farmers encountered, from achieving homesteading, to obtaining water, to operating investment farms. It is also significant under Criterion A in the area of Agriculture/ Subsistence for its demonstration of a mixed use of private farm and investment farm and use of new farming techniques. The Spencer Homestead is

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significant as a rare extant example of a late nineteenth-century homestead and farmhouse. Its significance is enhanced by its current location on public property, Dimple Dell Regional Park, assuring preservation of the site and access to the public. The intact landscape of the property features one of the few stand-alone settlement-era homes in the area along with surrounding land that has remnants of undisturbed farming and orchard areas and trash deposits, and contributes to historic agricultural context of the Crescent, Granite, and Sandy communities. Thomas and Sarah Spencer applied for a homestead grant for 160 acres in a mostly unsettled area of the southeast bench of the Salt Lake Valley in 1893. After building the frame house, a brick addition, and making other improvements, the Spencer's were granted a patent in 1898. The family lived on and worked the land until 1910 when they sold the property and moved into the center of Sandy. This period is associated with the "Mining, Smelting, and Small Farm Era, 1871-1910" context within the *Historic Resources of Sandy City Multiple Property Submission* (MPS). The second period of significance is a 60-year span between 1910 and 1970. During this period, the Spencer farmstead changed hands twelve times with each subsequent owner interested in the property as an investment farm. Very few of the owners lived on the farm, choosing instead to rent out the house and land. This period is associated with the "Specialized Agriculture, Small Business and Community Development, 1906-1946" of the Sandy City MPS. While not particularly successful in the area of specialized agriculture, the property is an excellent example of a homestead converted to an investment farm and illustrates an underrepresented pattern found in Utah's rural history. The overall period of significance dates from 1893, when the Spencer family homesteaded the site and built their house, up to 1970, when the land was purchased by Salt Lake County to create Dimple Dell Regional Park. This is important because the Spencer Homestead was not subdivided, even after changing hands many times. There were 47 acres—a remarkable amount of land during a housing boom—available in 1970 when Salt Lake County began assembling parcels to create Dimple Dell Park. For this reason, the site is also significant under Criterion D for its potential to yield information regarding the use of the homestead and farm for various farming practices compared to other areas in the region. The Utah State Historic Preservation Office has identified only five documented examples of similar types of homesteads that date to a similar period as the Spencer Homestead with clearly definable association and historical context within Salt Lake Valley. A particularly useful comparative site is the Devereaux Mansion (NRIS #MP100003042), which is at the opposite end of the economic scale and the only fully excavated site of a historic period residential site in Salt Lake Valley.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A Significance: Exploration/Settlement

The Spencer Homestead is locally significant under Criterion A in the area of Exploration/Settlement through its association with the peak of homesteading in the state and use of new farming techniques. The Spencer's homesteaded in the early 1890s at the height of land granting in Utah and due to their late arrival in the Salt Lake Valley, obtained parcels along Dry Creek in the Crescent area of what is now Sandy. By 1898, Spencer had the last remaining viable farm along Dry Creek. While Spencer was successful as a fruit farmer during his 17 years

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at the property, only one subsequent lessee or owner of the property was successful enough to stay more than 10 years. Spencer owned the property for a total of 33 years, as he continued to carry the mortgage. Due to purchases by Salt Lake County nearby beginning in 1963, the Spencer homestead – house, farmstead area, and 47 acres of the original farm - has been preserved within Dimple Dell Regional Park.

The Homestead Act of 1862 provided a system of federal land grants to any U.S. citizen willing to settle on and farm publicly held land in the West.⁵ Permanent settlers first homesteaded in the southeast Salt Lake Valley in the 1860s and 1870s as there was more available land and water than nearer Salt Lake City and there were promises of easy land grants. The first homesteads and farms were mostly scattered along State Street (the main north-south corridor, originally called the Territorial Road) between 8600 South and 12000 South. In 1863, the same year mining operations had begun in the Wasatch Mountains, there were only four homes between 7200 South (considered the south valley boundary) and Utah County to the south. One of those was located in what would become the community of Crescent.

In the early 1870s, a townsite was platted to the east and named Sandy.⁶ Mining and smelting were the primary drivers of growth in the community through the early 1890s when the mines began to fail, and operations were shifted away from the area. However, agriculture continued to develop alongside mining as a dominant economic force and new businesses emerged to support the local agricultural community. Crescent was a small enclave of farmsteads south of the Sandy townsite that grew slowly east along today's 10600 South. The boundaries of early Crescent were between 9800 South and 11800 South from the Wasatch Mountains on the east to the Jordan River on the west. When the population reached sufficient levels, the Crescent School was built in 1894 and the Crescent LDS Ward established in 1896.

Homestead parcels commonly had 160 acres and were larger than small village farms and changed the physical form of Utah's land pattern. The 1890s saw the high point of federal homestead grants in Utah and overlaid the pioneer pattern of development in Crescent and throughout the southeast valley.

At 1300 East, 10600 South begins to parallel Dry Creek on the south side of the ravine. This section of the county road was known as Dimple Dell Road by the 1920s. For its water supply, the area around Crescent utilized Dry Creek, a drainage fed by the north slope of Lone Peak located through Bell's Canyon, the canyon located just south of Little Cottonwood Canyon. The

⁵ The law (and those following it) required a three-step procedure: file an application, improve the land, and file for the patent (deed). Any citizen who had never taken up arms against the U.S. government (including former slaves after the fourteenth amendment) and was at least 21 years old or the head of a household, could file an application to claim a federal land grant. Women were eligible. The occupant had to reside on the land for five years and show evidence of having made improvements. The process had to be complete within seven years.

⁶ There are conflicting stories about how the city was named without historical evidence. The most popular is that Brigham Young named it as a reference to the area's "thirsty soil." Another is that it was for the nickname of the locally legendary, colorful red-headed Scotsman Alexander "Sandy" Kinghorn who ran the first trains to the southeast valley.

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Dry Creek drainage was essential to the early settlers along Dimple Dell Road to achieve household sustenance. However, Dry Creek's general lack of water as well as the area's uneven topography proved difficult for large-scale farming. Fruit orchards were the most successful crops grown by early farmers. Due to the soil conditions and lack of water, homestead patents for land along the Dry Creek drainage were issued later than other parts of the Salt Lake Valley. Spencer's homestead was L-shaped with the majority of the land located topographically higher than Dry Creek, which also presented challenges in irrigation. Dry Creek had water flowing three seasons of the year and dried up late summer into fall as the remaining snowmelt was at its lowest point.

Thomas Spencer was born in Warwick, England in 1839. Sarah Ann Tomalin was born in Northampton, England, in 1843. Thomas and Sarah Ann were married in 1866. The Spencer's left England and immigrated to the U.S. in 1871 with two children, Elenor and John, along with Thomas' father and mother, Isaac and Ann Woodfield Spencer. After stops in Virginia, Michigan, and then North Carolina for military service, the Spencer family boarded the Oregon Short Line and Utah Northern Railway in Illinois for Utah in 1892.⁷

The next order of business was finding a good location to stake a claim to start a homestead. But by the time the Spencer's arrived in 1892, there was very little available agricultural land in the Salt Lake Valley. Thomas and Sarah Ann Spencer settled on 160 acres in Crescent on the south side of Dry Creek at 2591 E. Dimple Dell Rd. and filed an application for a homestead. In 1898, after meeting the federal requirements for homesteading, Thomas applied for and was granted a homestead land patent (deed).⁸ Between 1893 and 1898, the Spencer family had constructed a utilitarian farmhouse, resided on the property, and improved the land to produce agriculture. The materials for the wood frame house were hauled via the dirt path that eventually became Dimple Dell Road. The brick addition was built a few years later with bricks made by James P. Jensen in Crescent.

Thomas and Sarah Ann sold the portion of their property with the house and moved to the Sandy townsite. Sarah Ann Spencer died in Sandy in 1912. Between 1910 and 1922, Thomas Spencer held two separate mortgages on his former homestead until the property was sold in a sheriff's sale in 1926. The property was used as a rental during the years 1922-1926 without evidence of continuous farming. Thomas Spencer died in 1928 and his second wife, Bertha Schmid Spencer, died in 1937.

Criterion A Significance: Agriculture/Subsistence

The Spencer Homestead has local significance under Criterion A in the area of Agriculture/Subsistence as an extant example of the lifestyle that farmers in the Salt Lake Valley, and particularly hilly areas near the mountains, encountered: from homesteading, to obtaining water

⁷ Thomas and Sarah Spencer represent a second wave of immigrants who came by train to the Utah Territory in the late-nineteenth century. Unlike the Mormon pioneers who came in wagon and handcarts, the immigrants who came by train are not well represented in the history of Utah settlement.

⁸ Though Spencer was a U.S. military veteran, there is no evidence that he qualified for the Soldiers and Sailors Homestead Act privileges of reducing the residency requirement to four years.

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for their farmland, and finally to operating investment farms. Few investment farms have been documented in Utah and the Spencer Homestead is an excellent rare extant example in suburban Salt Lake County. The Spencer's sustained orchards and a commercial fruit farm for 17 years (1893-1910) while the Faurschou's did the same for 12 years (1929-1941). Others found the farm to be nothing but a lot of hard work. Nevertheless, the attempts at agriculture kept the original homestead intact for over 80 years and allowed it to survive the late twentieth-century suburban housing boom in Sandy.

Beginning in 1893, Thomas Spencer established a fruit farm with plans to grow French and German plums, apples, peaches, pears and four kinds of berries. Spencer's intent was to operate a commercial farm rather than a subsistence farm. The fields around the farmhouse provided large flat areas to successfully grow crops using water from the irrigation ditch south of the dirt road. However, the homestead acres south of the road were more difficult to work.

Irrigation proved critical to the success of farmers throughout Utah, considered as an arid high desert state. Early in settlement, the people of Crescent dug a ditch from the mouth of Bell's Canyon all the way to their town. It ran parallel to Dimple Dell Road on the east side of the north-south stretch and on the south side of the east-west stretch. Eventually the ditch was lined because the water seeped into the sandy soils before it reached the Spencer's farm. Evidence of the irrigation patterns still exist. The flat area east of the house has indentations and raised areas where the water was diverted to water the crops and orchard and includes a rise that would help the water flow down the ditch better.⁹ From 1900-1935, crop and livestock production on irrigated farms was extensive in character, but farm production was low, and the goods produced were of relatively low value. Unfortunately, the irrigated farm did not provide the farmer and his family with full employment nor an adequate income during the time of the Spencer's homesteading.

Sarah Ann was industrious both as a housekeeper a farmer and a fruit picker. Their three children helped on the farm. Over the five-year period 1893-1898, Thomas Spencer successfully accomplished the requirements required of a homesteader and received his land patent on May 10, 1898. He received the Certificate of the Register of the Land Office on December 27, 1898, for the only farmhouse still standing along Dry Creek in the upper valley of Dimple Dell. Thomas Spencer purchased additional land to the west on the north side of the road in 1907.

By most measures, Spencer was a successful farmer for 17 years. Battles against Utah's unpredictable weather - low and high temperatures, too little and too much precipitation, fickle season start and end dates - forced many farmers to leave the occupation for greener pastures. Irrigation helped temper some of these factors but was not accessible to all lands or people. There is no written evidence that Spencer or subsequent farmers attempted dry farming techniques that were pioneered in the 1890s and became popular for the technique's ability to conserve water while still growing crops.

⁹ The Crescent irrigation ditch is still in existence today but is in an underground pipe now. As late as the 1980s, it remained above ground and had running water most of the time.

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Transition to Investment Farming

In October 1910, Thomas (now 70 years of age) and Sarah Ann Spencer sold their farmstead to Robert B. Donohoo for \$6,000. Robert Burns Donohoo was born in Tennessee in 1839. He fought for the Union during the Civil War and found it difficult to live in Tennessee upon his return. Robert moved to Arizona where he met and married a young Mormon woman, Ella Rebecca Workman. The family farmed in Idaho and Wyoming. After Ella's death in 1907, Robert decided to sell his farm in Lone Tree, Wyoming. According to a brief biography of Robert, in 1910 "he bought a fruit farm in Sandy, Utah [but] the fruit farm turned out to be nothing but a lot of hard work."¹⁰ This description is no doubt the former Spencer homestead. His biography states he traded the fruit farm for a farm in Gem, Idaho. A warranty deed in March 1915 shows the property transferred to Benjamin and Anna Jensen, subject to a mortgage held by Thomas Spencer.

Benjamin and Anna Jensen were residents of Holladay, north of the Granite community. They held the property for only two months before selling to Burton W. and Elise Musser and John C. Howard. The Mussers remained residents of Salt Lake City during the two years they owned the property before selling their interest to John Howard and his brother, Wilson A. Howard. The Howards also lived in Salt Lake City and did not live on the farm so the house likely was unoccupied.

Around this time, the former Spencer homestead was renamed the Howard Farm. The name Howard Farm appears in historic records for at least a decade after the Howard family sold the property in 1917. This may have been because of the wealth and prominence of the families. John Calvin Howard was the president and general manager of the Utah Oil Refinery Company. Wilson Allen Howard was an ore buyer for the United States Smelting Company. After less than two years, The Howards sold the farm to Hyrum B. Clark in December 1917.

Hyrum Brown Clark was born in 1853 in Wyoming while his parents were crossing the plains to Utah. He spent his life as a cattleman and rancher in Utah and Arizona, and later owned a jewelry store in Provo in the 1890s. In 1910, Hyrum Clark was living in the Crescent area with his wife, Malvina, and four of their children. According to a biography written by a granddaughter, Hyrum "owned a lot of property out in Dimple Dell. He had homesteaded it. When the government decided people needed to pay taxes on the land they owned, he couldn't pay, so he became *land poor*."¹¹ Another biography by a daughter, noted that Hyrum Clark "over invested in real estate" including "two large farms in East Crescent."¹² Hyrum Clark died at his home in Salt Lake City in 1918.

After the deaths of Hyrum Clark in 1918, and his wife, Malvina Young Clark, in 1920, the farm was transferred to their daughter, Hazel, and her husband, Samuel Warren Oleson. Hazel and

¹⁰ "History of Robert Burns Donohoo," unpublished TMs, [n.d.]: p. 2.

¹¹ Deborah Hunter Ramsey, "Hyrum Brown Clark" unpublished TMs, [n.d.]: p. 2. Hyrum Clark did not receive a homestead patent for any land in Utah but acquired the Crescent land from the first homesteader.

¹² Evelyn Clark, "Memories of Hyrum Brown Clark" unpublished TMs, [n.d.]: p. 6.

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Sam Oleson took out a \$3,500 mortgage on the "Howard Farm" from Thomas Spencer. After the mortgage was released, Hazel and Sam Olsen deeded the property back to Thomas Spencer in November 1922. Because address numbers were not assigned on Dimple Dell Road until the 1950s, it is difficult to determine who might have been living in the house on the 1920 census. Given there were several renters in the area, it is likely the house was being rented at this time.

One of those renters was Joseph H. and Nettie Poulton Spencer, their daughter Lilian Spencer Dittman and their five sons. Joseph Horne Spencer was a descendant of early Mormon pioneers and not related to the English immigrant, Thomas Spencer. Living in the house 1924-1925 when Lilian was a six- to seven-year-old child, her four older brothers slept in the attic. There was no plumbing in the house and the family hauled water from a ditch across the road.¹³

Like many property owners in the 1920s and 1930s, in 1926 Thomas Spencer lost the property to a sheriff's sale. The farm was sold to Frank Faurschou by the Salt Lake County Treasurer in December 1929. Frank's older sister, Mary, married Neils Adolph Mickelsen,¹⁴ a son of early Crescent settlers, in 1909. Mary and Neils are listed on the 1920 census as renters on a farm next door to Thomas Spencer's neighbor from the 1910 census, so it is possible they were renting the former Spencer house in 1920. Neils died in 1926. On the 1930 census, Mary Mickelsen was listed as the head of household, owner, and manager of a farm. The household included Mary's adopted daughter, Dorothy, age 10; Mary's brothers, Edward and Frank Faurschou; and a nephew, Robert Cole, age 12. However, Mary's home in 1930 was not the Spencer house, indicating that Mary and Niels probably acquired their own property by this time.

Dorothy May Faurschou Mickelsen wrote a brief autobiography that gives some information about her early life.¹⁵ She recalled that the family farm was 350 acres, which included the acquisition of the former Spencer/Howard farm. While the Faurschou family had stronger historical ties with the Granite community, they retained the former Spencer/Howard property as a working farm for about 12 years. During the Great Depression, Clarence and Bertha Faurschou helped retain the Spencer/Howard portion of the family farm and became the owners by 1939.¹⁶ It appears the farmhouse may have been their second home when visiting family. On the 1940 census, Mary Mickelsen, was still the head of household at the former Spencer Homestead. She was enumerated with Dorothy (working as a beautician), Mary's brother Edward (a farmer), and their widowed father, Christian Faurschou.

¹³ Dittman interview, notes, 1991. A chance visit revealed information when Lilian Dittman knocked on the door of the farmhouse to ask the occupant, Robyn MacDuff, for a tour in 1991. Her father, Joseph, worked for the ZCMI store in Salt Lake City and commuted each day in a Model T Ford, except during winter storms, when he stayed in town. The children took a bus to Draper for school, and the family attended church in Granite where the nearest phone was located. The new Crescent Elementary School on State Street was not built until 1930 (NRIS #0001303). The family attended church in the Granite LDS Ward Chapel (NRIS #05000264).

¹⁴ This last name also appears as Mikelsen in historic records.

¹⁵ "An Original Granite Pioneer Speaks" by Dorothy Mickelsen [sic], in *Granite: The Story of a Land and Its People*, (Sandy, Utah: Granite View Stake, 1995): p. 105-106.

¹⁶ Merlin "Mose" Randolph Morrison and James "Buck" Glavis Morrison were the sons of John G. Morrison, who was allegedly killed by labor activist and songwriter Joe Hill in 1914. Their brother, Arling Morrison, was killed in the same shooting. Merlin was an eyewitness and testified at the trial prior to Hill's execution in 1915.

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After about two years of ownership, Clarence Faurschou terminated his interest in 1941. At that time, Salt Lake County and later the State of Utah assumed ownership of the property. It is not known who occupied the house between 1941 and 1950 when the State Land Board deeded the property to brothers Gordon P. Marsh and J. C. Marsh. The Marsh family sold the property to Dwight L. and Josephine C. Fullmer in 1951. The Fullmers deeded the property to James G. Morrison, who appears to have had a contract on the property in the 1950s, with his brother, Merlin. Neither the Marsh nor Fullmer families lived at the house. It is unclear who is responsible for the major exterior remodel in 1950, but it was James G. Morrison who attempted to expand the footprint of the house until he discovered the work would impinge on an aqueduct right of way. Morrison was also responsible for constructing a barn to the north of the house 1950-1958 (since demolished, with only foundation remnants).

James G. Morrison applied for a mortgage on the property in 1958, but it was a tenant who provided information on a 1958 tax assessor's card. Morrison sold the property to the Security Title Company in 1961. In 1963, Salt Lake County began acquiring open space in the Dry Creek area to preserve and utilize as parks. Security Title Company sold off all the land south of Dimple Dell Road but held the farmhouse property until April 1970 when it was sold to Salt Lake County.

Criterion D Significance

Because of the mostly undisturbed condition of the homestead site and setting as a Salt Lake County-owned natural and recreational area, the Spencer Homestead is also significant under Criterion D due to the presence of intact surface and likely subsurface deposits that relate to the occupants of this home from the late 19th to mid-20th centuries. The archaeological deposits at the site can provide important information to contribute to our understanding of human history at a local, Salt Lake Valley scale.

As noted in NRHP Bulletin 15, the property must be evaluated within an applicable historic context and be able to fill in an important data gap, challenge existing theories, or fall under an established state or federal management plan. For Spencer Homestead, the eligibility of Criteria D falls under the contribution of filling in an important data gap. In particular, the data gap filled by the archaeological potential of this site is due to the lack of contemporary and analogous historic properties in the greater Salt Lake Valley.

A review of the archaeological site information at the Utah State Historic Preservation Office has identified only five documented examples of similar types of homesteads that date to a similar period as the Spencer Homestead with clearly definable association and historical context within Salt Lake Valley.

Smithsonian Trinomial	Description

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42SL283	Jordan Valley Farm abandoned house foundation and silo; no historical information identified for the builder/occupants. No surface artifacts, eligible to NRHP under Criterion A, only.
42SL148	Muir-Poulsen Granite house, constructed 1896, listed to the NRHP (NRIS #MP100003042) under Criterion A only. Surficial artifact assemblage disturbed by recreational use, artifacts fragmentary and dispersed.
42SL193	Farm with associated structures and outbuildings, constructed in the post-1920s period. Site was determined Not Eligible in 1992 and was subsequently demolished for a road project.
42SL262	Brick foundation and dugout, with additional ephemeral features. Artifacts limited to structural debris associated with foundation, no historical information available, was eligible to NRHP for A and D. Destroyed by construction between 1997-2010s.
42SL720	Residential block of homes, post-1940s construction considered not eligible for the NRHP due to lack of any subsurface potential. Destroyed by redevelopment in 2013.

Of those sites, the majority are located on private lands and inaccessible to researchers and will most likely be developed, if not already occurred, as the Salt Lake Valley rapidly increases urbanization.

An analysis of the aerial photography of the Spencer Homestead area illustrates the agricultural evolution of the homestead north of Dimple Dell Road through the investment farm period. In the aerial from 1937, the orchard is large and terminates at the west end of the property near what was the original driveway onto the property. The original barn and stable were located north of the original east-west driveway (290 feet west of the house). Four sheds and a stable were also located on the property at this time. There is a square planting area east of the orchard with a different crop growing. Additionally, there appears to be a grain crop planted east of the orchard then going north down the hill then to the west behind the house.

In 1946, the Metropolitan Water Supply pipeline scar is visible, which created the second driveway. The barn and stable are visible west of the house. The fruit farm is visible south and east of the house. The orchard has trees visible and furrow lines going east to west. The field east of the orchard appears to have a grain crop that has been harvested. The dirt road is farther north than the current alignment. A year later the orchard appears to have fewer rows of fruit trees and appears to have other crops growing. The original barn and stable are no longer visible by 1947. The apple tree southwest of the house is visible in the photo. The Metropolitan Water Supply pipeline scar is still visible. An aerial photograph taken in 1949 shows no substantial changes but between 1950-1958 a new barn is constructed north of the house, to which a new path was cut into the hill behind the house to access the new barn location.

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The next available aerial photograph is from 1964. The north-south driveway is well established. The growing area is furrowed where the previous crops were growing. The grain fields to the east and north appear fallow. The barn is visible north of the house and down the hill. The row of trees along the road and the southern border of the orchard area has very few trees left. The concrete walk from the driveway to the front door is visible. The trail down the hill to the barn is visible. The west driveway looks to be completely grown over. In 1970, when Salt Lake County acquired the property, the house is visible, so is the roof over the back patio, and the roof of the shed/root cellar. The Fremont Poplar tree in the west yard is visible. West of the house there is a circular traffic pattern encircling the old apple tree. The west driveway is back in use. The east field has furrows in it. The barn and fenced paddock are visible. The Metropolitan Pipeline box is visible in the photo. In contrast, over the 40 years, the homestead patent property south of Dimple Dell Road shows almost no agricultural activity in the aerial photographs, again most likely due to lack of water and the uneven topography. The barn to the north of the house that was intact in 1976, collapsed after 1992, and remains present in a collapsed state.

The Spencer Homestead could provide a comparative dataset to the Devereaux Mansion (NRIS#71000847) which is a 19th and early 20th century home located in downtown Salt Lake City and was extensively excavated by the Antiquities Section of the Utah Division of State History in 1980 (Hawkins 1981). The Devereaux Mansion and the Spencer Homestead were at opposite ends of the economic scale, the Devereaux Mansion being an urban setting of a wealthy landowner and the Spencer Homestead being a rural and isolated family homestead and farm that later transitioned to an investment farm. This is the only historic-period home formally excavated in Salt Lake Valley, as most other archaeological investigations up to this point target prehistoric (or pre-contact) Native American sites, developed industrial/commercial blocks, and the military presence at Fort Douglas. Making the Spencer Homestead a relatively unique opportunity, at least in the local area, to investigate important research questions as detailed below.

Archaeological Context of Spencer Homestead

Throughout the post-World War 2 period, Sandy City has seen dramatic expansion of residential and commercial development that has obscured and destroyed most of the archaeological components of earlier homesteading activities (privies, dumps, yard space, etc.).

House Trash Dump: Below the Spencer house is an extensive early 20th century trash deposit that is largely domestic in composition, and ranges from glass food jars to ceramics, and farm equipment to smaller personal items. Artifacts are spread over an area measuring 250' (east/west) by 75' (north/south) on a steeply pitching slope. Base of the slope contains the majority of artifacts, with an estimated depth of 50 cm (1 to 2 feet) or more, given natural slope erosion and soil accumulation in this area.

Privy/Outhouse: While there was no surface expression of a privy, geophysical or subsurface testing will locate one, as this house type pre-dates inside plumbing and there is little disturbance in the areas where those were traditionally located. There is high potential for subsurface deposits from privies that were once on the property from the period of the framstead without

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indoor plumbing. Privy pits are unique glimpses into the past occupants lives, and offer excellent preservation of organic materials that are not likely to be found in other contexts.

Research Questions

Given the amount of historical information about the families who have lived in the Spencer Homestead, these trash deposits have a unique opportunity to address important research questions regarding: .

- Settlement of Salt Lake Valley by European Americans, specifically members of the Church of Jesus Christ of Latter-day Saints.
- Trade, consumption patterns, and variable access to goods and services via trade networks.
- Expression of religion, specifically the Church of Jesus Christ of Latter-day Saints.
- Comparison of urban versus rural, and upper and lower/middle class socioeconomics.
- As most of the surface archaeological deposit is on a steep hillslope, and represents multiple generations of trash disposal, there is potential for study of historic-period taphonomic processes.
- Expression of identity by the residents through various lenses (religion, socioeconomic, rural, occupations, gender/sexuality).
- Spheres of space utilization by age (children/adults) gender/sexuality (male/female spheres), and if these changed over time.
- Natural, but human-planted, landscape features can be tested to help reconstruct local environmental fluctuations through dendrochronology, which could assist in management of the area by Salt Lake County.

Additional Historical Context

In a rare circumstance for Utah, none of the children of Thomas and Sarah Ann were interested in working the homestead or retaining the property. All three had long careers in education. Their oldest child, Elenor Spencer, taught at several different schools in the Sandy area and continued to be involved with the Crescent School located on State Street and 11000 South for many years. John, the second child, helped his father on the farm, taught at the Granite School and worked at the Midvale Smelter to support his family.

In 1960, Salt Lake County published its first comprehensive master plan. The master plan included a vision for creating “large park areas which offer the people an opportunity to enjoy natural beauty.”¹⁷ The County purchased the first large parcel for the Dry Creek Park in 1963. Between 1963 and 1972 nearly all of the park’s 630 acres was acquired. The acquisition history of the park combined the farmhouse property with another parcel acquired from the Dennison family in 1966 for a total of 82 acres; however, the deed was not officially recorded for the 46.94-acre parcel until April 16, 1970. The proposed Dry Creek Park was officially renamed the Dimple Dell Regional Park in 1983, although the Dimple Dell name was used to describe the

¹⁷ Quoted in “History & Facts — Dry Creek Regional Park,” Charles Baugh, TMs prepared for the Dry Creek Advisory Board Members & Staff (August 6, 1981): p. 1.

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project in the 1970s.

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From the beginning, the park was intended as a place of natural beauty. In the 1980s, park planners successfully fought proposals for a golf course and trails for motorized vehicles. These efforts also likely prevented the demolition of both the Muir and Spencer farmhouses. The Dimple Dell Regional Park was annexed into Sandy City in 1995 with safeguards to prevent development.

For context, it is important to note that the population of Sandy City grew from 6,438 in 1960 to 50,546 in 1970, with another large increase to 75,058 in 1980. Sandy aggressively annexed land during this period and supported a massive suburban housing boom. A 686-acre annexation in 1972 included the southeast quarter of the southeast quarter of the Spencer's original homestead in Section 15. A 229-acre annexation in 1975 included all of the Section 14 land in the homestead. With the exception of the Dimple Dell Regional Park and the unincorporated areas, the former Spencer homestead was developed into fifteen subdivisions between 1976 and 2017.

In 1970, Salt Lake County became the landlord of the former Spencer Homestead. Under a rental agreement with the county, Malcolm and Robyn MacDuff¹⁸ moved into the old farmhouse in January 1976. They were long-term tenants who stayed until 1992 and raised a family there. Robyn remembers that when they created their first garden, the couple found that there was much to learn about vegetables in the dry soils of Dry Creek. The family were responsible for making and paying for all repairs, maintenance, and renovations during their tenure, and spent an estimated at \$15,000 on renovations. On the exterior, the couple cleaned the septic tank and installed a new access lid, removed overgrown shrubs covering the windows, painted the wood siding, performed extensive repairs to the roof and the north brick wall that included pouring a foundation and adding redwood framing in the cavity where adobe bricks once exposed to water.

On the interior, they renovated the kitchen with new electrical wiring, refinished the kitchen cabinets, returned the phone nook to a built-in ironing board, completely updated the bathroom, cleaned out the attic and installed collar ties on the roof trusses. They also installed carpet, ceiling tiles, and painted most of the interior walls. Although maintenance on the property was a lot of work, Robyn fondly remembers living in the old farmhouse:

“We had horses while we lived there and rode them in the park. We hosted a couple of weddings in the yard. All our family Christmas and Thanksgiving get togethers were held there as well as birthday parties. The house stayed cool all summer due to the thick adobe and brick walls so that we did not need air conditioning. The fireplace in the living room has a fan, which heats that large space nicely. One of the apple trees in the west section of the old orchard was still alive and bearing fruit in 1976 through 1992. Numerous birds were observed around the bird feeders and in the yard during migration and some were year-

¹⁸ The MacDuffs eventually bought a home close to the park after leaving the property in 1992. Robyn MacDuff has applied to serve on the Dimple Dell Regional Park Advisory Board and has been an advocate for preserving the park's natural beauty and the historic Spencer farmhouse.

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round. Many migrants came through the yard, especially in the spring. When we were outside their songs literally filled the air. We frequently saw mule deer, red foxes, weasels, field mice, porcupines, skunks, and other wildlife on the property.”¹⁹

Although the building is currently vacant, the Salt Lake County Parks continues to maintain and make repairs to the house and is looking for a suitable use to inform a complete historically appropriate rehabilitation.

Historically, the residents along Dimple Dell Road were associated with three different communities: Sandy, Crescent and Granite. Sandy started as a farming and smelting town centered with a historic business district east of State Street between 8600 and 9000 South. Sandy City has since grown to be the fourth largest geographic and populous city in Salt Lake County. The Crescent area has been mostly annexed into Sandy, but the name remains in common usage locally. Granite was located near the north-south section of Dimple Dell Road along 3100 East. The farming community was associated with the granite quarry near the mouth of Little Cottonwood Canyon. The Muir House in Granite is the only other historic building in the Dimple Dell Regional Park. It was listed on the National Register of Historic Places in 2018 (NRIS #10003042).

¹⁹ Robyn MacDuff, [Memories of the Spencer Farmhouse], unpublished TMs, 2021.

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Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

10. Geographical Data

Acreage of Property 5.66 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-------------------------|
| 1. Latitude: 40.556604° | Longitude: -111.817250° |
| 2. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The polygon-shaped boundary begins at the SW corner of the polygon and heads east curving along Dimple Dell Road for approximately 723 ft. then turns north to the NE point approximately 418 ft. then turns west to the NW point approximately 551 ft. then south 286 ft. to the start. See map for boundary detail.

Boundary Justification (Explain why the boundaries were selected.)

The boundary has been selected to represent a large portion of the extant remnant of the original homestead, the investment farm era, the historic barn foundations and a large archaeological area, all of which is included within the larger Dimple Dell Regional Park owned by Salt Lake County. The boundary is sufficient to convey the historical context and use of the site, while allowing for management of the other uses of the park.

Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

11. Form Prepared By

name/title: Robyn MacDuff
organization: Dimple Dell Regional Park Advisory Board
street & number: 8804 S. Tracy Dr.
city or town: Sandy state: UT zip code: 84093
e-mail rmacduff@rins.org
telephone: (801) 554-0807
date: August 18, 2022

name/title: Korral Broschinsky
organization: _____
street & number: 4874 Taylors Park Dr.
city or town: Taylorsville state: UT zip code: 84123
e-mail kbro@kbropreservation.com
telephone: (801) 913-5645

name/title: Kirk Huffaker
organization: Kirk Huffaker Preservation Strategies
street & number: 159 W. Broadway, Suite 200
city or town: Salt Lake City state: UT zip code: 84106
e-mail kirk@kirkhuffaker.com
telephone: (801) 949-4040

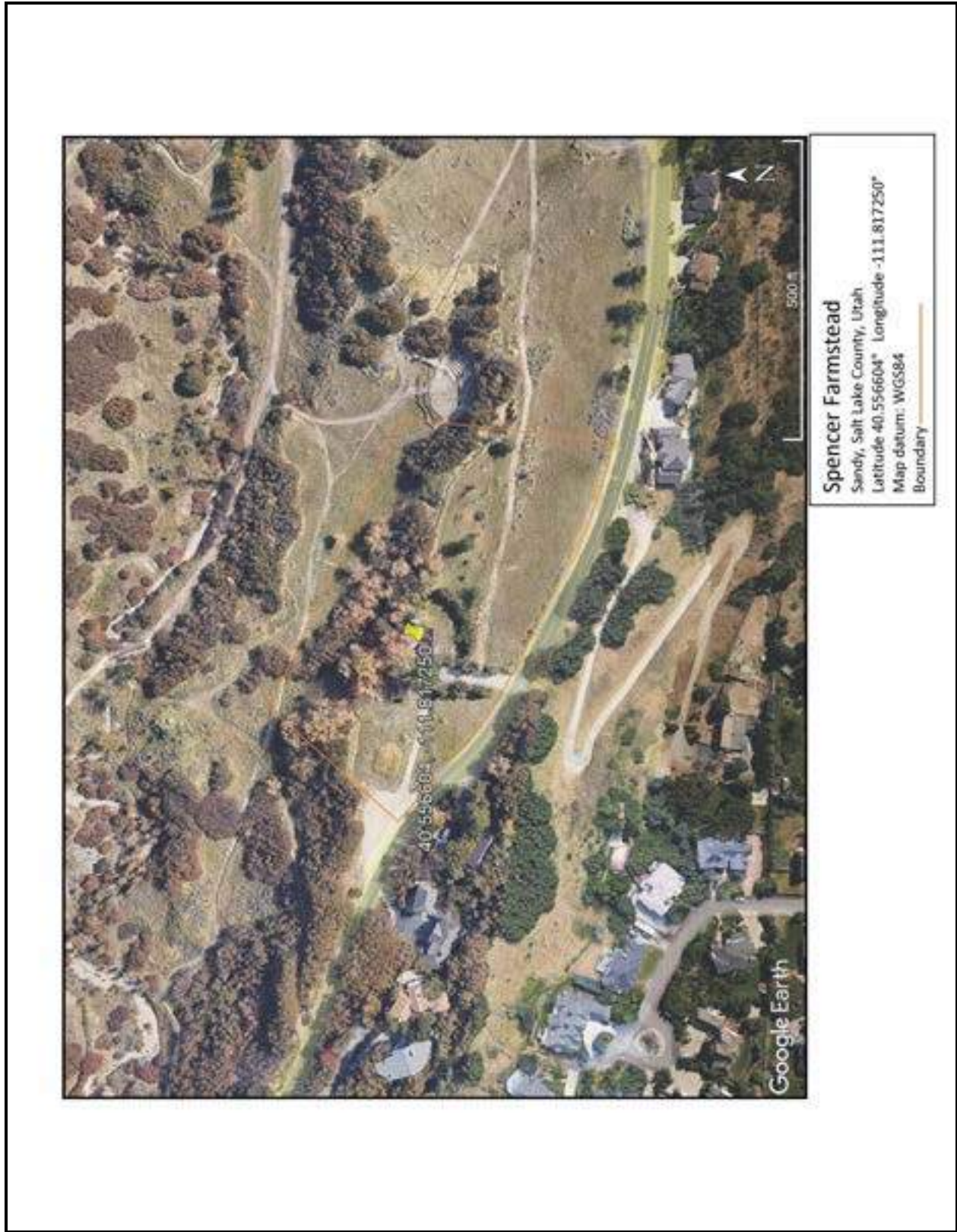
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State



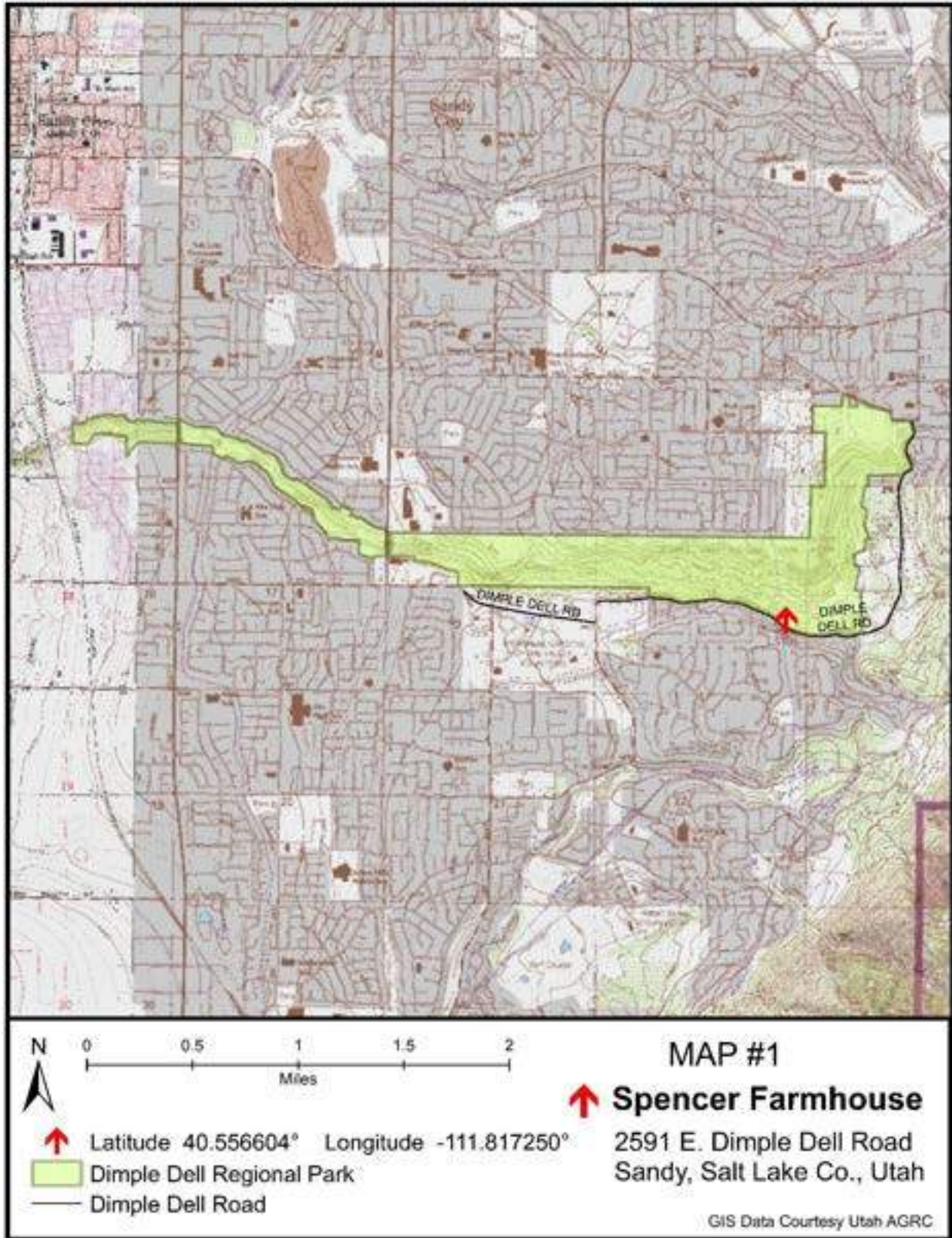
Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State



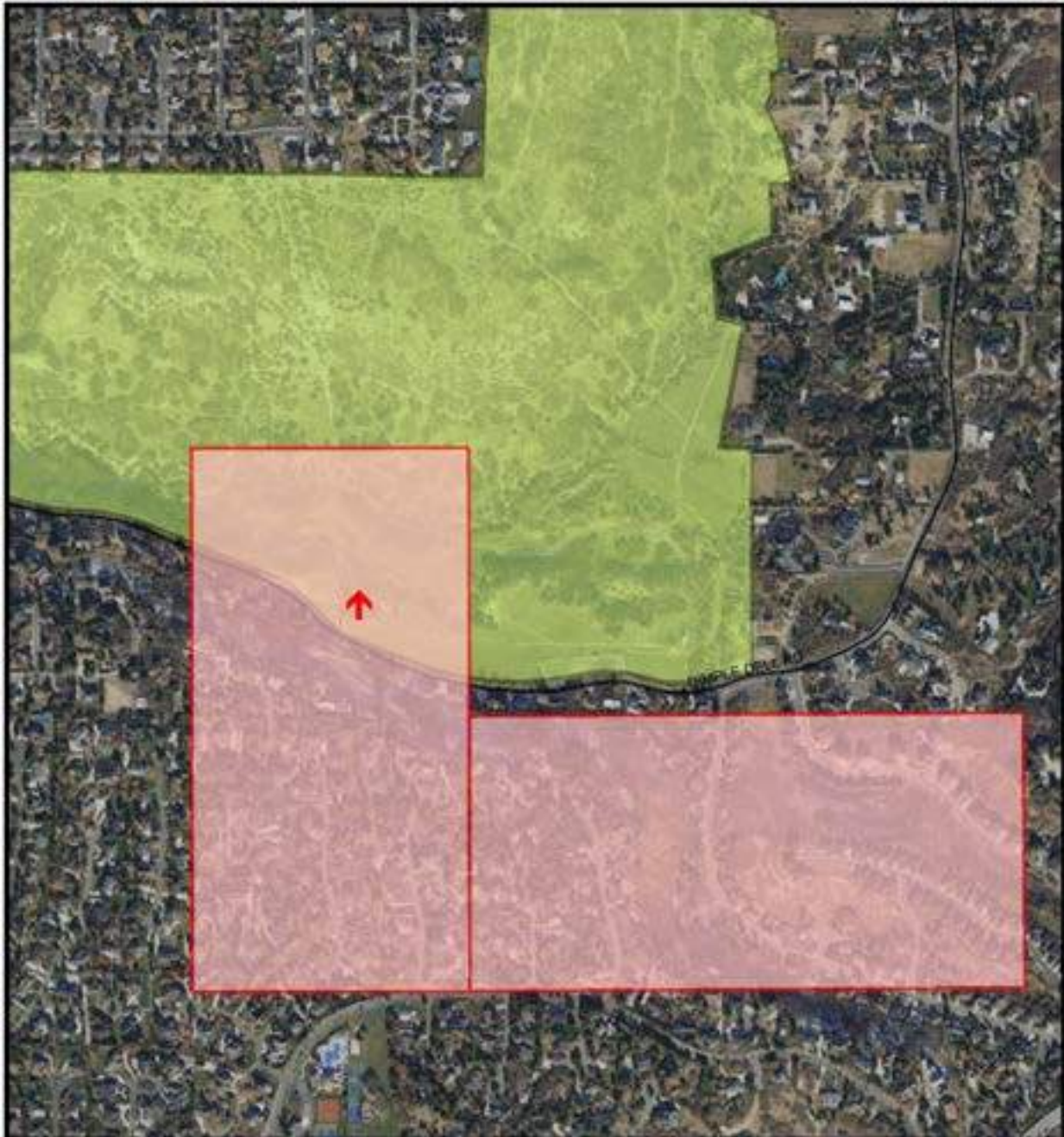
Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State



MAP #2
Spencer Farmhouse
2591 E. Dimple Dell Road
Sandy, Salt Lake Co., Utah

GIS Data Courtesy Utah AGRC

N
0 500 1,000 1,500 2,000
Feet

↑ Latitude 40.556604° Longitude -111.817250°
Dimple Dell Regional Park
Spencer Homestead Grants

Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State



MAP #3
Spencer Farmhouse
2591 E. Dimple Dell Road
Sandy, Salt Lake Co., Utah

GIS Data Courtesy Utah AGRC

N
0 500 1,000 1,500 2,000
Feet

Latitude 40.556604° Longitude -111.817250°
 Remnant of Farm Parcel in 1970
 Dimple Dell Regional Park

Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State



MAP #4
Spencer Farmhouse
2591 E. Dimple Dell Road
Sandy, Salt Lake Co., Utah

GIS Data Courtesy Utah AGRC

N
0 50 100 150 200
Feet

- Buildings
- Porch/Carport
- Barn Remnants

Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered, and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Spencer Homestead

City or Vicinity: Sandy

County: Salt Lake State: Utah

Photos 1-13

Photographer: Korral Broschinsky

Date Photographed: June 2021

Photos 14-18

Photographer: Robyn MacDuff

Date Photographed: November 2021

Photos 1, 3, 5, 6, 14, 19-30

Photographer: Cory Jensen

Date Photographed: February 2022

Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Photograph 1. Exterior, west and south elevations. Camera facing northeast.



Photograph 2. Exterior detail, west and south elevations. Camera facing east.



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Photograph 3. Exterior, south elevations. Camera facing northeast.



Photograph 4. Exterior, south elevation of east wing. Camera facing north.



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Photograph 5. Exterior, east elevation of east wing. Camera facing west.



Photograph 6. Exterior, east and north elevations. Camera facing southwest.



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Photograph 7. Exterior, north and west elevations of west wing. Camera facing southeast.



Photograph 8. Exterior, west elevation of west wing. Camera facing east.



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Photograph 9. Exterior, east elevation of east wing with shed at right. Camera facing west.



Photograph 10. Interior, living room. Camera facing south.



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Photograph 11. Interior, living room. Camera facing north.



Photograph 12. Interior, kitchen. Camera facing northeast.



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Photograph 13. Interior, east bedroom. Camera facing south.



Photograph 14. Noncontributing shed. Camera facing north.



Spencer Homestead

Name of Property

Salt Lake County, Utah
County and State

Photograph 15. Noncontributing shed (at left). Camera facing east.



Photograph 16. View toward Spencer Homestead along Dimple Dell Road with entrance and sign in the distance at center right. Camera facing east.



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Photograph 17. View toward Spencer Homestead from across Dimple Dell Road showing Spencer house at center, entrance and sign at left, and historic orchard (now a field) at the center. Camera facing north by northwest.



Photograph 18. Entrance drive to Spencer Homestead showing sign at right and post and rail fence. Camera facing north.



Spencer Homestead
Name of Property

Salt Lake County, Utah
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Photograph 19. Open fields and orchard remnant, southeast of house. Camera facing northeast.



Photograph 20. Open field and access road, southeast of house. Camera facing east.



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Photograph 21. Juniper and deciduous tree wind break, southeast of house. Camera facing southwest.



Photograph 22. Orchard remnants east of house. Camera facing east.



Spencer Homestead
Name of Property

Salt Lake County, Utah
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Photograph 23. Path north of house leading to lower fields and trash deposits. Camera facing east.



Photograph 24. Trash deposit on hillside north of house. Camera facing north.



Spencer Homestead

Name of Property

Salt Lake County, Utah

County and State

Photograph 25. Another trash deposit on hillside north of house. Camera facing north.



Photograph 26. Historic shed remnants, lower fields northeast of house. Camera facing northeast.



Spencer Homestead

Name of Property

Salt Lake County, Utah

County and State

Photograph 27. Historic post and wire fence, lower fields northeast of house. Camera facing northeast.



Photograph 28. Access road and lower fields northeast of house. Camera facing east.



Spencer Homestead

Name of Property

Salt Lake County, Utah

County and State

Photograph 29. Portion of lower fields. Camera facing west.



Photograph 30. Path from lower fields up hillside to house. Camera facing southwest.



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Figure 1. Thomas Spencer and family on porch of the Spencer Farmhouse, ca. 1903.
(Courtesy Robyn MacDuff)



Figure 2. Beatrice, Russell & Alice Spencer on the porch of the Spencer Farmhouse, ca. 1908.
(Courtesy Robyn MacDuff)



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Figure 3. Tax Assessor's photo, ca. 1937. Camera facing east. (Courtesy Salt Lake County Archives)



Figure 4. Spencer Farmhouse, 1986. Camera facing north. (Courtesy Robyn MacDuff)



Spencer Homestead
Name of Property

Salt Lake County, Utah
County and State

Property Owner Information

(Complete this item at the request of the SHPO or FPO.)

Name Salt Lake County Parks, Attn: Patrick Leary

Address 6232 S. Airport Rd.

City or Town West Jordan State UT Zip code 84118

Telephone/email (385) 468-7275 pleary@slco.org

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Jill Remington Love
Executive Director
Utah Department of Cultural
and Community Engagement



Christopher Merritt
State Historic Preservation Officer
Utah State Historic Preservation Office

August 22, 2022

SALT LAKE COUNTY PARKS
ATTN: PATRICK LEARY
6232 S AIRPORT ROAD
WEST JORDAN, UT 84118

Dear Mr. Leary:

We are pleased to report that the following property has been approved by the Utah National Register Review Committee for nomination to the National Register of Historic Places:

SPENCER HOMESTEAD, 2591 E DIMPLE DELL ROAD, SANDY

Within the next few weeks, we will submit the nomination and documentation to the National Register office in Washington, DC, for final approval. This review typically occurs within six to eight weeks.

If you have any questions or concerns about this National Register nomination, please contact Cory Jensen of the Historic Preservation Office at 801/245-7242 or at coryjensen@utah.gov. We appreciate your interest in and support of historic sites in Utah.

Sincerely,

Christopher W. Merritt, Ph.D.
State Historic Preservation Officer



Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Jill Remington Love
Executive Director
Utah Department of Cultural
and Community Engagement



Christopher Merritt
State Historic Preservation Officer
Utah State Historic Preservation Office

October 25, 2022

SALT LAKE COUNTY PARKS
ATTN: PATRICK LEARY
6232 S AIRPORT ROAD
WEST JORDAN, UT 84118

Dear Mr. Leary:

It is my distinct pleasure to inform you that the historic property listed below, nominated by the State National Register Review Committee and the Utah State Historic Preservation Officer, was officially listed on the National Register of Historic Places by the National Park Service on **October 17, 2022**:

SPENCER HOMESTEAD SITE, 2591 E DIMPLE DELL RD., SANDY

Listing on the National Register is intended to encourage preservation as well as provide recognition of a property's significance. A major benefit of listing on the National Register is the availability of tax credits for qualified restoration work (see attached fact sheets). It is important to apply for the historic tax credits prior to starting any work. We would be pleased to assist you with the application process should you wish to apply.

Please contact Cory Jensen at coryjensen@utah.gov if you have any questions or if we may be of assistance to you.

Sincerely,

Christopher W. Merritt, Ph.D.
State Historic Preservation Officer

Federal Historic Building Rehabilitation Tax Credit

<http://history.utah.gov/preservation/financial-incentives/>
<https://www.nps.gov/tps/tax-incentives.htm>



Utah Division of
State History



What is the Federal Historic Building Rehabilitation Tax Credit?

A 20 percent non-refundable federal income tax credit for the rehabilitation of historic buildings that are used as income-producing properties, including commercial or residential rental use. Twenty percent of all qualified rehabilitation costs may be deducted from taxes owed on your federal income or corporate franchise tax.

Example: \$75,000 in qualified rehabilitation costs = \$15,000 federal income tax *credit* (not just a deduction)

Does my building qualify?

Buildings listed in the National Register of Historic Places, which, after rehabilitation, are used as a business or other income-producing purpose qualify. The building does not need to be listed in the National Register at the beginning of the project, but a *preliminary determination of significance* must be issued by the National Park Service (NPS) prior to project approval and a complete National Register nomination must be submitted in a timely manner. Staff of the State Historic Preservation Office can evaluate the eligibility of your building and provide instructions on nomination requirements.



before (top) and after (bottom)

What rehabilitation work qualifies?

The work may include interior and/or exterior repair, rehabilitation or restoration, including historic, decorative, and structural elements as well as mechanical systems. All of the proposed, on-going or completed work must meet the Secretary of the Interior's Standards for Rehabilitation (Standards) and be approved by the National Park Service (NPS). Depending on the historic conditions and the specifics of the proposed rehab work, some examples of eligible work items include:

- repairing/upgrading windows
- repointing masonry
- repairing or replacing roofs
- new floor and wall coverings
- painting walls, trim, etc.
- refinishing floors, handrails, etc.
- electrical updates
- new furnace, A/C, boiler, etc.
- architectural, engineering & permit fees
- plumbing repairs and fixtures
- reconstructing historic porches
- reversing incompatible remodels
- compatible new kitchens & baths

What work does not qualify?

- purchase price of building
- new additions
- purchase and installation of moveable furnishings or equipment (window coverings, refrigerators, etc.)
- site work (landscaping, sidewalks fences, driveways, etc.)

The National Park Service requires that you work through us (the State Historic Preservation Office, or SHPO) on your application. You should submit the first two sections of the NPS's three-part application to us as early as possible.

Photographs showing all areas of work (interior and exterior) prior to the beginning of the rehabilitation and any construction drawings or other technical information necessary to completely understand the proposed project are also required as part of the application.

It is strongly recommended that the application be submitted before starting work to ensure that it meets the *Standards*. Any work begun without prior NPS approval is done at the owner's own risk. Once work is underway, changes to bring the project into conformance with the *Standards* can be difficult, expensive, or occasionally impossible to make.

How much money must I spend to qualify?

The rehabilitation expenditures must exceed the greater of either the "adjusted basis" of the building or \$5,000. "Adjusted basis" is the purchase price minus the value of the land, minus any depreciation already taken by the current owner of the building, plus any capital improvements.

<p>Example 1 (long-time ownership):</p> <p>\$130,000 (purchase price) – \$70,000 (depreciation) – \$33,000 (land) + \$15,000 (capital improvements) = \$42,000 (adjusted basis)</p> <p>Rehabilitation expenses must exceed the adjusted basis (\$42,000).</p>	<p>Example 2 (a recent purchase):</p> <p>\$130,000 (purchase price) – \$33,000 (land) = \$97,000 (adjusted basis)</p> <p>Rehabilitation expenses must exceed the adjusted basis (\$97,000).</p>
---	---

The project must be completed within 24 months. Phased projects are allowed under certain conditions and extend the amount of time a project has to be completed to 60 months. Fees are charged by the NPS to process parts of the federal historic rehabilitation tax credit application, except for projects under \$80,000. For more information on the fee structure, see: <https://www.nps.gov/tps/tax-incentives/app-process/fees.htm>

Are there any restrictions placed on my building?

All work done to the building during the rehabilitation project, and for five years following the certification of the project, must meet the Secretary of the Interior's *Standards for Rehabilitation*. Unapproved changes within that five year post-project period could result in recapture of the tax credit by the IRS.

Similarly, you must keep the building for at least five years from the date you complete the project. The tax credit recapture amount ranges from 100% if the building is sold within the first year, to 20% if it is sold within the fifth year.

For more information or application instructions contact:

Amber Anderson (amberanderson@utah.gov or 801/245-7277)
 Utah State Historic Preservation Office
 Utah Division of State History
 300 S. Rio Grande Street
 Salt Lake City, Utah 84101-1182

Additional local preservation requirements may also apply. Contact your city or county government for more information.

For tax-related questions, see:
 *<https://www.irs.gov/businesses/small-businesses-self-employed/tax-aspects-of-the-historic-preservation-tax-incentives-faqs>
 *<https://www.nps.gov/tps/tax-incentives/before-apply/qualified-expenses.htm>

For a list of preservation contractors see Preservation Utah's Directory:
 *<https://preservationutah.org/resources/tools-for-property-owners/ut-preservation-directory>



before (top) and after (bottom)

The Utah Historic Preservation Tax Credit

(updated 4/18)

What is the Utah Historic Preservation Tax Credit?

A 20 percent non-refundable state income tax credit for the rehabilitation of historic buildings that are used as owner-occupied residences or residential rentals. Twenty percent of all qualified rehabilitation costs may be deducted from taxes owed on your Utah income or corporate franchise tax.

Example: \$22,000 in qualified rehabilitation costs = \$4,400 state income tax credit

Does my building qualify?

Buildings listed in the National Register of Historic Places, which, after rehabilitation, are used as a residence(s) qualify. The credit is not available for any property used for commercial purposes including hotels or bed-and-breakfasts. (If the historic B&B is also owner-occupied, this portion of the rehabilitation may qualify.) The building does not need to be listed in the National Register at the beginning of the project, but a complete National Register nomination must be submitted when the project is finished. The property must be listed in the National Register within three years of the approval of the completed project. Staff of the Historic Preservation Office can evaluate the eligibility of your building and provide instructions on nomination requirements.

What rehabilitation work qualifies?

The work may include interior and/or exterior repair, rehabilitation or restoration, including historic, decorative, and structural elements as well as mechanical systems. All of the proposed, on-going or completed work must meet the Secretary of the Interior's *Standards for Rehabilitation (Standards)* and be approved by the State Historic Preservation Office (SHPO). Depending on the historic conditions and the specifics of the proposed rehab work, some examples of eligible work items include:

- | | | |
|--------------------------------|---------------------------------------|-----------------------------------|
| < repairing/upgrading windows | < painting walls, trim, etc. | < plumbing repairs and fixtures |
| < repointing masonry | < refinishing floors, handrails, etc. | < reconstructing historic porches |
| < repairing or replacing roofs | < new furnace, A/C, boiler, etc. | < compatible new kitchens & baths |
| < new floor and wall coverings | < electrical upgrades | < reversing incompatible remodels |

Necessary architectural, engineering, and permit fees may also be included. The purchase price of the building, site work (landscaping, sidewalks, fences, driveways, etc.), new additions, work on outbuildings, and the purchase and installation of moveable furnishings or equipment (window coverings, refrigerators, etc.) do not qualify for the credit.

All of the work must meet the *Standards* or the tax credit cannot be taken on any portion of the work. A complete application should be submitted to the SHPO as early as possible. The state law requires application and approval by the SHPO prior to completion of the project.

It is strongly recommended the application be submitted before starting work. Any work begun without prior SHPO approval is done at the owner's own risk. Once work is underway, changes to bring the project into conformance with the *Standards* can be difficult, expensive or occasionally impossible to make.

Photographs showing all areas of work (interior and exterior) prior to the beginning of the rehabilitation and any construction drawings or other technical information necessary to completely understand the proposed project are also required as part of the application.

How much money must I spend to qualify?

Total rehabilitation expenditures must exceed \$10,000. (The tax credit applies equally to this first \$10,000.) The purchase price of the building and any donated labor cannot be included. The project must be completed within 36 months. (There is no limit to subsequent \$10,000+ projects; separate applications are required.)

When can I claim the credit?

The credit may be taken for the tax year in which the project was completed and the SHPO approves the rehabilitation work (and a National Register nomination, if needed). A unique certification number will be issued to the owner at that time. Credit amounts greater than the amount of tax due in that year may be carried forward up to five years.

Are there any restrictions placed on my building?

All work done to the building during the rehabilitation project, and for three years following the certification of the project, must meet the Secretary of the Interior's *Standards for Rehabilitation*. Please consult with the State Historic Preservation Office if you have any questions.

What if I already have approval from my local Landmarks Commission?

The local review process will be helpful to tax credit application process but state law requires application to the State Historic Preservation Office. Local preservation commissions sometimes have different requirements and other considerations than the Secretary of the Interior's *Standards for Rehabilitation*. To qualify for the state tax credit, all of the work must meet the *Standards* and receive state approval.

How do I claim the tax credit?

The original completed and signed form TC-40H, Historic Preservation Tax Credit, must be attached to your initial state income tax return. This form will be provided by the SHPO when the completed project is approved. If you carryforward any excess tax credit, you must attach a copy of the original TC-40H form, with the new carryforward amount, to your subsequent tax return(s). Carryforward amounts must be applied against tax due before the application of any historic preservation tax credits earned in the current year and on a first-earned, first-used basis. Please consult with the State Tax Commission if you have any questions. Original records supporting the credit claimed must be maintained for three years following the date the return was filed claiming the credit.

For more information or a state tax credit application contact:

Amber Anderson (amberanderson@utah.gov or 801/245-7277)
Utah State Historic Preservation Office
Utah Division of State History
300 Rio Grande Street
Salt Lake City, Utah 84101-1182

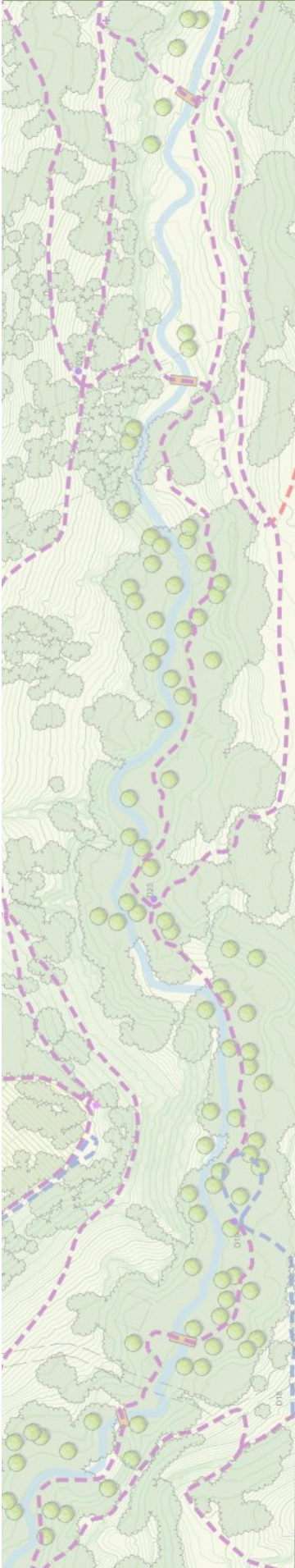
Additional local preservation requirements may also apply. Contact your city or county government for more information:

Salt Lake City Landmark Commission 801/535-7757 or www.slcgov.com/ced/hlc
Park City Planning Department 435/615-5060
Ogden Planning Department 801/629-8930
(We can provide other local preservation contacts.)

For tax-related questions contact:
Lynn Solarczyk at 801/297-3869
Utah State Tax Commission

For information on low-interest preservation loans contact:
Preservation Utah at 801/533-0858

For information on Low-Income Housing Tax Credits (for developers) or low-interest, First Time Home Buyer programs contact:
Utah Housing Finance Agency at 801/323-2603 or www.uhfa.org



Appendix 4

Dimple Dell Regional Park

Muir-Poulsen NHRP Application

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Muir, James A and Janet, House
Other names/site number: Muir - Poulsen House
Name of related multiple property listing:
Historic Resources of Sandy, Utah
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2940 East Mount Jordan Road
City or town: Sandy State: Utah County: Salt Lake
Not For Publication: Vicinity:


3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local
Applicable National Register Criteria:
 A X B C D

 Signature of certifying official/Title: <u>Utah Division of State History/Office of Historic Preservation</u> State or Federal agency/bureau or Tribal Government	<u>9.4.18</u> Date
--	------------------------------

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official: <hr style="border: 0; border-top: 1px solid black;"/>	Date <hr style="border: 0; border-top: 1px solid black;"/>
Title :	State or Federal agency/bureau or Tribal Government

Muir, James A and Janet, House
Name of Property

Salt Lake, Utah
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Muir, James A and Janet, House
Name of Property

Salt Lake, Utah
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Victorian Eclectic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: FOUNDATION: Granite; WALLS: Granite, Concrete Masonry Unit; ROOF: Wood Shingle, Asphalt Shingle

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The James A. and Janet Muir House is a one-story, Victorian Eclectic central-block-with-projecting-bays type residence constructed in 1897. The house, which has not been occupied for several years, is located at 2940 East Mount Jordan Road, Sandy, Salt Lake County, Utah.¹ The house is a rectangular one-story residence constructed of rough-hewn ashlar granite stone blocks on a similar granite foundation.² The James A. and Janet Muir House, with its pyramidal roof and gabled front projecting bay, is a very good example of late 19th century Utah Victorian Eclectic architecture.³ The house exterior, constructed of rough granite block, is highly unusual

¹ The house address has also been identified as 3006 East Mount Jordan Road on some prior historical documents.

² Technically the gray rock is not granite, but a closely related granodiorite called quartz monzonite. However, all of the igneous intrusions found in lower Little Cottonwood Canyon are commonly referred to as granite, regardless of their exact geological makeup. Butler, B. S., & Loughlan, G. F. (1916). Reconnaissance of the Cottonwood-American Fork Mining Region, Utah. *Contributions to Economic Geology, 1915, Part I*, Bulletin 620, pp. 165-226. Retrieved June 8, 2018, from <https://pubs.er.usgs.gov/publication/b620I> and Butler, B. S. (1914). Geology and ore deposits of the San Francisco and adjacent districts, Utah. *Economic Geology, 9(5)*, Bulletin 80, pp. 413-434.

³ Carter, Thomas and Peter Goss (1988) *Utah's Historic Architecture: 1847-1940*, Salt Lake City: Utah State Historical Society. p. 44

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and only a few examples of this construction material remain extant, primarily in southeastern Salt Lake Valley. The residence has a large concrete-masonry-unit addition, constructed in 1958 on the south and rear façades. The interior of the house has been remodeled, but retains some original details, such as wood-plank flooring, windows, and trim boards. The house was most likely constructed by original owner James A. Muir, a noted granite quarryman, farmer and early settler in this area of southeastern Salt Lake County.

The James A. and Janet Muir House faces east and sits near the northeast corner of a large 68.32 acre farmstead site which includes the farm and orchard historically associated with the Muir residence. Only a small, less than one acre section that includes the house and a garage are included in the nomination. The larger parcel has been owned by Salt Lake County since 1963 and is largely unchanged from when it was a working farm. Black Locust and fruit trees, irrigation systems, fencing, livestock water retention ponds, graded fields and out-building foundations can be found in the wild grass and sagebrush covered parcel. Near the southwest corner of the house is a non-contributing 1958 single-car garage.

Both the house and larger parcel are part of the 630 acre Dimple Dell Regional Park, which extends more than 5 miles along Dry Creek, running primarily from east to west just to the south of this parcel. Eleven acres on the west side of the parcel have been converted into the Granite Park, with lawns, a pavilion, playground equipment and restrooms. The immediate area surrounding the Muir House is largely single-family residential. The James A. and Janet Muir House retains its integrity and is a unique and contributing local historic resource.

Narrative Description

Exterior

The James A. and Janet Muir House is located in the southeast part of the Salt Lake Valley just below the Wasatch geologic fault line and Little Cottonwood and Bell Canyons, both of which extend steeply into the Wasatch Front of the Rocky Mountains. The house elevation is 5,145 feet, which is significantly higher in elevation than the surrounding Salt Lake valley. The house is situated near the highest point of a large, moderately sloped lot, making it one of the largest parcels suitable for farming in this area, which is strongly geologically shaped by both seismic uplift and snowmelt-fed mountain streams running east to west from nearby canyons. The house has expansive views of Little Cottonwood and Bell canyons to the east and the larger Salt Lake valley to the west.

The James A. and Janet Muir House is a one story, rectangular central-block-with-projecting-bay residence with a single shallow projecting bay on the front façade. The Victorian Eclectic elements include a projecting bay on the front (east) facing façade, a complex and higher slope roof structure, two separate entry doors on the front façade, full cornice returns on the gable-end, and decorative octagon patterned wood shingles in the gable ends. The walls are rough-hewn ashlar granite block on a similar granite block foundation. The roof is a complex Victorian high-slope pyramidal roof centered over the rectangular central-block structure and two gable-ended elements, one on the front façade projecting bay and one on the north façade. The roof is

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composed of asphalt shingles over original wood shingles. Lintels over windows on the original structure are one-piece granite block. Lintels over door openings are wood, as are all original window sills. The house also contains two early yellow fired-brick chimneys, both located along the center wall of the house. A large, 650 square foot concrete masonry unit (CMU) block over concrete foundation addition on the south and west façades was made to the house in 1958. The addition asphalt-shingled roof is hipped on the north end and has a gable-end on the south.

The James A. and Janet Muir House walls are constructed of rough-hewn rectangular granite blocks 6 inches in height, 5-6 inches in depth, and varying between 5 and 12 inches wide laid in even courses with thick limestone mortar between each course. The granite block foundation has a slightly wider profile than the granite block walls, with a water table course approximately 18" above ground level. Local folklore identifies that the granite came from discarded remnants of the granite quarried for the construction of the Church of Jesus Christ of Latter-day Saints (LDS) Temple in downtown Salt Lake City, Utah. That quarry work, in nearby Little Cottonwood Canyon, lasted between 1860 and 1890, and would have produced thousands of tons of small granite block rubble exactly the size and shape of the granite block used in the Muir House and other documented houses in the Southeastern Salt Lake Valley, making it an inexpensive and credible source for the stone.^{4 5} After the temple quarry closed, James A. Muir privately quarried in the area for several years and may also have created the block separately from the temple quarry leftover stones.⁶ Unfortunately, there is no direct documentation specifically tying the James A. and Janet Muir House to granite specifically quarried for the Salt Lake Temple. Although stone block construction is not unique in early Utah history, and granite block appears to be a common foundation material throughout Salt Lake Valley, examples of houses with exposed granite block walls and foundations are exceptionally rare. A study of comparable buildings for this nomination found only two such residences remaining: the James A and Janet Muir House at 2940 East Mount Jordan Road and a 1903 clipped gable bungalow at 9966 South 2700 East. The Granite Paper Mill at 6900 South Big Cottonwood Canyon Road is also constructed of this type of granite block (NRIS #71000848).⁷

⁴ Miller, Marshall L (1993) Salt Lake Temple file, 1993. MS 14371, LDS History Library p.24-25. Excerpt: "Cutting and shaping the granite at the quarry in Little Cottonwood Canyon. To initially split large boulders (some of them 50-70 feet in length) an 8-pound sledgehammer and a stone point drill (about 16 inches long by 3/8 to 5/8 inches wide) were used to drill holes. As men worked on the boulder, one would swing the hammer while another would hold and turn the drill bit, and then clean out the hole with a small spoon-like tool. The holes were drilled approximately 4 to 6 inches deep and were spaced from 5 to 12 inches apart. It took up to 2 hours to drill one hole. On large boulders, holes were drilled along the top and down one side."

⁵ James Muir built a circa 1883-1883 hall-parlor house out of very similar granite block which was located just east and north of the 1897 house. The address was 9990 South 3100 East, and the house was demolished circa 2001. Historic Site Form and historical file, 9990 South 3100 East, Sandy, Utah. On file at the Utah State Historic Preservation Office. Because the houses were similar granite block and located within a few blocks of each other, on the large farm parcel owned by James Muir, these houses have caused confusion in historical and more recent documentation efforts. There is an additional house located at 1259 East Parkway Avenue, Salt Lake City, Utah which is also listed in the Utah SHPO historic building database as having granite wall construction, but the stone is non-ashlar rubblestone and not directly comparable to the James A and Janet Muir House.

⁶ Nicholl, Maxine Muir (ca. 1945) Biography of James A. Muir, LDS History Library MS 11416 p.1

⁷ Houses documented with the same exterior that have been demolished were located at 3615 East 9400 South (Jeffs House) and 9990 South 3100 East (circa 1883 hall-parlor James A and Janet Muir House).

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The front (east) façade is divided almost equally between the projecting gable-end and a front porch which extends along the rectangular central-block front façade wall. The projecting gable-end extends five feet beyond the central-block wall and contains a central fixed window with a smaller fixed transom window above. The window lintel is a large granite block and the sill is wood. The gable-end window is a replacement for two original double hung windows which were visible on the circa 1938 tax photograph. The window was replaced at an unknown date after 1938. The gable-end contains a full cornice return with asphalt shingles over original wood shingles, octagon-shaped wood shingles on the vertical surface and a plain frieze. In the center of the gable-end there are two original, small multiple-light wood casement windows with wood lintel and sash, which are partially covered by arched wood trim boards. The side of the projecting bay contains a wood five-panel secondary entry door with transom window. A second door opening, on the front façade, has been framed in and is boarded over. To the right of that opening is an original casement window with fixed transom window above. The porch structure is simple, with a wood frame and plank surface and four tall, narrow columns supporting a shed-roofed porch. Based on a comparison with the circa 1938 tax photograph, it is likely a replacement for the original wood porch. The original porch had thicker columns, a cove pattern on the frieze boards and a simple wood railing except for the opening near the projecting bay.

The north façade of the original residence contains two tall, narrow windows and a roof gable-end without a projecting wall element. The two windows were originally wood sash casement windows with four small rectangular fixed lights above. The east window is original, but the west window contains a circa 1960 aluminum-framed single-hung replacement. The gable-end mirrors the front façade gable, with a full-length cornice return, octagon-shaped wood shingle decoration and a plain frieze. The gable-end differs from the front due to a yellow fired-brick chimney which projects through the center of the gable end and extends just above the roof line. The original chimneys were not particularly Victorian, without any decorative brickwork or corbelling.⁸ The gable-end appears to have had two small windows matching the front façade gable-end windows, but those have been removed and plywood and wood strips have been placed over the openings. However, the wood window sashes and sills are still visible. The 1958 concrete masonry unit (CMU) over concrete foundation addition extends the rear of the north façade and contains a single nearly rectangular window near the east end of the addition.

The west façade is composed entirely of the CMU over concrete foundation addition. The façade contains four windows across the main floor level of the façade, and three smaller basement windows evenly spaced below. The windows have aluminum sashes and muntins with almost rectangular glazing lights. The sills are concrete. The window on the southwest corner is a large, International/modern style corner window which continues on the south façade.⁹ A third chimney/furnace flue in smaller red CMU block is visible near the center of the addition roof.

The south façade (from west to east) contains the gable-end roof element of the addition, a second smaller shed-roofed concrete porch and entry, and the south façade of the original granite

⁸ Circa 1938 Salt Lake County Tax Assessment photograph

⁹ Carter, Thomas and Peter Goss (1988). p. 173

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block structure. The CMU addition has only the corner window continuation as fenestration. The gable-end contains wide horizontal clapboard wood siding. The east side of the addition has a secondary entry door into the 1958 addition. The porch is a 10' x 10' concrete slab, covered by a simple shed-roofed porch cover supported by two 4" x 4" wood columns. The south side of the original façade also contains two tall, narrow windows, mirroring the original north façade. The west window on the original façade is a metal framed replacement window with narrow brick sill and the east window is an original casement window with four small fixed lights above. The original chimney on this façade has collapsed, leaving a hole through the roof structure.

Interior

On the interior, the original house has 890 square feet on one story. The addition adds another 650 square feet with a 380 square foot unfinished basement below. The basement is accessed along the south façade near the addition entry door. The original structure is divided into four rooms and the addition contains a kitchen, bath and additional bedroom. There have been significant modifications to the interior of the original structure, creating closets and hallway spaces. The original structural walls are 12" thick, with plaster covered interior surfaces. The secondary wall additions are wood stud framed with gypsum board. Some of the original 4" pine wood-plank flooring remains, but most of the floor has been replaced or covered by carpeting. Within the original structure, original wood floor moldings and window and door trims remain in good condition. Overall, the house interior is in very poor condition, as the house has been vacant for several years.

The James A. and Janet Muir House faces east and sits near the northeast corner of a large 68.32 acre parcel which includes remnants of a farm and orchard site which is historically associated with the Muir residence. Only a small, less than one-acre portion of the larger parcel is included in the nomination. The house is situated near the highest point of the lot, with expansive views of Little Cottonwood and Bell canyons to the east and the original farm parcel and Salt Lake valley to the west. The entry/driveway to the house is gravel and extends from the east to the south side of the residence. To the south of the James A. and Janet Muir House is a non-contributing garage constructed in 1958. The garage is composed of wide asbestos siding over wood-framed wall on a concrete foundation. The garage roof is a gable roof with asphalt shingles. The perimeter of the north and east sides of the lot have non-historic pine log fencing, especially around Mount Jordan Road as it curves across the east side of the house.¹⁰ There is no remaining landscaping extant near the house. The James A. and Janet Muir House retains its historic integrity and is a significant contributing local historic resource.

Farmstead Site and Features Outside of the Nomination Boundary

A Black Locust tree grove to the southwest of the house, fed by a natural spring, may pre-date the house. These hardwood trees, which were often used by early Utah pioneers for shade are a unique contributing element on the site.¹¹ The few living remnants of a large orchard extend

¹⁰ The road curvature was changed after 1958, and the fence was installed at an unknown date after the change.

¹¹ The Black Locust trees were identified by Elizabeth Hora-Cook on a visit by the Utah SHPO office on August 11, 2017. Articles relating to the promulgation of locust trees and their uses include: Defa, Dennis R. (editor) (1990) "The

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beyond the Locust trees. Concrete head gates and shallow ditches, components of both an early and later 1950s irrigation system are located below the house, extending west toward the lower fields. There are two small retention pond basins near the 1950s irrigation line to the west of the house and south of the Dimple Dell parking lot and trail head to the east of the house. A barn foundation is located on the south side of the parcel near the edge of the Dry Creek slope. Most of the parcel is now covered with non-native annual grasses and native sagebrush.

The parcel is part of the 630 acre Dimple Dell Regional Park which extends more than 5 miles along Dry Creek, primarily running east to west, just to the south of this parcel and extending to 1300 East. Eleven acres on the west side of the parcel have been converted into the Granite Park, with lawns, a pavilion, playground equipment and restrooms. The immediate area surrounding the Muir House is largely single-family residences built between the 1960s and 1990s. As there were few large-scale developments in this area, there are many styles and sizes of houses that reflect individual preferences. Dimple Dell Park and Dry Creek with its steeply sloped draws extends east to west on the south of the parcel. The mouth of both Little Cottonwood and Bell Canyons are located to the east. Although this large area is historically associated with the James A. and Janet Muir House, most of the extant remains, including the larger irrigation structures and barn foundation were constructed after James A. and Janet Muir's association with the house ended, and are only described to provide context.

Utah Letters of Alexander C. Badger, Jr." *Utah Historical Quarterly* Winter 1990, Volume 58, Number 1. p. 79; Seedling Forest Trees *Deseret News Newspaper (Utah)* May 9, 1860. P. 7; and Shade Trees *Deseret News Newspaper (Utah)* April 27, 1859. p. 7

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

AGRICULTURE
SOCIAL HISTORY

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Period of Significance
1897-1938

Significant Dates
1897

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
JAMES A MUIR

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The James A. and Janet Muir House, constructed in 1897 in Sandy, Salt Lake County, Utah has local significance under Criterion B for Muir's association with the agricultural and social history of Sandy, Utah, especially during the "Mining, Smelting and Small Farm Era, 1871-circa 1910" category of the Historic Resources of Sandy, Utah, Multiple Property Submission.^{12 13} A quarryman, farmer and influential local leader, James A. Muir was key to the successful development of agriculture, irrigation and water storage in the Granite area (which was later incorporated into Sandy City) between 1883 and 1938, especially during the period when he occupied the house and farm at 2940 East Mount Jordan Road between 1897 and 1922. He was influential in agriculture with the development of irrigation canals and water storage projects which supported his own large farm and also the development of other surrounding agricultural and smelting operations in Granite. James A. Muir influential in the social history of Granite and Southeastern Salt Lake valley as a businessman, as a local LDS religious leader and as a civic leader in Granite. James A. Muir operated an independent quarrying business and later operated the summer Wasatch Resort in Little Cottonwood Canyon. He was also an influential ecclesiastical leader, serving as the third bishop of the Granite Ward between 1901 and 1917 and was responsible for the 1905 construction of the substantial Victorian Romanesque Revival-style Granite LDS Ward Chapel (NRIS #05000364).¹⁴ James A. Muir was a civic leader in Granite, serving as postmaster for seven years. He was also responsible for bringing dependable culinary water to Granite and financing the introduction of electrical power in Granite in 1909. The house, constructed in 1897 of local quarried granite block, is a unique and representative example of a Victorian Eclectic central-block-with-projecting bays home of a successful farmer and civic leader during this period of agricultural expansion. The period of significance begins with the house's completion in 1897 and ends when James A. and Janet Muir lost the house and farm to foreclosure in 1938 due to unpaid property taxes during the Great Depression.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion B Significance: James A. Muir, Agriculture and Social History

Agriculture and the Development of Irrigation Canals and Water Storage

¹² Balle, Wayne L. (1990) *Multiple Property Documentation Form: Historic Resources of Sandy, Utah* On file at the Utah State Historic Preservation Office

¹³ Although this house is located in an area traditionally identified as Granite, the area was never formally incorporated into a city or town. The area, with several other small historical townships, have been incorporated into larger cities in the past few decades. The James A. and Janet Muir House is now located within the boundaries of Sandy City. The Historic Resources of Sandy, Utah MPS covers all properties within the incorporated boundaries of Sandy, Utah.

¹⁴ Granite LDS Ward Chapel—Avard Fairbanks Studio (NRIS #05000364)

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The James A. and Janet Muir House is significant for its close association with agriculture in the Granite area of Salt Lake Valley, especial during the “Mining, Smelting and Small Farm Era, 1871-circa 1910” category of the Historic Resources of Sandy, Utah, Multiple Property Submission. As a farmer and water developer, with one of the largest farms in the area, James A. Muir was a key component in the development of Granite after 1883 and prior to the Great Depression, when the deep recession, an extended drought in the mid-1930s and later residential growth ended large-scale commercial farming in the area. During his residency and through his irrigation development, area farms supported several mines and sawmills, the Salt Lake Temple Quarry and later Utah Capitol Building Quarry, two smelters, a leisure resort and other commercial ventures in Little Cottonwood Canyon with produce, vegetables and meat.

When James A. Muir returned from his two year LDS proselyting mission to Granite in 1897 and began construction of his new house at 2940 East Mount Jordan Road, he had already been involved in developing irrigation canals and water storage in Southeastern Salt Lake Valley for more than 15 years.¹⁵ With the first settler of Granite, Solomon J Despain, James Muir and other early settlers developed and maintained canals and ditches leading from Little Cottonwood and Bell Canyons to their irrigable land below the canyons, capturing mountain runoff water to support farming, smelting and to provide culinary water. After 1897, James Muir was involved with larger projects in Granite: The construction of four reservoirs including both the Red Pine and White Pine Reservoirs in Bell and Little Cottonwood Canyon respectively; large-scale irrigation canals and pipelines; and specialized culinary water pipelines. Mining waste and deforestation due to extensive logging caused pollution and combined with the overuse of Little Cottonwood Creek water, resulted in culinary water shortages in Granite. James Muir was superintendent of the project which brought culinary water through a pipeline which bypassed polluted areas and diversions, providing clean water year-round to Granite.¹⁶

In 1909, James Muir and Alex Brand organized the South Despain Ditch Company to control secondary water distribution from Bell and Little Cottonwood Canyon creeks and reservoirs. James Muir acted as president of the company from 1909 until 1932.¹⁷ In 1930, the South Despain Ditch Company began constructing the White Pine Reservoir, and in 1935 was awarded a Works Progress Administration (WPA) project to expand the White Pine Reservoir 14 feet higher to provide 200 acre feet of water storage and James Muir contracted and supervised the project.¹⁸ In 1964, the South Despain Ditch Extension Company was providing irrigation for 500 acres.¹⁹

Contributions to the Social History of Early Granite

¹⁵ Two Water Contests *The Salt Lake Herald Newspaper (Utah)* July 31, 1895 p. 8

¹⁶ Nicholl (ca. 1945) p. 2; 1870 and 1880 US Census records

¹⁷ Ibid., p. 2 and South Despain Ditch Company historical records provided by Drew Weaver June 14, 2018.

¹⁸ White Pine Reservoir Project Approved by S.L. County Officers *The Salt Lake Tribune Newspaper (Utah)* August 3, 1935. p. 5 and South Despain Ditch Company historical records.

¹⁹ Irrigation and Canal Companies of Utah (1964?) Utah State University, Agricultural Experiment Station. Utah State University: Logan, Utah PAM 19154 Utah State History Library

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James A. Muir was also influential in the social history of Granite and Southeastern Salt Lake valley as a businessman, as a local LDS religious leader and as a civic leader in Granite.

Muir came to Granite in 1870 to work at the LDS Salt Lake Temple granite quarry, and with some breaks, worked there until its closure in 1890. In 1891, he went into private business quarrying granite.²⁰ In 1897, James Muir was awarded a large and prestigious contract to provide the granite columnar pedestal to finish the Brigham Young Monument at the intersection of Main Street and South Temple Street in downtown Salt Lake City, which probably financed the construction of his new house.²¹ He continued to quarry granite in Little Cottonwood and Bell Canyons through the 1930s and constructed several other notable monuments.²² As early as the 1880s, wealthy and influential people from Salt Lake City traveled to Wasatch, the location of the LDS Church temple granite quarry and a stop on the Wasatch and Jordan Valley Railroad, in the summers to avoid the heat and pollution in the Salt Lake valley.²³ After the quarry closed in 1890, the property was developed as a resort, with the two-story mess hall becoming a hotel and the 25 cottages used by quarrymen/laborers becoming summer cottages. After 1909 and possibly up until 1916, James and Janet Muir operated the Wasatch Resort each summer, providing accommodations, transportation and cooking for guests.²⁴

James A. Muir was also a significant ecclesiastical leader in the Granite area. On May 12, 1901, LDS Church leaders divided the Granite Ward (an ecclesiastical unit similar to a parish) which spanned several miles and two sizable towns into two different wards and appointed James A. Muir as the Granite Ward bishop. Although he is officially the third bishop of Granite Ward, Muir was the first to be appointed in Granite, and the previous bishop Alva Butler continued to serve in the newly organized Butler LDS ward. He served in that capacity until 1917, when he was released. In his religious leadership capacity as Granite ward bishop, James Muir was responsible for the fundraising and construction of the Granite LDS Ward Chapel in 1905 (NRIS #05000364), a substantial Victorian Romanesque Revival-style building red brick building with a rough-hewn granite block foundation which closely matches the granite of the James A and Janet Muir House.

In addition to his farming, quarrying and ecclesiastical duties, James Muir also served in several civic capacities between 1897 and 1938. In 1898, James Muir was appointed the Postmaster of Wasatch, which served all of Granite and Little Cottonwood Canyon below Alta. He served as

²⁰ In 1870, the original town site of Granite was located approximately one mile east of the James A. and Janet Muir House, in the entrance to Little Cottonwood Canyon where the quarry initially operated on granite boulders. In 1874, the quarry was moved 1.5 miles east into Little Cottonwood Canyon to a second site with higher quality granite. That site was named Wasatch. After the quarry moved, the area where the James A and Janet Muir House is located became identified as Granite. The area was never incorporated into a formal city and was many years later incorporated into Sandy City boundaries.

²¹ Nicholl (ca. 1945) p. 2; Progress Slices Mormon Statue *The New York Times Newspaper* (New York) March 11, 1956; *Granite: The Story of a Land and Its People* (1995). Granite View Stake. p. 7; and Livingston, James Campbell Extract from Autobiography (ca 1902) LDS History Library MS 11789 p. 3

²² Nicholl (ca. 1945) p. 2

²³ Ferrin, John Ralph (1981) *Historical Site Survey of Southeast Salt Lake County* (Master of Arts Thesis) University of Utah, Salt Lake City, Utah. 979.21 SA 3FE 1981 Utah State History Library p. 88-92

²⁴ Canyon Homes to be Offered *Salt Lake Telegram Newspaper* (Utah) June 17, 1923 p. 31

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postmaster for seven years when mail delivery was moved to the Sandy Post Office.²⁶ As discussed above, James Muir served as superintendent of the pipeline that brought clean, dependable drinking water from Bell Canyon to Granite. In 1909, James Muir financed the construction of power generation equipment and a water diversion from Little Cottonwood Creek which provided electrical power to Granite and surrounding area.²⁷

James Muir Background (Additional Historical Context)

James Alma Muir, the fourth child and third son of Thomas Walter Muir (1820-1891) and Isabella Ann Samson (1825-1900) was born in Salt Lake City, Utah on April 22, 1859. James' parents were immigrants from Fifeshire, Scotland who joined the LDS church and emigrated from Scotland in 1848 and 1850 and arrived in Salt Lake City in 1852 after crossing the United States by wagon. The family settled in Salt Lake City where Thomas Muir worked herding cattle in nearby canyons.²⁸ ²⁹ The three oldest sons of Thomas Muir found employment at the granite quarry in Little Cottonwood Canyon. James Muir started as a tool carrier in 1870 at the age of 11, just as the quarry expanded and commenced full-time operation after several years of intermittent seasonal quarrying. That early date, and his almost continuous residence in the area, made James A. Muir one of the earliest permanent settlers in Granite.³⁰

The quarry was organized and operated to provide granite for the Salt Lake LDS temple in downtown Salt Lake City, Utah. Except for three years between 1873 and 1876, the quarry operated continuously between 1870 and 1890 and was one of the most important economic and social drivers of settlement and development in Granite.³¹ ³² James worked at the quarry almost continuously during its years of operation and operated his own quarry after its closure in 1890.³³ ³⁴ James and other quarrymen initially worked just east of the James A and Janet Muir House, living in tents and quarrying granite from boulders at the mouth of Little Cottonwood Canyon. In

²⁶ Postal Changes *The Salt Lake Tribune Newspaper (Utah)* January 28, 1898 p. 1; Postmaster General of the United States, "Appointment of Postmasters 1832-September 30, 1971, Roll 128: Utah: Counties unknown, Beaver-Weber Counties" Record Group 28, Microfilm Publication M841, Utah State History Library MIC A 1177 (Wasatch, Salt Lake County); and Postmaster General of the United States "Post Office Department Reports of Site Locations, 1837-1950 Roll 595: Utah, Grand – Salt Lake Counties" Record Group 28, Microfilm Publication M1126. National Archives and Records Administration online. <https://catalog.archives.gov/id/68775855>

²⁷ Notice to Water Users *The Salt Lake Herald Republican Newspaper (Utah)* February 12, 1909 p. 10

²⁸ Muir, John Sampson (n.d.) *Thomas Walter Muir* Familysearch.org website history contributed by Sheila Liston August 12, 2013. Accessed April 30, 2018.

²⁹ "United States Census, 1860", database with images, *FamilySearch* (<https://familysearch.org/pal:MM9.1.1/MH24-W9J> : 12 December 2017), Thos Muir, 1860.

³⁰ Livingston, James Campbell Extract from Autobiography (ca 1902) LDS History Library MS 11789 p. 3

³¹ Nicholl (ca. 1945) p. 1 and 1870 and 1880 US Census records

³² Logging and mining in the canyons were also economically important to the area. Logging was crucial to development in Salt Lake Valley, but the canyons were largely logged out by the 1880s and 1890s

³³ Extract from the "History of the Construction of the Salt Lake Temple, by Wallace Alan Raynor" manuscript, LDS History Library. Quoted in Porath, Joseph H (n.d.) *History of Big and Little Cottonwood Canyon (Utah)* unpublished manuscript MSS A 435-1 Utah State History Library pp. 27-29

³⁴ According to his 1945 biography/autobiography James Muir worked at the quarry except between 1873-1876 when the quarry was closed; in 1880 when he worked on the railroad; in 1881-1882 when he constructed the Deseret News Paper Mill, another granite block structure, below Big Cottonwood Canyon; and in 1885 he worked part of the year at the Frederick Mine in Little Cottonwood Canyon. Nicholl (ca. 1945) p. 1

Muir, James A and Janet, House

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1874, after exhausting some of the lower boulders and finding higher quality stone up the canyon, the quarrying operations moved 1.5 miles up the canyon to the site that would be named Wasatch, where it operated until 1890. In 1913, the quarry reopened to quarry granite for the Utah State Capitol, LDS Administrative building, University of Utah Administration building and other projects, and closed again circa 1920.³⁵

On October 18, 1883 James married Janet Dryburgh, the daughter of Scottish immigrants George Dryburgh (1842-1903) and Helen Adamson Dryburgh (1844-1919), who immigrated in 1879 and homesteaded land in Granite, Utah. Janet Dryburgh was born June 16, 1866 in Cowdenbeath, Fife, Scotland, third of seven children.³⁶ After their marriage, James A. Muir purchased land in Granite from Solomon J Despain, the first settler in Granite, who arrived in 1861 but only began residing year-round to homestead in 1871.³⁷ In 1883, James constructed a hall-parlor house from granite block just east of his 1897 house and began farming as well as continuing to work at the quarry and other jobs.³⁸ During this period, James served 14 years as the assistant superintendent of the local school district and as a school trustee when the first schoolhouse was constructed.³⁹ After the quarry closed, James Muir continued to quarry privately and farm. James and Janet were not able to have children, but adopted a local boy, George Marion Thompson Muir, whose mother died shortly after his birth on February 21, 1889.⁴⁰ In 1895, James Muir was called on an LDS mission to East Tennessee, and served until 1897.

After his return, James Muir completed the construction of his new house in 1897 and lived there until 1922, when he and his wife Janet moved to Sandy, Utah.⁴¹ He was a significant businessman, religious and civic leader in Granite during the time he was associated with the house. James A. Muir continued to own the farm and house until it was repossessed by Salt Lake County in 1938 due to unpaid taxes, after not being able to sell or rent it during the Great Depression.⁴² Janet Dryburgh Muir died in Sandy, Utah on January 26, 1943 and James Muir died in Sandy, Utah on May 1, 1945.

Owners after James Muir (Additional Historical Context)

On February 18, 1942 the Salt Lake County Treasurer deeded 113 acres, which included the 78 acres of James Muir's farm and the adjoining farm parcel to the south previously owned by George Poulsen to the Utah State Land Board. Also circa 1942, the Utah State Land Board contracted with George and Alta Poulsen to purchase the parcel. They paid on that contract until

³⁵ Great Year in Alta Cottonwood *Salt Lake Mining Review Newspaper (Utah)* January 15, 1916 p. 75

³⁶ 1900 US Census Records, George Dryburgh.

³⁷ *Granite: The Story of a Land and Its People (1995)*. Granite View Stake. p. 13

³⁸ The address of the hall-parlor house was 9990 South 3100 East and was located on the east side of the parcel along the section road. The house was demolished in 2001. Historic Site Form and historical file, 9990 South 3100 East, Sandy, Utah. On file at the Utah State Historic Preservation Office.

³⁹ Nicholl (ca. 1945) p. 2

⁴⁰ George Marion Thompson Muir was born to John William Thompson (1859-1945) and Louisa Lovia Huntsman Thompson (1869-1889). She died on March 3, 1889.

⁴¹ His last residence was located at 291 East 8680 South, Sandy.

⁴² 78 Acres *The Salt Lake Tribune Newspaper (Utah)* April 9, 1933 p. 10

Muir, James A and Janet, House

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June 26, 1958 when the title was formally recorded in their names. The Poulson family rented the property to a several families and lived nearby on another farm parcel. In 1958, after selling their other properties in the area, the Poulsen family remodeled the house, added the large CMU addition to the west side of the original structure and moved into the house, where they resided until 1963.⁴³

George Henry Poulsen was born October 18, 1893 in Marysvale, Piute County, Utah to Emanuel Rasmus Poulsen (1869-1956) and M. Ellen Hodge Poulsen (1873-1916). He married Alta Francis Parker on December 22, 1913. On December 23, 1929 George Poulsen purchased property near the James A. and Janet Muir House from Loraine J.B. Wall and moved to Granite. Although he owned a farm, George Poulsen was an electrician for Utah Power and Light Company for many years. In 1959, George and Alta Poulsen sold the entire parcel to Otto Kearn who further Quit Claimed it to Keystone Development Company on November 5, 1963. Keystone Development Company used 62 acres to develop residential properties, including several subdivisions.

On February 19, 1965 Keystone Development sold the remaining 68.47 acres to Salt Lake County Parks Department. This farm parcel was combined with other purchases in and after 1966 to create the 630 acre Salt Lake County Dimple Dell Regional Park.⁴⁴

Summary

The James A. and Janet Muir House, constructed in 1897 in Sandy, Salt Lake County, Utah has local significance under Criterion B for its association with the agricultural and social history of Sandy, Utah especially during the “Mining, Smelting and Small Farm Era, 1871-circa 1910” category of the Historic Resources of Sandy, Utah, Multiple Property Submission. A quarryman, farmer and influential local leader, James A. Muir was key to the successful development of agriculture, irrigation and water storage in Granite between 1883 and 1938, especially during the period when he occupied the house and farm at 2940 East Mount Jordan Road between 1897 and 1922. James Muir was also a businessman, religious and civic leader who was influential in the social history of Granite and Southeastern Salt Lake Valley, including Little Cottonwood and Bell Canyons. The period of significance begins with the house completion in 1897 and ends when James A. and Janet Muir lost the house and farm to foreclosure in 1938 due to unpaid property taxes during the Great Depression. The James A. and Janet Muir House retains its architectural integrity and is a contributing resource in Sandy, Utah.

⁴³ Drew Weaver interview with Gerald Poulsen December 13, 2017

⁴⁴ Recreation, Parks and Multi-Purpose Centers Department, Salt Lake County, “History and Facts – Dry Creek Regional Park memorandum” (1981)

Muir, James A and Janet, House
Name of Property

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County and State

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Muir, James A and Janet, House

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Muir, James A and Janet, House

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Name of Property

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Muir, James A and Janet, House
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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency

Muir, James A and Janet, House
Name of Property

Salt Lake, Utah
County and State

- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 0.92 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 40.341512 | Longitude: -111.483130 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

Muir, James A and Janet, House
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BEG S 968.4 FT AND W 683.54 FT FR NW COR OF SW 1/4 SECTION 11 T 3S R 1E,
SLM; N 80° W 236.8 FT; N 1.4° E 208.36 FT; S 75° E 125.8 FT; S 57.9° E 52.23 FT; S 38.6°
E 43.5 FT; S 18.43° E 92.3 FT; S 14.1° E 69.48 FT to POB. 0.92 acres

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are a legal description of the small area surrounding the James A. and Janet Muir House (see map for detailed boundary). They are a small portion of the much larger historical property that is now owned by Salt Lake County.

11. Form Prepared By

name/title: Angie Abram / Historical Architect
organization: Storiagraph, LLC
street & number: 1086 East Range Road
city or town: Millcreek state: Utah zip code: 84117
e-mail angie.abram@storiagraph.com
telephone: 801-558-9344
date: August 2, 2018

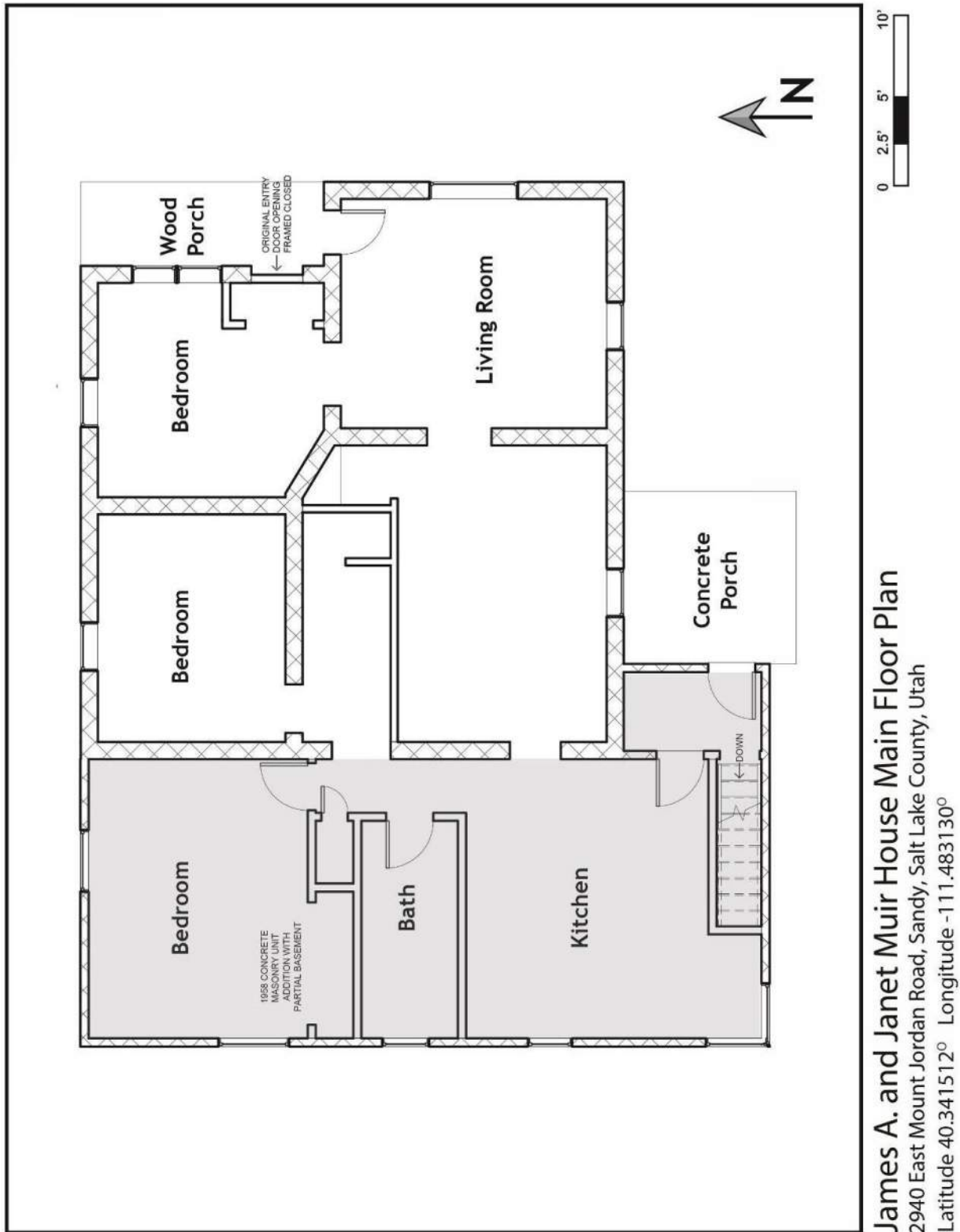
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Muir, James A and Janet, House
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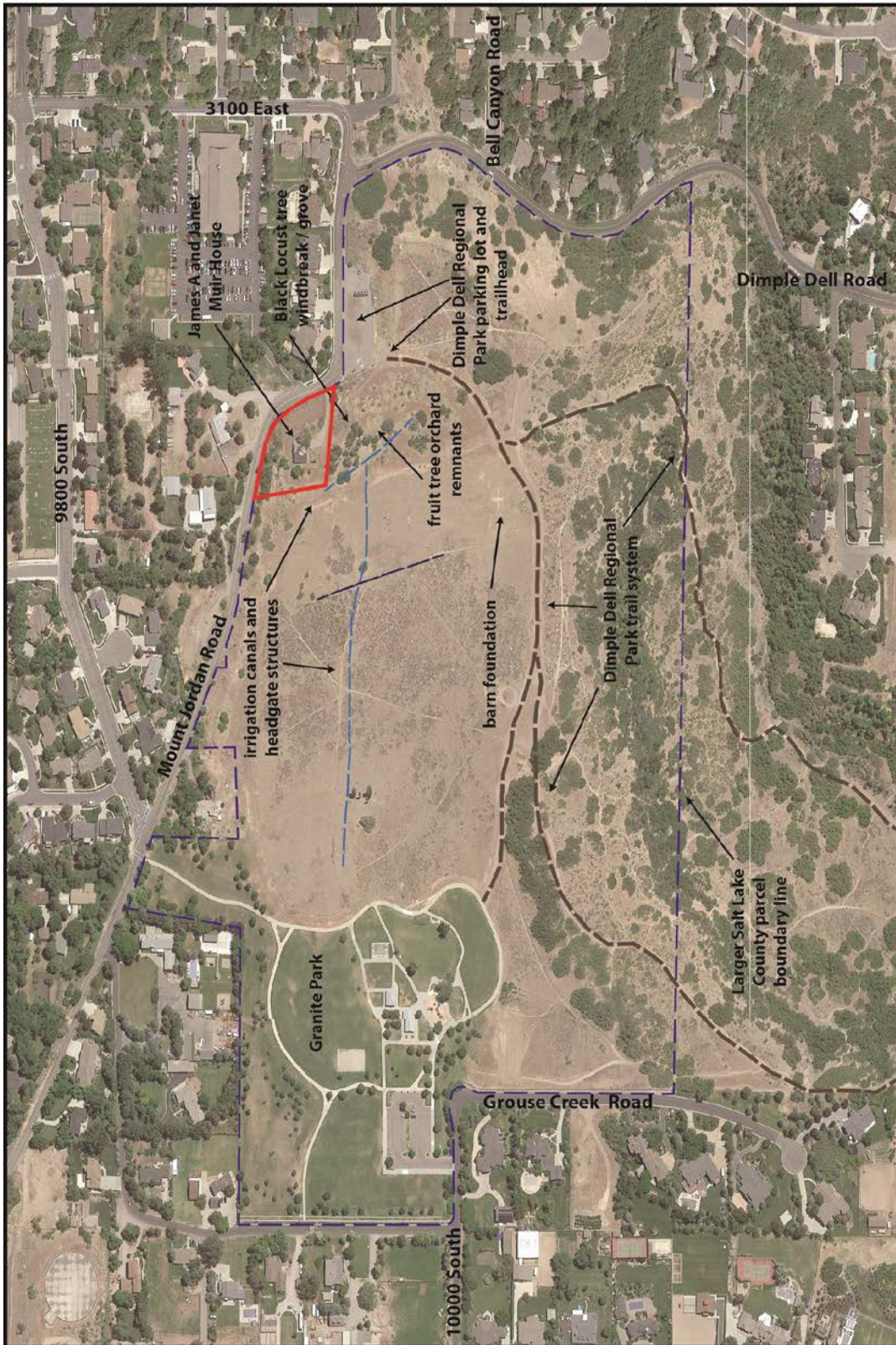
State of Utah 2017 Orthophotographic image
200 feet



James A. and Janet Muir House Lot Map
2940 East Mount Jordan Road, Sandy, Salt Lake County, Utah
Latitude 40.341512° Longitude -111.483130°

Muir, James A and Janet, House
Name of Property

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County and State

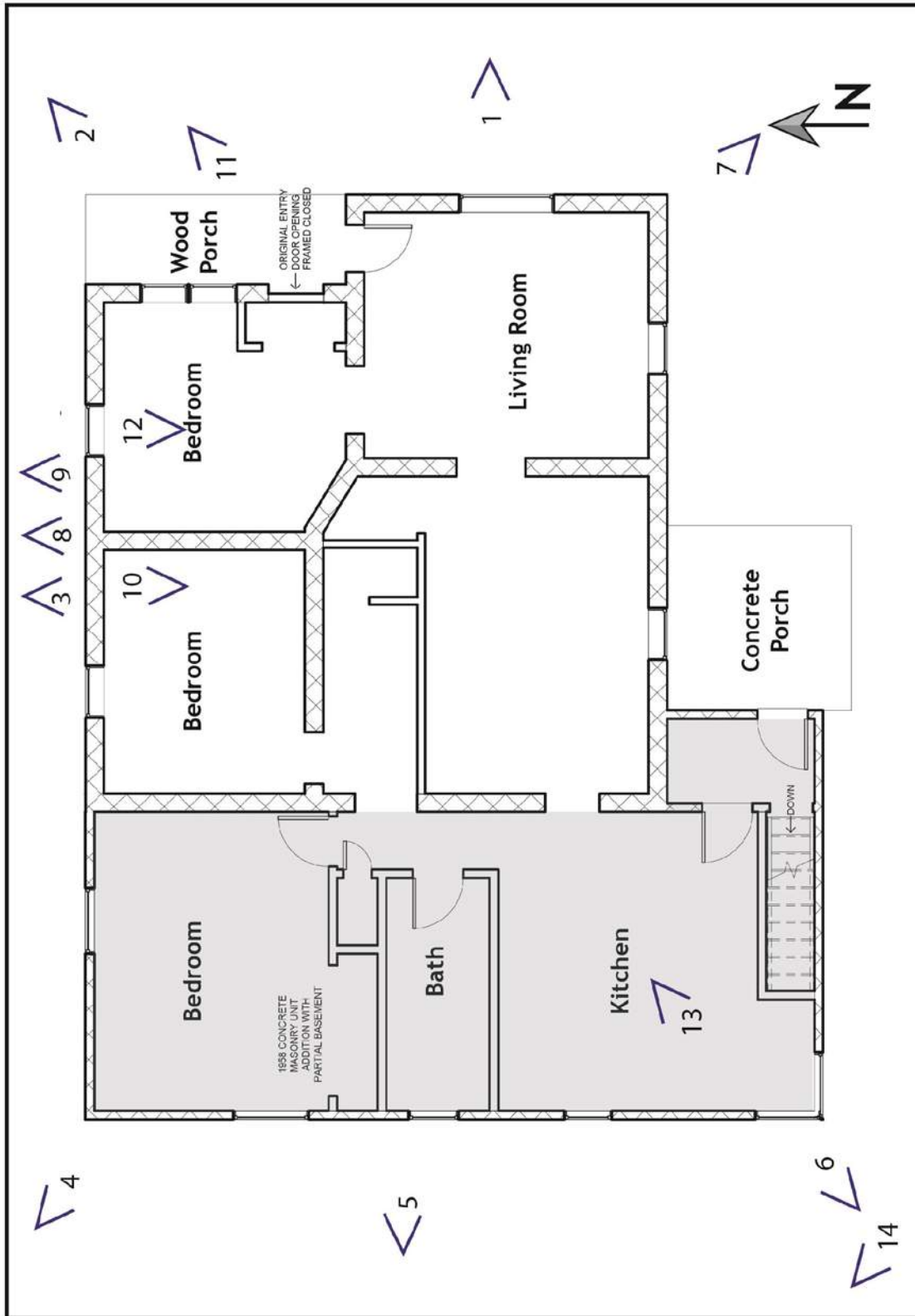


State of Utah 2017 Orthophotographic image
500 feet

James A. and Janet Muir House Area Map
2940 East Mount Jordan Road, Sandy, Salt Lake County, Utah
Latitude 40.341512° Longitude -111.483130°

Muir, James A and Janet, House
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James A. and Janet Muir House Photograph Key
2940 East Mount Jordan Road, Sandy, Salt Lake County, Utah
Latitude 40.341512° Longitude -111.483130°

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Figure 1. Circa 1938 Salt Lake County Tax Photograph.



Figure 2. 2001 Utah SHPO file photograph by Lisa M. Miller.



Muir, James A and Janet, House
Name of Property

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: James A. and Janet Muir House

City or Vicinity: Sandy

County: Salt Lake State: Utah

Photographer: Angie Abram

Date Photographed: May 21, 2018 and June 4, 2018

Location of original digital files: 1086 East Range Road, Millcreek, Utah 84117

Description of Photograph(s) and number, include description of view indicating direction of camera:

Muir, James A and Janet, House
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1 of 14. Front (east) façade. Camera facing west.



2 of 14. Northeast façade. Camera facing southwest.



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3 of 14. North façade. Camera facing south.



4 of 14. Northwest façade. Camera facing southeast.



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5 of 14. West façade. Camera facing east.



6 of 14. Southwest façade. Camera facing northeast.



Muir, James A and Janet, House
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7 of 14. Southeast façade. Camera facing northwest.



8 of 14. North façade gable detail. Camera facing south.



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9 of 14. Granite brick foundation and wall detail. Camera facing south.



10 of 14. Roof and gable construction detail. Camera facing north.



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11 of 14. Porch and parlor entry five-panel door detail. Camera facing southwest.



Muir, James A and Janet, House
Name of Property

Salt Lake, Utah
County and State

12 of 14. Interior window and wall detail. Camera facing north.



13 of 14. Interior kitchen addition detail. Camera facing west.



Muir, James A and Janet, House
Name of Property

Salt Lake, Utah
County and State

14 of 14. 1958 garage. Camera facing northeast.



Muir, James A and Janet, House
Name of Property

Salt Lake, Utah
County and State

Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

Name Salt Lake County Parks

Address 2100 South State Street, S3200

City or Town Salt Lake City State Utah Zip code 84114

Telephone/email wjohnson@slco.org / 385-468-7275

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



GARY R. HERBERT
Governor

Brad Westwood
Director

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts

August 2, 2018

WAYNE JOHNSON, ASSOC. DIV. DIRECTOR
SALT LAKE COUNTY PARKS
2100 S. STATE ST., S3200
SALT LAKE CITY, UT 84114

Dear Historic Property Owner:

We are pleased to report that the following property has been approved by the Utah State Historic Preservation Review Board for nomination to the National Register of Historic Places:

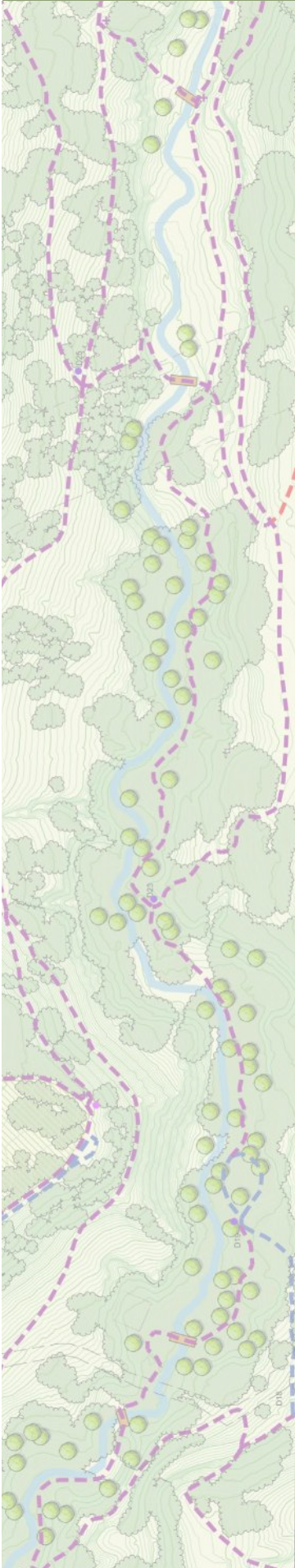
MUIR, JAMES & JANET, HOUSE, 2490 E. MT. JORDAN RD., SANDY

Within the next few weeks, we will submit the nomination and documentation to the National Register office in Washington, DC, for final approval. This review typically occurs within six to eight weeks.

If you have any questions or concerns about this National Register nomination, please contact Cory Jensen of the Historic Preservation Office at 801/245-7242 or at coryjensen@utah.gov. We appreciate your interest in and support of historic sites in Utah.

Sincerely,

Roger Roper
Deputy State Historic Preservation Officer



Appendix 5

Dimple Dell Regional Park

2010 Nature Center Master Plan



Dimple Dell Regional Park Nature Center Master Plan

Salt Lake County



June 2010

Allred Soffe Wilkinson & Nichols, Inc. (ASWN+)

5151 South 900 East, Suite 200
Salt Lake City, Utah 84117

Ph (801) 269-0055 www.aswn.com



Dimple Dell Regional Park Nature Center Master Plan

Salt Lake County

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- I. Introduction**
- II. Design Parameters**
- III. Design Solutions**
- IV. Estimate of Probable Costs**
- V. Appendix**

Dimple Dell Regional Park Nature Center Master Plan

Salt Lake County

I. Introduction

A. Background & Purpose



In 1992, the Dimple Dell Regional Park Management Plan was prepared for Salt Lake County. The purpose of the plan was to create a decision making tool for the County that would provide guidelines for proper and sensitive development of the park. The plan identified appropriate uses and activities such as trails, observation areas, and picnic areas that should be incorporated into the park. A nature center was a component of the plan.



In 1993, Salt Lake County commissioned an architectural programming study that recommended key functions and elements that could be included in a new nature center. That study proposed a large building of approximately 10,000 square feet, but the county now believes that a smaller building size of 2,000-3,000 square feet may be more appropriate. The purpose of the nature center remains the same as envisioned in the early 1990's, which is to serve as a regional environmental and natural history education center.

The current design effort is to prepare a building program, floor plan, building elevation, and site plan that respond appropriately to the community's desire for a nature center in Dimple Dell Regional Park.

B. Advisory Committee



To begin the design process, Salt Lake County appointed an advisory committee to assist in developing the building program and design concepts. The committee was comprised of individuals representing the Dimple Dell Advisory Board, Sandy City, and Salt Lake County. The committee met to discuss the project on three occasions during the planning process. (See appendix).

Dimple Dell Regional Park Nature Center Master Plan

Salt Lake County

C. Visits to Nature Centers

Two local nature centers were visited by members of the design team for the purpose of obtaining information regarding size and function.



The Kennecott Nature Center of Murray, located on the Jordan River at 5044 South Lucky Clover Lane, is a 1,600 square foot working classroom that serves elementary school students from the Murray and Granite School Districts. The facility's mission is to enrich the community by teaching appreciation of nature and by fostering stewardship of natural resources. The building contains a large classroom area, restroom, and storage area. Noteworthy amenities that are recommended for the nature center in Dimple Dell Regional Park include a small kitchen area, office, special reading area, and wall space for exhibits.



The 10,000 square foot Swamer Eco Center in Park City, is the first LEED Platinum new construction project in Utah, and contains 75% building materials that are recycled or are from rapidly renewable resources. Its purpose is to preserve open-space and educate society regarding the value of nurturing the natural environment. Ideas in this facility that may be considered for Dimple Dell include a reception area, exhibition area, conference/classroom, restrooms, and observation area.

E. Site Location

Dimple Dell Regional Park covers 643 acres of land in southeastern Salt Lake County, and the preferred site for the nature center is located in the southeastern corner of the park near Dimple Dell Road. Approximately 2.5 acres will be needed for the facility and grounds. Currently access to this portion of the park is from a large parking lot that serves as trailer parking for equestrian use. The proposed site is approximately 400' from Dimple Dell Road. The building is recommended to be situated on a generally flat bench with panoramic views of the Dry Creek corridor below, the Wasatch Mountains to the east, and part of the Salt Lake Valley to the west. A Rocky Mountain Power overhead line bisects the site and will require a ten foot horizontal separation between the nearest line and the building. Single family homes are situated on the south side of Dimple Dell Road. The old caretaker house sits immediately west of the nature center site, and an old amphitheater is located directly west of the project area. The amphitheater could serve as an outdoor classroom for the nature center.



Dimple Dell Regional Park Nature Center Master Plan

Salt Lake County



F. Public Open House

Schematic architectural drawings and the site plan were presented at an open house, held from 6:00 p.m. to 7:30 p.m. on January 20, 2010, at Eastmont Middle School. Invitations were sent by Salt Lake County to nearly 5,000 residents living within a two mile radius of the future nature center. Approximately 125 individuals attended the open house and provided meaningful comments. The participant's concerns, ideas, and recommendations were recorded and carefully considered. (See appendix)

II. Design Parameters

A. Building Program

In collaboration with Salt Lake County staff, the Advisory Committee, and in consideration of open-house input, the following design program was established for the building and site.

1.	Entry	211 s.f.
2.	Classroom	1,764 s.f.
3.	Reading Area	160 s.f.
4.	Kitchenette	100 s.f.
5.	Staff Office	114 s.f.
6.	Restroom	388 s.f.
7.	Mechanical Room	117 s.f.
8.	Storage Room	176 s.f.
9.	Janitor Room	30 s.f.
	Total	3,060 s.f.

B. Site Development Program

The recommended site development program is intended to provide all visitors full access to the nature center's amenities.

1. Observation Areas
2. Improve existing parking lot for equestrian use.
3. New patron parking lot with drop off zone.
4. Bus Parking
5. Bus drop off at parking area
6. Walkways to Nature Center and Amphitheater
7. Outdoor Classroom/Pavilion
8. Connections to existing trail system
9. ADA Accessibility
10. Picnic areas
11. Landscaping



Dimple Dell Regional Park Nature Center Master Plan

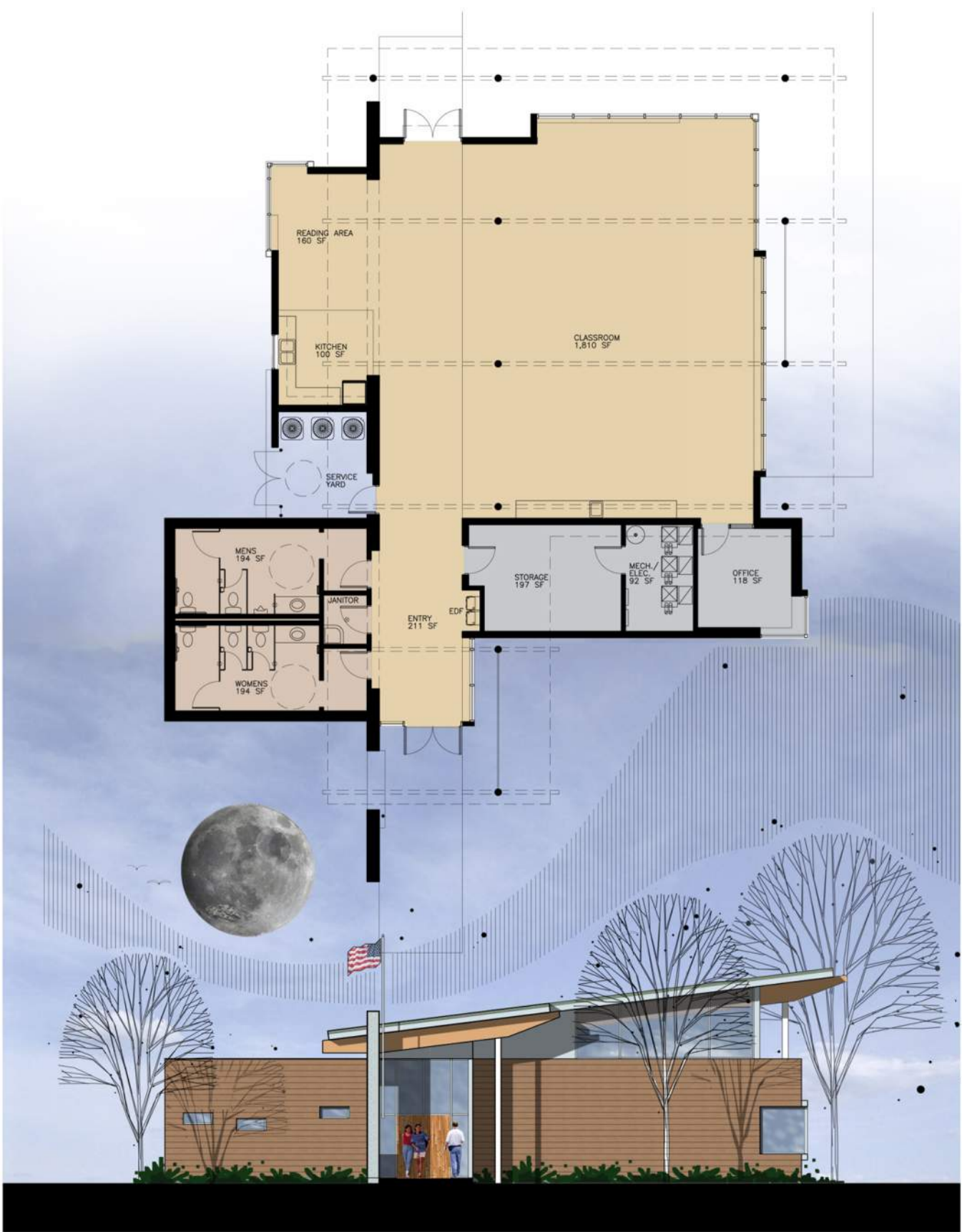
Salt Lake County

III. Design Solutions

A. Building Floor Plan and Elevations

The nature center building has been conceptualized to be constructed of six materials: pre-finished concrete masonry block, poured-in-place concrete, glass, wood, pre-finished metal siding, and pre-finished metal roofing. The concrete masonry block would act as the primary structural component for the walls and would provide a rich exterior envelope. It is durable and low maintenance. A concrete wall along the main entrance of the building will serve as an architectural feature to guide individuals into the facility and greet the public with photographs and exhibits. Glass, set in pre-finished aluminum frames, would be abundant along the north, east, and west elevations of the building to capture natural sunlight and expose vistas. A low pitched pre-finished metal roof affixed to exposed wood timber trusses would enhance the visual quality of these materials. Color and texture of each material would harmonize with the surrounding environment.

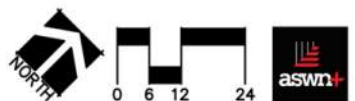
There are two primary program spaces in the building—a classroom and a reading area. The kitchen, office, restrooms, storage, and mechanical elements are situated adjacent to the primary spaces to reduce building square footage while maintaining functionality. Transition areas, in the form of hallways or corridors, are non-existent. This allows for seamless movement between spaces and promotes square footage efficiency, reducing overall construction cost.



South Elevation

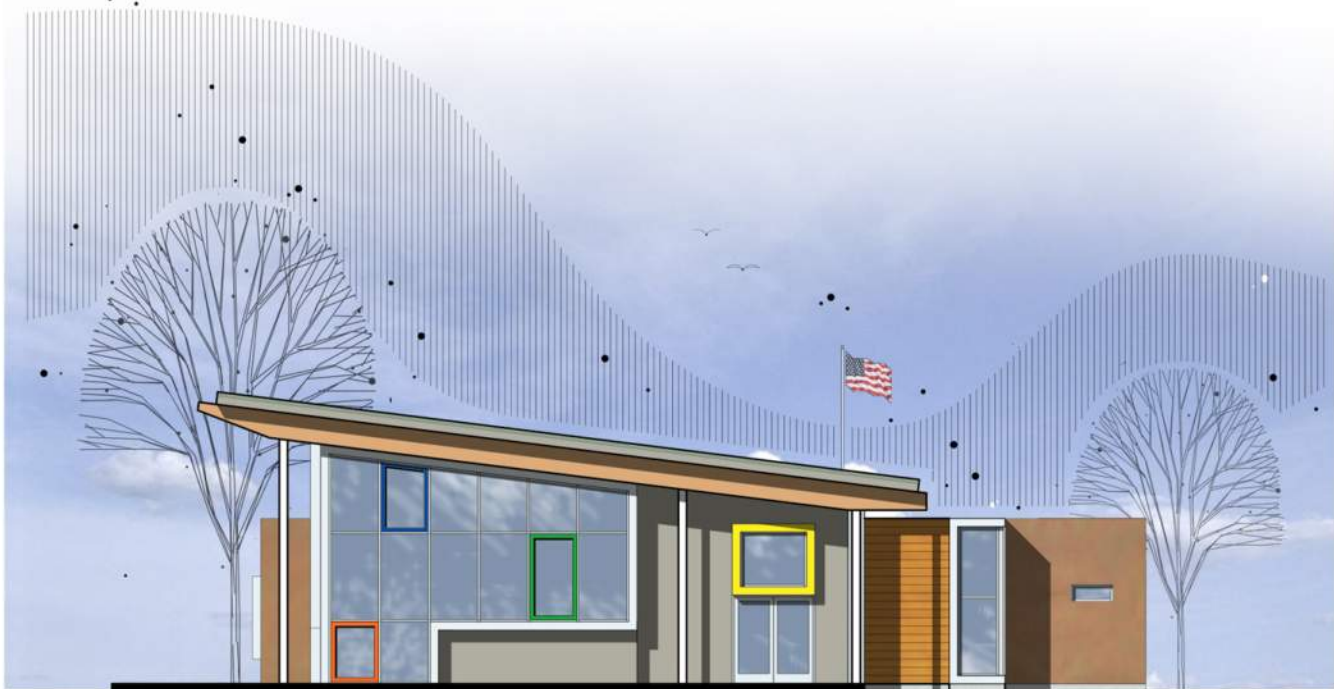
Nature Center

Salt Lake County Parks and Recreation





Section

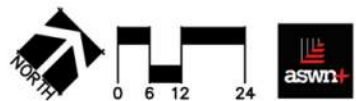


Elevation

Section and Elevation



Nature Center
Salt Lake County Parks and Recreation



Dimple Dell Regional Park Nature Center Master Plan

Salt Lake County

B. Site Plan

The nature center building is recommended to be situated on a slight bluff overlooking the Dry Creek corridor. An open air pavilion is planned to be located directly to the east to serve as an outdoor classroom. The nature center is also intended to be rented for other events such as meetings, weddings, receptions, and seminars.

Access to the nature center building is planned to be by meandering, hard-surfaced pedestrian walkways leading from the parking lots. A potential conflict between equestrians and pedestrians was addressed by creating a new parking lot dedicated to nature center visitors. The existing lot will continue to be used for horse trailer parking with direct access to soft surface equestrian trails. A warm-up/cool-down area for horses is proposed for the east side of the equestrian parking lot.

Landscaping should reflect and complement the native tree, shrub, and grass species that exist in Dimple Dell Park. Small drought-tolerant lawn areas are recommended to accommodate staging of potentially large groups and for picnicking. The proposed new plantings will receive water from an irrigation system for initial plant establishment, but after a period of time the watering amounts and duration will be reduced, when vegetation growth and sustainability is insured.



Dimple Dell Regional Park Nature Center Master Plan

Salt Lake County

IV. Estimate of Probable Costs

	Unit	Quantity	Unit Cost	Ext. Cost
Mobilization	LS	1.00	\$ 75,000.00	\$ 75,000.00
Construction Staking	LS	1.00	\$ 10,000.00	\$ 10,000.00
Testing	LS	1.00	\$ 6,000.00	\$ 6,000.00
Clear & Grub	SF	153200.00	\$ 0.12	\$ 18,384.00
Grading	LS	1.00	\$ 75,000.00	\$ 75,000.00
Sanitary Sewer	LS	1.00	\$ 15,000.00	\$ 15,000.00
Water Line & Meter	LS	1.00	\$ 20,000.00	\$ 20,000.00
Electrical Service	LS	1.00	\$ 12,000.00	\$ 12,000.00
Storm Drainage	LS	1.00	\$ 50,000.00	\$ 50,000.00
Curb & Gutter/Equestrian Parking Lot	LF	1100.00	\$ 25.00	\$ 27,500.00
Upgrade Soft Surface/Equestrian Parking Lot	SF	48000.00	\$ 0.50	\$ 24,000.00
Curb & Gutter/New Parking Lot	LF	1400.00	\$ 25.00	\$ 35,000.00
Asphalt Paving/New Parking Lot	SF	30200.00	\$ 2.35	\$ 70,970.00
Walkways & Paved Areas (8' Wide)	SF	21200.00	\$ 6.00	\$ 127,200.00
Trails - Soft Surface	SF	8800.00	\$ 1.75	\$ 15,400.00
Parking Lot Lighting	EA	20.00	\$ 4,500.00	\$ 90,000.00
Picnic Pad & Tables	EA	6.00	\$ 3,000.00	\$ 18,000.00
Monument Sign	LS	1.00	\$ 10,000.00	\$ 10,000.00
Misc. Site Work	LS	1.00	\$ 50,000.00	\$ 50,000.00
Nature Center	SF	3076.00	\$ 250.00	\$ 769,000.00
Observation Deck	SF	1200.00	\$ 10.00	\$ 12,000.00
Pavilion/Restroom	SF	2000.00	\$ 175.00	\$ 350,000.00
Top Soil - 65% of site	CY	1300.00	\$ 28.00	\$ 36,400.00
Irrigation System - 65% of site	SF	99600.00	\$ 1.00	\$ 99,600.00
Fine Grading	SF	153200.00	\$ 0.10	\$ 15,320.00
Sod - Drought Tolerant	SF	1700.00	\$ 0.50	\$ 850.00
Seed - Drought Tolerant	SF	151500.00	\$ 0.15	\$ 22,725.00
Trees	EA	125.00	\$ 400.00	\$ 50,000.00
Shrubs	EA	200.00	\$ 65.00	\$ 13,000.00
Maintenance Period Services	LS	1.00	\$ 5,000.00	\$ 5,000.00
Contingency - 15%	LS	1.00	\$ 309,000.00	\$ 309,000.00
Total				\$ 2,432,349.00

Dimple Dell Regional Park Nature Center Master Plan

Salt Lake County

V. Appendix

Open House Comments Summary

January 20, 2010, 7:30 P.M.—Eastmont Middle School

- Good idea, like the proposal, it respects the integrity of the park & expands its resources. (8)
- Do not want or need the facility. (9)
- Building needs to blend in more with the site use some granite, more attractive, (farm house). (7)
- Will bring extra traffic to the area, which would not be welcome. (3)
- Separate new parking from equestrian parking, maybe add landscape or low fence barrier. (3)
- Leave park primarily for equestrian use. (6)
- No buildings, pavement or grass. (4)
- Do not skimp on parking.
- Provide a manager who understands nature, and can work volunteer naturalists.
- Use park as class room, not a building. (5)
- Stop wasting money, and time. (3)
- How the facility to be paid for and what is the cost? (7)
- How will enforcement be addressed, the area needs more policing. (2)
- Will need to educate the youth to respect the wildlife & equestrians for safety. (2)
- Prefer not to see new parking, but understand the need to separate it from the equestrian.
- Protect the wildlife.
- Improve the park for equestrian use.
- Maintain the historic heritage.
- Need more walking trails.
- Location of building is good, up, out of the park.
- The size of the buildings are small (like a house), and may help introduce people to the local wildlife.
- Project will only encourage more development on the rim of the park (elsewhere). (2)
- Rather have a warm-up / arena for horses. (3)
- Open fire gate #5 for access to the park for equestrians. (3)
- Site design seems non-native, and inconsistent with the park.
- Do not pave trails. (3)

Dimple Dell Regional Park Nature Center Master Plan

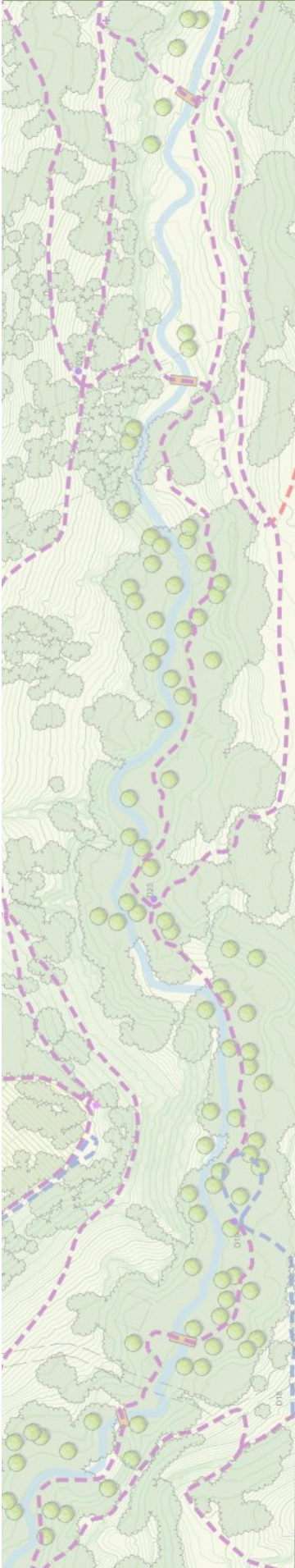
Salt Lake County

Open House Comments Summary Continued...

- Add some picnic tables throughout the park.
- Prefer at most a pavilion with educational signage.
- Amphitheater is neglected, why not repair, and use it. (5)
- Leave park alone, and preserve it as is. (5)
- Allow dogs to be off-leash in the park.
- I hope the project does not affect the horse riding in the park.
- Do not have enough information to comment.
- Building should be farther west of amphitheater.
- Add a museum / display area in the building separate from classroom. (2)
- Add a tie-up or small corral near building for equestrians to use while visiting the museum / display area.
- Do not pave equestrian parking area.

Advisory Committee

Sherry Robertson	Dimple Dell Advisory Board
Todd Asay	Sandy City
Chris Dodd	Sandy City
Michele Nekota	Salt Lake County
Emery Crook	Salt Lake County
Wayne Johnson	Salt Lake County
Angelo Calacino	Salt Lake County
Julie Peck-Dabling	Salt Lake County
John Maas	ASWN+
Jim Poloncic	ASWN+



Appendix 6

Dimple Dell Regional Park

1995 Nature Area Revegetation Plan

Link:

<https://slco.org/parks-recreation/planning/master-plans/>

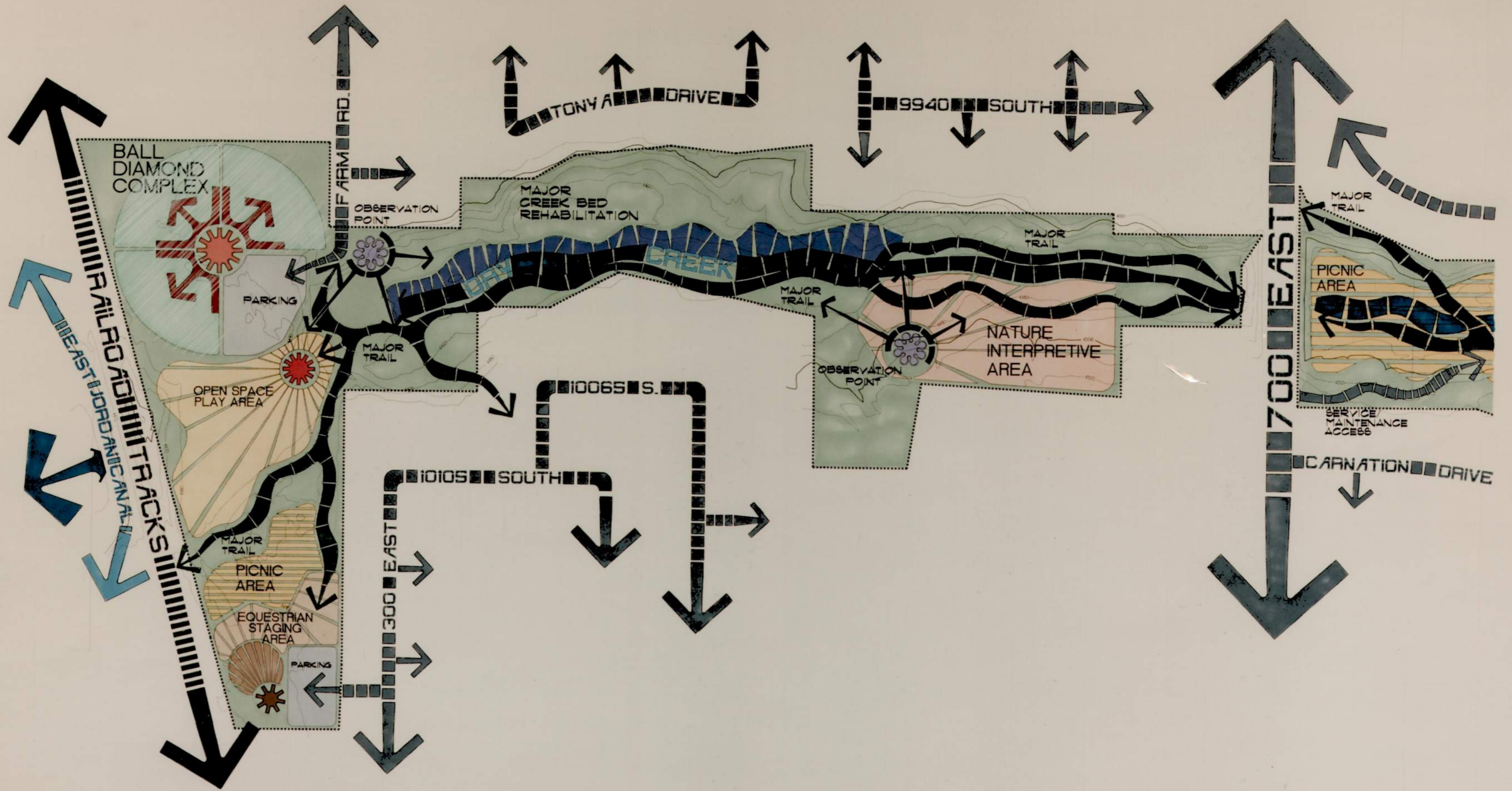


Appendix 7

Dimple Dell Regional Park

1992 Park Management Plan

(Graphics)

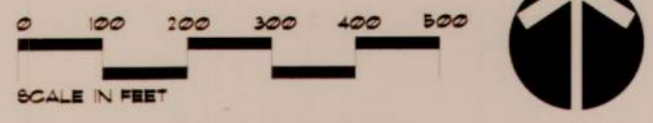
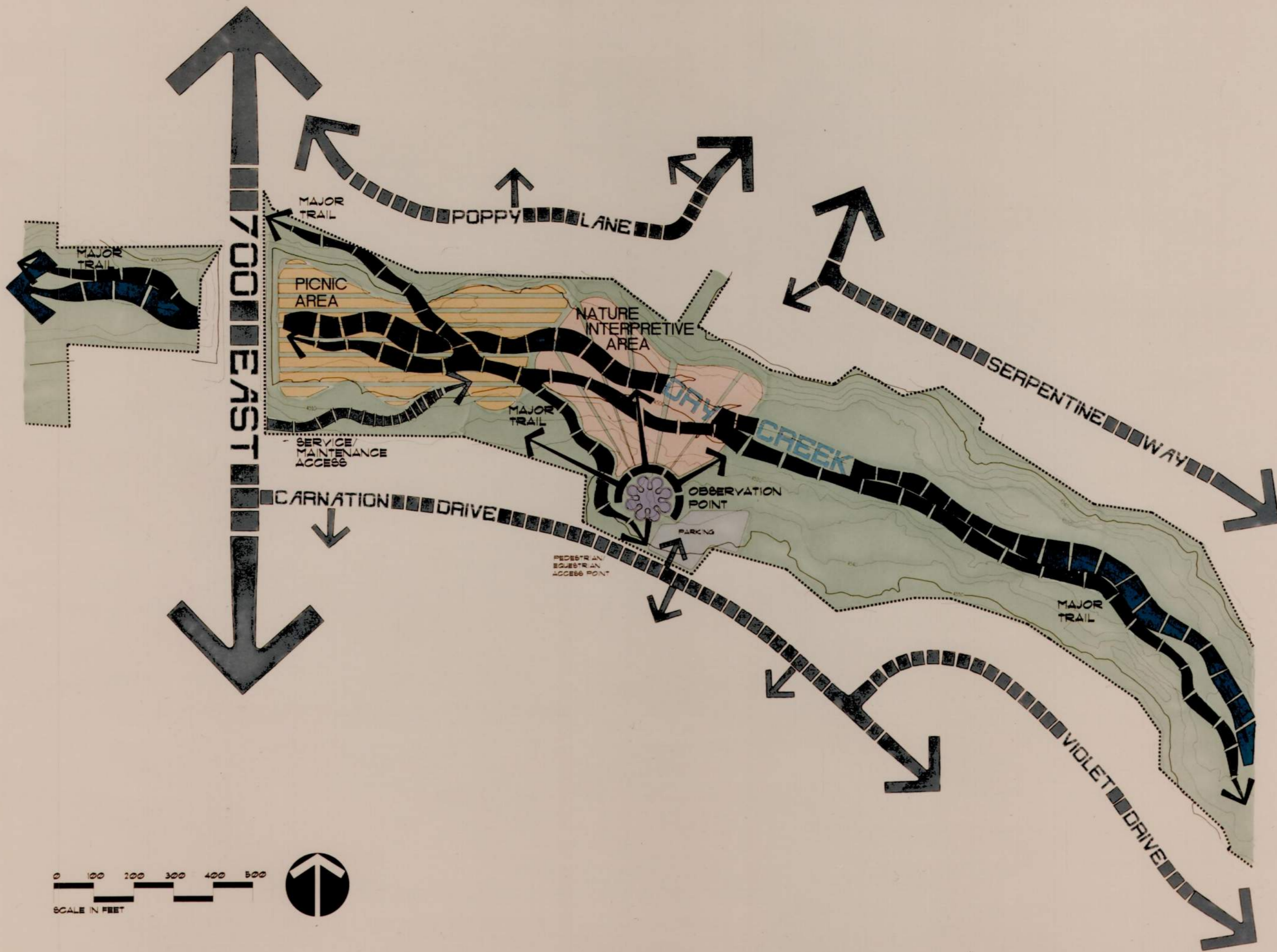


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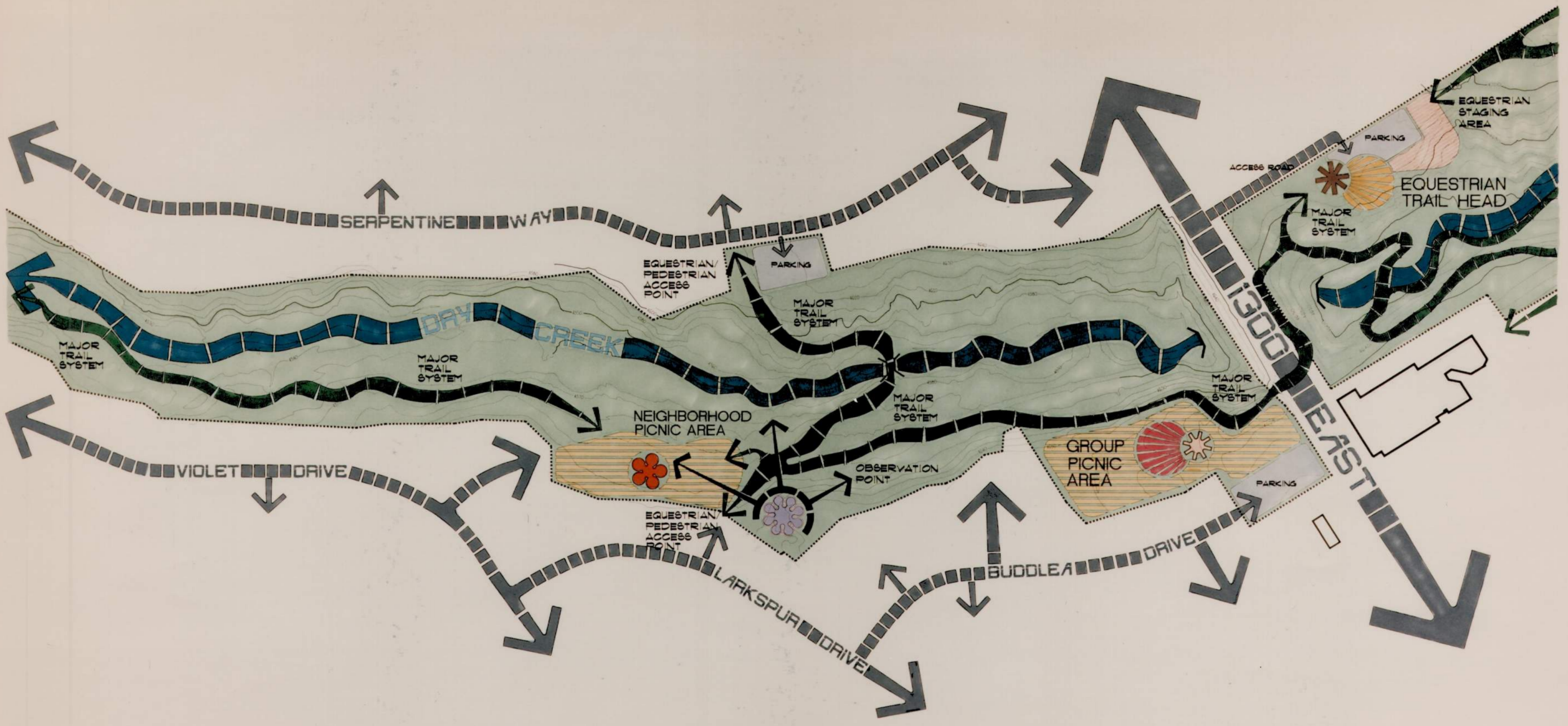
DESIGN CONCEPT

Dimple Dell Regional Park
Sandy, Utah



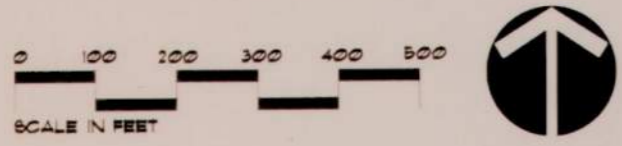
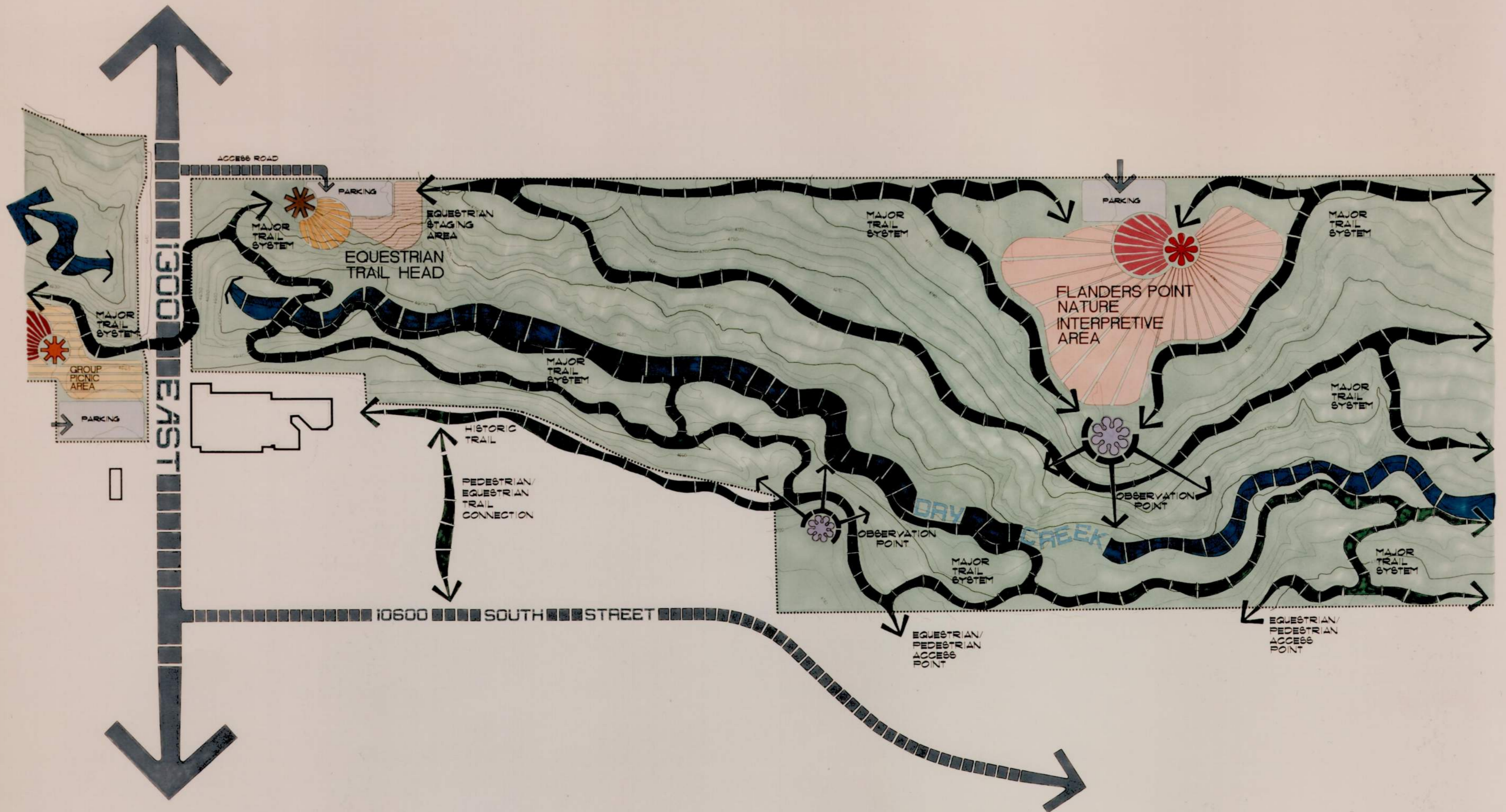
DESIGN CONCEPTS

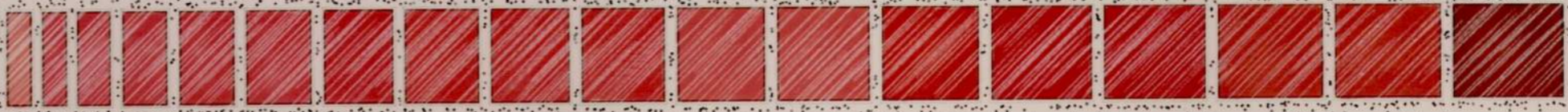
Dimple Dell Regional Park
Sandy, Utah



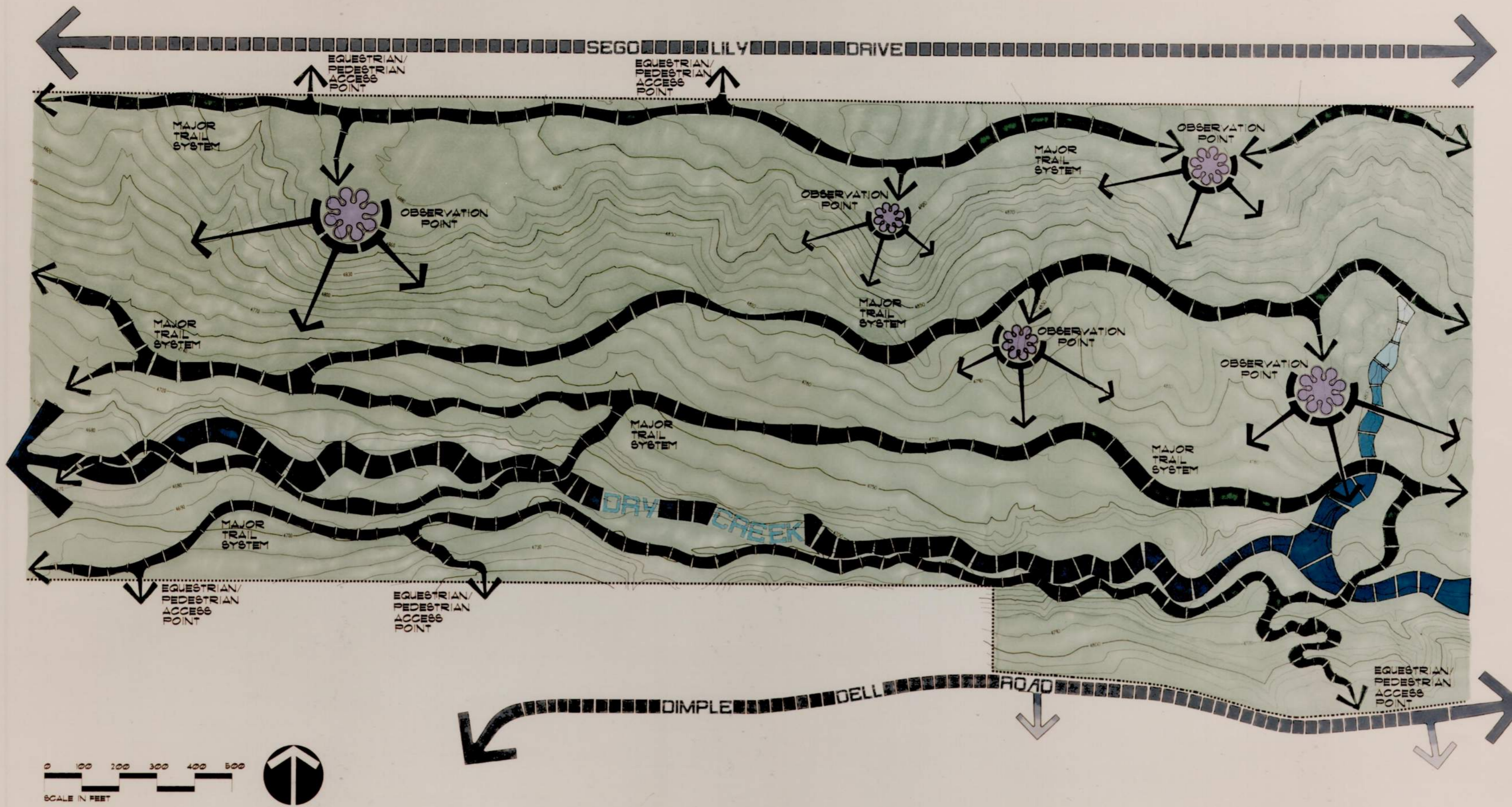
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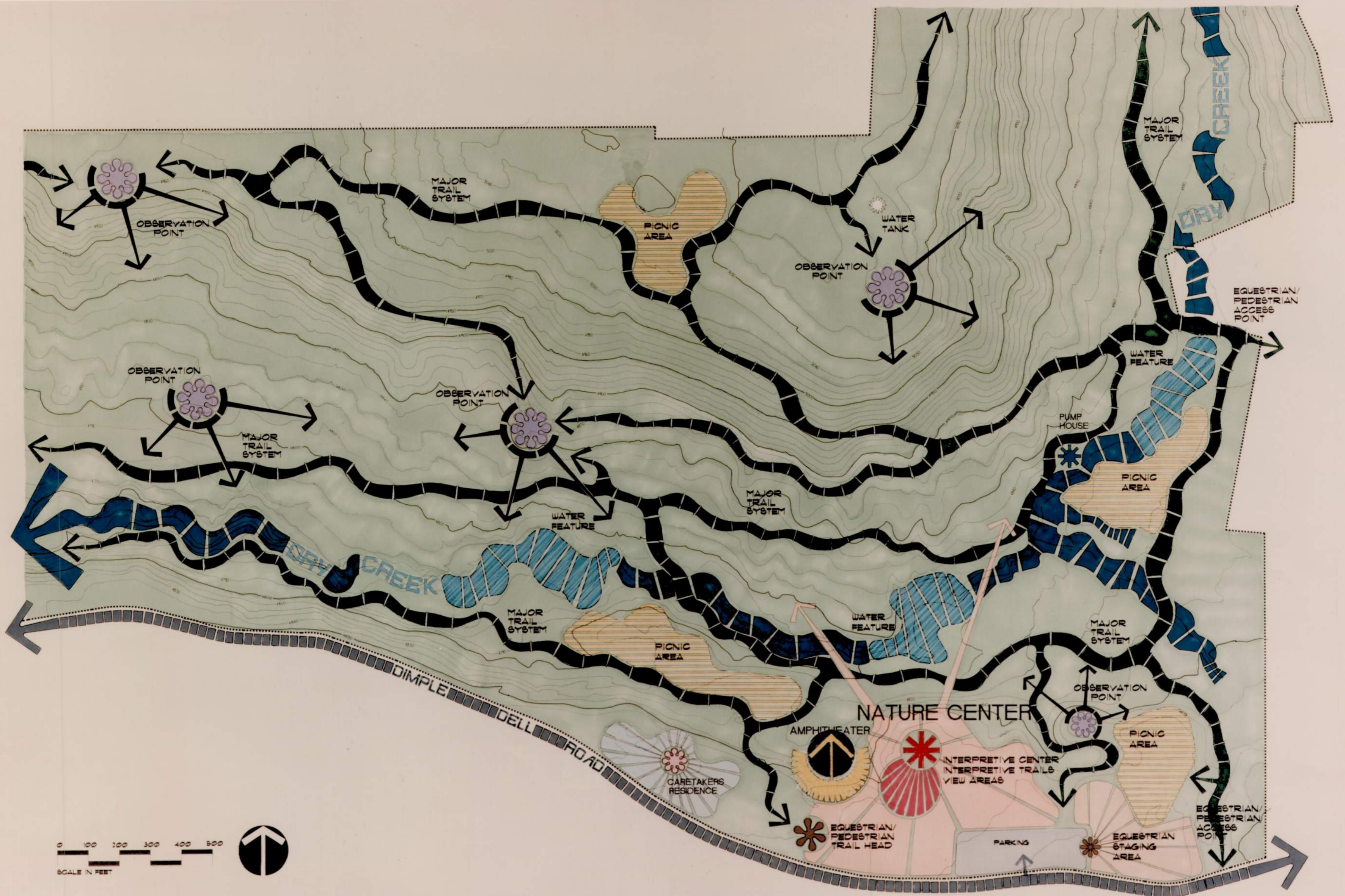
Dimple Dell Regional Park
Sandy, Utah



DESIGN CONCEPT  4 SHEET

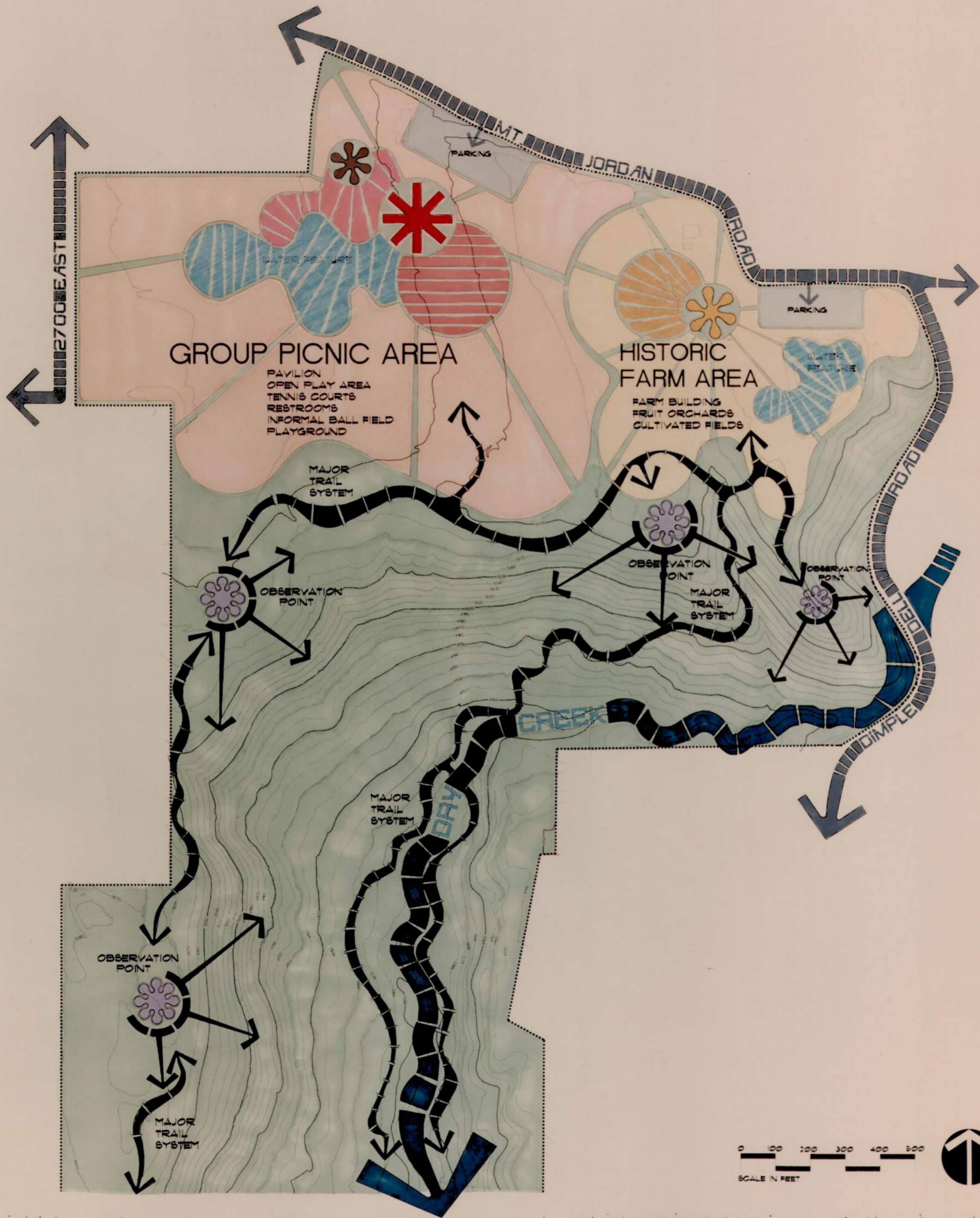
Dimple Dell Regional Park
Sandy, Utah





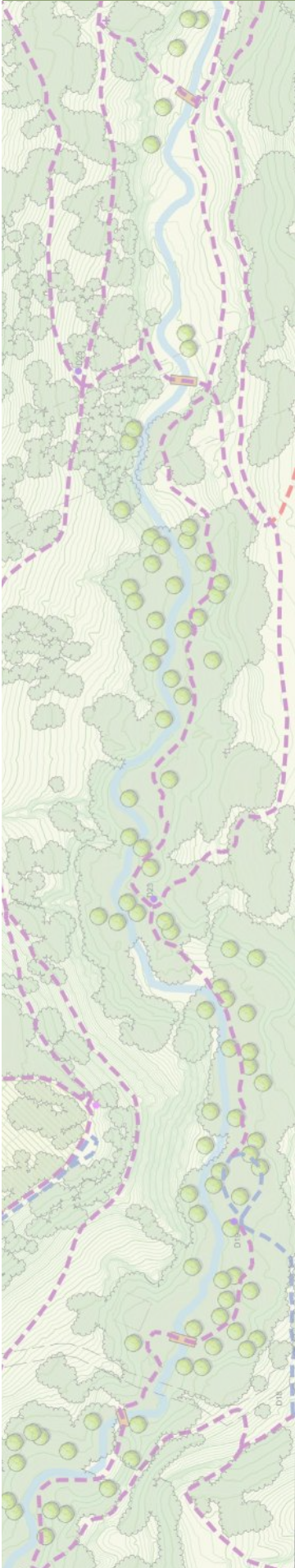
DESIGN CONCEPT

Dimple Dell Regional Park
Sandy, Utah



DESIGN CONCEPT

Dimple Dell Regional Park
Sandy, Utah

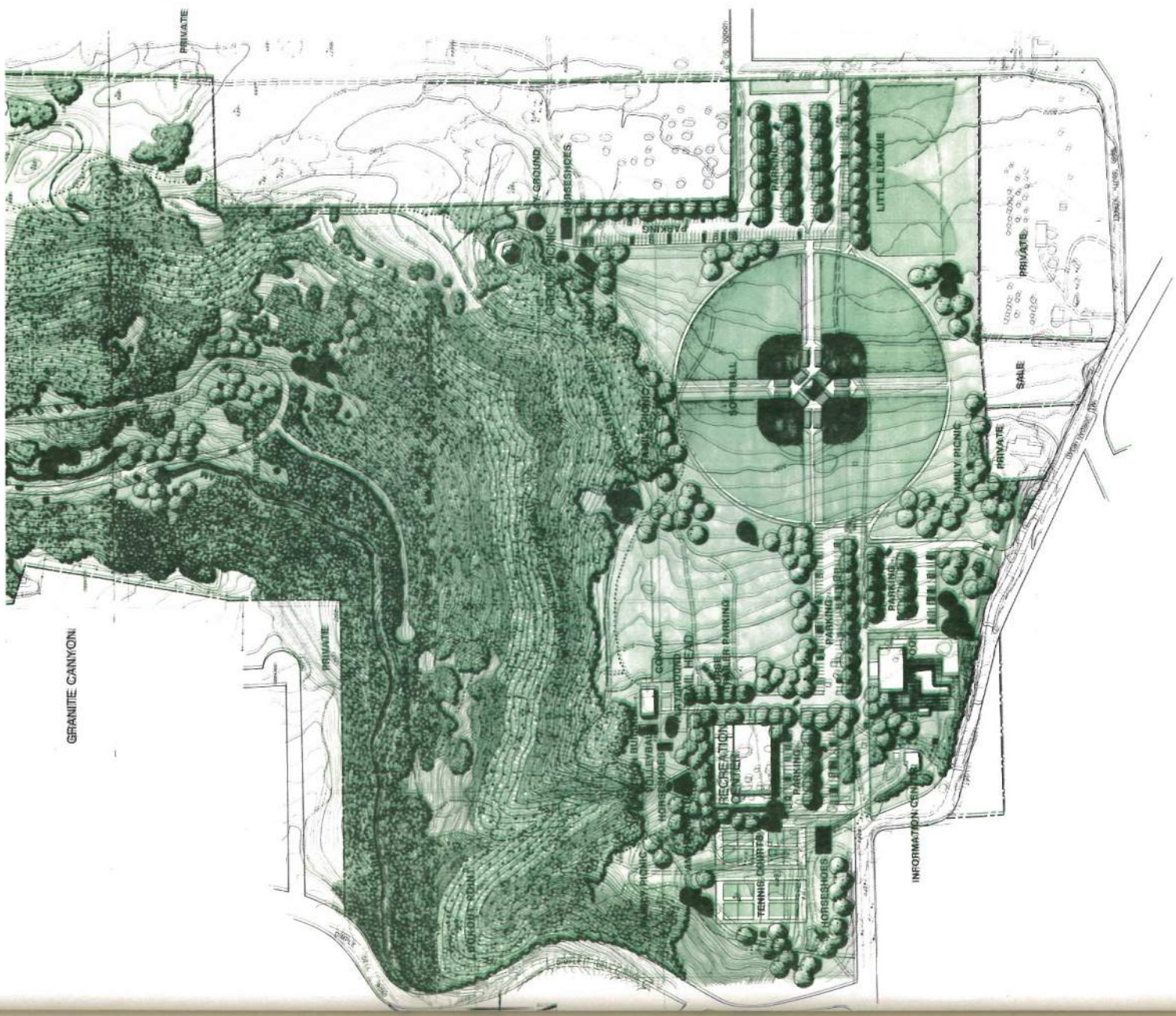


Appendix 8

Dimple Dell Regional Park

1987 Master Plan

(Graphics)



GRANITE CANYON

AUG. 2000

INFORMATION CENTER

SALE

LITTLE LEAGUE

SOFTBALL

RECREATION CENTER

TENNIS COURTS

HORSESHOES

BOWLING

FAMILY PICNIC

SALE

LITTLE LEAGUE

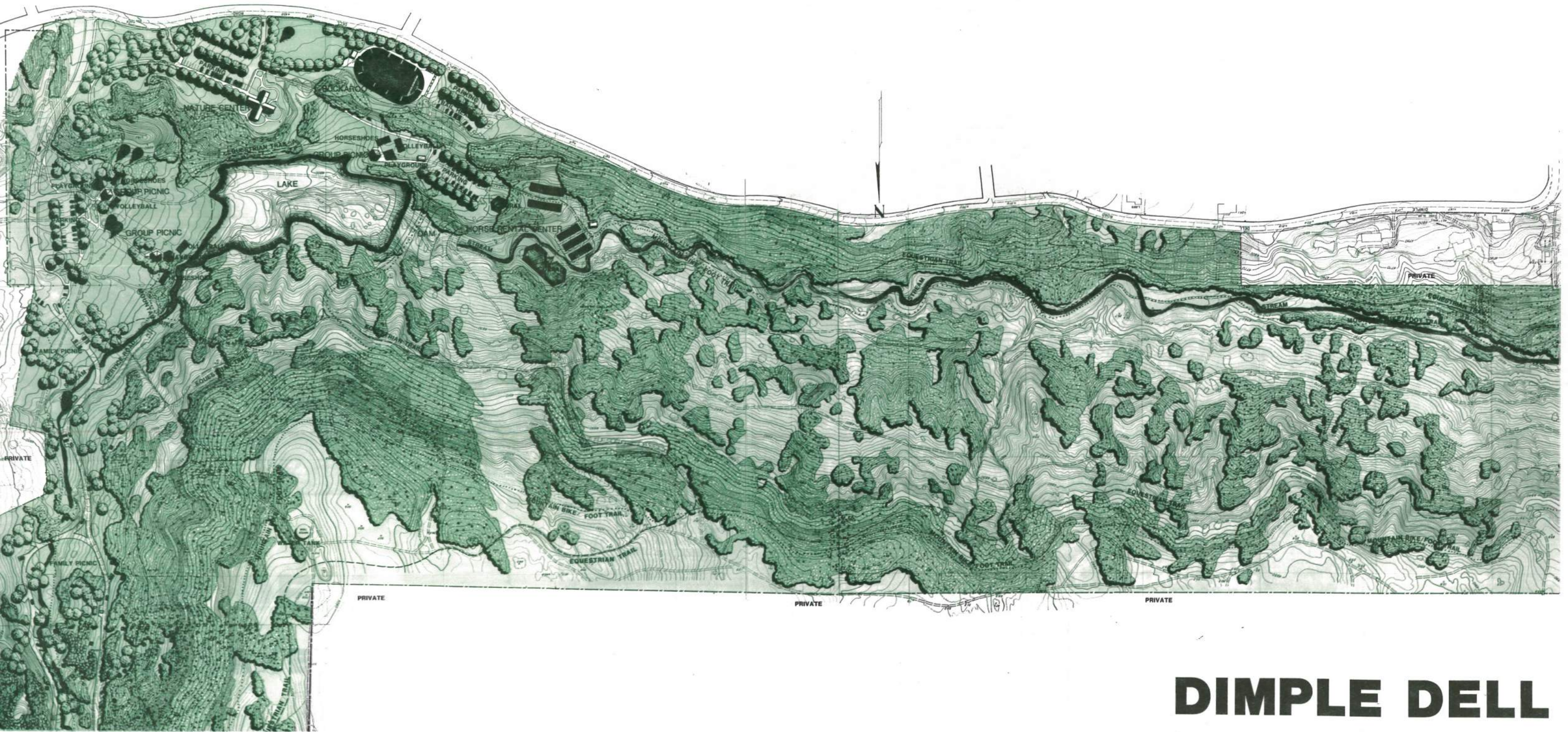
SOFTBALL

RECREATION CENTER

TENNIS COURTS

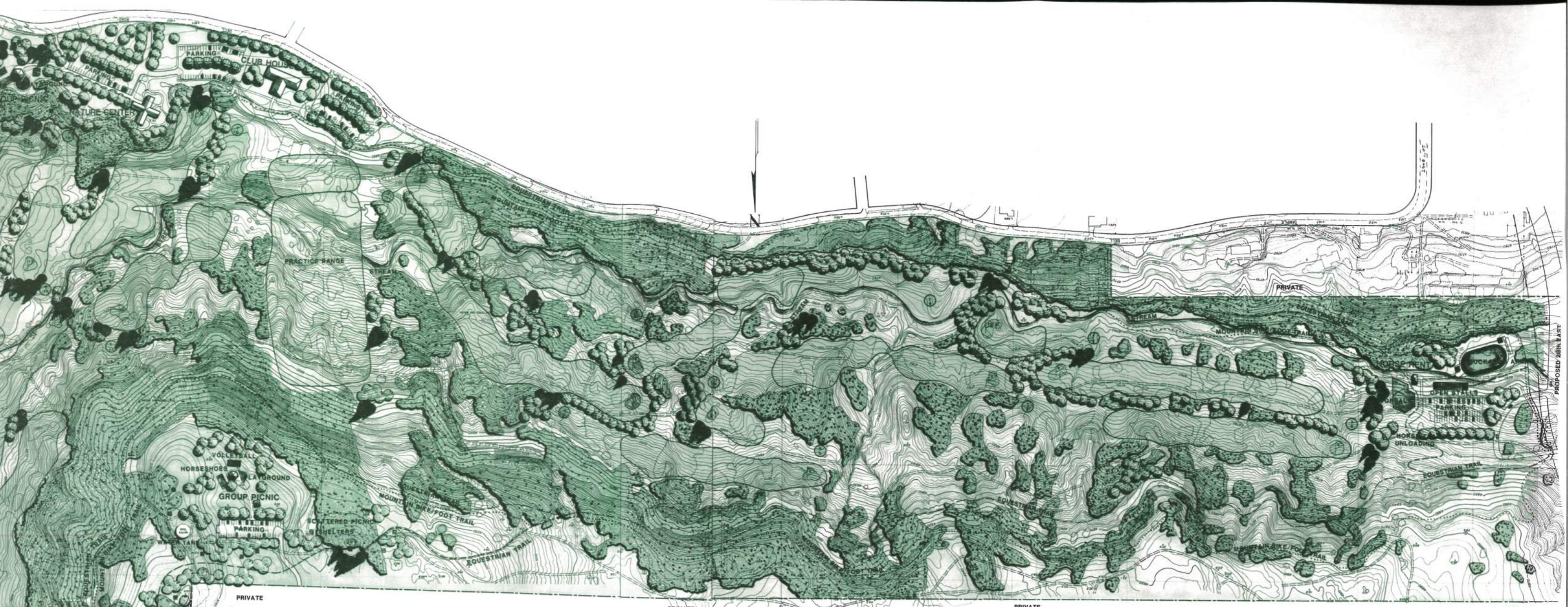
HORSESHOES

GRANITE CANYON



DIMPLE DELL

SALT LAKE CO



PRIVATE

PRIVATE

PRIVATE

DIMPLE DELL CANYON

DIMPLE DELL

SALT LAKE CO

PRIVATE

PROPOSED 20th EAST



REGIONAL PARK MASTER PLAN

RECREATION AND PARKS DIVISION

