

RAY R. JONES FARMSTEAD
2195 West 9000 South
West Jordan
Salt Lake County
Utah

HABS No. UT-134

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UTAH
18-WEJO,
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PHOTOGRAPHS

WRITTEN AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
Rocky Mountain Regional Office
National Park Service
P.O. Box 25287
Denver, Colorado 80225-0287

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HISTORIC AMERICAN BUILDINGS SURVEY
RAY R. JONES FARMSTEAD

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For information about other structures at the Ray R. Jones Farmstead site, see:

HAER No. UT-134-A	Ray R. Jones Farmstead, Hay Barn and Stable
HAER No. UT-134-B	Ray R. Jones Farmstead, Tankhouse
HAER No. UT-134-C	Ray R. Jones Farmstead, Garage
HAER No. UT-134-D	Ray R. Jones Farmstead, Two Story Chicken Coop
HAER No. UT-134-E	Ray R. Jones Farmstead, Salt Box Chicken Coop

I. INTRODUCTION

Location:	2195 West 9000 South West Jordan, Salt Lake County, Utah
Quad:	Midvale, Utah
UTM:	12/4493100/419940
Date of Construction:	Residence: 1933 Garage: 1946 Hay Barn and Stable: ca. 1932 Two Story Chicken Coop: ca. 1935 Salt Box Chicken Coop: 1932 Small Shed: ca. 1935 Tank House: ca. 1920 Cellar Entrance: 1920s or 1930s
Original Owner:	Raymond R. Jones
Present Owner:	Darrell Jackson and Dave Jordan
Original Use:	Farmstead
Present Use:	Residential rental unit and company storage site

Significance: The Ray R. Jones Farmstead is a compact, intact farmstead which dates from the 1920s through the late 1940s. The current residence dates from 1933, though an adobe house once existed on the site. This site represents one of the few farmstead complexes remaining in this rapidly growing part of the Salt Lake Valley. The residence is a typical example of a late period bungalow with minor Craftsman style influence.

Historian: Michael R. Polk, Sagebrush Archaeological Consultants, Ogden, Utah. April, 1994.

Photographer: Michael R. Polk, Sagebrush Archaeological Consultants, Ogden, Utah. February, 1994.

II. HISTORY

A. Settlement of the West Jordan Area

The first clear documentation of Euro-American activity in the West Jordan area occurred shortly after the arrival of the Mormons to the Salt Lake Valley in 1847. In 1848 Joseph Harker became the first settler in the area west of the Jordan River. He built a log cabin there in December. The following spring he was joined by a number of other settlers from the Salt Lake area including Samuel Bennion, John Bennion, Thomas Mackey, Thomas Turbett, William Blackhurst, William Farr, John Robinson and James Taylor.¹ Over the next few years many other families joined the few who first settled there in 1849. Most of the families settled on the river bottoms or along the hill just west of the river. They obtained wood for fencing and fuel from Bingham Canyon to the west in the Oquirrh Mountains.² In 1850 the first industrial facility in the area was built when Archibald and Robert Gardner constructed a sawmill. This required construction of a two and one half mile mill race. Logs had to be hauled 14 miles from the Oquirrh Mountains to the mill.³

The construction of the sawmill stimulated population growth in the area and, no doubt, encouraged the development of other industries. In 1851 Matthew Gaunt began construction of a woolen mill one half mile below the sawmill and, in 1854, Archibald Gardner built a grist mill near the sawmill.⁴ Gaunt did not complete the factory until 1855, but he was already producing woven products by 1852.⁵ This mill is thought to have been the first built in the Western United States and was operated until it burned down in 1888.⁶ Also, in 1851 Samuel Mulliner apparently tanned leather in West Jordan in the first tannery built west of the Mississippi River.⁷

By 1852 the scattered population of the area was organized into the West Jordan Ward of the L.D.S. Church. In 1853 the population of this ward was 361.⁸ In 1854, as a result of apprehension resulting from the Walker Indian War, the scattered population began to gather together into small forts forming the nucleus of an eventual settlement.⁹ In 1859 a log schoolhouse was erected in Taylorsville and, by the early 1860s, that town became the business center of the large agricultural region west of the Jordan River.

The economy of the area dramatically expanded in the 1860s after troops from nearby Fort Douglas discovered gold and silver on the eastern slopes of the Oquirrh Mountains in 1863.¹⁰ The West Jordan area was centrally situated to benefit economically from

any mining ventures. Smelters were built in West Jordan in the late 1860s or early 1870s to process ore obtained from the nearby Bingham Canyon mining district. The mining activity also resulted in the construction of the Bingham Canyon and Camp Floyd Railroad which was built in 1872 to operate from a junction with the Utah Southern near Sandy to Bingham Canyon.¹¹ It was constructed in both standard and narrow gauge from Sandy to the smelters in West Jordan and narrow gauge from West Jordan to the mines in Bingham Canyon. The dual gauging was done to facilitate movement of coke and other supplies, which were already loaded on standard gauge railroad cars, from Sandy to West Jordan.¹²

Smelting activities lasted only a short time in the West Jordan area. The towns of Sandy, Murray and Midvale, more centrally located between the Bingham Canyon and Cottonwood Canyon mines as well as the railroad mainlines, were soon favored for smelter sites. The last smelter facilities in West Jordan were closed down in 1882.¹³

Agriculture remained as the main economic activity of West Jordan during the rest of the nineteenth century and into the twentieth century. Some industry remained, however, as evidenced by the presence of a flour mill, broom factory and mattress factory in West Jordan in 1900.¹⁴ Sugar beets became an important crop during the first part of the twentieth century and a sugar beet factory was built in West Jordan in 1916, the same year the town was first electrified.¹⁵ At its peak the factory employed 235 people during the short fall harvest season. The factory closed in the 1970s.

All through the latter half of the nineteenth century and into the twentieth century West Jordan continued to grow in population. This was due to the many industrial investments in the community and the long term presence of an important north-south arterial road through the Salt Lake Valley. Redwood Road, also designated 1700 West or State Route 68, was originally laid out by surveyor Jesse Fox from North Temple to 21st South in 1853.¹⁶ It was apparently called Redwood Road because Fox used redwood pegs when he laid out the road alignment. This road has served as one of the most important arterial roads for the Salt Lake Valley since the 1850s and, since West Jordan is located along this road, it prospered from the movement of commerce along the route. After settlement expanded from its initial start along the river bottom in the 1850s the presence of this road, no doubt, encouraged intensive habitation along and near its length.

During the 1960s many suburban communities of Salt Lake City had begun to grow, including West Jordan. The Interstate 15 freeway was completed just east of West Jordan in 1965 providing rapid access to services in surrounding towns and cities and also encouraging residential and commercial growth in the surrounding towns. In the

1980s and into the 1990s West Jordan began to annex large areas of farmland around its center including the area around the Ray R. Jones Farmstead. The growth of West Jordan has continued with many new subdivisions and commercial buildings at present being constructed all around the Jones Farmstead property.

B. The Ray R. Jones Farmstead

It is likely that the property currently occupied by the Ray R. Jones Farmstead was originally settled by Samuel W. Egbert, an early Mormon pioneer who, along with his family, arrived in the Salt Lake Valley from Iowa in October 1849.¹⁷ In March 1850 he and his family moved onto a plot of land in West Jordan just west of the Jordan River and about one half mile south of the old rock meeting house in West Jordan. Egbert was one of the first people to settle in this part of West Jordan and pursued farming, stock raising and school teaching. In 1857 he married a second wife and built a long adobe house to shelter his two families.¹⁸ He later constructed a brick house for each wife. Egbert apparently lived the rest of his life on his farm,¹⁹ though whether his house was located at 2200 West 9000 South is unclear.

Egbert obtained final receipt of a Homestead Patent on this property on June 11, 1883.²⁰ One month later Egbert deeded the property to Samuel Merritt.²¹ Although Samuel W. Egbert did not receive patent on the property until 1883 he was likely in residence on some portion of the patented land for at least five years prior to the date of receipt, as required by the stipulations of the Homestead Act regarding residency. The fact that Egbert had lived in the area and patented the property in question suggests that he may have built the first house on the property, a log and adobe structure, which stood until 1947 or 1948. The building was apparently made of log on one end (kitchen) and adobe blocks on the other and rested on a granite block foundation.²² Samuel Merritt held the land for ten years before transferring ownership to Mrs. S. B. Milner²³ and it then passed through a series of owners until it was finally acquired by Ray R. Jones from Stella B. Price in 1928.²⁴ The fact that Samuel Merritt owned the land for ten years at such an early date (1883 to 1893) leaves open the possibility that he, rather than Egbert, built the adobe structure. Adobe was still used during this period of time, though its use was in rapid decline. There is no documentary evidence that other structures were present on the property prior to its sale to Ray R. Jones in 1928, though informants indicate that at least the log and adobe house and the tankhouse predate the farmstead later built by Jones.²⁵

Raymond Richard Jones was born in Salt Lake County, Utah on May 25, 1902 to Henry Thomas Jones and Alice E. Steadman.²⁶ He grew up on a farm near 2200 West and 7400 South, just north of the parcel that he would later purchase and build on. While still a young man, Jones moved to Magna, Utah where he worked for more than a decade for the Utah Copper Company. He was also married to Elsie Ella Wassmer in Magna on August 15, 1921.²⁷ Together they had four children, two girls and two boys. In 1928 the family bought and moved from Magna onto the parcel of land at 2200 West and 9000 South.

Additional construction on the Ray R. Jones Farmstead property does not appear to have begun until the early 1930s when Jones built the hay barn and stable (ca. 1932), Salt Box Chicken Coop (1932), and his bungalow house (1933).²⁸ Perhaps the hardships of the beginning of the Depression slowed the pace of construction of the farmstead. Interestingly, the house, built as a vernacular bungalow, postdates the popularity of this style by almost 10 years. The residence at the Ray R. Jones Farmstead is a typical example of a modest late period vernacular bungalow with a hint of Craftsman style influence. The 1933 date of this house falls well after the style's period of general popularity in Utah (ca. 1905 to 1925),²⁹ but such exceptions are commonly found in the state.

After construction of the house, barn and chicken coop, a second chicken coop (Two Story Chicken Coop) and a small shed were built in 1935 and a two car garage was added in 1946. Jones farmed full time on the property while purchasing other land and eventually acquired and farmed or leased out 3000 dryland acres.³⁰ At the same time he also raised 2000 to 2500 chickens at the farmstead itself. In 1947 or 1948 he built a large cinder block barn where the original log and adobe house had stood and in 1955 built a 2000 bushel circular steel granary on the property.

Ray Jones retired during the 1970s. His wife died on October 18, 1974³¹ and Jones was remarried in 1976 to Bernice Olson. He died on December 16, 1990 at the age of 88.

III. ARCHITECTURAL PERSPECTIVE

The Ray R. Jones Farmstead is a typical example of a late period vernacular farmstead complex which includes a residence, garage, hay barn and stable, two chicken coops, a small shed, tank house and root cellar. Style is poorly defined in this complex as is

typical of folk vernacular farmsteads. The outbuildings were likely built by the owner and, it is likely that the house was as well though such information is not known.

The residence at the Ray R. Jones Farmstead is a typical example of a modest late period vernacular bungalow with a hint of Craftsman style influence. It measures roughly 28 feet wide by 38 feet deep and has an open projecting half front porch with a clipped gable roof and stuccoed porch pediment supported by two striated brick columns.³² The main part of the house has a hipped roof. The house is made of fired stretcher bond brick set on a concrete foundation. The fenestration of the building is quite extensive, though not elaborate. Virtually all of the windows are single-pane double-hung and set above concrete lug sills. There are also two single-pane fixed-sash windows flanking the front door. The front door is paneled and includes a triple-pane inset upper window. There are two chimneys on the house including a tall eave wall chimney and a shorter ridge chimney. Both are made of honeycomb striated fired brick. The ridge chimney has been altered in recent years to include an upper portion of stretcher bond fired brick.

The 1933 date of this house falls well after the style's period of general popularity in Utah (ca. 1905 to 1925),³³ but such exceptions are commonly found in the state. The residence of the Ray R. Jones Farmstead is an example of both the bungalow cottage (house type) and the bungalow style, one of the most popular and commonly built type of houses in Utah. There are hundreds, if not thousands of examples of the bungalow cottage still extant, primarily in Utah's urban neighborhoods. The popularity of the bungalow in Utah is a reflection of its popularity nationwide. A description of its beginnings and growth in Utah is provided by Hagland and Notarianni:

As the type was popularized, especially in early twentieth century California, it came to mean a small, single story house with a broad gable roof and full-width front porch. Often the plan was compressed, with the entry opening directly into the combined living/dining room.

In many ways the bungalow reflected the persistence of the single family house, by offering the smallest possible realization of the ideal type. Although its horizontal massing results both from its size and from the influence of the Arts and Crafts movement, the bungalow developed into a type as well as a style. It came in a number of variations, including California, Chicago or Prairie, Swiss, and Tudor.³⁴

The tankhouse, which still stands, is quite a unique and interesting part of the architectural landscape on the property. This structure, probably built during the 1920s, was used to hold culinary water for the residence and the chicken coops. The water to

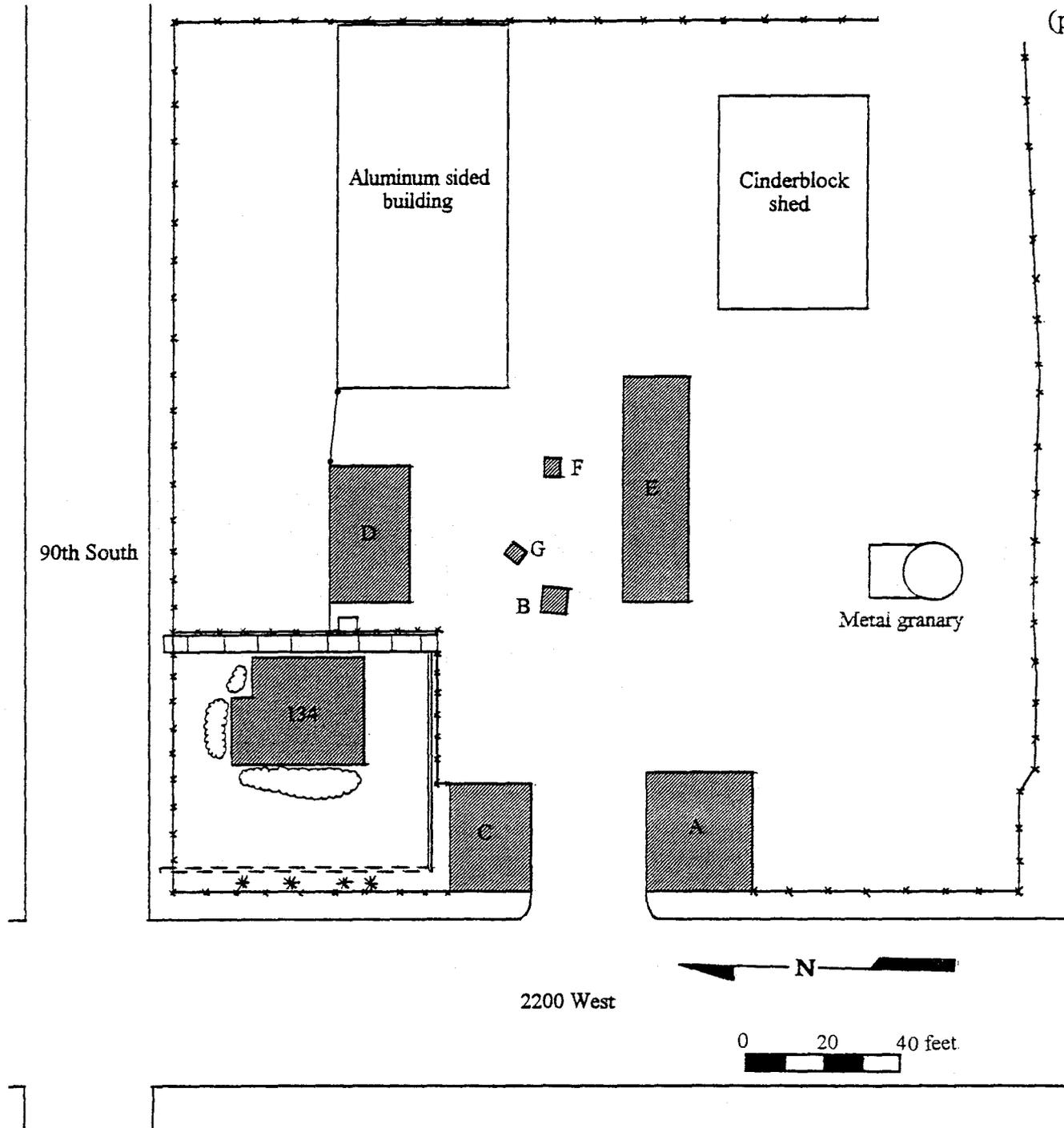
fill the tank was pumped from an adjacent water well. Originally, there was a windmill at the location which pumped the water into the tank where the water was redistributed by gravity. This windmill proved inadequate and so a hand pump was placed there. Still later, an electric pump was installed.³⁵

The remainder of the Ray R. Jones Farmstead, with the exception of the tankhouse, was built during the early 1930s and 1940s and is quite typical vernacular style architecture of the period. It reflects the range of farming activities which often took place in a small scale farming operation.

The compactness of the building arrangement on the farmstead is quite interesting, perhaps reflecting either the constraints of a confined space in which to build or a plan for a very efficient farming operation. Such an arrangement would allow for many activities to take place within a small space leaving more land for cultivation.

One of the structures that is a part of this compact farmstead is a small cellar entrance, located just east of the tankhouse. This structure was built in the 1920s or 1930s and served as an entrance to an underground cellar that was used to store potatoes and, later, eggs. The cellar entrance is a small novelty sided shed roof structure with a single door on the south side and small metal vent pipe in the roof. It measures approximately four feet by five feet in size. The cellar was eventually abandoned and was filled in, leaving only the entrance structure still intact.

A second representative of the structural compactness of the farmstead complex is a small shed located approximately 18 feet north of the salt box chicken coop. Measuring approximately five feet by six feet in size, this clapboard sided structure may have served as an outhouse for the bungalow residence. The building was constructed ca. 1935 and has a cylindrical metal pipe vent in the roof.



134	UT-134, Ray R. Jones Farmstead	E	UT-134-E, Saltbox chicken coop	*	Tree
A	UT-134-A, Hay barn and stable	F	UT-134-F, Small shed	▬▬▬	Sidewalk
B	UT-134-B, Tank house	G	Cellar entrance	▬▬▬▬▬	Open canal segment
C	UT-134-C, Garage	⊕	Fenceline	- - - - -	Buried canal segment
D	UT-134-D, Two-story chicken coop	☁	Bushes	⊢	Gate

Plan View of the Ray R. Jones Farmstead.³⁶

IV. ENDNOTES

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4. Utah Historical Records Survey (UHRS), *Inventory of the County Archives of Utah, No. 18, Salt Lake County (Salt Lake City)*, The Utah Historical Records Survey, Ogden, Utah, 1941, p. 23.
5. Wain Sutton, Editor, *Utah: A Centennial History*, 3 volumes: Lewis Historical Publishing Company, Inc., New York, 1949, p. 162; The Utah Historical Records Survey, *Inventory of the County Archives of Utah, No. 18, Salt Lake County (Salt Lake City)*, Ogden, Utah: Utah Historical Records Survey, 1941, p. 23.
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19. Holt and Holt, 1988, pg. 4.
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21. Salt Lake County Recorder's Office, 1883b.
22. Keith Price, personal communication, 1993.
23. Salt Lake County Recorder's Office, 1893.
24. Salt Lake County Recorder's Office, 1928.
25. Keith Price and Merlin Jones, personal communication, 1993.
26. Thomas Carter and Peter Goss, *Utah's Historical Architecture 1847-1940: A Guide*, Salt Lake City: University of Utah Press, 1988, p. 138.
27. Leon S. Pitman, *The Domestic Tankhouse as Vernacular Architecture in Rural California*, 1992: *Material Culture*, 24(1):13-32.

28. Merlin Jones, 1995, personal communication. Telephone conversation between the author and Mr. Jones concerning his father, Ray R. Jones, May 13, 1995.
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31. Merlin Jones, 1995, personal communication. Telephone conversation between the author and Mr. Jones concerning his father, Ray R. Jones, May 13, 1995.
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36. Created from notes written in the field.
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38. Salt Lake County Property Appraisal Card, January 14, 1959.

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