



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

### 1. Name of Property

historic name Cushing, Ernest and Sadie, House  
other names/site number \_\_\_\_\_

### 2. Location

street & number 60 East Pioneer Ave. N/A not for publication  
city or town Sandy N/A vicinity  
state Utah code UT county Salt Lake code 035 zip code 84070

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets     does not meet the National Register criteria. I recommend that this property be considered significant     nationally     statewide X locally. (    See continuation sheet for additional comments.)

Walt M. ... Date 6/27/96  
Signature of certifying official/Title Date  
Utah Division of State History, Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property     meets     does not meet the National Register criteria. (    See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.  
    See continuation sheet.
- determined eligible for the National Register.  
    See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)  
\_\_\_\_\_

*for* Signature of the Keeper Date of Action  
M. J. ... 8/8/96

Cushing, Ernest and Sadie, House  
Name of Property

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

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	buildings
		sites
		structures
		objects
2	1	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Sandy City

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Victorian Eclectic  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation STONE  
walls STUCCO over BRICK  
roof ASPHALT  
other WOOD Weatherboard - outbuilding  
\_\_\_\_\_

**Narrative Description**

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

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

Cushing, Ernest and Sadie, House  
Name of Property

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

### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

#### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for section No. 8

### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS): \*

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

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

See continuation sheet(s) for Section No. 9

Cushing, Ernest and Sadie, House  
Name of Property

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

### 10. Geographical Data

Acreage of property .24 acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/1/0/4/0 4/4/9/4/0/5/0  
Zone Easting Northing

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

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

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

#### Verbal Boundary Description

(Describe the boundaries of the property.)

BEGINNING 691.35 FEET EAST AND 24.8 RODS NORTH FROM THE SOUTHWEST CORNER OF SECTION 31, T 25 RODS EAST, SLM; THENCE EAST 70 FEET; SOUTH 165 FEET; WEST 70 FEET; NORTH 165 FEET TO THE POINT OF BEGINNING.

Property Tax No. # 22-31-354-001

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

#### Boundary Justification

(Explain why the boundaries were selected.)

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

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

### 11. Form Prepared By

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

organization Hanks & Company / Cooper Roberts Architects date January 1996

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

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

### Additional Documentation

Submit the following items with the completed form:

- Continuation Sheets
- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location. (SHPO)  
A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- Photographs: Representative black and white photographs of the property. (SHPO)
- Additional items (Check with the SHPO or FPO for any additional items.) (slides at SHPO)

### Property Owner

name Jess K. and Barbara Aylett and Rodney J. Folkersen

street & number 60 E. Pioneer Ave telephone (801)

city or town Sandy City state UT zip code 84070

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Cushing, Ernest and Sadie, House, Sandy, Salt Lake County, UT

---

## Narrative Description

The Ernest and Sadie Cushing House, built c.1894, is located on the north side of Sandy's residential/commercial neighborhood. It is a one-story stucco over brick cross-wing house type with Victorian Eclectic detailing. The stucco was probably applied shortly after World War II. The house form and fenestration pattern remain virtually unchanged from the historic period. The house, an historic storage building, and an out-of-period garage are located on a quarter-acre lot in Sandy City.

Wood double-hung windows remain throughout the original portion of the house. A large single fixed light with transom window is located in the front-facing gable and has a filigree pattern cut into the casing between the upper sash and the segmental arch. The gable end retains a diamond-shaped opening and circular patterned wood shingles.

The front porch appears to be an addition and probably dates to the early 1930s. Simple square columns support the roof of the porch that includes a pedimented gable. A brick addition built c.1933 that replaced a frame shed addition<sup>1</sup> is located at the rear of the home. It includes a kitchen, pantry, bedroom, and bathroom. A c.1960 wood frame and stuccoed utility porch extends from the brick addition. The original plan remains with the entrance opening directly into the parlor followed by the dining room and kitchen addition to the rear, and bedrooms along the west side.

The existing remaining outbuilding (to the north and east of the out-of-period garage) is a small, wood-frame clapboard-sided storage building.

\_\_ See continuation sheet

---

<sup>1</sup> Sanborn maps indicate a frame shed addition which was probably a kitchen and utility (or bathroom) and would have been removed at the time of construction of the rear brick addition, about 1933.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Cushing, Ernest and Sadie, House, Sandy, Salt Lake County, UT

## Narrative Statement of Significance

Built c.1894, the Ernest and Sadie Cushing home is significant under Criterion A for its association with an important period of development in Sandy's history. The house provides a good example of one type of dwelling which was commonly built in Sandy by and for its residents during the Mining, Smelting, and Small Farm period of 1871-1910. Under criterion C it is a distinct and important house type common to Sandy, the surrounding area, and throughout Utah between 1880-1910.<sup>2</sup> Among the best preserved examples of the crosswing house type constructed during this period in Sandy, its Victorian Eclectic detailing is expressive of the level of craftsmanship attained locally. The Cushing house retains its historic integrity and is being nominated as part of the multiple property submission, Historic Resources of Sandy.

Located twelve miles south of Salt Lake City, Sandy is at the crossroads of what was once a busy series of mining districts. Paralleling to a large extent the history of mining in surrounding canyons, Sandy's early history and development either boomed or declined based on these mining operations. Sandy's first major period of development, known as the "Mining, Smelting, and Small Farm Era, 1871-c.1910", closely coincided with the discovery and mining of precious metals in nearby canyons beginning in 1863, and with the arrival of the transcontinental railroad to Utah in 1869. Extending south from Salt Lake City, the Utah Southern Railroad reached the Sandy area in 1871,<sup>3</sup> placing Sandy at a crossroads between Salt Lake City, Bingham Canyon, and Big and Little Cottonwood Canyons. Railroad spurs were subsequently extended to the mouths of these canyons,<sup>4</sup> allowing materials to be shipped to and from the mining operations.

Since Sandy was a strategic shipping point it is logical that sampling mills and smelters were built in the area.<sup>5</sup> Also in 1871 a 160-acre townsite was platted,<sup>6</sup> and the construction of a "boom town" shortly followed. The boom period of the 1870s was short lived with the failure of several mining concerns

---

<sup>2</sup>Carter, Thomas, and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, Utah: University of Utah Press, 1988, p. 44.

<sup>3</sup>Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company, p. 276.

<sup>4</sup>Porath, Joseph H. "Materials gathered for a history of Big Cottonwood Canyon & Little Cottonwood Canyon" USHS Call #MSS, A, 435-16, p.17.

<sup>5</sup>Ibid, p.16.

<sup>6</sup>Rich, Roxie N. The History and People of Early Sandy. No publisher listed, c. 1975, p. 87. Copy located at Sandy City Planning Department.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Cushing, Ernest and Sadie, House, Sandy, Salt Lake County, UT

which fed Sandy's economy,<sup>7</sup> leading to the closure of several smelting and sampling concerns beginning in 1876. Mining, however, continued to have a large impact on the town in the years following this initial slow down.

While the dominant force in the economy of Sandy during the 1870s-90s was undoubtedly that of mining, the local agricultural community continued to develop. A series of wells and ditches were dug beginning as early as 1869 to supply the city residents, smelters, and farms with water. Early agricultural pioneers, who generally established small, family-type farms, were forerunners of a later agriculturally oriented lifestyle which was to dominate Sandy's economy. During the 1890s, despite a downturn in the mining industry, Sandy continued to establish itself as a permanent community in the Salt Lake Valley. New business enterprises came into being to support the local agricultural economy, new schools were built, and the city was incorporated in 1893.<sup>8</sup> With the relocation of sampling and smelting concerns to other locations, Sandy's impact as a mining town diminished. Many of the mines that once supported Sandy's mining industry either played out,<sup>9</sup> or their refining operations were relocated.<sup>10</sup> Soon after the turn of the century Sandy had lost much of the mining component of its economy, marking an end to its initial phase of development. The agricultural component also shifted at this time away from small family farms toward larger, more specialized farming operations, inaugurating a new phase of development in the city.

The center of Sandy's initial settlement possesses a unique character due to several components. First, the width of the residential streets remain consistently smaller than many towns in Utah that were laid out with wide streets and ten-acre blocks. Although Sandy employed the grid pattern of development, the streets, other than the major thoroughfares such as Main, are relatively narrow. Secondly, the scale of the residences are consistent. The buildings are primarily one-story residences with modest footprints. Third, the earliest buildings, such as the subject nomination, are sporadically placed within the city's core. The buildings built prior to 1910 provide the streetscape with a strong sense of historic association as they are located among homes that date from the 1920s, 30s, and 40s. The blending of pre-1910 buildings within the narrow streets of smaller-scale residential structures provide a distinctive quality to Sandy's historic core.

This house is located in the original historic square mile of old Sandy, an area first developed between 1860-1893 as a mining boom town, and further developed during a second phase of Sandy's growth

---

<sup>7</sup>Robertson, Frank Co. Boom Towns of the Great Basin. Sage Books, Denver Co., 1962, pp. 72-23.

<sup>8</sup>Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company, p. 280.

<sup>9</sup>"The Cottonwood Canyons." USHS Call # MSS, A, 4324.

<sup>10</sup>Bailey, Lynn R. Old Reliable, A History of Bingham Canyon, Utah. Tuscon, Arizona: Westernlore Press, 1988, p. 278.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Cushing, Ernest and Sadie, House, Sandy, Salt Lake County, UT

---

(1893-1910). The Ernest and Sadie Cushing home represents the architectural and economic development of Sandy beyond its original mining/pioneer character, during the agri-business phase between 1893-1910, in the heart of old historic Sandy. The style and situation of these early Sandy homes reflect the Mormon ethics of self-reliance and community cooperation. Homesteads accompanied by property and outbuildings also reflected the diversity of skills and occupations mastered by early Sandy residents who functioned simultaneously as businessmen, farmers and laborers in order to survive economically.

### ARCHITECTURE:

This house is representative of a major shift in Sandy community architecture. When the Sandy mining boom ended in 1893 and local commerce turned to agricultural business, construction slowed and the quality of houses improved. The homes built at the turn-of-the-century in Sandy were permanent, substantial structures made of brick, stone, or adobe brick with shiplap siding, and adorned with decorative woodwork of trained craftsmen. This house is expressive of the level of craftsmanship attained locally during this turn-of-the-century shift to more substantial and elaborate homes.

The style of the house describes the early-twentieth century and the changes that were occurring in Utah. This crosswing house type with Victorian eclectic styling is important in describing the end of isolation of Utah in the late nineteenth century. Rural areas were less isolated from stylistic developments occurring on both the national and local levels. The pattern book styles and standardized building components were available and easily adapted for use with local materials. The former isolation of rural areas was no longer an obstacle to building well and the quality of design and workmanship were also affected during the Victorian era.<sup>11</sup>

### PERSONAL HISTORY:

Ernest Cushing was born March 20, 1869 in Sandy, Utah and was raised by his step-father Arthur J. Cushing and mother Ellen Cushing. Ernest first clerked at his father-in-law's general store in Midvale. He eventually opened his own general store in Sandy, known as E. Cushing Grain \* Flour \* Feed \* Groceries. Like many early settlers, Ernest cultivated several skills in order to maintain his livelihood. He worked for the U.S. Steel Smelter in Midvale, the Sampling Mill in Sandy, and was a railroad trestle foreman. Ernest Cushing served on the Sandy City Council in 1911.

Ernest purchased this property in 1890. According to family histories, Ernest had saved enough money to have the house built, purchase a horse and buggy, and allow Sadie to pick out furniture, all before they were married. They built this house c.1894. Next door lived Ernest's grandfather, James Cushing, and across the street lived Ernest's parents. Apparently there were so many Cushings on Pioneer Avenue it was often referred to as "Cushing Avenue."

---

<sup>11</sup>

Carter, Thomas, and Peter Goss. Utah's Historic Architecture, 1847-1940, p. 110-111.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Cushing, Ernest and Sadie, House, Sandy, Salt Lake County, UT

---

Ernest and Sarah Anne (Sadie) Cooper were married on December 27, 1894 at the Cooper home. Sadie was born August 28, 1867 in Millcreek, Utah. She was educated at St. Mary's Academy in Salt Lake, loved to ride horses, and worked as the Postmistress in her father's general store in Midvale. Ernest and Sadie had five children and lived in this home for the duration of their married life. Ernest and Sadie were active in Knights of Pythias Lodge and the Sandy Community Church. He also played the horn in the Sandy City Band. Sadie enjoyed doing artistic handwork and painting and was a member of Phillips Congregation Church. Ernest and Sadie had a large garden, and several horses to draw their cutters and surreys. Sadie was a fine horsewoman and rode side-saddle. (Perhaps the existing outbuilding was used as a tack house or stable.)

After Ernest died in 1933, Sadie transferred ownership to their daughter Maxine Cushing Anderson. Sadie died in 1940. Maxine sold the house to James L. Jensen in 1942. The house changed owners three more times between 1970-78, when the current owners purchased it.

\_\_ See continuation sheet

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

Cushing, Ernest and Sadie, House, Sandy, Salt Lake County, UT

---

### Bibliography

Haws, David R., Intensive Level Survey, "Ernest and Sadie Cushing Home"

- USGS map of Midvale, Utah. (plat map and Sanborn map)
- brief architectural description of property
- brief history of property
- brief family history
- interview with Julia Hawkins
- LDS Family Group Sheet, Family History Library, LDS Church.
- LDS Church Archives
- city directories
- biographical encyclopedias
- city/county histories
- personal interviews
- Utah State Historical Society
- U. of U. Library
- title search, Salt Lake County Recorder's Office
- tax card and photo
- photographs of home

### Interviews

Martha S. Bradley  
USHS Historic Preservation Officer

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

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

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

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

\_\_ See continuation sheet

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 7

Cushing, Ernest and Sadie, House, Sandy, Salt Lake County, UT

---

## **Common Label Information:**

1. Cushing, Ernest and Sadie, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Allen Roberts
4. Date: May 1995
5. Negative on file at Utah SHPO.

## **Photo No. 1:**

6. Northeast elevation of building. Camera facing southwest.

## **Photo No. 2:**

6. Detail - Northeast elevation of building. Camera facing southwest.

## **Photo No. 3:**

6. Southeast elevation of building. Camera facing northwest.

## **Photo No. 4:**

6. Northwest elevation of building. Camera facing southeast.

\_\_\_ See continuation sheet

The Ernest & Sadie Cushing Home

