United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the* National Register of *Historic Places Registration 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.

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1. Name			1. 10. 88.00

historic nameMickelsen, Joseph E. & Mina W., House	
other name/site number	
2. Location	
street & town782 E. Pioneer Road (12400 South)	not for publication
city or town Draper	vicinity
state <u>Utah</u> code <u>UT</u> count <u>y Salt Lake</u> code <u>035</u> zip code <u>84</u>	020
3. State/Federal Agency Certification	
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for determination of eligibility meets the documentation standards for registering properties in the National Register Criteria. I recommend that this property be considered in nationally statewide locally. (See continuation sheet for additional comments.) Signature of certifying official/Title 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 comments.)	ational Register pinion, the d significant
Signature of certifying official/Title Date	
State or Federal agency and bureau	
4. National Park Service Certification I hereby certify that the property is: I 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:)	Date of Action

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

5. Classification				
Ownership of Property (check as many boxes as apply)	Category of Property (check only one box)	Number of Resourd (Do not include previously	Number of Resources within Property (Do not include previously listed resources in the count.)	
public-local	☐ district	Contributing	Noncontributing)
🛛 private	🔀 building(s)	1	0	buildings
public-State	🛄 site			sites
public-Federal	Structure			structures
	🗌 object			objects
	·	1	0	Total
Name of related multiple pro (Enter "N/A" if property is not part of a		Number of contribution Number of contribution in the National Reg		eviously listed
Historic Resources of Draper		NA		
6. Function or Use Historic Function (Enter categories from instructions) DOMESTIC: single dwelling		-	Action es from instructions) RADE: business office	
7. Description Architectural Classification (Enter categories from instructions) LATE 19 TH & EARLY 20 TH CENTU Bungalow	IRY AMERICAN MOVEMENTS:	Materials (Enter categorie foundation _ walls	es from instructions) CONCRETE BRICK	
		roof	ASPHALT	
		other		

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

See continuation sheet(s) for Section No. 7

Record #

8. Description Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)	Areas of Significance (enter categories from instructions)
A Property is associated with events that have made a significant contribution to the broad patterns of	
our history.	COMMERCE/TRADE
B Property is associated with the lives of persons significant in our past.	AGRICULTURE
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.	Period of Significance 1929-1953
Criteria Considerations (Mark "x" in all the boxes that apply.)	
Property is:	Significant Dates 1929
A owned by a religious institution or used for religious purposes.	·
B removed from its original location.	Significant Persons (Complete if Criterion B is marked above) NA
C a birthplace or grave.	Cultural Affiliation
D a cemetery.	NA
E a reconstructed building, object, or structure.	
☐ F a commemorative property.	Architect/Builder Cyrus W. Vawdrey: builder
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.) 9. Major Bibliographical References Bibliography	See continuation sheet(s) for Section No. 8
(Cite the books, articles, and other sources used in preparing this form on one or more conti	
Previous documentation on file (NPS):	Primary location of additional data:
 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 	State Historic Preservation Office Other State agency Federal agency Local government University Other Name of repository: Draper Historic Preservation Commission
#	Draper Historic Preservation Commission

See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property 0.50 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 <u>1/2</u> <u>4/2/6/9/2/0</u> 4/ <u>4/8/6/1/6/0</u> Zone Easting Northing	2 / / //// ///////////////////////////	
3 / / / / / / / / / / / / / / / / / / /	4 // /////////////////////////////////	
Verbal Boundary Description (Describe the boundaries of the property.) BEG AT NE COR BLK 8, DRAPER TOWNSITE SUR; S 136 F	T; W 159.9 FT; N 136 FT; E 159.9 FT TO BEG.	
Property Tax No. 28 - 29 - 353 - 004		
 Boundary Justification (Explain why the boundaries were selected.) The boundaries are those currently associated with the property 2002. See Sections 7 & 8 for more information. 11. Form Prepared By 	y. The house was moved to the current property in August, □See continuation sheet(s) for Section No. 10	
name/title Korral Broschinsky, Preservation Documentation	Resource	
organization prepared for the Draper Historic Preservation Co	mmission date January 16, 2004	
street & number P.O. Box 58766	telephone (801) 581-1497	
city or townSalt Lake City	state_UT zip code 84158	
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. A Sketch map for historic districts and properties having large acreage or numerous resources. Photographs: Representative black and white photographs of the property. Additional items: (Check with the SHPO or FPO for any additional items) 		
Property Owner name/titleRob Perry, Perry Financial Group		
street & number 64 East 6400 South, Suite 205	telephone (801) 268-1181	
city or town Salt Lake City	state UT zip code 84107	

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.

Section No. 7 Page 1 Mickelsen, Joseph E. & Mina Wadley, House, Draper, Salt Lake County, UT

Narrative Description

The Joseph E. and Mina W. Mickelsen House is a large one-story hip-roofed bungalow with wide eaves, built in 1929 of striated brick in a stretcher bond. The entrance of the house faces north on a half-acre lot at 782 East Pioneer Road (12400 South) in Draper. The house was moved from its original location at 1020 East Pioneer Road a few blocks to the west on August 7, 2002. The move was necessitated by the imminent construction of a new Draper City municipal building on the site. The house was placed on a new concrete foundation and rehabilitated for use as an office. The rehabilitation is a federal historic tax credit project and was completed in October 2003.

The relocated house retains the same orientation on the lot as previously. The primary elevation faces north. The house originally featured a full-width porch supported on brick piers. The piers could not be moved with the house and were rebuilt according to photographs taken before the move. With the exception of the front porch, a secondary porch deck on the east elevation, and a stoop to the rear, the house was moved intact. A clipped gable roof with a stuccoed gable end covers the front entrance porch. The original wooden Prairie influenced windows are mostly found in sets of three, two double-hung on either side of a larger, square, fixed pane window. The wood windows were refurbished and repainted. A decorative basket weave brick pattern circles the house above the foundation. An ADA ramp was added to the north and west elevations, but does not impact the distinctive features of the primary elevation. The roof was repaired. The masonry was cleaned, repaired, and re-pointed.

The interior was also restored. The interior has elegant touches such as the coved ceiling in the large 14' x 24' living room across the front of the house. The living room has an elaborate ceramic fireplace surmounted by semicircular niches. The surround was damaged when the chimney was removed for the move and is currently waiting for the owner to find a craftsperson to repair it. The three bedrooms are on the western side of the house, separated from the formal dining room, butler's pantry, kitchen and back stairs by a hallway. There were built-in dressers and cabinets in the hallway, pantry, back bedroom, back stairwell and the bathroom. The bathroom has an orchid colored bathtub with a tile mural over it. The kitchen was gutted in the late 1990s after vandals had used it for a drug lab. The kitchen window was replaced with a single fixed pane (date unknown, probably 1970s). Changes to the interior to facilitate the new usage have been minimal. One door was blocked and one closet door changed orientation. The butler's pantry was converted to a copy room. The pantry built-in was removed during the rehab because the opening to the room did not meet code. The back stairs were rebuilt to meet current code. The bathroom will be made ADA accessible. A set of shelves removed in the bathroom to enlarge the door for better accessibility. The kitchen is now the break room, the dining room is a conference room and bedrooms were converted to office space. All usage changes are reversible, if the house is converted to residential use in the future. The house has new plumbing, mechanical and electrical systems. There are new painted finishes throughout, but the distinctive features of the interior (cove ceiling, bathroom tile and fixtures, hardwood floors, woodwork, and fireplace) have been retained. The original stained woodwork in the main living spaces were restored.

Continuation Sheet

National Register of Historic Places

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The new lot has been vacant for a number of years and contains no landscaping. New lawn, landscaping and sidewalks are planned for the property. There is a small asphalt parking lot in the rear. This is perhaps the greatest change to the house since the original 3.35-acre lot had an overgrown landscaped yard with mature trees and many rosebushes and flowerbeds. The original lot also had four contributing outbuildings, two barns (1907 and 1924), and two coops (1924), at the rear of the property. The outbuildings were demolished at around the same time the house was moved. Despite the relocation, the Mickelsen House continues to contribute as an historic resource of Draper.

Continuation Sheet

Mickelsen, Joseph E. & Mina Wadley, House, Draper, Salt Lake County, UT

Narrative Statement of Significance

The Joseph E. and Mina W. Mickelsen House, built in 1929, is significant under Criterion A, for its association with the development of Draper in the first half of the twentieth century. For much of the twentieth century, the poultry business was the single most important economic force in Draper. Sources estimate that nearly one-third of Draper's workforce was associated with the poultry industry during the peak years between the 1930s and the 1950s. Joseph E. Mickelsen was the Secretary, Treasurer and Manager of the Draper Egg Producers' Association Inc., for over forty years. Just across the road from the poultry feed mill and egg producers' plant, the house he shared with his wife Mina Wadley Mickelsen was a community showplace and gathering spot for leaders in the poultry business and other community members. The house was moved from its original location at 1020 E. Pioneer Road to 782 E. Pioneer Road in 2002, and was rehabilitated in 2002-2003 as a federal tax credit project for use as an office. Despite the move, the house retains its historic integrity and is eligible under the Multiple Property Submission, *Historic and Architectural Resources of Draper*, primarily within the historic context, "Twentieth-Century Community Development and Poultry Industry Period, 1918-1954." The house contributes to the historic resources of Draper, Utah.

History of the Joseph E. and Mina W. Mickelsen House:

The community of Draper was established in 1849 just two years after the arrival of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) to the Salt Lake valley. The Draper settlement was originally known as South Willow Creek, but sometimes called *Sivogah*, the native name for the area. Five families were the first settlers, but were soon joined by relatives and friends. The early settlers raised cattle to sell to emigrants on route to the California gold mines. Between 1855 and 1856, a fort was constructed and most of the settlers lived there. By the time the Utah Southern Railway reached the South Willow Creek area in 1871, the community was a thriving though somewhat scattered collection of farmsteads with a population of around 480. In 1876, a town site was surveyed for the community, by then known as Draperville. The name was later shortened to Draper. The farming (grains and fruits) and ranching (sheep and cattle) community grew steadily. After the arrival of the Denver & Rio Grande Railway 1881 several industries had been established near the rail corridor and a thriving mercantile industry was established.

Niels Mikkelsen acquired the property in 1882 along with other properties for \$500 from Peter Sorensen. Niels was born in Denmark, on March 19, 1841. He married Birthe Sophie Rasmusdatter (Rasmussen) who was born in Denmark in 1846. The couple came to Draper in 1881 with three children born in Agri, Denmark, Soren, Dorothea and Mary. Their last six children were born in Draper. After Niel's death in 1906, title to the property passed by degree in 1908 to Sophia R. Mikkelsen, his wife. A few weeks before she died in 1914 she sold all of the property to J. E. Mikkelsen, her son, for \$2450.

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Joseph E. Mickelsen was born on May 4, 1885, in Draper.¹ He married Emily Wilhelmina Wadley on June 17, 1914. Mina was born to Joseph Daniel and Rozilla Jane Enniss Wadley on August 17, 1887 in Pleasant Grove, Utah County. She was an active member of the Church of Jesus Christ of the Latter-day Saints (LDS) and served in its Relief Society and MIA. Mina and Joseph had four daughters. She died on November 11, 1967 in Murray. Joseph Mickelsen was also active in the LDS Church, Boy Scouting, and civic affairs. He served an LDS mission to Norway. Joseph Mickelsen died at the family home, 1020 E. Pioneer Road, on October 22, 1976.

Joseph E. Mickelsen worked in the poultry industry most of his grown life. He is listed as a poultryman with a poultry farm on the 1930 census. At the time his brother A. R. Mickelsen was president of the Draper Poultrymen Inc., a co-operative organized in 1926. In 1932, the Draper Egg Producers Association was organized with three Mickelsen brothers in charge. A. R. Mickelsen was president, Orson A. Mickelsen was manger of the plant, and Joseph E. was secretary and treasurer. He served in this capacity for forty years.

The poultry business began in Draper in the early 1900s, especially after twentieth-century amenities such as electricity (1912) and piped culinary water (1915-1917) made it easier to raise poultry. One source suggests that daylight-savings time, approved by Congress on March 19, 1918, may have helped the Draper chicken business: "In winter months night lights were turned on in coops to give chickens more time to eat mash, wheat, calsite, and drink the continuous flow of water."² Around 1918, eight farmers began to work co-operatively to buy feed and market eggs. In 1926, Draper Poultrymen Incorporated was organized. By the time of the 1930 census enumeration, nearly one-third of all workers in the town employed by the numerous chicken farms and three egg-feed processing plants.

Draper's poultry business thrived despite a general downturn in the economy during the depression years. But the business was not without risks. In 1932, a disease went through chicken farms in Draper and wiped out entire flocks. Some producers lost everything and gave up the idea of producing and selling eggs.³ That year, the Draper Egg Producers Association was organized to market feed and eggs. With the establishment of the Draper Egg Producers Association, Draper eggs became known prominently from Los Angeles to New York. Woodrow Mickelsen recalls one of the organization's successful marketing campaigns: "Some here may remember the slogan *Day Old Eggs from here to New York*, which really meant the egg that was laid this morning would be brought to the plant, graded, cased, and placed in a refrigerated railroad car and would start rolling towards New York all within 24 hours."⁴

The combined facility of the Draper Poultrymen Inc. and the Draper Egg Producers Association Inc. was a major enterprise. In a newspaper article detailing construction work on a new \$30,000 feed mill and \$20,000 egg-candling and storage plant, the reporter describes the company: "Begun in 1926 by a small group of Draper

¹ Niels and Sophia use the Danish spelling Mikklesen. Joseph E. uses the traditional spelling in his early years but primarily Mickelsen in later years.

² History of Draper, Vol .2, 251.

³ History of Draper, Vol. 2, 310.

⁴ Woodrow Mickelsen, Contributions of the Mickelsen Family to the Economy of the Community of Draper, (Unpublished TMs, 1982).

^{[3].} Available at the Draper History Museum.

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Mickelsen, Joseph E. & Mina Wadley, House, Draper, Salt Lake County, UT

men, the Draper Poultrymen has grown to one which services more than 3000 farmers and feed men in all parts of the state and does an annual volume of business estimated at almost \$2,000,000. More than 60 men are in its employ."⁵ If the demand for feed dropped off, the company would not lay off workers, but put them on rotating shifts until demand rose. The workers organized a local labor union in the 1930s.⁶ During the first half of the twentieth century, Draper was known as the "Egg Basket of Utah" mostly due to marketing copy such as "Egg Basket Quality Snow White Eggs" produced and packed by the Draper Egg Producers Association.

According to one Draper historian, at one point, "almost everyone had chickens."⁷ The city gained national prominence when eggs from Draper were shipped to servicemen overseas during World War II. The company continued to prosper during the post-war economic boom. The company built a new mill and several large grain silos between 1945 and 1950 just across the street from the Mickelsen House. The Draper Poultrymen and Egg Producers' plant was sold to the Intermountain Farmers Association (IFA) in October 1963. It appears Joseph E. Mickelsen retired soon after the transaction. Joseph Mickelsen's forty years working in the poultry business coincides with the rise of the industry's rise in Draper's history. Draper's co-operative egg economy was so successful that community leaders from throughout Utah visited Draper and used it for a model for co-operatives in their communities. The Mickelsens' gracious home, across the street from the poultry industry.

After the deaths of the Mickelsens, the property was transferred to Mary Mickelsen Sjoblom, daughter of Joe and Mina in 1975. The house was used as a rental until it was sold by Mary Sjoblom and her husband, Duane C. Sjoblom, to Draper City on March 11, 2002. The house and its outbuildings were slated for demolition to make way for a new Draper municipal building. Rob Perry acquired the house and had it moved to a new lot on August 7, 2002. The Perry Financial Group will use the building for their offices after the completion of the rehabilitation in the summer of 2003.

Architectural Significance:

According to Mary Sjoblom, the house was a show place in Draper for its time. It reportedly had the first colored bathroom fixtures and the first automatic sprinkling system. Despite the move, most of the decorative elements of the exterior (e.g. basket-weave brickwork, window mullions, doors) were saved and restored. The only significant original feature that could not be salvaged was the expansive front porch. However, the porch has been replicated in perfect detail. The Mickelsen House was also known for its elegant interior features such as coved ceilings, beveled glass doors, and expensive light fixtures. All of these interior features survived the move and have been beautifully restored by the new owner. Within the exception of the kitchen and the new basement, all interior spaces closely approximate the look and feel of the home's heyday.

⁵ Newspaper article from the files of the Draper History Museum.

⁶ Draper History, Volume Two, 311.

⁷Ruth Day McGuire Miller, *My Roots Run Deep: Looking Back at Draper, Utah,* ([n.p.] 1977), 101.

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Mickelsen, Joseph E. & Mina Wadley, House, Draper, Salt Lake County, UT

Though the type and style of the Mickelsen House is similar to the ubiquitous brick bungalows found throughout Utah in the 1920s, the scale, the materials, and the execution of the details, especially in the interior, represent a high-end architecture of the bungalow period. The house is more closely related to late bungalows and period cottages found in upscale Salt Lake suburbs than the modest brick bungalows typically found Utah's rural communities in the 1920s. The original contractor/builder for the Mickelsen House was Cyrus W. Vawdrey, a long time resident of Draper. Cyrus Vawdrey also did a number of projects for the Draper Poultrymen and Egg Producers. The M.S. Lott Company of Lehi did the heating and plumbing. The inside finish and cabinetry were executed by Leo T. Carter and Sparrel E. Huff, both local carpenters. John Boberg and his son Lowell did the oil painting, other painting and staining. The interior was decorated with much of Mina Mickelsen's handiwork.

Until their deaths, the Mickelsens hosted many events and welcomed everyone to their home. The landscaping and gardens, now unfortunately lost, were known for the rosebushes, flowerbeds and a lily pond. During their lifetimes, the Mickelsens gave away bouquets by the dozen, and anyone could have a plant "start" just by asking. Their "botanical legacy" lives on in many of the gardens in Draper today.⁸ The house and gardens are also represented in a oil painting by Draper resident, Vonna Ennis Vawdrey, which is currently on display in the new Draper City Hall. The Mickelsen house is a reminder of the Joe and Mina Mickelsens' place in their community and their elegant bungalow in the community resources of Draper.

⁸ Mary Sjoblom, Joe E. Mickelsen House, in Draper History Home Tour, [n.d.].

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Section No. <u>PHOTOS</u> Page <u>1</u> Mickelsen, Joseph E. & Mina Wadley, House, Draper, Salt Lake County, UT

Common Label Information:

- 1. Mickelsen, Joseph E. & Mina Wadley, House
- 2. Draper, Salt Lake County, Utah
- 3. Photographer: Korral Broschinsky
- 4. Date: January 2004
- 5. Negatives on file at Utah SHPO.

<u>Archival</u>

Photo No. 1:

6. North elevation of building. Camera facing south.

Photo No. 2:

6. North & east elevations of building. Camera facing southwest.

Supplemental

Photo No. 3:

6. West elevation of building. Camera facing east.

Photo No. 4:

6. South & east elevation of building. Camera facing northwest.

Photo No. 5:

6. Front porch detail. Camera facing west.

Photo No. 6

6. Interior detail, living room. Camera facing northeast.

Photo No. 7

6. Interior detail, living room. Camera facing southeast.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

NRIS Reference Number: 04000405	Date Listed:	5/6/04
<u>Mickelsen, Joseph E. & Mina W, House</u>	<u>Salt Lake</u>	<u>UT</u>
Property Name	County	State

Historic & Architectural Resources of Draper, Utah MPS Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper

 $\frac{5/6/04}{\text{Date of Action}}$

Amended Items in Nomination:

Significance:

The Areas of Significance and Criteria are amended to add: Architecture and Criterion C. [The nomination minimally documents the architectural significance of this property as a fine local example of early twentieth century Bungalow design. The architectural significance of the property assists in justifying the eligibility of the moved property under Criteria Consideration B, in light of the loss of the historic setting adjacent to the poultry plant and the existence of additional properties associated with important aspects of the owner's life.]

The Areas of Significance are amended to delete: Social History. [The areas of Architecture and Commerce directly outline the significance of this particular property, rather than the more general, sweeping theme of social history. No specific associations with this area are documented.]

This information was confirmed with C. Jensen of the Utah SHPO.

DISTRIBUTION:

National Register property file Nominating Authority (without nomination attachment)



