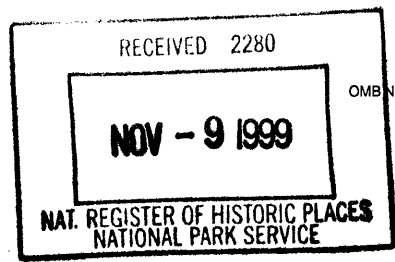


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United States Department of the Interior  
National Park Service

# 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 Hansen, Nephi J., House

other names/site number \_\_\_\_\_

### 2. Location

street & number 1797 South 1400 East N/A not for publication

city or town Salt Lake City N/A vicinity

state Utah code UT county Salt Lake code 035 zip code 84105

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

Wilson S. Mark 11/2/95  
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:

Signature of the Keeper

Date of Action

- 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): \_\_\_\_\_

Hansen, Nephi J., House  
Name of Property

Salt Lake City, 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	Non-contributing	
<u>1</u>	<u>1</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>1</u>	Total

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

N/A

**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)

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS: Neoclassical

OTHER: Foursquare

**Materials**  
(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other WOOD

**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

Hansen, Nephi J. House  
Name of Property

Salt Lake City, 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 # \_\_\_\_\_

#### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE \_\_\_\_\_  
COMMUNITY PLANNING & DEVELOPMENT \_\_\_\_\_  
COMMERCE \_\_\_\_\_

#### Period of Significance

1912-1930 \_\_\_\_\_  
\_\_\_\_\_

#### Significant Dates

1912 \_\_\_\_\_  
\_\_\_\_\_

#### Significant Person

(Complete if Criterion B is marked above)

Nephi J. Hansen \_\_\_\_\_

#### Cultural Affiliation

N/A \_\_\_\_\_  
\_\_\_\_\_

#### Architect/Builder

Elijah Thompson (builder) \_\_\_\_\_

Architect unknown \_\_\_\_\_  
\_\_\_\_\_

Name of repository:  
\_\_\_\_\_

See continuation sheet(s) for Section No. 9

Hansen, Nephi J., House  
Name of Property

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

**10. Geographical Data**

Acreage of property 0.35 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/8/2/2/0 4/5/0/9/0/2/0 B 1 11111 11111  
Zone Easting Northing Zone Easting Northing

C 1 11111 11111 D 1 11111 11111

**Verbal Boundary Description**

(Describe the boundaries of the property.)

S 2.65 FT OF LOT 2 & ALL LOTS 3 & 4 BLK 3 PROGRESS HEIGHTS.

Property Tax No. 16-16-306-002

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

**Boundary Justification**

(Explain why the boundaries were selected.)

The boundaries are those which are currently and were historically associated with the property.

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

**11. Form Prepared By**

name/title Korral Broschinsky and Utah SHPO Staff  
organization Preservation Consultant date October 8, 1999  
street & number 1049 University Village telephone (801) 581-1497  
city or town Salt Lake City state UT zip code 84108

**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/or 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 Jule Marine and Michelle Bachman  
street & number 1797 South 1400 East telephone (801) 485-5608  
city or town Salt Lake City state UT zip code 84105

**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.

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# National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Hansen, Nephi J., House, Salt Lake City, Salt Lake County, UT

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## Narrative Description

The Nephi J. Hansen House, built in 1912, is a two-story, foursquare-type house with Neoclassical details. The house is constructed of pressed brick, sits on a stone foundation, and has an asphalt-shingled hipped roof. Although essentially a foursquare, there are two additional rooms at the rear giving the house approximately 3,000 square feet of space on two floors.<sup>1</sup> The house faces west on a sloped lot on the east bench of Salt Lake City. The property includes a number of mature trees, landscaped lawn areas, a garage built in 1959 and a small greenhouse (c. 1990). The Nephi and Laura Hansen house is in excellent condition and contributes to the historic resources of the neighborhood.

The foundation is constructed of rock-faced red sandstone laid in ashlar courses. The main floor sits above a raised basement level of sandstone. The walls are constructed of high-quality fired red brick. The brick is laid in a running bond with flush mortar joints. The window lintels and lug sills are red sandstone. On the main floor level, with one exception, the sills are half as thick as the lintels. The roof is hipped with the ridge perpendicular to the street. The roof was recently rebuilt and covered with architectural-grade asphalt shingles. The house has three chimney stacks, one on either side of the west main rooms and one at the rear. The stacks are brick with three belt courses at the top. The south chimney is wider than the other two.

The main facade faces west. There is a wide hipped-roof dormer in the center of the roof on the west elevation. The dormer has three square fixed-pane windows and is sheathed in narrow clapboards. All eaves on the house, including those on the dormer and the porch, are wide with overhangs supported on wood brackets set about one foot apart. These bungalow elements are painted white, as are the soffits. At the main floor level, a set of curved concrete steps with sandstone-coped railings leads to a nearly full-width porch on a sandstone deck. The most dominant feature of the facade are the four large Tuscan columns supporting the second-story balcony. The columns are wood, painted white, and set on a square plinth over sandstone, half-height piers. There are two pilasters and stone piers at the rear corners of the porch. The columns connect to a large plain wooden frieze and wide, bracketed eaves which extend from the floor of the balcony. Between the piers is a rail of ornamental iron. At the balcony level, a different style rail connects four large, square, wood balusters and two smaller engaged ones. The front entrance is set slightly off-center to the south, and the door and transom are original. North of the door is a tripartite window with a leaded-glass transom over a large fixed frame, flanked by narrower one-over-one windows. To the south is a single large pane window with a leaded-glass transom. The frames of these windows, as with all other windows on the house, are painted white. The second story is more symmetrical in appearance with a door to the balcony between a pair of tripartite windows similar to the one on the main floor, but slightly smaller.

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<sup>1</sup>A Salt Lake City building permit dated October 10, 1911 was issued for a two-story brick dwelling with ten rooms to be built for an estimated cost of \$8,000. Salt Lake building permit #3956.

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# **National Register of Historic Places Continuation Sheet**

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Hansen, Nephi J., House, Salt Lake City, Salt Lake County, UT

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The south elevation features a pair of small leaded and colored-glass windows with a stylized tulip pattern flanking the projecting brick chimney stack. There is a large picture window near the middle of the elevation on the main floor. Originally, this opening had a tripartite window roughly the same size as the front window. This window was replaced by the large single pane picture window at an unknown date. Towards the rear are a pair of one-over-one double-hung windows. The second floor has three one-over-one windows with the lintels at the level of the eaves. There are two windows at the basement level. The north elevation is similar to the south. On the main floor are another pair of tulip windows, one long, narrow window, and two shorter ones. There are four windows on the second floor and three in the basement.

The east elevation at the rear of the house has been modified somewhat. Originally the back door was at the southeast corner, and a small screened porch was attached to the house at this point. Sometime before 1957, the back door was moved closer to the center of the elevation in a location previously occupied by a window, and the screened porch was demolished. The old back door was changed to a single-pane window with a wood lintel and sill, and the lower portion filled with brick. A small narrow window and a larger double-hung window are on either side of the new back door. The door leads to a small concrete deck with steps to the north. There is a separate original entrance to the basement at the northeast corner of the house. There are three windows on the second floor of the east elevation.

On the interior the house has 1,540 square feet of space on the main floor. The front door leads directly into one large room serving as both the living room and parlor. Originally, bookcases with leaded glass doors half-height wood Tuscan columns separated the living room from the dining room, however these were removed (date unknown).<sup>2</sup> The result is that three of the "foursquare" rooms together form one large L-shaped room. The extant original box beams on the ceiling serve to visually separate the spaces. The fourth "room" serves as space for an open newel stair with a closet beneath and a bathroom behind it. To the rear of the main floor are a kitchen and a study.

The interior of the Nephi Hansen house reflects the Arts and Crafts movement in its wood finishes and built-in cabinetry. The floor is quarter-sawn oak, and oak and gumwood are used for the cabinetry and trim. At the north end of the parlor-living room is a one-foot-deep mantel and two bookcases with leaded and colored glass doors. Smaller bookcases were originally above the tiled fireplace surround with a mirror above the mantel. The fireplace, mirror, and small bookcases were covered with a rock face (c. 1980s). The tulip windows above the bookcase were blocked on the interior with paneling at probably the same time. At the south end of the living room, only the fireplace opening remains. The entire wall has been covered with rock (c. 1980s, the south fireplace had already been altered previously in the late 1950s), blocking the tulip windows on this side as well. There is a rock hearth, probably replacing the original tile. In the dining room, a built-in buffet-hutch with leaded and colored

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<sup>2</sup>Don A. Hansen, grandson of Nephi and Laura Hansen, vaguely remembers a level change between the living room and dining room, but no evidence of that remains in the house.

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# **National Register of Historic Places Continuation Sheet**

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Hansen, Nephi J., House, Salt Lake City, Salt Lake County, UT

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glass doors is intact and runs nearly the full length of the east wall. On the buffet the original pass-through to the kitchen has been blocked (date unknown, probably 1980s).

Throughout the main floor, the box beams, moldings, door-window surrounds and baseboards have been restored and polished during the recent rehabilitation. At the same time, ornamental plaster work similar to the original was applied to the ceiling of the main rooms. The walls have been painted a pale green. The opening to the stair has a pocket door, and the stairwell retains the original paneling. The stair is L-shaped with square newel posts and balusters. A narrow hall leads around the stairway to two closets and a bathroom. The bathroom has recently been refitted with historic replica fixtures. The half-height walls in the bathroom were added at an unknown date. The kitchen was remodeled in the 1990s in a style which complements the historic features of the house. The cabinets were repaired and some replaced with leaded and colored-glass doors. The floor is tile and there is a large walk-in pantry (original). The study in the northwest corner of the main floor has been modified by the addition of a closet (c. 1950s).

The second floor has five bedrooms and one and one-half baths. The rooms are placed around the landing with two large bedrooms at the front, and three smaller rooms to the rear. The full bathroom is located at the north end, while the half bath is connected to the guest room in the northwest corner. A long hall bisects the second floor and leads to the balcony door to the west. The large south bedroom was called the "party room" and originally used for parties. It was divided into two smaller rooms in the 1950s. A full-height bookcase was installed in the smaller portion. The larger bedrooms feature walk-in closets and there is a built-in linen cupboard near the guest room. According to the tax cards, there was at least one original mantel in the an upstairs room. Wood used in the upper rooms include maple and ash.

The basement was fully excavated, but unfinished with a concrete floor. In 1998, the current owners finished 75% of the basement to provide a family room, game room, laundry room, bathroom and storage space. The house now has approximately 4,500 square feet of livable space. At the same time, various mechanical systems such as plumbing, heating, and electrical wiring were updated. The attic space is minimal and accessed via a ladder from the second floor.

The house sits on a 0.35 acre parcel of land. There is a large lawn area on the south side with a few mature trees and shrubs. There is a garden and play area in the southeast corner. On the northeast corner is a four-car concrete and brick garage built in 1959. The current garage replaced an earlier c. 1920s two-car garage with a pyramidal roof shown in historic photographs. A concrete driveway runs along the north side of the house to the garage and the greenhouse is near the garage. The slope of the property is most prominent on the west side where two separate sets of concrete steps lead from the porch to the sidewalk (c. 1920s). The curb and gutter was probably installed in the 1940s.

The neighborhood consists of mainly post-World War II ranch-style houses and duplexes. There are several Arts and Crafts bungalows to the north and east of the Hansen house, but among these

\_\_\_ See continuation sheet

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contemporaneous homes, the Hansen house is by far the largest and most elaborate. The exterior of the house has been modified only slightly, and though the interior has been altered somewhat, the recent rehabilitation has done much to preserve and restore the home's historic integrity.



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# **National Register of Historic Places Continuation Sheet**

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Hansen, Nephi J., House, Salt Lake City, Salt Lake County, UT

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## **Narrative Statement of Significance**

The Nephi J. Hansen House, built in 1912, is significant under Criteria B and C. Under Criterion B it is significant as the residence of Nephi J. Hansen, a prominent businessman and community leader in the Sugar House precinct of Salt Lake City. Hansen's contribution to the area began in 1888, when he started his first business, and continued until his death in 1951 (the period of significance ends at 1930 when he moved from this house). Known as the "Father" or "Mayor" of Sugar House, Hansen devoted his life to local business development, initiating at least seven different businesses in the area. He also served in many civic capacities including two terms in the Utah State Legislature. In keeping with his entrepreneurial lifestyle, Hansen chose as his residence this flagship home in an early, upper-middle class Salt Lake-area subdivision. Constructed by Salt Lake City contractor Elijah Thompson, it was one of the first residences built in the Progress Heights subdivision on Salt Lake City's southeast bench. Under Criterion C the house is architecturally significant as one of a handful of two-story, foursquare houses in the Sugar House area. These houses are among the largest and most elaborate residences in this area and were built for prominent, fairly wealthy families. As a Neoclassical example with more than 3,000 square-feet of floor space, the Hansen House is more elaborately appointed than the more-common bungalow-influenced foursquares, and was suitably nicknamed the "Sugar House Mansion." The house represents the most successful era of Hansen's life and remains in excellent condition.

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## **Architectural Significance**

The early twentieth century was a time of transition in Salt Lake's residential architecture. Homes built in the late nineteenth century were primarily based on picturesque Victorian house forms and decorated with Victorian Eclectic details. A residential building boom between the depression of the 1890s and World War I was the impetus for a shift toward more quickly and easily constructed house types. The bungalow, for example, became ubiquitous in Salt Lake City between 1905 and 1920. Somewhat based on the bungalow, the foursquare became concurrently popular as well. This is the house type on which the Hansen house is based. Two-story foursquares represent a rejection of the eclectic irregularity of the Victorian styles, while providing more interior space than one-story bungalows.<sup>3</sup> This type of house is commonly found in metropolitan Salt Lake City. However, in smaller communities and less-urban areas throughout the state, it is found much less frequently. The foursquares found in smaller towns seem quite monumental compared to the humbler dwellings and were historically the residence of a wealthy citizen. The Hansen house, even larger than the traditional foursquare with its two extra rooms, is no exception. When this house was constructed, Sugar House

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<sup>3</sup>Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, (Salt Lake City, Utah: University of Utah Press, 1988), 49.

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Hansen, Nephi J., House, Salt Lake City, Salt Lake County, UT

was a separate community from Salt Lake. For a short time (1902-1912) the Sugar House area was incorporated as the town of Forest Dale. Thereafter it was annexed into Salt Lake City.<sup>4</sup>

While two-story foursquares are quite common in Salt Lake City's Avenues and east-side neighborhoods, which were home to middle and upper middle-class residents, they were rare in the outlying neighborhoods, such as Sugar House, where Victorian cottages and bungalows dominate. Only seven examples of this type have been identified, including the Hansen House.<sup>5</sup> Statewide, foursquares are quite uncommon as well. They constitute only 1.1% of the "eligible" residential buildings surveyed throughout the state. Sixty-eight percent of the foursquares are in Salt Lake City. The remainder are scattered throughout the state, with only one community having more than 10 examples (Ogden has 39).<sup>6</sup> As in Sugar House, two-story foursquares in other communities were almost always built for upper middle-class families and were among the upper tier of residences in terms of size and quality. Though foursquares nationally were viewed as a common and ubiquitous house type<sup>7</sup>, they were a more prestigious type of residence in Utah, especially outside the urban neighborhoods of Salt Lake City.

In the latter part of the nineteenth century, industrial societies had begun to mass-produce Victorian ornamentation. The bungalow and the Arts and Crafts tradition was designed to "cut away ornament, to subordinate tradition, and to put into the structure and into the interior finish the features that the occupants will find comfortable and convenient, and which almost inevitably result in beauty for them."<sup>8</sup> The results were open spaces, rather than function-specific and compartmentalized rooms. The built-ins were added for comfort and convenience, however always with an eye to quality materials, warm colors, clean lines, and the simple elegance of good design. Such interiors demonstrate "the ultimate aim of the Arts and Crafts movement: that life within the rooms would be transformed by design and thus provide relief from alienation in an industrial society."<sup>9</sup> The Craftsman ideals were particularly

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<sup>4</sup>A/P Associates Planning and Research, "Salt Lake City Architectural/Historical Survey," (Unpublished report prepared for the Salt Lake City Planning Commission and the Salt Lake City Historic Landmark Committee, January 1983), p.74.

<sup>5</sup>The known examples include the following: Ann M. Cannon House, 2329 S. Lake St. (1901); Hyrum Jensen House, 774 E. 2100 S. (a 1911, Neoclassical variant with a two-story, gable-roofed front porch); Stephen H. Love house, 2487 S. 700 East (1901); Alonzo P. Kesler House 2171 S. 500 E. (1915); Taylor/Anderson House, 2485 S. Highland Dr. (1919); and 2562 S. Highland Dr. (1916)-the latter three being Prairie School examples.

<sup>6</sup>Utah Historic Computer System (UHCS) data, the database includes more than 85,000 records.

<sup>7</sup>See James C. Massey and Shirley Maxwell, "The All-American Family House: A Look at the Foursquare," *Old House Journal* 23, No. 6, (November/December, 1995), pp.28-33.

<sup>8</sup>Gustav Stickley, *More Craftsman Homes*, (New York: Dover Publications, 1982),

<sup>9</sup>Elizabeth Cummings and Wendy Kaplan, *The Arts and Crafts Movement*, (London: Thames and Hudson, 1991), 178.

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# **National Register of Historic Places Continuation Sheet**

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Hansen, Nephi J., House, Salt Lake City, Salt Lake County, UT

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attractive to the middle-class who could not afford high-quality Victorian ostentation, and the upper-class who desired a respite from it.

On the exterior, the style of the Hansen house is Neoclassical with some hint of Prairie School influence in the chimneys, wide eaves and hipped roof. The Neoclassical style implements the Greek and Roman classical motifs, especially the orders (in the case of the Hansen house, Tuscan). Neoclassical residences were popular in Utah between 1900 and 1925.<sup>10</sup> The houses are usually symmetrical with facades highlighted by colonnades or large pedimented porticos. The Hansen house is a particularly monumental example of a Neoclassical foursquare. The grand curving staircase and oversized columns were no doubt intended to give the facade an ostentatious elegance and prominence. The interior of the house is more refined. There is a high quality of design and execution of the woodwork, built-in cabinetry, leaded and colored glass, and open newel stair, all hallmarks of the Arts and Crafts movements. The finished home probably cost more than the original estimate of \$8,000.<sup>11</sup>

Probably the first home built in Progress Heights, the Hansen home was intended to be an early showcase model home for the subdivision. A Salt Lake newspaper advertisement in 1915 features a picture of the home with the caption "one of the handsome home [sic] in Progress Heights." If the advertisement was intended to attract residents to build similarly expensive homes, it did not. In a panoramic view of Progress Heights taken from the Westminster College clock tower (circa 1915), the Nephi Hansen home is only one of three visible in the immediate neighborhood. Those two, including William Hansen's home down the street, are smaller and less elaborate. Several traditional and California-style bungalows were built in Progress Heights about the same time, but all are very modest compared to the Hansen house. North and east of the Hansen home were these bungalows and a number of later residences from the 1930s and 1940s. West and north of the home are a number of more expensive 1950s and 1960s ranch-style homes. The immediate neighbors of the Hansen house are several duplexes built in 1946.

## **Historical Significance**

### Progress Heights

By the turn of the twentieth century, Salt Lake City had grown from an agrarian village to a bustling urban metropolis. The coming of the railroads brought an increase in every type of manufacturing and commerce, as well as an enormous influx of immigrant laborers and their families. The population of Salt Lake City increased from 20,000 in the 1880s to over 92,000 in 1910. Physically, the city was expanding in all directions, but primarily to the south and east of the original town grid. As the

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<sup>10</sup>Carter and Goss, 150.

<sup>11</sup>The Hansen took out two more mortgages of \$6,500 in 1913 and 1916, but it is not known whether these went to the construction of the home.

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Hansen, Nephi J., House, Salt Lake City, Salt Lake County, UT

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population grew, those residents who could afford the price moved to new residential subdivisions in the southeast section of the city, formerly agricultural. The East Bench of Salt Lake City provided a particularly attractive alternative for home sites. The accumulation of haze from coal-fired furnaces and smoke-producing industries had been a problem for the city since the 1880s. Those who could afford the price were always looking to move to "higher ground." Trolley lines were extended north to south along the bench thoroughfares allowing residents to commute to work in the city. When the problems of providing potable water and sewage facilities were solved for the bench areas, a large number of developers began acquiring land and filing subdivision plats. Between 1906 and 1930, 439 new residential subdivisions were platted in Salt Lake City.<sup>12</sup>

On November 27, 1911, Glenn Bothwell, and his wife Jessie, together with Edward and Valerie Laird file a plat with Salt Lake County for a subdivision to known as Progress Heights. The subdivision consisted of almost 11 acres between 1400 and 1500 East around 1700 South. The subdivision was divided into three blocks with a total of 63 lots. Nephi J. Hansen, and his wife Laura, purchased two of the four largest lots, numbers 3 and 4 of Block Three, on November 29, 1911. They were the first owners of property in the subdivision besides the Bothwells and the Lairds. Nephi Hansen must have had his eye of the property earlier for he filed a building permit with Salt Lake City on October 11, 1911. The permit was approved for a two-story brick dwelling with 10 rooms at an estimated cost of \$8,000. The builder for the project was listed as E. Thompson. The Hansens took out a mortgage on the property on December 6, 1911. The Progress Heights subdivision was situated in a particularly attractive location near Emigration Creek and the growing Westminster College campus. A few other subdivisions were scattered to the north, south and west, but the area appears very open on the 1911 Sanborn map, the year before the Hansen house was constructed.

### Nephi Hansen

Nephi Jenne Hansen was born December 5, 1868, in Salt Lake City, Utah. He was the fifth child of Peter and Roseanna Jenne Hansen. Raised on a Salt Lake County farm, Nephi Hansen attended county schools and eventually enrolled in the University of Deseret, later the University of Utah. After serving a mission to England, Germany, and France for the Church of Jesus Christ of Latter-day Saints (LDS or Mormon church), he married Laura Free on May 8, 1893, in the Salt Lake City LDS Temple. Laura Free was born on June 15, 1872, to Preston and Mary Jane Titcomb Free, in Salt Lake City.

Five years prior to his marriage, Hansen had embarked on his entrepreneurial career by teaming with his brother, W.J., and two other brothers, Joseph and Hyrum Jensen, to form the Jensen-Hansen Lumber Company. This business was then incorporated as the Pacific Lumber and Building Company

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<sup>12</sup>Statistics and other information found in Polly Hart's *National Register Nomination for the Highland Park Historic District*, 1997, and Susan Holt's *National Register Nomination for the Gilmer Park Historic District*, 1996.

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in 1891, and was involved in the construction of several buildings in Sugar House.<sup>13</sup> However, this business failed while Hansen was serving his mission which, apparently, he did not learn about until he arrived home. Shortly after he married, Hansen opened a mercantile in a building he leased located at 3300 South and Highland Drive in the Sugar House area. The store was successful, and eventually Hansen had saved enough to buy out the receivership of his old lumber company. He then turned it into a very prosperous business, incorporating in 1903 under the name Granite Lumber Company.<sup>14</sup> Hansen did not limit himself to one successful company, though. He served as the president of the Portable House Construction Company, the Sugar Banking Company, and the Hansen Automobile Company, which at the time was the largest Ford dealership in the west.<sup>15</sup> He was also involved in number of other business concerns such as the Granite Furniture Company, Hygeia Ice Company, Builders' Finance Company, and Granite Holding Company, all of which were based in Sugar House.

Civically active as well, Hansen promoted his interest in the community by serving in the Business Men's League of the Sugar House District, and the Commercial Club. He was on the Advisory Board of the State Water Commission and was first chairman of the City Zoning Commission for Sugar House. Hansen was also a member of the civic planning committee on highways and parks and on the advisory board of county commissioners who oversaw the expenditure of 1.5 million dollars on Salt Lake County road improvements.<sup>16</sup> Hansen was influential in bringing streetcar tracks to residential area of Sugar House, getting the streets paved and, after negotiating with four different railroad presidents, having tracks removed from the areas business district.<sup>17</sup> Other community projects in which he was involved included donation of land to build a new library, and the construction of the large pioneer monument in the business district (located at 1100 East 2100 South).<sup>18</sup>

After several years of attempting to have the state prison removed from Sugar House, Hansen finally ran for state legislature for the express purpose of accomplishing this task. As a member of the state

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<sup>13</sup>A/P Associates Planning and Research, "Salt Lake City Architectural/Historical Survey: Central/Southern Survey Area," (Unpublished report prepared for the Salt Lake Planning Commission and the Salt Lake City Historic Landmark Committee, January 1983), 72-73.

<sup>14</sup>Noble Warrum, *Utah Since Statehood*, vol. 3, (Chicago-Salt Lake City: The S.J. Clarke Publishing Company, 1919), pp.1090-91.

<sup>15</sup>*Ibid.*, 1091. Also, Flora Culture Garden Club, *Living Memorial Honoring the Old Pioneers of Sugar House*, (Salt Lake City: The Club, 1966), p.36.

<sup>16</sup>*Ibid.*, 1091.

<sup>17</sup>Flora Culture Garden Club, pp.35-36.

<sup>18</sup>*Ibid.*, p.36.

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legislature in 1921<sup>19</sup>, he authored the first bill that called for the removal of the prison from Sugar House. Although there were not immediate results, his actions initiated progress toward removal of the facility. After twenty years of various reviews and delays, the new prison, located 20 miles to the south west, was finally opened in the late 1940s. The area of the former prison is the present-day site of Sugar House Park.<sup>20</sup> For these many accomplishments, Nephi Hansen was affectionately known as the "Mayor of Sugar House."

Nephi and Laura Hansen lived at two other residences in Salt Lake and had six sons and two daughters before moving into this house in 1912. The home was nicknamed the "Sugar House Mansion" and is fondly remembered by relatives and neighbors for its grand entertainments, especially the oversized southwest room, currently a bedroom, which was used for dances and parties, and had a large billiard table.<sup>21</sup> After moving to their new neighborhood, Nephi and Laura Hansen were involved in the Progress Realty Company which filed a subdivision plat for the Progress Heights 2<sup>nd</sup> Addition in December of 1916. The Bothwells owned most of the property while Nephi Hansen served as president. Nephi's older brother, William L. Hansen, who also owned a home in Progress Heights served as Secretary. The Progress Heights 2<sup>nd</sup> Addition was much more ambitious than the first with a total of 329 lots.

In July of 1930, after their children were grown, Nephi and Laura Hansen sold the property to Cora B. Clark. The Hansens moved for a year to the Ensign Apartments, and later to a much smaller house at 1187 South 1500 East where they lived until the end of their lives. Nephi J. Hansen died on April 12, 1951. At his funeral he was praised as being, "a well-informed person on the conditions in Sugar House, who had an executive mind, and a man who rightfully earned the affectionate title, "Mayor of Sugar House."<sup>22</sup>

The Hansens sold the house to Cora B. Clark and her husband, William in 1930. The Clarks had moved from Pleasant Grove, Utah to Salt Lake City in 1929. Cora Melinda Bromley Clark was born on February 28, 1879, in Springville, Utah. William E. Clark was born on February 9, 1864 in Pleasant Grove. The Clarks were married on June 10, 1903. The couple had five daughters and two sons, all born in Pleasant Grove. William Clark was a merchant and theater manager, and served as the mayor of Pleasant Grove between 1901-1910. According to Marge Tinson, a neighbor of the Clarks who lived

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<sup>19</sup>Hansen would go on to serve two terms as state senator.

<sup>20</sup>*Ibid.*, 36.

<sup>21</sup>The presence of the billiard table is probably the source of rumors which suggest there was a swimming pool and a bowling alley in the home. No evidence of either exists. While the swimming pool was probably just a fanciful rumor, a bowling alley would not be improbable for the time period since the Kearns Mansion, later the Governor's Mansion, had one in its basement.

<sup>22</sup>*Deseret News*. April 15, 1951, p. A-11.

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on Wilson Avenue, the couple retired and moved to Salt Lake City because several of their children were pursuing teaching careers. William Clark died at home on November 18, 1951. After her husband's death, Cora Clark lived in the home with her daughter Melba Clark (to whom the deed had been transferred in 1950) for five years. The house was vacant for about a year before being sold in 1957. Cora M. B. Clark died on October 23, 1958.

Mack and Lavina Kesler bought the property on April 14, 1957. Mack Kesler owned a lawn sprinkling company. The Keslers had four sons. Mack and Lavina did some remodeling of the house, including a new kitchen and dividing the southwest bedroom. They lived in the home until 1968 when, according to Marge Tinson, the "empty nest" syndrome made the house too difficult to keep up. The Keslers sold the house to Lyle J. and D. Pearl Gilbertson who owned the home for two years before selling it to Vern L. and Virginia Chapman in 1970. The Chapmans had five children, and were also known in the neighborhood for giving wonderful parties. The current owners are Jule and Michelle Bachman Marine who purchased the home in 1987. The Marine family has been in the process of restoring many of the home's historic features as part of a rehabilitation tax project.

The builder of the Hansen home was a Salt Lake contractor named Elijah Thompson. Thompson was born in Salt Lake City, on May 3, 1879. He went into business as a contractor around 1904. He married Mabel Gertrude Johnston in 1901. In 1912, he was listed as the secretary of the Granite Furniture Company (of which Hansen was president), and no doubt had a close association with Nephi Hansen. According to his obituary, Thompson built the Glade Candy Company building and the Smith-Faus Wholesale Drug Company building, both in Salt Lake City. He built a number of homes, including a pair of modest bungalows at 1423 and 1427 South 1000 East, which shared some details in common with the Hansen house. In 1914, Elijah and Gertrude Thompson moved to Logan, Utah, where they lived until 1920. It was probably after moving back to Salt Lake City in 1920, that Thompson began to do work for Church of Jesus Christ of Latter-day Saints (Mormon or LDS church). He supervised the construction of fourteen LDS chapels in Utah, Idaho, Wyoming and Arizona. Elijah Thompson died in Salt Lake City, on November 29, 1951.

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**Common Label Information:**

1. Hansen, Nephi J., House
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: Spring 1999
5. Negative on file at Utah SHPO.

**Photo No. 1:**

6. West elevation of building. Camera facing east.

**Photo No. 2:**

6. West and north elevations of building. Camera facing southeast.

**Photo No. 3:**

6. East and south elevations of building. Camera facing northwest.

**Photo No. 4:**

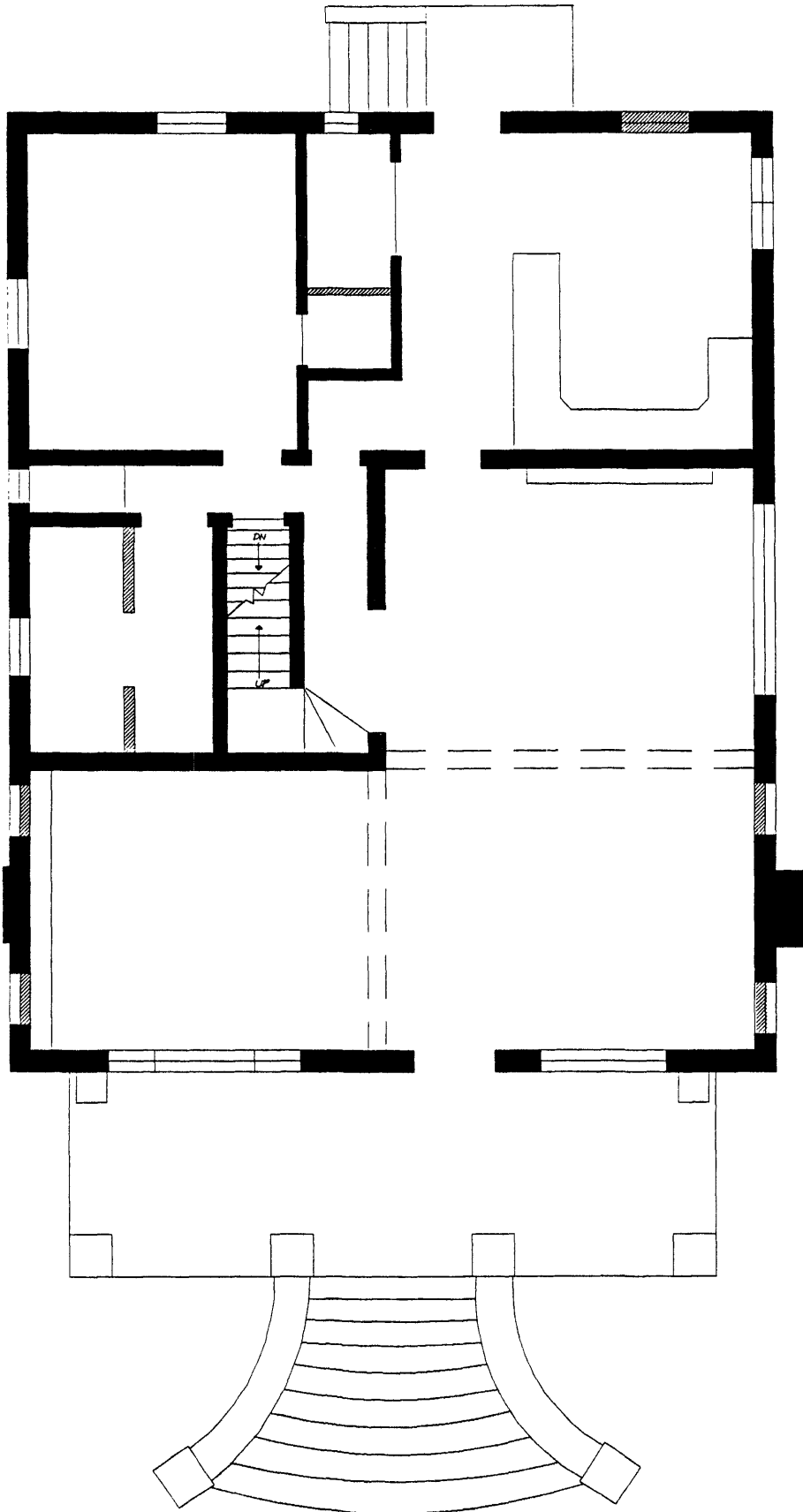
6. East elevation of building. Camera facing west.

NEPHI J. & LAURA FREE

# HANSEN HOUSE

1797 SOUTH 1400 EAST  
SALT LAKE CITY, UT

JANUARY 1999



## CONSTRUCTION PHASES:

- 1912
- ▨ MODIFICATIONS 1950s-1970s

== BOX BEAMS

NORTH ←

SCALE: 1/8" = 1'



1797 South 1400 East. Salt Lake City. Utah  
Historic photographs. circa 1930-1950

