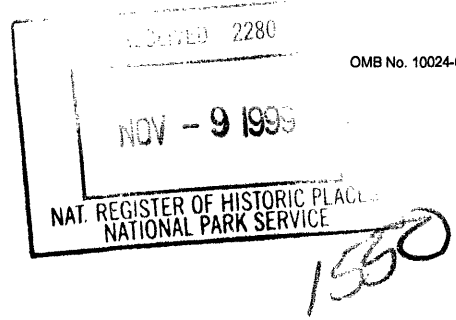


United States Department of the Interior
National Park Service

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 Jacobson, Hyrum and Selma Erickson, House

other names/site number _____

2. Location

street & number 8908 South 220 East N/A not for publication

city or town Sandy, Utah 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.)

Walter Mat 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:

- 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:)

Cor 12/9/99
Signature of the Keeper Date of Action
Erickson & Beall

Jacobson, Hyrum and Selma Erickson, 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	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.)

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)

LATE VICTORIAN: Victorian Eclectic

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.)

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

Jacobson, Hyrum and Selma Erickson, 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 # _____

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1914-1940s

Significant Dates

1914

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown (possibly John Nelson)

Name of repository:

Utah State Historic Preservation Office

See continuation sheet(s) for Section No. 9

Jacobson, Hyrum and Selma Erickson, House
Name of Property

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

10. Geographical Data

Acreage of property .20 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/5/2/6/0 4/4/9/3/4/0/0 B 1 1/1/1/1 1/1/1/1/1
Zone Easting Northing Zone Easting Northing

C 1 1/1/1/1 1/1/1/1/1 D 1 1/1/1/1 1/1/1/1/1

Verbal Boundary Description

(Describe the boundaries of the property.)

BEG NE COR LOT 14, BLK 41, SANDY STATION PLAT; S 100 FT; W 88 FT; N 100 FT; E 88 FT TO BEG.

Property Tax No. 28-06-183-008

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

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

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky

organization Sandy City Community Development Department 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 James and Stacie Wayne

street & number 8908 South 220 East telephone (801) 561-4697

city or town Sandy 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

Jacobson, Hyrum and Selma Erickson, House, Sandy, Salt Lake County, UT

Narrative Description

The Hyrum and Selma E. Jacobson house, built c. 1914, is located at 8908 South 220 East in Sandy.¹ It is a one-story brick cross-wing home with a granite foundation and asphalt-shingled roof. The house has retained most of its Victorian Eclectic details. The brick has been painted red and the trim is white. The house is in excellent historic condition. The house faces east on a lot with several mature trees, a chain-link fence, and a non-historic garage.

The foundation of the house is constructed of rock-faced ashlar granite blocks. Two courses of projecting brick circle the house at the water table level. The original red brick has been painted red, including the mortar joints which had been painted white at some point. The windows have two rows of rowlock header brick arches to accent the hoods. The east elevation window has decorative projecting brick at the hood and below the sill. The window is a single-pane window with a fixed transom and a wood sill. The east elevation also features a small porch with the original lathed-turned columns on a concrete deck (date unknown). Two of the columns are engaged. The columns are currently painted white though originally they had bands of painted color. The spindle frieze and the scroll-cut fans were rehabilitated and missing pieces replaced in 1998. The circular shingles and the diamond-shaped vent are original.

The south elevation has a pairing of one-over-one, double-hung windows. The gable trim is original, however the small window appears to have been added later (date unknown). The north elevation has two one-over-one double-hung windows. To the rear of the house is an addition, a portion of which is part of an early frame lean-to (c. 1920). This addition was extended in 1987 and the full length of the addition covered with vinyl siding. The addition has aluminum windows and two doors, a back door facing south and a sliding door set at an angle to the rear. The original house is encircled with a plain wood cornice except at the rear where the gable trim is brick and the cornice ends in a return. The roof has been covered with asphalt shingles (c. 1980s). The brick chimney stack for the stove pipe at the intersection of the wings is intact.

The original house had four basic rooms with approximately 1,000 square feet of space. During a c. 1950s remodeling the interior doors were reconfigured. The doors leading from the parlor and the living room to the back bedroom were blocked, as was a door to the current bathroom. The kitchen was originally located in the c. 1920 lean-to, but was moved to the new addition in 1987. Also in the 1980s, the living room was renovated and baseboards-moldings replaced. The attic has minimal space and there is no basement.

¹In 1986 the city of Sandy converted their address system to match the system for Salt Lake County. The original address of the house was 476 South 200 East.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 2

Jacobson, Hyrum and Selma Erickson, House, Sandy, Salt Lake County, UT

According to the tax cards, there were two outbuildings on the property, a c. 1925 garage and a concrete root cellar (date unknown), although both have been demolished. A c. 1970 carport was converted to a closed garage in the 1980s. There is a chain-link fence on two sides of the property. A wood plank fence separating the front and backyards, and to the rear. Several mature deciduous trees are in the backyard. The house is in excellent condition and contributes to the historic resources of the neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Jacobson, Hyrum and Selma Erickson, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

The Hyrum and Selma Jacobson house, built c. 1914, is significant under Criteria A and C. Under Criterion A it is significant for its association with an important period of development in Sandy's history: the *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)*, part of the multiple property submission, *Historic Resources of Sandy City*. The home is also significant under Criterion C as a well-preserved example of the more permanent brick homes built by second generation residents of Sandy. It also represents typical housing for the agricultural and working-class residents of the community at that time. The house is in excellent condition and contributes to the historic resources of Sandy.

Historical Significance

Located 12 miles south of Salt Lake City, historic 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 Bingham Canyon to the west and Big and Little Cottonwood Canyons to the east, Sandy's history and development either boomed or declined based on these mining operations. Sandy's first major period of development is known as the *Mining, Smelting, and Small Farm Era, 1871-c. 1910*. During this period Sandy became a strategic shipping point and a number of sampling mills and smelters were built in the area. While the dominant force in the economy of Sandy during the 1870s through the 1890s was undoubtedly that of mining, the local agricultural community continued to develop. The majority of those involved in agriculture were members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon church) who were encouraged to pursue agriculture instead of mining.²

The *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)* is the second period of development in Sandy. It encompasses the first half of the twentieth century and was a period of transition for the city. The mining, smelting and small farm era (1871-circa 1910) was being replaced by a more diversified economy. In some ways the town still resembled the earlier predominantly agricultural community founded by Mormon settlers in the 1860s, especially as the "boom town" economy created around the mining industry waned. The population of Sandy remained around 1,500 for the four decades between 1900 and 1940.³ However, the city was defining itself as the political, economic, civic and social center for a major portion of the southeast Salt Lake Valley.

This period of Sandy's history laid the groundwork for city's eventual transformation from small town to suburb. One of the earliest signs of community development was the creation of subdivisions from large farming parcels. During the first half of the twentieth century, the majority of Sandy residents continued to

²See *Multiple Property National Register Nomination: Historic Resources of Sandy City*, prepared by Wayne Balle.

³Martha Sonntag Bradley, *Sandy City: The First 100 Years*, (Sandy, Utah: Sandy City Corporation, 1993), 205. The population totals in Sandy for census years 1880 to 1950 are as follows: 1880 - 488; 1900 - 1,632; 1910 - 1,716; 1920 - 1,208; 1930 - 1,436; 1940 - 1,487; 1950 - 2,095.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Jacobson, Hyrum and Selma Erickson, House, Sandy, Salt Lake County, UT

live on their farms, however most managed to survive economically by combining subsistence farming with other occupations, primarily cottage industries and mercantilism. Other farmers created large specialized agricultural enterprises such as sugar beets and poultry. Many Sandy residents continued to work in the mining and smelter industries in nearby communities after Sandy's smelters closed down.

The Jacobson house sits on property originally owned by Matilda (also Mathilda) Jacobson, Hyrum Jacobson's mother. When Hyrum was a small boy, his mother moved from Salt Lake City to Sandy to make a home for Hyrum, his brother Andrew, and half-brother John Nelson. The family originally lived in a small frame home which was destroyed by a lightning-caused fire. Later, the eldest brother John built a brick home for Matilda Jacobson where they lived until her death in 1913. Matilda purchased the property at 8908 South 220 East from LeGrand Young in 1897. The remains of a foundation near the current Jacobson home are most likely from Matilda's brick house.

Hyrum Jacobson was born in Salt Lake City on November 26, 1879 to Matilda Lagstrom and Anders (Anton) Jacobson. Hyrum was raised in Sandy by his Swedish mother and was bilingual. Hyrum worked in mines throughout Utah collecting ore samples. Much of his time was spent in the Alta mines. Hyrum married Selma Erickson on November 2, 1905. Selma Sophia Erickson was born in Murray on February 28, 1885. Her parents were Peter Erickson and Christine Sophia Ahlin. Selma's family moved from Murray to Midvale and finally settled in Sandy by the time Selma was twelve years-old. In her early years, Selma worked doing housework and laundry for other families. After their marriage Selma and Hyrum lived in Alta for a time before moving to Sandy. They were renting a home in Sandy at the time of the 1910 census and Hyrum's occupation was listed as farmer. Their home on 220 East was built around 1914, possibly by John Nelson.

Hyrum and Selma were the parents of four children: Flora Viola, Virgil Hyrum, Margaret Selma, and Idylle Clarice. In his later years, Hyrum worked as a foreman at the United States Smelting Company in Midvale. He and Selma were active in the Church of Jesus Christ of Latter-day Saints and for many years participated in church choirs. Selma was particularly talented and sang in the Swedish Choir which performed throughout the Salt Lake Valley. The Jacobsons were also very active in community affairs and local social clubs. Selma served in the Red Cross, as Democratic Chairwoman, and as an election judge. Hyrum Jacobson died of heart failure on May 1, 1938 while recuperating from burns sustained during an explosion at the United States Smelting plant. Selma Jacobson died ten years later on September 4, 1948.⁴

In 1950, Flora Jacobson Allen sold the property to Leonard Hall. Leonard and his wife Paulina owned the home until 1970. Boyd Van Ausdall and his wife Margaret lived there until 1976 when it was purchased by Marlin and Sandra Cozzens. The Cozzens sold the property to Mary Jensen in 1978, and in 1979 she sold it to the current owners James and Stacie Wayne. The Waynes have spent the past decade rehabilitating the house.

⁴Roxie N Rich, *The History and People of Early Sandy*, (n.p. [1975]), 523-525.

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Section No. 8 Page 3

Jacobson, Hyrum and Selma Erickson, House, Sandy, Salt Lake County, UT

Architectural Significance

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 Street, are relatively narrow. Secondly, the scale of the residences are consistent, mostly one or one-and-a-half story homes with a modest footprint. Third, the earliest buildings are sporadically placed within the city's core. The buildings built prior to 1910 provide the street scape with a strong sense of historic association as they are located among homes that date from the 1920s through the 1940s. 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 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 structure made of brick, stone, or adobe brick with shiplap siding, and adorned with decorative woodwork of trained craftsman. This house is expressive of the level of craftsmanship attained locally during this shift to more substantial and elaborate homes.

Victorian forms were popular in Utah 1885-1915. The cross-wing house type was an important basic form of the Victorian house. In the years after 1880, the cross-wing house replaced the hall-parlor as the most common Utah house type. Smaller versions, like the Jacobson house, were often called T-cottages. The cross-wing had the advantage of a Picturesque aesthetic within a controlled and conservative design.⁵ The cross-wing house was a Medieval English form resurrected by the authors of nineteenth-century American architectural style books.⁶ It was initially developed in association with the Gothic Revival and Italianate styles, but during the late nineteenth century in Utah, the Victorian version replaced the hall-parlor as the most common Utah house type. The popularity of the cross wing was probably tied to the balanced irregularity of the two wings, which represented a departure, but not a radical departure, from the Classical tradition.⁷ The style of the house also illustrates the early twentieth century changes that were occurring in Utah. Victorian Eclectic ornamentation such as the lathe-turned columns, scroll-cut fans, spindles, shingled gables mark the end of isolation of Utah in the late nineteenth century. Rural areas were also less isolated from stylistic developments occurring on both the national and local levels.

⁵Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: a guide*, (Salt Lake City, Utah: University of Utah Press, 1988), 37.

⁶Carter and Goss, 37.

⁷Ibid.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 9 Page 1

Jacobson, Hyrum and Selma Erickson, House, Sandy, Salt Lake County, UT

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Continuation Sheet**

Section No. PHOTOS Page 1

Jacobson, Hyrum and Selma Erickson, House, Sandy, Salt Lake County, UT

Common Label Information:

1. Jacobson, Hyrum and Selma Erickson, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: Fall 1998
5. Negative on file at Utah SHPO.

Photo No. 1:

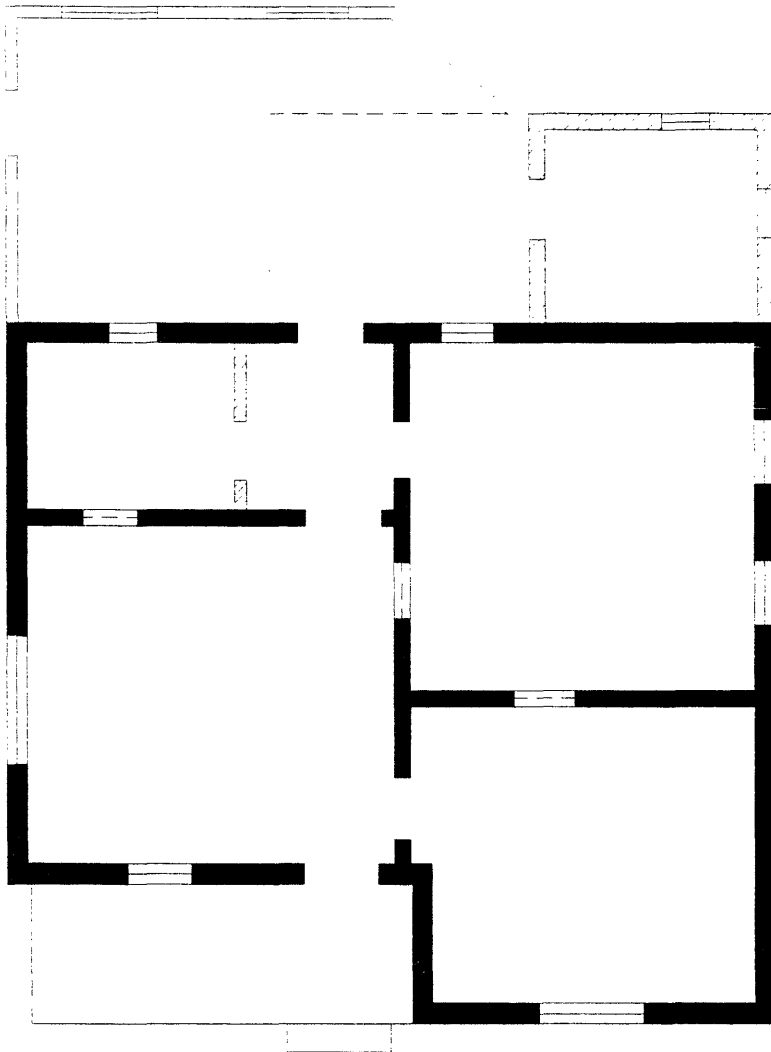
6. East elevation. Camera facing west.

Photo No. 2:

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

Photo No. 3:

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



CONSTRUCTION PHASES:

- 1914
- ▨ circa 1920
- 1987
- modifications

NORTH →

SCALE: 1/8" = 1'
June 1998

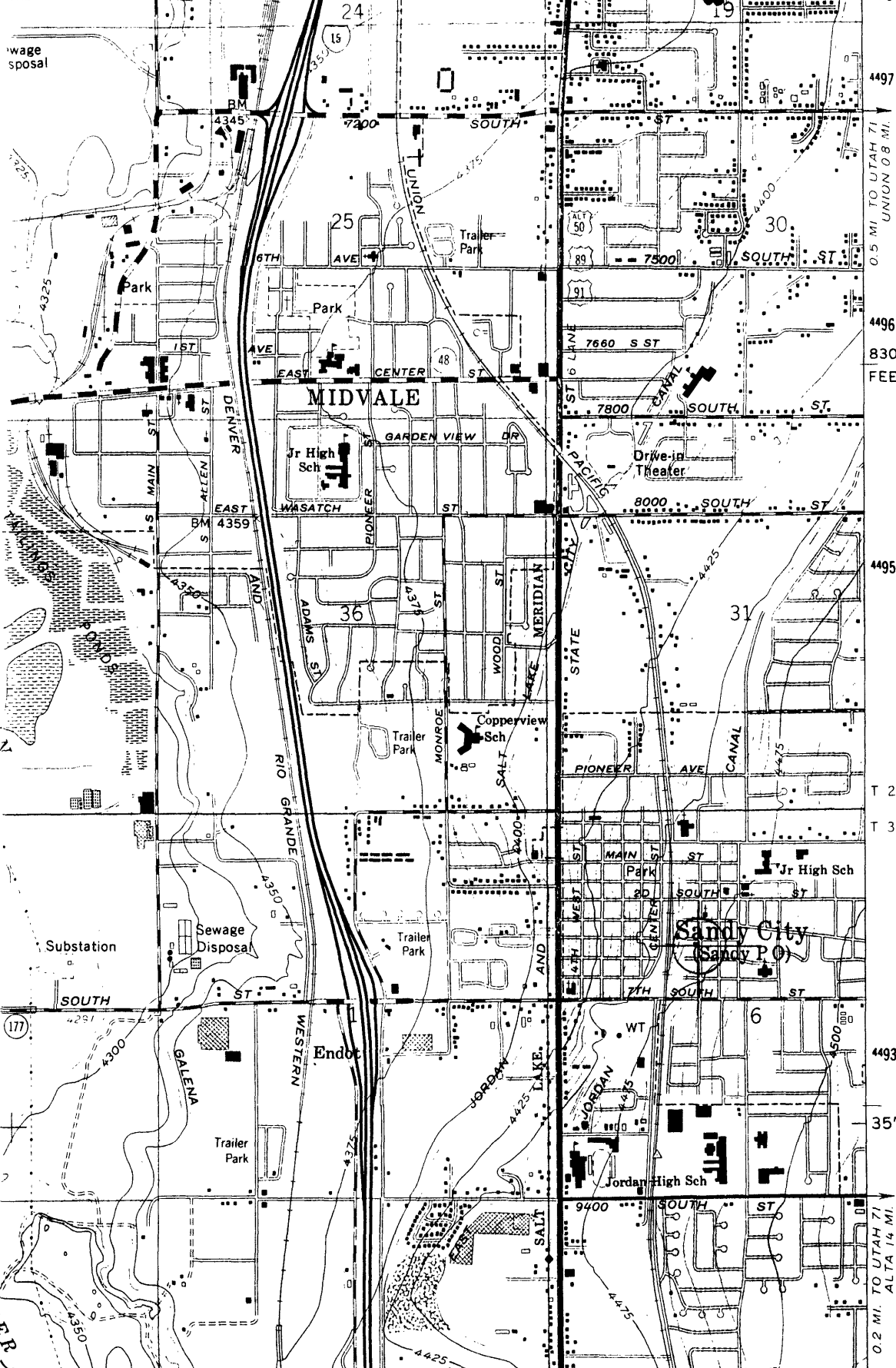
HYRUM & SELMA JACOBSON HOUSE

8908 SOUTH 220 EAST
SANDY, UTAH

MIDVALE QUADRANGLE
 UTAH-SALT LAKE CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)

3665 III NE
 (SUGAR HOUSE)

5' 423 1 890 000 FEET | R 1 W SALT LAKE CITY 10 MI MURRAY 2.3 MI. R 1 E 111° 52' 30" 40° 37' 30"



JACOBSON,
 HYRUM + SELMA
 HOUSE

8908 S. 220 EAST
 SANDY, UT
 E. 425260
 N. 4493400
 Zone 12

4497
 0.5 MI. TO UTAH 71 UNION 0.8 MI.
 4496
 830 000 FEET
 4495
 T 2 S.
 T 3 S
 4493
 35'
 0.2 MI. TO UTAH 71 ALTA 14 MI.