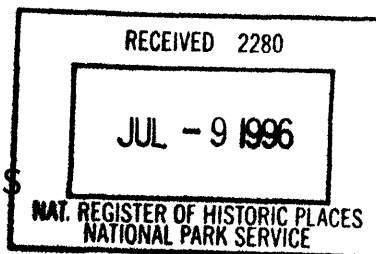


United States Department of the Interior
National Park Service



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 Mattson, John and Mary, House
other names/site number _____

2. Location

street & number 239 East Main Street N/A not for publication
city or town Sandy N/A vicinity
state Utah code UT county Salt Lake code 035 zip code 84070

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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.)

[Signature] 6/27/96
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register.
 See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____

[Signature] 9-8-96
Signature of the Keeper Date of Action
**Entered in the
National Register**

Mattson, John and Mary, House
Name of Property

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

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</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: Eclectic

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
roof ASPHALT
other WOOD shingle

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

Mattson, John and Mary, 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.

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- SOCIAL HISTORY
- _____
- _____
- _____

Period of Significance

1910

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

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

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

- Previous documentation on file (NPS): ***
- preliminary determination of individual listing (36 CFR 67) has been requested
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository: _____

X See continuation sheet(s) for Section No. 9

Mattson, John and Mary, House
Name of Property

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

10. Geographical Data

Acreage of property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/5/3/5/0 4/4/9/3/7/7/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

BEGINNING AT SOUTH WEST CORNER, LOT 1 BLOCK 91, SANDY STATION PLATE, NORTH 109 FEET, EAST 50 FEET, SOUTH 18 FEET, EAST 50 FEET, SOUTH 91 FEET, WEST 100 FEET TO THE POINT OF BEGINNING.

Property Tax No. # 28-06-140-006

___ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries include the entire city lot that has been historically and continues to be associated with the property.

___ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Maxine Hanks, Historian / Allen Roberts, Architect; Utah SHPO Staff

organization Hanks & Company / Cooper Roberts Architects date January 1996

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

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

Additional Documentation

Submit the following items with the completed form:

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

Property Owner

name Tim and Debby Zuver

street & number 239 E. Main telephone (801) 561-7219

city or town Sandy City state UT zip code 84070

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

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

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National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Mattson, John and Mary, House, Sandy, Salt Lake County, UT

Narrative Description

Built c.1910, the John and Mary Mattson home is a one-and-one-half story brick Victorian eclectic style house. This central-block-with-projecting-bays house type includes a pronounced front bay that is set within a wrap-around porch that may have been a later addition. The home is located on two lots with mature trees, lawn, and sidewalks, on the corner of 300 East and Main Streets.

The columns of the front porch, together with the partial return of the frieze at the projecting roof gable end, create the image of a classically inspired Victorian Eclectic home. This home's narrow end faces the street and it has a side-entry. The rear porch has been enclosed with masonite siding and contains the stairway to the basement. The c.1910 frame addition on the east side has a flat roof and an unreinforced concrete foundation. It appears to have been moved to the site at a later date, possibly for some type of commercial function.

The brick walls of the house are set in a stretcher bond. Pedimented gabled dormers with shingle siding exist on either side of the house. The front facing gable end also uses wooden shingles as a decorative finish. There is leaded glass transoms over fixed light windows flanked by double hung windows in the front projecting bay and on the west side. The windows incorporate sandstone sills and lintels and most of the historic windows remain and vary in size and configuration--in keeping with the asymmetrical nature of the Victorian house type. The window in the top floor of the front projecting bay has been replaced with an aluminum sash window that alters but does not significantly impact the building's historic integrity.

The interior maintains its original plan with an entry that leads to the parlor located in the front bay, with the dining room and kitchen towards the rear, and bedrooms on the east side. The upstairs bedrooms were added after the Pixton's purchased the home in 1939. The Mattson house maintains its original appearance and contributes to the historic qualities of Sandy.

__ See continuation sheet

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Section No. 8 Page 2

Mattson, John and Mary, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

Built c.1910, the John and Mary Mattson home is significant under Criterion A for its association with an important period of development in Sandy's history. The house provides an example of one type of dwelling which was commonly built in Sandy by and for its residents during the Mining, Smelting, and Small Farm period of 1871-1910. Under criterion C it is a distinct and important house type common to Sandy, the surrounding area, and throughout Utah at that time.¹ Among the best preserved examples of the central-block-with-projecting-bays constructed during this period in Sandy, its Victorian Eclectic detailing is expressive of the level of craftsmanship attained locally. The Mattson house retains its historic integrity and is being nominated as part of the multiple property submission, Historic Resources of Sandy.

HISTORY OF SANDY:

Located twelve miles south of Salt Lake City, Sandy is at the crossroads of what was once a busy series of mining districts. Paralleling to a large extent the history of mining in surrounding canyons, Sandy's early history and development either boomed or declined based on these mining operations. Sandy's first major period of development, known as the "Mining, Smelting, and Small Farm Era, 1871-c.1910", closely coincided with the discovery and mining of precious metals in nearby canyons beginning in 1863, and with the arrival of the transcontinental railroad to Utah in 1869. Extending south from Salt Lake City, the Utah Southern Railroad reached the Sandy area in 1871,² placing Sandy at a crossroads between Salt Lake City, Bingham Canyon, and Big and Little Cottonwood Canyons. Railroad spurs were subsequently extended to the mouths of these canyons,³ allowing materials to be shipped to and from the mining operations.

Since Sandy was a strategic shipping point it is logical that needed sampling mills and smelters were built in the area.⁴ Also in 1871 a 160-acre townsite was platted,⁵ and the construction of a "boom town" shortly followed. The boom period of the 1870s was short lived with the failure of several

¹Carter, Thomas, and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, Utah: University of Utah Press, 1988, p. 44.

²Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company, p. 276.

³Porath, Joseph H. "Materials gathered for a history of Big Cottonwood Canyon & Little Cottonwood Canyon" USHS Call #MSS, A, 435-16, p.17.

⁴Ibid, p.16.

⁵Rich, Roxie N. The History and People of Early Sandy. No publisher listed, c. 1975, p. 87. Copy located at Sandy City Planning Department.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Mattson, John and Mary, House, Sandy, Salt Lake County, UT

mining concerns which fed Sandy's economy,⁶ leading to the closure of several smelting and sampling concerns beginning in 1876. Mining, however, continued to have a large impact on the town in the years following this initial slow down.

While the dominant force in the economy of Sandy during the 1870s-90s was undoubtedly that of mining, the local agricultural community continued to develop. A series of wells and ditches were dug beginning as early as 1869 to supply the city, smelters, and farms with water. Early agricultural pioneers, who generally established small, family-type farms, were forerunners of a later agriculturally oriented lifestyle which was to dominate Sandy's economy. During the 1890s, despite a downturn in the mining industry, Sandy continued to establish itself as a permanent community in the Salt Lake Valley. New business enterprises came into being to support the local agricultural economy, new schools were built, and the city was incorporated in 1893.⁷ With the relocation of sampling and smelting concerns to other sites, Sandy's impact as a mining town diminished. Many of the mines that once supported Sandy's mining industry either played out,⁸ or their refining operations were relocated.⁹ Soon after the turn of the century Sandy had lost much of the mining component of its economy, marking an end to its initial phase of development. The agricultural component also shifted at this time away from small family farms toward larger, more specialized farming operations, inaugurating a new phase of development in the city.

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

This house at 277 E. Main is located in the original historic square mile of old Sandy, an area first developed between 1860-1893 as a mining boom town, and further developed during a second phase of Sandy's growth (1893-1910). The John and Mary Mattson home represents the architectural and

⁶Robertson, Frank Co. Boom Towns of the Great Basin. Sage Books, Denver Co., 1962, pp. 72-23.

⁷Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company, p. 280.

⁸"The Cottonwood Canyons." USHS Call # MSS, A, 4324.

⁹Bailey, Lynn R. Old Reliable, A History of Bingham Canyon, Utah. Tuscon, Arizona: Westernlore Press, 1988, p. 278.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Mattson, John and Mary, House, Sandy, Salt Lake County, UT

economic development of Sandy beyond its original mining/pioneer character, during the agri-business phase between 1893-1910, in the heart of old historic Sandy.

Just as Sandy's livelihood depended on its proximity to the canyons, rushing creeks and Salt Lake City, so Sandy's historic homes express the unique Sandy identity of dependence on the surrounding landscape. Sturdy adobe, wood, brick and stone homes built of materials gathered from the local canyons, were usually enhanced by garden plots, orchards, outbuildings and pasture. This home uses local brick, and likely included a garden plot. The style and situation of these early Sandy homes reflect the Mormon ethics of self-reliance and community cooperation. Homesteads accompanied by property and outbuildings also reflected the diversity of skills and occupations mastered by early Sandy residents who functioned simultaneously as businessmen, farmers and laborers in order to survive economically.

ARCHITECTURE:

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

Victorian forms were popular in Utah 1885-1915. The central-bay-with-projecting-bays house type was an important basic form of the Victorian house. Projecting bays were added to the principal rooms to achieve a desired external irregularity of design and made the rooms larger and brighter. This house form is characterized by a roughly square central section punctuated by bays to one or several sides. The main roof is hipped or pyramidal, while the bays are usually gabled. The smaller, less expensive houses, usually entered directly into the living room or parlor.¹⁰

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

¹⁰Carter, p. 44.

¹¹ Carter, Thomas, and Peter Goss. Utah's Historic Architecture, 1847-1940, p. 110-111.

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Mattson, John and Mary, House, Sandy, Salt Lake County, UT

MATTSON FAMILY HISTORY:

John Mattson was born 1 July 1861 in Jentland Sweden. Mary Ann Cunningham Mattson was born in England, 24 July 1856. They were married in 1895. John labored in mining and later became an independent mining contractor in Sandy. He was also a salesman for Ray Whitting Bkge. Co.

In 1905 Mary purchased both this property and a home directly west of this property, from Sarah L. Clark. John and Mary lived in the Clark home across the street until this home was built by them c.1910. They raised their family of five children in this house between about 1910 and 1926. After Mary's death in 1926, John lived for another 5-7 years in this house, then moved to Ogden about 1933. He sold the home to Sandy City Bank in 1936. At the time of John Mattson's death in 1937, he was listed as having been a mining contractor for 45 years.

In 1939, this home was sold to Jordan High School Teacher Robert Pixon and his wife Emma Schmidt Pixon. After purchasing this home, the Pixons added the upstairs rooms in order to accommodate their growing family of twelve children. The Pixons sold it only two years later in 1941 and the house was sold two more times, in 1972 and 1979, before being purchased by its current owner Lynn M. Christiansen in 1980.

The Mattson home is significant for its association with Sandy's history and for its reflection of changing architectural styles and types in the area. The house maintains its integrity and portrays the historic association and feeling of the historic period of Sandy's development.

__ See continuation sheet

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Section No. 9 Page 6

Mattson, John and Mary, House, Sandy, Salt Lake County, UT

Bibliography

Haws, David R., Intensive Level Survey, "John and Mary Mattson Home"

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

Interviews

Martha S. Bradley
USHS Historic Preservation Officer

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

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, UT:
University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

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

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

__ See continuation sheet

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Section No. PHOTOS Page 7

Mattson, John and Mary, House, Sandy, Salt Lake County, UT

Common Label Information:

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

Photo No. 1:

6. South elevation of building. Camera facing north.

Photo No. 2:

6. Southeast elevation of building. Camera facing northwest.

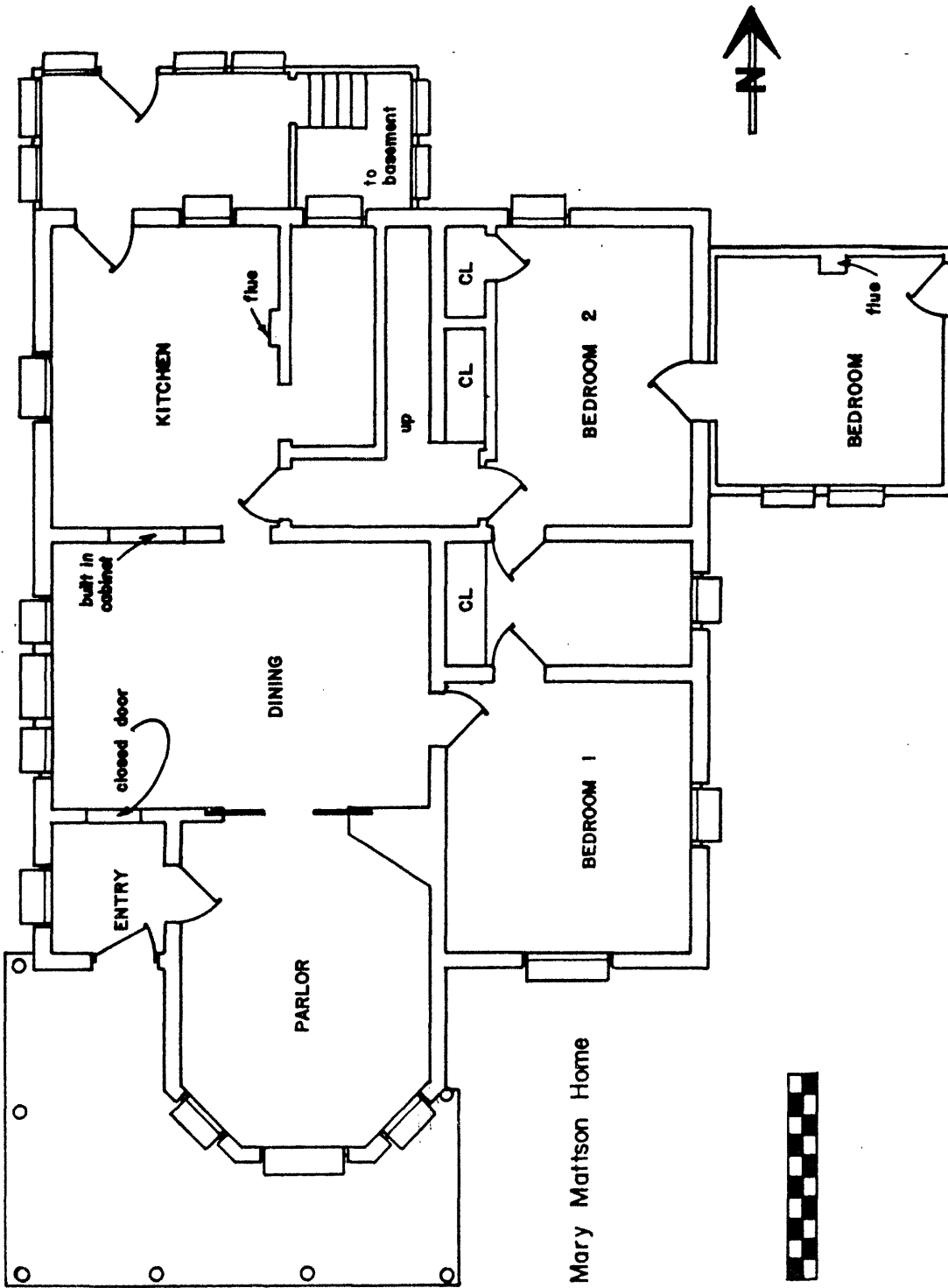
Photo No. 3:

6. Northwest elevation of building. Camera facing southeast.

Photo No. 4:

6. Southwest elevation of building. Camera facing northeast.

 See continuation sheet



The John & Mary Mattson Home