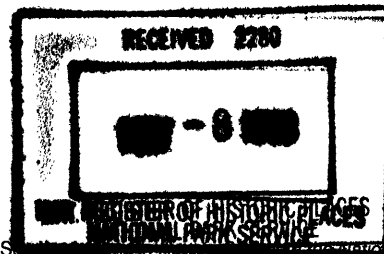


United States Department of the Interior
National Park Service



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 *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 Jensen, Joseph F. and Isabelle, House

other names/site number _____

2. Location

street & number 428 East 8800 South N/A not for publication

city or town Sandy N/A vicinity

state Utah code UT county Salt Lake code 035 zip code 84070

3. State/Federal Agency Certification

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

William M. ... 4/29/98
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:)

William H. Beall 6-11-98
Signature of the Keeper Date of Action

Jensen, Joseph F. and Isabelle, 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>		buildings
		sites
		structures
		objects
<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

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN:

Materials

(Enter categories from instructions)

foundation STONE: Granite

walls BRICK, WOOD Shingles (gables)

roof ASPHALT

other _____

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

Jensen, Joseph F. and Isabelle, 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.)

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 # _____

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

Period of Significance

c.1902-20

Significant Dates

c.1902

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Name of repository:

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

Jensen, Joseph F. and Isabelle, House
Name of Property

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

10. Geographical Data

Acreage of property .32 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/5/6/2/0 4/4/9/3/6/2/0 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.)

BEGINNING 1827.6 FEET WEST AND 80 RODS SOUTH FROM THE NORTHEAST CORNER OF SECTION 6 TOWNSHIP 3 SOUTH RANGE 1 EAST, SLM: THENCE WEST 55 FEET; THENCE SOUTH 200 FEET; THENCE EAST 100 FEET; THENCE NORTH 70 FEET; THENCE WEST 45 FEET; THENCE NORTH 130 FEET TO THE POINT OF BEGINNING.

Property Tax No. 28-06-253-003

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

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

See continuation sheet(s) for Section No. 10

11. Form Prepared By

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

organization Hanks & Company; Cooper-Roberts Architects date March 1998

street & number PO Box 1778; 202 W. 300 N. telephone (801) 322-5640; 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.

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 Steven Chiaramonte

street & number 2925 E Lostwood Drive telephone _____

city or town Sandy state UT zip code 84092

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

Jensen, Joseph F. and Isabelle, House, Sandy, Salt Lake County, UT

Narrative Description

Built in 1902, the Joseph Frederick & Isabelle Jensen House is a single story Victorian cottage with Queen Anne detailing. The brick structure is a modified crosswing with a central-block-with-projecting-bays floor plan. It is located on a fully landscaped city lot with a sidewalk leading up to the front porch.

The home has a rock-faced ashlar granite foundation. The exterior brick walls are set in a stretcher bond pattern with a two-course water table set directly above the stone foundation. The front (north) projecting gable end has a large central window with transom and segmental arched opening with one-over-one double hung windows on either side where the walls have been canted at a 45 degree angle. The canted bays of the projecting wing contains intricate corner trim. Bargeboards adorn the gable end, along with patterned wood shingles, and a round attic window.

There are two entrances into the home, both on the north side of the house entering off the porch. The porch has lathe-turned columns and an intricate cornice. The balustrade has been replaced with latticework. The west gable end is less ornate and contains an arched attic window. One-over-one double hung windows are used throughout the house, two of which have been bricked in on the rear elevation. Another modification to the structure is the small brick enclosure of the southwest corner of the house which is covered by a shed roof. The home retains its historic integrity and contributes to the historic qualities of Sandy.

__ See continuation sheet

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Section No. 8 Page 2

Jensen, Joseph F. and Isabelle, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

Built in c.1902, the Joseph F. and Isabelle Jensen House is historically significant as a type of house built during a transitional period of development in Sandy's history. It is representative of houses built between 1893 and the 1920s as Sandy's economy changed from a mining and smelting based one, to an emphasis on large farming operations and businesses. The Jensen family was involved in civic and community activities in Sandy including Joseph's term on the city council and his work as a teamster, laborer and farmer. They are an example of the type of family that developed after the mining boom. A good example of an early version of the central-block-with-projecting-bays houses constructed during the same period in Sandy, this house retains much of its Victorian Eclectic and modest Queen Anne detailing and contributes to the architectural character of Sandy.

SANDY HISTORY:

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 1871,¹ 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,² 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.³ Also in 1871, a 160-acre townsite was platted,⁴ and the construction of a "boom town" shortly followed. The boom period of the 1870s was short lived with the failure of several mining

¹Tales 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.

²Porath, Joseph H. "Materials gathered for a history of Big Cottonwood Canyon & Little Cottonwood Canyon" USHS Call #MSS, A, 435-16, p.17.

³Ibid, p.16.

⁴Rich, 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

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Jensen, Joseph F. and Isabelle, House, Sandy, Salt Lake County, UT

concerns which fed Sandy's economy,⁵ 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 1893.⁶ With the removal of sampling and smelting concerns to other locations, Sandy's impact as a mining town diminished. Many of the mines that once supported Sandy's mining industry either played out,⁷ or their refining operations were relocated.⁸ 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 location of this house is located within 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 the second phase of Sandy's growth (1893-1920). The Joseph and Isabelle Jensen house represents the architectural and economic development of Sandy beyond its original mining/pioneer character, during the agri-business phase between 1893-1920, in the heart of old historic Sandy.

JENSEN HISTORY:

Joseph F. Jensen was born April 12, 1874 at Draper, Utah, the son of James and Annie Jensen. James was a bishop of the Church of Jesus Christ of Latter-day Saints (LDS Church), a prominent businessman (Jensen and Kuhre Co.), and mayor of Sandy City from 1904-1908. Through James Jensen's church work and local business, the Jensens became a prominent Sandy family.

In 1888 Joseph was thrown from a horse while carrying mail from the depot at Draper and injured his back. Permanent injury was caused to his back, right hand, and right leg, which ceased to grow,

⁵Robertson, Frank Co. Boom Towns of the Great Basin. Sage Books, Denver Co., 1962, pp. 72-23.

⁶Tales 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.

⁷"The Cottonwood Canyons." USHS Call # MSS, A, 4324.

⁸Bailey, Lynn R. Old Reliable, A History of Bingham Canyon, Utah. Tuscon, Arizona: Westernlore Press, 1988, p. 278.

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Jensen, Joseph F. and Isabelle, House, Sandy, Salt Lake County, UT

retaining only partial use of those limbs. According to family history, his disability apparently did not affect his good nature or his ability to work. After completing school he began working by hauling sand and gravel with his own team of horses and wagon. Despite his handicap, Joseph worked as a teamster for himself, for his father's business (Jensen and Kuhre), and also hauled the sprinkler wagon for the City of Sandy.

Joseph married Isabelle Siddoway on Sept. 24, 1902. Isabelle was born Feb. 15, 1880 in Salt Lake City to Richard and Grace Ann Hodgson Siddoway. Described as an attractive young woman, Isabelle was an artist who worked with chalk, oils and china painting. They had four children and were active members of the LDS Church in Sandy. Joseph was also a member of the Sandy City Council from 1912-1914. He worked as a teamster, a laborer, a farmer, and in 1910, the census listed Joseph's trade as "jobber."

In 1892 James, Joseph's father, purchased the property where this house was built. Tax assessor records indicate that the home was built in 1900. This being the case, the home was probably built with the assistance of Joseph's father prior to Joseph's and Isabelle's wedding in 1902. Joseph and Isabelle were deeded the property in 1915 after the death of James. However, subsequent movements of the family and local remembrances indicate that the home was occupied by Joseph and Isabelle from the time of their marriage in 1902 until their deaths (Joseph 1931, Isabelle 1964).

The home passed to Joseph's youngest son Ivin James Jensen in 1964, after Isabelle's death; he sold the home to Don and Carolyn Derricott in 1971.

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 agriculture, business and construction slowed. The homes built at the turn-of-the-century in Sandy were permanent, substantial structures made of brick, stone, or adobe brick, 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-block-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 more sides. The main roof is hipped or pyramidal, while the bays are usually gabled.

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

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Jensen, Joseph F. and Isabelle, House, Sandy, Salt Lake County, UT

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.

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Jensen, Joseph F. and Isabelle, House, Sandy, Salt Lake County, UT

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Section No. PHOTOS Page 7

Jensen, Joseph F. and Isabelle, House, Sandy, Salt Lake County, UT

Common Label Information:

1. Jensen, Joseph F. and Isabelle, 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. Northwest elevation of building. Camera facing southeast.

Photo No. 2:

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

Photo No. 3:

6. Southwest elevation of building. Camera facing northeast.

The Joseph & Isabella
Jensen Home

