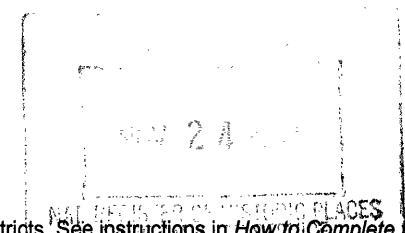


United States Department of the Interior
National Park Service

15-88



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Jenson, Nels & Minnie, House

other name/site number _____

2. Location

street & town 136 East 100 South not for publication

city or town Brigham City vicinity

state Utah code UT county Box Elder code 003 zip code 84302

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] 11/9/2000
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 the 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] 12/28/00
Signature of the Keeper Date of Action

Nels & Minnie Jenson House
Name of Property

Brigham City, Box Elder County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

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

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

Contributing	Noncontributing	
2	1	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
2	1	Total

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

Number of contributing resources previously listed in the National Register

Historic Resources of Brigham City, Utah

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN

OTHER: Victorian Eclectic

foundation STONE

walls BRICK

roof ASPHALT

other WOOD: porch trim

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

Name of Property _____

County, Utah
City, County and State _____

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes 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" in all the boxes 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 _____

COMMERCE _____

Period of Significance

c.1893-1950 _____

Significant Dates

c.1893 _____

Significant Persons

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Unknown _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

Nels & Minnie Jenson House
Name of Property

Brigham City, Box Elder County, Utah
City, County and State

10. Geographical Data

Acreage of Property .23 acres

UTM References

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

1 1/2 4/1/5/5/0/0 4/5/9/5/4/2/0
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

BEGINNING AT THE NE CORNER OF LAT 7, BLOCK 3, PLAT A BRIGHAM CITY TOWNSITE SURVEY, THENCE S 107 FT., W 95 FT., N 107 FT., E 95 FT TO BEGINNING

Property Tax No. 030-121-0098

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were historically and continue to be associated with the property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Larry Douglass, Director Brigham City Museum/Gallery

organization Brigham City CLG date November 3, 2000

street & number 24 North 300 West/PO Box 583 telephone 435/723-6769

city or town Brigham City state UT zip code 84302

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Mike J. & Ruth Powers

street & number 136 East 100 South telephone 435/723-3132

city or town Brigham City state UT zip code 84302

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.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 5

Nels & Minnie Jenson House. Brigham City, Box Elder County, UT

Narrative Description

The Nels Jenson House, constructed c.1893, is a two and one-half-story Victorian Eclectic-style house in a plan known as a central block with projecting bays. The brick house with wood Victorian trim stands out distinctly at the corner of 100 South and 200 East streets in a pleasant residential neighborhood that is lined with elm trees. The surrounding homes are well maintained and landscaped. The home to the south is a one-story 1920s brick Bungalow, and across the street north is a 1950s duplex.

Made of locally fired brick, the Jenson House is one of the largest homes in the city. Its form is a central block with projecting bays, a common type of Victorian house in Utah, but one of only a few in Brigham City. This form is based on a side-passage plan where the narrow end of the house faces the street and contains the main entrance along with a projecting gabled bay and front porch.¹ The Jenson house has two other shallow bays that are attached to the east and west elevations of the house. All roofs are gabled and the facade contains a porch with a balcony above the main entrance.

The covered, two-story front porch is the most prominent feature on the primary façade. Original turned columns and decorative wood porch frieze and brackets are still intact and in good condition. Windows on this façade include a square, fixed-pane window with transom on the projecting bay. Above this is located a pair of double-hung, single pane wood-sash windows and at the attic story, a pair of single-pane casement windows with ornamental framing. Similar windows are located in all the gable ends of the house. At the porch area of the first story is a small, round-arched window and at the porch area of the second story is an ocular window. Remaining windows on all facades feature one-over-one, double-hung wood sashes except for a fixed-pane, leaded and stained glass window in the staircase area of the east façade. The front and back exterior doors have an engraved Eastlake design.

The interior retains almost all original features: doors with transoms, the staircase with hand-grained panels, parlor and dining room fireplaces inlaid with tile, hanging light fixtures, and even original brass door knobs. The house has been well maintained and has only undergone some minor interior modification, including reducing the size of the kitchen-area entrances and remodeling the upstairs bathroom (1969). The only exterior modification is a garage that was constructed behind the house (1976). The brick garage with gable roof partially joins the house in a one-foot area at the rear

¹ Carter, Thomas & Peter Goss, Utah's Historic Architecture, 1847-1940, p. 44.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 6

Nels & Minnie Jenson House. Brigham City, Box Elder County, UT

(southwest) corner that is not visible from the street.² The garage detracts little from the integrity of the house, being obscured by an historic wood-frame outbuilding and foliage from trees and shrubbery.

² Telephone interview with Della Armstrong by Larry Douglass, June 14, 2000.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Nels & Minnie Jenson House, Brigham City, Box Elder County, UT

Narrative Statement of Significance

The Nels and Minnie H. Jenson House, built c.1893, is significant under criteria A & C for its association with the "Economic Development and Residential Architecture, 1854-1950" of the *Historic Resources of Brigham City* multiple property submission. Nels Jenson was prominent citizen being involved in public service, as circuit court judge, and commerce, serving as president or director of several local companies. The house represents this change in the local economy from agriculture/communal to the beginnings of private professional and commercial growth of Brigham City. Under criterion C, the house is significant for the retention of its architectural integrity and being one of the larger and more ornate examples of a Victorian house in Brigham City.

History

Brigham City's economic history is unique because of the communal economic system established in 1865 by Lorenzo Snow at the request of Church of Jesus Christ of Latter-day Saints (LDS or Mormon church) President Brigham Young. The Brigham City Mercantile and Manufacturing Association, commonly called the Co-op, was the first and best developed of all the Mormon cooperatives. As such, it became the forerunner and prototype for hundreds of cooperative organizations in Mormon settlements throughout the West.

Snow started the Co-op by asking local merchants to unite their businesses for the common interest of the community, and a corporation was formed. All citizens were allowed to buy stock for \$5 a share or equivalent produce and labor. When the first business, a mercantile store, had made enough money, the association built its first industry, a tannery. The cooperative grew quickly, adding a woolen factory, planing mill, boot and shoe shop, farms, harness shop, carpentry department, butchery, saw mill, adobe and brickyards, and a dairy. By 1875 the Co-op had at least twenty-nine departments.

Beginning in the late 1870s, a series of financial disasters required the Co-op to gradually sell its industries and businesses to private owners. During the next decade as the cooperative closed down, Brigham City's economy was changed from a church-controlled communal economy to the private enterprise system.³

By 1895 when the Brigham City Co-op went into receivership and officially closed, Utah was a year away from statehood. At this time, the economy, architecture and lifestyle of Brigham City, as well as other Utah communities, were becoming more like mainstream America.

³ Arrington, Leonard J. A Cooperative Community In the North@ Utah Historical Quarterly; Summer 1965, vol. 33, no.3.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Nels & Minnie Jenson House, Brigham City, Box Elder County, UT

During the Co-op era, occupations were somewhat diverse because of the local manufacturing, but the 1870 census of Brigham City shows that half of the local workforce listed farming as their occupation. Other occupations were tradesman-oriented such as carpenters, common laborers, blacksmiths, and shoemakers.⁴ By 1900, the percentage of farmers was only slightly lower at 45 percent, but by then the other occupations listed in the 1900 census reflected the change in the economy to privatized activity. They included such occupations as attorneys, insurance agents, druggists, and merchants⁵.

Occupancy History of Nels Jenson House

Jenson purchased the property on which the house would be built from Sarah Christensen on October 11, 1890. The lot had been in the Christensen family since May 23, 1870, when Brigham City's first mayor, Chester Loveland, deeded it to Henry H. Christensen. It was transferred in turn to Christen Christensen October 13, 1874, and to Sarah Christensen August 16, 1890.⁶

The Christensens apparently lived in a small frame house that was on the lot as early as 1875. It is shown on the Glover's Bird's Eye View Map of 1875 and on the November 1890 Sanborn Map. The current house appears for the first time on the August 1900 Sanborn Map, indicating that Jenson built the home between 1890 and 1900.⁷ The Jensons moved to Brigham City in 1893 from nearby Bear River City and the house could have been finished at this time.

Nels Jenson (1860-1930) was born in Treleborg, Sweden, and came with his parents to Brigham City in 1866 to settle with other LDS converts. Two years later the family moved to Bear River City where Nels grew to adulthood and met his future wife Minnie Holmgren (1867-1956). The couple married in 1886.

An attorney, Jenson followed the trend toward professionalism in local occupations. Having studied at the University of Utah in Salt Lake City, he came to Brigham City in 1893 with his wife Minnie and set up a law practice. He also served as Box Elder County Attorney and became the first judge of the city court. Jenson was an astute businessman, serving as president of both the Brigham City Canning Company and the Garland Milling Company. He was a director in the State Security Bank and was extensively engaged in farming.⁸ Because of his financial success, he was able to build this

⁴ 1870 Census of Brigham City.

⁵ Twelfth Census of United States Government, Brigham City Census, Year of 1900.

⁶ Abstract of Title for Parcel 03-121-0098. Box Elder Courthouse, Brigham City, Utah.

⁷ Glover's Bird's Eye View Map of Brigham City 1875, as interpreted by N.J. Valentine in 1956.

⁸ "Nels Jenson Dies Sunday," Box Elder News, Tuesday, March 18, 1930, p. 1.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 3

Nels & Minnie Jenson House, Brigham City, Box Elder County, UT

house, one of the few large Victorian homes remaining in Brigham City. After his death in March 1930, his widow assumed ownership of the house.⁹

In 1931, Minnie Jenson transferred ownership of the house to her three children but continued to occupy the home until her death in January 1956. One daughter Olive J. Stratford preceded her in death,¹⁰ and her son Norman C. Jenson died in November 1956, ten months after his mother's death.¹¹ The surviving daughter Mildred J. Farrell sold the house in 1956 to Percy C. Knudson and his wife Verabel, founders and owners of Brigham City's Idle Isle Cafe and Candy Company.¹² Since that time, the house has passed through numerous owners.

Architecture

The Jenson House is a good example of turn-of-the-century Victorian architecture in Utah. In many ways typical of upper-middle-class dwellings of the era, the house is one of only a few in Brigham City of its size and detailing. The Victorian dwellings represent a shift in the style of architecture from the settlement period of Brigham City. Most of the houses built before 1890 were a vernacular classical form that emphasized symmetry and usually had minor architectural detailing. The first design shift took place in some of the larger Picturesque-style homes, most of which were constructed five to ten years earlier than the Victorian houses. However, with the coming of electricity and improvement of the water system, the time was right for the multi-storied, elaborate Victorian houses.¹³

The central-block-with-projecting-bays-type house was a common house type in Utah between 1885 and 1915. The type represents a modification of the side-passage house in which projecting bays were added to the principal rooms. This achieved the desired external irregularity of the picturesque while at the same time making the rooms larger and brighter.¹⁴ The house type has a roughly square footprint with a hipped or pyramidal roof and from one to three and sometimes four projecting bays. Although the Jenson House has a gabled central block, it retains the primary characteristics of the central-block-with-projecting-bays type. The house remains a prominent feature in the neighborhood and, because of its integrity, is a contributing historic resource of Brigham City.

⁹ Ibid. "Nels Jenson Died Sunday." Box Elder News.

¹⁰ Abstract Records. "Prominent Matron Passes Away," Box Elder Journal, January 18, 1956.

¹¹ "Local Farmer Died Friday in Cooley Hospital," Box Elder News, Nov. 21, 1956.

¹² Abstract Records. Knudson, Percy Carlyle obituary. Box Elder News-Journal, Nov. 20, 1978.

¹³ See Associated Historic Context: Economic Development of Brigham City and Residential Architecture, 1854-1950.

¹⁴ Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940: A Guide, (Salt Lake City, Utah: University of Utah Press, 1988), 44.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 4

Nels & Minnie Jenson House, Brigham City, Box Elder County, UT

Bibliography

Abstract Records, Box Elder County.

Arrington, Leonard J., "Cooperative Community in the North." Utah Historical Quarterly, vol. 33, no. 3. Salt Lake City, Utah: Utah Historical Society, Summer 1965.

Box Elder News. March 18, 1930, p.1; Nov. 21, 1956.

Box Elder News & Journal. Jan. 18, 1956; Nov. 20, 1978; Aug. 23, 1986.

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.

Glover's Birds Eye View Map of Brigham City 1875, as interpreted by N.J. Valentine in 1956.

Telephone interview with Della Armstrong by Larry Douglass, June 14, 2000.

Twelfth Census of United States Government, Brigham City Census, Year of 1900.

1870 Census of Brigham City.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Nels & Minnie Jenson House, Brigham City, Box Elder County, UT

Common Label Information:

1. Nels & Minnie Jenson House
2. Brigham City, Box Elder County, Utah
3. Photographer: Larry Douglass
4. Date: June 2000
5. Negative on file at Utah SHPO.

Photo No. 1:

6. North elevation of building. Camera facing south.

Photo No. 2:

6. East elevation of building. Camera facing west.

Photo No. 3:

6. South and east elevations of building. Camera facing northwest.

Photo No. 4:

6. West elevation of building. Camera facing east.

Photo No. 5:

6. Interior: fireplace surround and chimneypiece.
-