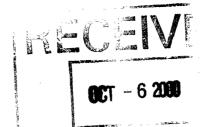
United States Department of the Interior National Park Service

National Register of Historic Places Registration Form



1304

This form is for use in nominating or requesting determinations for individual properties and districts the 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 document and the information requested. If an item does not apply to the property being document and the information requested. If an item does not apply to the property being document and the information requested. If an item does not apply to the property being document and the information requested. If an item does not apply to the property being document and the information requested in 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. N	ame of	Property							
histori	c name	ARTH	UR & EL	LEN CUSH	IING HOUSE				
other	name/si	te number _	114 W	est Pionee	r				·
2. L	ocation								
street	& town	123 E	ast Pion	eer			ot for publica	ition	
city or	town	Sandy				🗆 v	icinity		
state	Utah		code	UT	county Salt Lake	code_035	zip code	84070	
3. S	tate/Fe	deral Ager	ncy Cer	tification					
	of Hist	quest for dete oric Places a ty ets does r ionally sta	rmination nd meets not meet ti tewide	of eligibility n the procedur ne National R ∫locally. (☐	onal Historic Preservation Act, neets the documentation standal and professional requirement egister criteria. I recommend the See continuation sheet for additional standard continuation standard continua	ards for registering ts set forth in 36 Ci nat this property be	properties in t FR Part 60. In	he Nationa my opinion	l Register
	Deput	ture of certifying Commission of Federal age	ner for His	toric Preserv	Date ation				
	Signat	ents.) :ure of certifyi	ng official	Title	oes not meet the National Regional Regi	ster criteria. (S	ee continuation	n sheet for	additional
I hereby	ational y certify the entered of the	Park Servent National Register See continuational Register See continuational Register Register Register Ad from the National Register. Register. Register. Register. Register. Register. Register. Register.	rice Cer y is: al Register tion sheet. r the ation sheet e for the tional	dification	Signature of the	Keeper			Pate of Action

Arthur & Ellen Cushing House Name of Property		Sandy, Salt Lake County, Utah County and State			
5. Classification Ownership of Property (check as many boxes as apply)	Category of Property (check only one box)		ces within Property y listed resources in the cou	int.)	
public-local	☐ district	Contributing	Noncontributing		
⊠ private	building(s)	_ 1	1	buildings	
☐ public-State	☐ site	0	0	sites	
public-Federal	structure	0	0	structures	
	object	_ 0	0	objects	
		1	1	Total	
Name of related multiple prop (Enter "N/A" if property is not part of a Historic Resources of Sandy		Number of contribution the National Reg		iously listed	
6. Function or Use Historic Function (Enter categories from instructions) DOMESTIC / single dwelling			nction es from instructions) single dwelling		
7. Description Architectural Classification (Enter categories from instructions)		Materials (Enter categori	es from instructions)		
LATE VICTORIAN / Victorian		foundation	CONCRETE		
OTHER: Victorian Eclectic		walls	BRICK		
OTHER: central block w/projecting	g bay		WOOD / Shingles		
		roof	ASPHALT		
		other			

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property	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.)	Areas of Significance (enter categories from instructions)		
A Property is associated with events that have made a significant contribution to the broad patterns of our history.	ARCHITECTURE COMMUNITY PLANNING & DEVELOPMENT		
□ B Property is associated with the lives of persons significant in our past.	SOCIAL HISTORY		
☑ 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.	Period of Significance 1893 - 1945		
Criteria Considerations (Mark "x" in all the boxes that apply.)	Significant Dates		
Property is:	1893		
A owned by a religious institution or used for religious purposes.	Olavida and Danasa		
☐ B removed from its original location.	Significant Persons (Complete if Criterion B is marked above) N / A		
C a birthplace or grave.	Cultural Affiliation		
D a cemetery.	N / A		
☐ E a reconstructed building, object, or structure.			
☐ F a commemorative property.	Architect/Builder architect/designer(s): possibly Arthur Cushing and/or		
☐ G less than 50 years of age or achieved significance within the past 50 years.	James B. Jensen, builder: unknown		
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 conti	nuation sheets.		
Previous documentation on file (NPS):	Primary location of additional data:		
 □ 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 	State Historic Preservation Office		
☐ recorded by Historic American Engineering Record #			
·	See continuation sheet(s) for Section No. 9		

Sandy, Salt Lake County, Utah

Arthur & Ellen Cushing House

Name of Property	County and State								
10. Geographical Data									
Acreage of Property 0.24 acres									
UTM References (Place additional boundaries of the property on a continuation sheet.)									
1 1/2 Zone Easting 4/4/9/4/1/4/0 2	Easting Northing								
3 / Zone Easting Northing 4 / Zone	Easting Vorthing								
Verbal Boundary Description (Describe the boundaries of the property.) Property Tax No. 22-31-352-009 Commencing 1075.8 feet East and 244.29 feet North, North 2, East 71.6 feet from the Southwest corner of Section 31, Township 2 South, Range 1 East, Salt Lake Meridian; thence North 2, North 70.4 feet, East 157.2 feet, 570.4 feet West 157.2 feet to the point of beginning.									
Boundary Justification (Explain why the boundaries were selected.) The boundaries are those that were and continue to be associated with the property.									
See continuation sheet(s) for Section No. 10									
name/title Lisa M. Miller / Preservation + Planning organization Sandy City Certified Local Government	date September 8, 2000, update 11/6/00								
street & number 1382 Perry Avenue	telephone 801 / 355-8611								
city or town Salt Lake City	state UT zip code 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 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 Dorothy Caveness									
street & number 123 East Pioneer Avenue									
	telephone 801								

Sandy, Salt Lake County, Utah

Arthur & Ellen Cushing House

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 1

Arthur & Ellen Cushing House, Sandy, Salt Lake County, Utah

NARRATIVE DESCRIPTION

The Arthur and Ellen Cushing House, built in 1893, is a one and one-half story, unpainted red brick, Victorian Eclectic-style cottage with a footprint that consists of a central block with projecting bays, an intersecting gable roof, and a front porch with a shed roof. On the south elevation a gable end with patterned wood shingles faces the street; on the east elevation there is a second, identical gable. To the rear, or north, of the house is a two-car garage that is not of the historic period. The house is located in the historic core of Sandy City where the narrow streets and small-scale homes offer a distinct and cohesive character to the neighborhood.

The primary façade of the house looks south towards Pioneer Avenue. Two leaded-glass transoms adorn the façade; the prominent one is located above the window on the projecting bay, it has several different colors of glass in a stylized flower motif. The second transom is located above the window next to the front door; it is made with clear glass that includes beveled and glue chip elements; it has a simple geometrical pattern. Above the projecting bay is a gable end; it is filled with fish-scale patterned wood shingles, and has a window in the center. As evident in a c.1938 tax photo, the rough opening has been slightly enlarged to accommodate a new window sash. The gable end on the east elevation is identical to this one, and the historic one-over-one window sash remains. Approximately in the center of the roof is an unusual small semi-octagonal dormer. The dormer consists of three sides much like the projecting bay of the house; each side of the bay has a window, and the roof configuration has the appearance of being pyramidal with ridgelines that correspond to each corner of the bay. The front porch has a shed roof supported by c.1945 metal posts and handrails. The tax photo reveals the historic roof supports were turned wood columns; there was also decorative woodwork below the eaves.

The west elevation has only one window; it is an aluminum sliding replacement sash. A closer inspection reveals this window is partially located in the opening of the historic tall, narrow Victorian window. Although it has been filled with brick, the segmental arch and outline of the window can easily be seen. On the rear, or north elevation, there are three replacement windows. On the west, the two windows are partially located in the former openings of tall, narrow windows. The segmental arch and outline of each can easily be seen. The east window is a one-over-one double-hung wood sash; this occupies an opening that was once a door with the area below the window filled with brick. Projecting from the rear elevation is a small, brick storage closet with a wood-panel door. East of this are steps which access the basement below grade. A shed roof covers the steps and storage closet.

The east elevation has two entrances: the north entrance leads to the kitchen; it has a concrete stoop with a simple shed roof supported by round metal posts. The south entrance provides another access to the basement. The gable end has wood fish scale shingles; the one-over-one double hung wood window has not been altered and displays the historic wood molding.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Arthur & Ellen Cushing House, Sandy, Salt Lake County, Utah

NARRATIVE STATEMENT OF SIGNIFICANCE

Built in 1893, the Arthur and Ellen Cushing House is significant under Criterion A and C as part of the multiple property nomination Historic Resources of Sandy City. Under Criterion A, the house is significant for its association with the Mining, Smelting and Small Farm era of community development in the history of Sandy. Under Criterion C, the house is significant as a well-preserved example of a Victorian cottage, an important house type common to Sandy and throughout Utah between 1885 and 1915. The house is a typical example of a residence for the upper middle class citizens of Sandy of that time. It retains its historic integrity and contributes to the historic resources of Sandy City.

HISTORY

Located twelve miles south of Salt Lake City, Sandy City was founded in the 1850s as a farming settlement. The majority of these early farmers were members of the Church of Jesus Christ of Later-day Saints (LDS or Mormon Church) who were encouraged by their church leaders to pursue agricultural activities and establish self-sufficiency. When work on the Salt Lake LDS Temple began in 1852, Sandy became an essential way station as the granite for the building was cut from Little Cottonwood Canyon, located just east of Sandy. During the 1860s and 1870s settlers came to Sandy with the promise of easy land grants in the less crowded south valley. In 1863 precious metals were discovered in the canyons located just east of town, and the early history and development of Sandy parallels the history of the mining industry. The farming town soon changed to suit the clientele; hotels, saloons and brothels dominated Main Street. Sandy became an important diversified hub for farming, granite cutting, mining and smelting. In 1873 LDS church leader Brigham Young christened the town "Sandy" for its thirsty soil.

The first major period of development in Sandy is known as the Mining. Smelting and Small Farm Era, 1871-c.1910.² In 1871 a 160-acre town site was platted, ³ a number of sampling mills and smelters were built and Sandy became a strategic shipping point. While the dominant economic force during the 1870s through the 1890s was mining, a local agricultural community also developed. New business enterprises arose to support the local agricultural community, new schools were built. and in 1893 the city was incorporated.4 By 1930 production in the mines had ceased; without the presence of miners, Sandy City began to clean up the saloons and brothels, and concentrate on civic improvements.5

The Specialized Agriculture, Small Business, and Community Development Period, 1906-1946 is the second period of development in Sandy. The mining, smelting and small farm era was gradually replaced by a more diversified economy. The population of Sandy remained at approximately 1,500 between 1900 and 1940.6 During this time the city was defining itself as the political, economic, civic and social center for the southeast Salt Lake Valley. This second period of Sandy's history laid the groundwork for the city's eventual transformation from small town to suburb.

One of the earliest signs of community development was the creation of subdivisions from large farm parcels. During the first four decades of the twentieth century the majority of Sandy residents continued to live on farms. Most of these residents survived economically by combining subsistence farming with other occupations, primarily cottage industries and mercantilism; other farmers created

Carter, Thomas & Goss Peter, Utah's Historic Architecture 1847-1940, Salt Lake City, 1991.
Balle, Wayne, Historic Resources of Sandy City, Multiple 1975
Bitch Roxle, N. History and People of Early Sandy, 1975
Bitch Roxle, N. History and People of Early Sandy, 1975
Bitch Roxle, N. History and People of Early Sandy, 1975
Bitch Roxle, N. History of Salt Lake County, 1947.
Bitch Linds A History of Salt Lake County, 1947.
Bitch Linds A History of Salt Lake County, 1947.
Bitch Linds A History of Salt Lake County, 1947.
Bitch Linds A History of Salt Lake County, 1947.
Bitch Linds A History of Salt Lake County, 1947.

National Register of Historic Places Continuation Sheet

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Arthur & Ellen Cushing House, Sandy, Salt Lake County, Utah

large specialized agricultural enterprises such as sugar beet, poultry and dairy farms. Sandy residents also continued to work in the mining and smelter industries in nearby communities even after the smelters in Sandy closed down.

The core of the initial settlement in Sandy has several unique characteristics. The width of the residential streets are significantly smaller than most Utah towns laid out with the requisite ten acre blocks as directed by LDS church leader and founder Joseph Smith. The residences are primarily one-story residences with modest floor plans. The Arthur & Ellen Cushing House is located in the square mile core of historic Sandy where the combination of small-scale homes and narrow streets lend a distinctive quality to the neighborhood.

COMMUNITY DEVELOPMENT & SOCIAL HISTORY

By 1863 there were only four homes in the southeast area of the Salt Lake Valley. Andrew Hansen was granted a homestead patent from the United States of America for the entire SW4 of Section 31. Township 2S, Range 1E. Andrew Hansen joined the LDS church in his homeland of Denmark; in 1872 he immigrated to Utah with his grandfather. In 1890, his mother Karen and his four brothers came to Utah; the family settled "in and around the Midvale area" and soon established a small farm.

According to the abstract of title, the homestead patent was recorded on May 18, 1876; this is nearly a year after Hansen sold 21 56/100 acres [more or less] to William Newell for \$5.40. In October 1875 William Newell, of the "Utah Forwarding Company," sold a portion of the property to Frederick W. Day. Frederick William Day was born in October 1845, in Lutton, Bedfordshire, England, On May 4. 1876, F.W Day secured a \$600.00 mortgage from Thomas C. Griggs. In June 1877, F.W. Day secured from Albert Dewey a \$1,000 mortgage against a 1 32/100-acre parcel; on July 21, 1882, Day sold the parcel to Albert Dewey for \$1,500.00. Albert Corning Dewey and his first wife Maria Loomis were from Westfield, and Hampden, Massachusetts. In April 1887, Albert's wife Maria sold a section of this parcel to Arthur J. Cushing for \$1,000.00. The property remained in the Cushing family until June 1945, when Arthur Cushing's grandson Clarence sold the house to Verl G. and Vivian N. Webster.

Arthur John Cushing was born on February 27, 1850, in Shipdam, Norfolk, England, to John Cushing and Elizabeth Bird. Arthur's father John Cushing was a master carpenter; he was born c.1872 to William Cushing and Lucy Vassar. Arthur was one of nine children; he attended and graduated from Cambridge University. Arthur left for America before he was twenty years old; on his arrival in New York he took a train to Utah, keeping a journal of the journey.

Ellen Maria Cushing was born on July 13, 1851, in Wyndam, Norfolk, England to James Cushing and Maria Long. Ellen's father James Cushing, Jr., was born to James Cushing and Dinah Foster in Wyndam, Norfolk, England. Although documentation has not been located, it is possible that James Cushing Sr. (Ellen's grandfather) and William Cushing (Arthur's grandfather) may have been related.

At the age of two, Ellen came to Utah with her parents who had joined the Mormon church. They sailed from Liverpool and traveled by ox team, arriving in Salt Lake City on October 10, 1853. The family lived for a time in a dugout, which they built in the vicinity of 800 East and South Temple Street; they eventually built a two room adobe house which was ultimately expanded to eight rooms.

⁷ Bradley, Martha Sonntag, <u>Sandy City the First 100 Years</u>, 1993. ⁸ Rich, Roxie. <u>The History and Early People of Sandy</u>, 1975.

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Arthur & Ellen Cushing House, Sandy, Salt Lake County, Utah

In 1867, at the age of 15, Ellen married William Duncombe Major. Their first and only child, Ernest, was born in 1869; the couple divorced soon after.

On Christmas Eve 1870, Ellen married Arthur John Cushing. They first lived in Salt Lake City where their son Arthur George was born. In 1880, they decided to move to Sandy; Arthur designed the house on Pioneer Avenue with his father-in-law, James B. Jensen. The one and one-half story, onebath, seven-room brick house was built at a cost of \$2,000.00.9 During these years. Pioneer Avenue was more-or-less considered the elite section of Sandy. 10 The home was said to have had an oval fireplace in the parlor made of black onyx. Hung on the walls of the large dining were display cabinets for Arthur's specimens of marble, onyx and ore; the library was equipped with built-in bookshelves and storage cabinets. 11 On all sides of the exterior were sitting porches. Over the walkway in front of the house were arches with climbing roses; north of the house there was an orchard with apples, pears, plums and cherries. 12 While living in this home, the couple had two more children, Ellen May and Albert James.

Arthur was a prominent businessman involved in the mining industry. He was connected with the Emma Mining Company in Alta and was placed in charge of Utah's mineral exhibits at the 1893 Chicago World's Fair. Additionally, Arthur managed the Pioneer Ore Sampling Mill in Sandy, became the first Mayor of Sandy, and was one of the signers on the Utah Constitution. He passed away in May 1919 at the age of 69. Ellen was an excellent seamstress and cook; she donated much of her time and services to the Mormon church. In December 1922, she fell on an icy sidewalk and broke her hip; less than one month later she passed away at the age of 71.13

After Ellen's death in January 1923, their son Arthur George and his wife Agatha lived in the family home. Arthur George married Mary Agatha Jensen, daughter of Anna Sophia and James B. Jensen, proprietor of Jensen & Kuhre Hardware. When George and Agatha were first married they built a home next door to this one; there was a long gravel driveway between them. 4 Arthur George's half brother, Ernest, as well as his sister, Ellen, also lived on Pioneer Avenue, Ernest Cushing worked for United States Steel as well as operating a small grocery store; it was a modest building attached to the southeast end of the Marriott Hotel. 15 Arthur George was the manager of the Sandy Mercantile Cooperative Company for several years. He left to open his own general merchandise store across the street from the Jensen & Kuhre Hardware Company. In 1910, he sold the store and took a position with the U.S. Smelting and Refining Company as assistant timekeeper; after a few years he became chief timekeeper until he left the job in 1933. Arthur George served two terms on the Sandy City Council, as well as one term as city treasurer. George and Agatha had five children: Clarence, Valora, Norma, Ellen and Helen.

Agatha passed away in March 1940; Arthur then lived with his daughter Valora until he passed away in August 1944. In June 1945, the home was deeded to Arthur Cushing's grandson Clarence A. Cushing [et al.]; a few weeks later Clarence sold the house to Verl G. and Vivian N. Webster.

Poseret News, December 1896.

Bradley, Martha Sonntag, Sandy City: The First 100 Years. Sandy City Corporation, Sandy, Utah, 1993 Rich, Roxie. The History and Early People of Sandy, 1975.

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

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Sandy City Corporation, Sandy, Utah, 1993.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Arthur & Ellen Cushing House, Sandy, Salt Lake County, Utah

ARCHITECTURE

The Arthur & Ellen Cushing House represents a major shift in Sandy community architecture. The house was built in 1893, the same year the mining boom in Sandy drew to a close. When the mining industry waned, local commerce turned toward agricultural enterprises and other businesses; construction slowed and the quality of the houses improved. The Cushing house is representative of the improved housing; new homes were permanent, more substantial structures made of brick, stone or adobe brick with wood siding, and adorned with the decorative woodwork of trained craftsmen. Rural areas were becoming less isolated from the 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 houses with quality in design and workmanship. This house expresses the level of craftsmanship attained locally during this shift at the turn of the century to more substantial homes. Victorian forms were popular in Utah from 1885 to 1915. The central-block-with-projecting-bays type was an important basic form of the Victorian house. In the years after 1890, Victorian houses became common throughout in Utah.

The Cushing House meets the registration requirements as outlined in the 1997 National Register Multiple Property Documentation Form, *Historic Resources of Sandy City*. Built in 1893, the house is associated with the history and development of Sandy City between 1871 and 1946. The original architectural features are still evident; the leaded glass transoms are excellent examples of a popular Victorian decorative element. Although some of the window openings have been modified, this work was not done on the primary elevation and the outlines of the historic windows are easy to discern. The Cushing House represents the Victorian residence type as well as a level of prosperity in the economic development of Sandy City.

Balle, Wayne L. Historic Resources of Sandy City, National Register Multiple Property Nomination, 1992.
 Carter, Thomas & Goss, Peter <u>Utah's Historic Architecture</u>, 1847-1940, 1991.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Arthur & Ellen Cushing, Sandy, Salt Lake County, Utah

MAJOR BIBLIOGRAPHIC REFERENCES

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1930, Obituary Index, City Directories, Photo Archives.

National Register of Historic Places Continuation Sheet

Section No. Photo Labels Page 1

Arthur & Ellen Cushing House, Sandy, Salt Lake County, Utah

PHOTOGRAPH LABELS

For All Photos:

- 1. Arthur & Ellen Cushing House
- 2. Sandy, Salt Lake County, Utah
- 3. Photographer: Lisa M. Miller
- 4. Date: September 2000
- 5. Negative on file at the Utah SHPO.
- Photo 1: South elevation. Camera facing north.
- Photo 2: South & west elevations. Camera facing northeast.
- **Photo 3:** South & east elevations. Camera facing northwest.
- Photo 4: North & east elevations. Camera facing southwest.

