

United States Department of the Interior
National Park Service

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NATIONAL
REGISTER

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 James, John P. and Sarah, House
other names/site number _____

2. Location

street & number 210 West 9000 South N/A not for publication
city or town Paradise N/A vicinity
state Utah code UT county Cache code 005 zip code 84328

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.)

[Signature] 12-21-93
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] 1/28/94
Signature of the Keeper Date of Action

James, John P. and Sarah, House
Name of Property

Paradise, Cache 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> | <u>1</u> | buildings |
| | | sites |
| | | structures |
| | | objects |
| <u>1</u> | <u>1</u> | Total |

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

N/A

Number of contributing resources previously listed in the National Register

0

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)

Classical Revival
Late Victorian

Materials (Enter categories from instructions)

foundation Stone
walls Brick

roof Asphalt (shingles)
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

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**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 1

James, John P. and Sarah, House, Paradise, Cache County, UT

Narrative Description

The John P. and Sarah James House is located at the main intersection of Paradise on 200 West (the continuation of State Road 165) and 9000 South (which references back to the center of Logan). The community of Paradise is situated about nine miles south of Logan near the south end of Cache Valley. Relatively long and narrow, Cache Valley extends from northern Utah into Idaho and is bordered on the east and west by mountains that rise steeply above the high valley floor which has an altitude of approximately 4600 feet. The valley is used extensively for agriculture and contains numerous small communities dating from the early pioneer period. While farmland and agricultural outbuildings are immediately adjacent, the site of the James House has residential landscaping (grass, trees and shrubs). The property as described in Section 10 contains only one other historic building, the small, frame Paradise Post Office. Since this building has been relocated from its original location and is located at the rear of this property, it is considered a non-contributing building.

Built in 1902 on a foundation of native stone, the James House is a substantial two story masonry building. This Neoclassical style house, with some slight Victorian Eclectic characteristics, clearly represents the 'foursquare' or 'box' house type that was popular in Utah from about 1900 to 1920.¹ The main entry, located at the center of the north elevation, opens onto a substantial porch. This porch is not original but was reconstructed c.1945 using the historic porch and photos as a reference, particularly in the simply detailed columns and lathe-turned balusters on both the main and second levels (porch and balcony). The access to the balcony is beneath a slightly projecting blind gable with decorative fish scale shingles. While there are several differences (e.g., the new porch is somewhat wider than the original, it has a concrete floor instead of frame, and the second level balcony is now inset into a slightly sloping roof) the overall change in character is minimal. Simple flat pilasters on the second level were removed sometime in the past. (Slight 'ghosted' outlines remain visible on the masonry.) On the east elevation is a substantial bay window and a second level balcony with a restored balustrade above. The masonry walls are made of fired, medium brown brick laid in a running bond. Immediately above the foundation are four courses of projecting rock-face brick which form a belt course. All of the windows have flat (or jack) brick arches with the main level windows also embellished with two courses of the rock-faced brick above the flat arch. The tops of the second story window arches abut the wide flat painted frieze that surrounds the house. The roof is a truncated hip with the small front (north) facing gable. Historic photos show a widow's walk balustrade with wide, open X-shaped balusters supporting the handrail. One brick chimney penetrates the east hip roof; a second compatible chimney was added to the rear of the house during the recent restoration resulting in the infill of two window

X See continuation sheet

¹Thomas Carter and Peter Goss. Utah's Historic Architecture, 1847-1940, 1988, pp.49-51.

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**National Register of Historic Places
Continuation Sheet**

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James, John P. and Sarah, House, Paradise, Cache County, UT

openings. The resulting loss of integrity is minimal. The windows throughout are the original configuration, one-over-one double hung sash; many may be the original sash. There is a single fixed transom above the east window in the bay window and transoms and sidelights around the north panel door on the balcony level.

The recently restored interior of the house reflects the historic character of the original house. From the front porch, a pair of paneled wood doors lead to a spacious entry hall containing the stairs to the second level. A tight set of stairs concealed beneath the main stairs leads to the partial basement located under the southwest corner of the house. West from the entry, in a former bedroom space, is a study, bathroom and hallway to the kitchen constructed c.1940. To the east, a widened doorway leads to the living room which opens to the south in a sitting room. In this parlor area, the east bay window provides additional light and space. A non-original fireplace on the south wall was recently added. A kitchen and dining room occupy the southwest portion of the main level. Throughout the house are original transoms with operating hardware. On the main level, the original decorative glass in these transoms and the historic details in the numerous woodwork elements remain intact.

The stairs to the second level return at the south exterior wall and form a large, well-lit landing/sitting area. On the second level, the foursquare nature of the house is even more apparent. Nearly square bedrooms occupy the four corners of the plan. A small bathroom is located on the west side of the central hall area. Panel wood doors with clear glass transoms open to the bedrooms. The two northern bedrooms also connect to a small hall on the north side of the house which provides access to the balcony on the front porch roof. A high level of integrity is maintained throughout.

___ See continuation sheet

James, John P. and Sarah, House
Name of Property

Paradise, Cache 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

Period of Significance

1902-42

Significant Dates

1902

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

John P. James(?) / builder

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 # _____

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

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 3

James, John P. and Sarah, House, Paradise, Cache County, UT

Narrative Statement of Significance

The John P. and Sarah James House, built in 1902, is locally significant in Paradise, Utah as an early and unique example of the post-turn-of-the-century, foursquare or "box" house type. The restrained Neoclassical style of the house is not uncommon in the community but the size and all-masonry construction are again, locally unique. The house has remained substantially unaltered and the recent restoration has repaired many historic features and finishes and has resulted in an elegant historic house.

Originally located approximately three miles south of its present site, the town of Paradise was first settled in early 1860 by Mormon pioneers who had traveled north from the community of Draper, south of Salt Lake City, in search of better farmland.² Among the acquaintances from the Salt Lake Valley that joined these first settlers was David James, an LDS convert/immigrant from England who had also settled in Draper. Situated near the forks of East Creek and Little Bear River, the first site selected had plentiful water and good farmland. The leaders of the LDS church in Cache Valley visited in 1861 and named the community Paradise. David James was also chosen bishop of the LDS community. However, tensions with the native American Indians, including the killing of an old trapper in the area, finally induced the early settlers to relocate to the present site in 1868. They also convinced other nearby settlers to join them in forming the present-day community of Paradise and building a protective fort. The old fields were still farmed by the residents of Paradise but later became the separate community of Avon.

Being located in the south end of the Cache Valley and away from any major road or rail line, the community of Paradise grew slowly to a size of about 4-600 people. It was not incorporated until 1907.³ It remains today a quiet town of about the same population, although some suburban growth is now occurring.

Bishop David James, who was noted for his careful, peaceful dealings with the indians, organized a co-operative mercantile in 1871. This store apparently later became associated with the territory-wide ZCMI (Zions Co-operative Mercantile Institution). (The Co-op, which is no longer standing, was located northeast across the intersection from the subject property.) In 1873 James was requested by LDS church leaders to return to the Salt Lake City area where he reportedly established the first lead pipe factory in Utah. After a few years, he returned to Paradise.

X See continuation sheet

²Joel Ricks, ed. The History of a Valley -- Cache Valley, Utah-Idaho. Logan, UT: Cache Valley Centennial Commission and Deseret News Publishing, 1956, p.45.

³Ibid., p.127.

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James, John P. and Sarah, House, Paradise, Cache County, UT

John Pugh James was born in Paradise to David and Ann Pugh James on September 11, 1862. He served an LDS proselyting mission to the southern states as a young man and married Sarah Jane Thomas, also a native of Paradise, in 1883. They remained in Paradise and John began a long career of working at the Co-op. Both were very active in the local LDS ward (congregation) and raised a family of nine children.

The operation of the Co-op must have been financially rewarding for in November 1902, the John P. James family moved into this spacious, brick structure from any earlier home located next door (apparently no longer standing). The brick for the house was burned in a kiln located near Smithfield, about twenty miles to the north. The same brick was reportedly used on the schoolhouse built the same year. Several early Paradise residents have recalled the spacious elegance of the new James House.⁴

A recently completed survey of historic resources in Paradise confirms the local significance of the James House. While there are over forty houses that are potentially eligible for the National Register, only five are built of masonry. Of these, two are bungalows and three are Queen Anne style, one-and-one-half story 'central block with projecting bays' or crosswing house types. The James House, the only full, two story house in Paradise, is also the only example of the foursquare or 'box' house type, which is characterized by four roughly square rooms per level. The foursquare was more common in urban areas of Utah and was fairly popular from 1900 to 1920. [A few other one story frame houses were identified which could be a variation of the foursquare, but interior access is needed to evaluate these houses.] The vast majority of potentially eligible houses in Paradise are simply detailed frame houses, reflecting the availability of lumber in the area. Many of the houses in the community have been substantially modified (e.g., covered with aluminum siding, windows altered, exterior entry vestibules added). The James House presents a restrained, fairly early example of the Neoclassical style. The symmetry of the house (slightly compromised by the east bay window), the monumental form, primary facade with entry beneath a classically detailed and pedimented portico, are all characteristic of the Neoclassical style that was popular in Utah from about 1900 to 1925.⁵

Both John and Sarah James lived their entire lives in Paradise. John served in the LDS ward bishopric for twenty five years. Sarah was very active in the Primary, youth and women's organizations. John died in 1936, Sarah in 1952 at the age of eighty-eight. Wayne Obray obtained the property in the 1940s. Some changes were made to the house about this time, most likely the reconfiguration of the main porch

X See continuation sheet

⁴Personal interview, Maude Bradley Obray, June 1, 1992. Interviewed by John P. Olsen, current owner. Mrs. Obray was born in Paradise on November 5, 1892 but clearly recalled details of the construction and life in the new James House which was built when she was ten years old.

⁵Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940, pp.150-51.

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James, John P. and Sarah, House, Paradise, Cache County, UT

and the installation of a bathroom on the main level. In 1987 Susanne and John Olsen, a native of Paradise, purchased the James House from Wayne Obray, for use as a part-time family residence. Over the next several years, the porch was repaired (it had previously been reconstructed in its current configuration), the two balconies were reproduced using historic photos as a guide, existing windows and woodwork were repaired and repainted, rain gutters and decorative shutters were added, and a new rear chimney was built of matching brick. On the interior, mechanical systems were updated, wallpaper and woodwork stripped and refinished, historic elements and details (e.g., transoms, door and window casings, stair railing and tread-end detailing) restored and the James House was furnished in a very elegant fashion.

___ See continuation sheet

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Continuation Sheet**

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James, John P. and Sarah, House, Paradise, Cache County, UT

Bibliography

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.

Hovey, M.R. An Early History of Cache County. Logan, UT: Logan Journal (series of articles) and Logan Chamber of Commerce, 1923-25.

Ricks, Joel E., ed. The History of a Valley -- Cache Valley, Utah-Idaho. Logan, UT: Cache Valley Centennial Commission and Deseret News Publishing, 1956.

___ See continuation sheet

James, John P. and Sarah, House
Name of Property

Paradise, Cache County, Utah
City, County, and State

10. Geographical Data

Acreage of property 0.70 acres

UTM References

(Place additional UTM references on a continuation sheet.)

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

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

C / / / / / / / / / /

D / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at the NE corner Lot 6, Block 16, Plat A, Paradise Town Survey and thence South 89°57'52" West 118.05 feet to a point 6 feet more or less West of Hyrum Canal thence South 8°27'02" West 102.63 feet to a point 6 feet West of said canal thence East 28 feet to east side of canal thence southerly along east side of canal South 17°11'48" West 69.03 Feet thence South 2°09'27" East 82.8 feet thence South 89°56'37" East 122.0 feet thence North 0°05'52" East 250.39 feet to point of beginning.

Parcel No. 01-103-0008

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

Boundary Justification

(Explain why the boundaries were selected.)

The boundary describes the current recorded parcel of land that contains the historic James House and a substantial amount of surrounding land, including the adjacent canal.

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

11. Form Prepared By

name/title Charles M. Shepherd / Architectural Historian

organization Utah State Historic Preservation Office

date July 1993

street & number 300 Rio Grande

telephone (801)533-3500

city or town Salt Lake City

state UT zip code 84101-1182

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 John P. Olsen c/o Radisson Hotels International

street & number 14665 Midway Road

telephone (214)450-5577

city or town Dallas

state TX zip code 75244

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 Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 7

James, John P. and Sarah, House, Paradise, Cache County, UT

Photo No. 1

1. James, John P. and Sarah, House
2. Paradise, Cache County, Utah
3. Photographer: Charles M. Shepherd
4. Date: May 1992
5. Negative on file at Utah SHPO.
6. East and north (primary) elevations. Camera facing southwest.

Photo No. 2

1. James, John P. and Sarah, House
2. Paradise, Cache County, Utah
3. Photographer: unknown
4. Date: c.1910
5. Duplicate negative on file at Utah SHPO.
6. Historic view of east and north elevations. Note original porch, balustrades and widow's walk. The individuals are John P. and Sarah James and daughters Claire, Annie and Bessie. Camera facing southwest.

Photo No. 3

1. James, John P. and Sarah, House
2. Paradise, Cache County, Utah
3. Photographer: Charles M. Shepherd
4. Date: May 6, 1993
5. Negative on file at Utah SHPO.
6. South and east elevations. Exterior chimney recently added, covering two windows. Camera facing north-northwest.

___ See continuation sheet