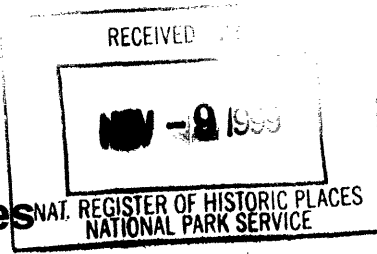


United States Department of the Interior
National Park Service

1581



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 Mickelson, Hyrum & Mary A. Terry Peterson, House

other names/site number _____

2. Location

street & number 8850 South 120 East N/A not for publication

city or town Sandy N/A vicinity

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

3. State/Federal Agency Certification

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

[Signature] 11/2/99
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] 12/9/99
Signature of the Keeper Date of Action
Edson H. Beall

Mickelson, Hyrum & Mary A. Terry Peterson, 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>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

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

Historic Resources of Sandy City

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
MOVEMENTS: Bungalow

Materials
(Enter categories from instructions)

foundation CONCRETE
walls WOOD
roof ASPHALT
other _____

Narrative Description

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

Mickelson, Hyrum & Mary A. Terry Peterson, 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. 1913-1940

Significant Dates

c. 1913

Significant Person

(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:

Utah State Historic Preservation Office

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

Mickelson, Hyrum & Mary A. Terry Peterson, House
Name of Property

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

10. Geographical Data

Acreage of property 0.23 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/5/0/2/0 4/4/9/3/4/8/0 B 1 11111 111111
Zone Easting Northing Zone Easting Northing

C 1 11111 111111 D 1 11111 111111

Verbal Boundary Description

(Describe the boundaries of the property.)

LOTS 10-13, BLK 51, SANDY STATION PLAT.

Property Tax No. 28-06-168-004

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those which are currently and which were historically associated with the property.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky
organization Sandy City Community Development Department date October 8, 1999
street & number 1049 University Village telephone (801) 581-1497
city or town Salt Lake City state UT zip code 84108

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 Ryan and Katherin Munson
street & number 8850 South 120 East telephone _____
city or town Sandy state UT zip code 84070

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Mickelson, Hyrum & Mary A. Terry Peterson, House, Sandy, Salt Lake County, UT

Narrative Description

The Hyrum & Mary Peterson Mickelson House, built c. 1913, is a one-story frame building sheathed in drop novelty siding. The house is an unusual type of T-cottage which has a projecting wing and two side porches located under a centered hipped roof. The style of the house is a mix of modest bungalow and Victorian Eclectic decoration. While the three separate front entrances suggest the house may have been designed as a multiple dwelling for laborers, the interior layout and the history of the occupants indicates the home was used as a single family dwelling. The house is located at 8850 South 120 East near Sandy's historic downtown.¹ The property has a few mature trees with the back and side yards enclosed by a plank fence. The house has been modified slightly, but retains enough of its historic integrity to contribute to the historic resources of Sandy.²

The house sits on a concrete foundation and has an asphalt-shingled roof. The house is sheathed in drop siding on all four sides with corner boards. The portion of the house behind the projecting wing is roughly square in shape with a slight projection at the southwest corner. A shed-roof lean-to, built c. 1935, is at the rear of the house. The east (front) facade appears symmetrical with a front projecting wing and two side porches on wood decks under a central hipped roof. Each porch is supported by a single lathe-turned Victorian post. A small hipped-roof dormer is centrally placed with its ridge a continuation of the roof ridge. There are two small fixed-pane windows in the dormer. Two of the front doors are located on the northeast porch and another door is located on southeast porch. The main window faces east and was originally a fixed-pane window and transom with a wood lug sill and hood molding. All windows have wood sills and lintels. There is a large single pane window on the northeast porch and a shorter window on the southeast porch.

At the time of the 1989 intensive level survey, the house was seriously deteriorated. A rehabilitation began in 1992 reversed the deterioration and made a few modifications to the exterior of the house. The roof was covered in asphalt shingles. The original centered chimney stack had been shortened to about one foot (date unknown, possibly during a 1953 interior remodeling). This portion is still extant, as well as a portion of a later chimney over the lean-to. The metal hip knobs shown in the c. 1938 have also been removed (date unknown). The siding was repaired and repainted white. The cornice and corner boards, posts, and window surrounds have been painted dark brown. A facing of rock was placed along the east facade to the sill level. The facing also covers portions of the porch decks and foundations.

¹In 1986, Sandy changed its address system in its historic district to conform with the Salt Lake County system. The original address of the house was 314 South 100 West.

²Some information provided by David R. Haws' *Intensive Level Survey of the Hyrum Peterson House*, prepared for the Sandy City Community Development Department, 1989. Haws reported that there was an oral tradition which stated the house was relocated from Orem. Tax records estimate the construction date to be 1913, but Haws felt the construction date might be later.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Mickelson, Hyrum & Mary A. Terry Peterson, House, Sandy, Salt Lake County, UT

Most of the windows have been replaced by aluminum one-over-one and single pane examples. The transom is still intact. The lean-to was originally covered with narrow clapboards, and has been recently sheathed with vertical boards. The lean-to had small windows on three sides with a back door located on the west elevation. These windows have been replaced and the one north of the back door has been enlarged.

On the interior the house has 820 square feet of space. The living room and parlor are square in shape. A bedroom is on the north side; the kitchen and bathroom are in the rear of the original house. The lean-to is serving as a utility porch. The basement is excavated and accessed at the northwest corner of the house. The attic space is minimal.

The house sits on a corner lot of 0.23 acres. There are two large deciduous trees at the front of the property and a few smaller trees at the rear. A plank fence surrounds a property on the east and north sides, with some chain link at the rear. A sidewalk and a sandstone-lined ditch runs along the east and north sides of the property. There are no outbuildings currently associated the property. A coop and shed originally located on the property have were demolished c. 1950. The neighborhood consists of a mix of late-nineteenth-century through mid-twentieth-century houses. The Mary Peterson Mickelson house is in good condition, and despite modifications, contributes of the historic resources of the neighborhood.

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Mickelson, Hyrum & Mary A. Terry Peterson, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

The Hyrum & Mary A. Terry Peterson Mickelson House, built c. 1913, is significant under Criterion A for its association with the *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)* of Sandy City's development. The house is being nominated as part of the multiple property submission, *Historic Resources of Sandy City*. The first owner and longest occupant was Mary Peterson Mickelson. Her first husband, Hyrum Peterson, was a mine engineer, while her second husband, Christian Mickelson was a smelter worker. The bungalow-type house was fairly common for the era and is in good condition, and despite alterations, contributes to the historic resources of Sandy.

Historical Significance

The *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)* is the second period of development in Sandy. It encompasses the first half of the twentieth century and was a period of transition for the city. The mining, smelting and small farm era (1871-c. 1910) was being replaced by a more diversified economy. In some ways the town still resembled the earlier predominantly agricultural community founded by Mormon settlers in the 1860s, especially as the "boom town" economy created around the mining industry waned. The population of Sandy remained around 1,500 for the four decades between 1900 and 1940.³ However, the city was defining itself as the political, economic, civic and social center for a major portion of the southeast Salt Lake Valley.

This period of Sandy's history laid the groundwork for city's eventual transformation from small town to suburb. One of the earliest signs of community development was the creation of subdivisions from large farming parcels. During the first half of the twentieth century, the majority of Sandy residents continued to live on their farms, however most managed to survive economically by combining subsistence farming with other occupations, primarily cottage industries and mercantilism. Many Sandy residents continued to work in the mining and smelter industries in nearby communities after Sandy's smelters closed down. Mary Peterson Mickelson was a second-generation resident of the south Salt Lake Valley and her family represents the economic transition of Sandy after the turn of the century.

The parcel on which the house sits was originally owned by LeGrand and Grace Young. The Youngs owned a large portion of land in the Sandy area. They sold the property to John and Hilda Larson in

³Martha Sonntag Bradley, *Sandy City: The First 100 Years*, (Sandy, Utah: Sandy City Corporation, 1993), 205. The population totals in Sandy for census years 1880 to 1950 are as follows: 1880 - 488; 1900 - 1,632; 1910 - 1,716; 1920 - 1,208; 1930 - 1,436; 1940 - 1,487; 1950 - 2,095.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 2

Mickelson, Hyrum & Mary A. Terry Peterson, House, Sandy, Salt Lake County, UT

1894. The Larsons sold the property to Christian P. Tolboe in 1902, who in turn sold it to Soffe A. Tolboe in 1907. Hyrum Peterson acquired the property on September 4, 1909.

Hyrum Niels Peterson was born in Logan, Utah, on September 6, 1864. He married Mary Terry on March 25, 1896. Mary Albina Terry was born in Draper, Utah, on March 3, 1875. Her parents were Joseph and Margaret Allen Terry. Hyrum and Mary Peterson continued to live in Draper while their two sons, Claude Lincoln and Jess Leon, were born in 1896 and 1900 respectively. Sometime before 1910, the family moved to Sandy where they were listed at an unspecified address on the 1910 census. Hyrum's occupation was listed as mine engineer. The Mary Peterson Mickelson house was not shown on the 1911 Sanborn map. Although the Petersons purchased the property in 1909, the house was not built until c. 1913. It is not known whether Hyrum Peterson lived in the home before his death on May 22, 1915.

The first occupants may have been Mary Peterson and her second husband, Christian Peter Mickelson, who were married on September 13, 1916. Christian Peter Mickelson was born in Denmark in about 1874. At the time of his marriage to Mary Peterson, he had an eight-year-old daughter, Gladys, from a previous marriage. Christian and Mary Mickelson are listed on the 1920 census, living in the house with Gladys and Mary's younger son, Jess. Christian Mickelson's occupation was listed as a smelter worker on the census. He later worked for the Western Steel Company in the late 1920s. Christian Mickelson died on September 19, 1932. The property remained in the Peterson family and title was transferred to Mary (as Mrs. C.P. Mickelson) in 1931. Mary Peterson Mickelson continued to live in the home until her death on November 18, 1940. Her sons retained ownership of the property. Jess Peterson and his wife Louise are listed as living in the house starting in 1939. The Petersons sold the house to Norene Greenwood in 1947. The house was being used as a rental unit from the 1950s to 1980s. Dan Hansen acquired the house in the early 1990s and began a rehabilitation. Hansen sold the house to Scott Halvorsen in 1996. A year later the house was sold to the current owners, Ryan and Katharine Munson.

Architecture

The center of Sandy's initial settlement possesses a unique character due to several components. First, the width of the residential streets remain consistently smaller than many towns in Utah that were laid out with wide streets and ten-acre blocks. Although Sandy employed the grid pattern of development, the streets, other than the major thoroughfares such as Main Street, are relatively narrow. Secondly, the scale of the residences are consistent, mostly one or one-and-a-half story homes with a modest footprint. Third, the earliest buildings are sporadically placed within the city's core. The buildings built prior to 1910 provide the street scape with a strong sense of historic association as they are located among homes that date from the 1920s through the 1940s. The blending of pre-1910 buildings within the narrow streets of smaller-scale residential structures provide a distinctive quality to Sandy's historic core.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Mickelson, Hyrum & Mary A. Terry Peterson, House, Sandy, Salt Lake County, UT

Because of its unusual configuration, the Mary Peterson Mickelson House is difficult to classify within Sandy's community architecture. In general, when the Sandy mining boom ended in 1893 and local commerce turned to agricultural business, construction slowed and the quality of houses improved. The homes built at the turn of the century in Sandy were permanent, substantial structures made of brick, stone, or frame with drop or shiplap siding, and adorned with decorative woodwork of trained craftsmen.

Stylistically, the Mary Peterson Mickelson House is a hybrid of the Victorian Eclectic and the bungalow. Both styles illustrates the early twentieth century changes that were occurring in Utah. Rural areas were less isolated from stylistic developments occurring on both the national and local levels. The pattern book styles and standardized building components were available and easily adapted for use with local materials. The former isolation of rural areas was no longer an obstacle to building well.⁴ The Mary Peterson Mickelson House is an example of a local builder's ability to adapt common house types and styles for a particular purpose.⁵ In the case of the Mickelson House, three principal rooms each with a separate entrance might have been for the convenience of Mary Mickelson's nearly grown sons after her second marriage. However, the real reason may never be known.

⁴Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, (Salt Lake City, Utah: University of Utah Press, 1988), 110-111.

⁵The possibility that the house had been relocated from Orem, a community 25 miles to the south, as suggested by oral tradition, is confusing. It may be that a portion of the house came from Orem, and was rebuilt in Sandy.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 9 Page 1

Mickelson, Hyrum & Mary A. Terry Peterson, House, Sandy, Salt Lake County, UT

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**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Mickelson, Hyrum & Mary A. Terry Peterson, House, Sandy, Salt Lake County, UT

Common Label Information:

1. Mickelson, Mary A. Terry Peterson, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: 1998
5. Negative on file at Utah SHPO.

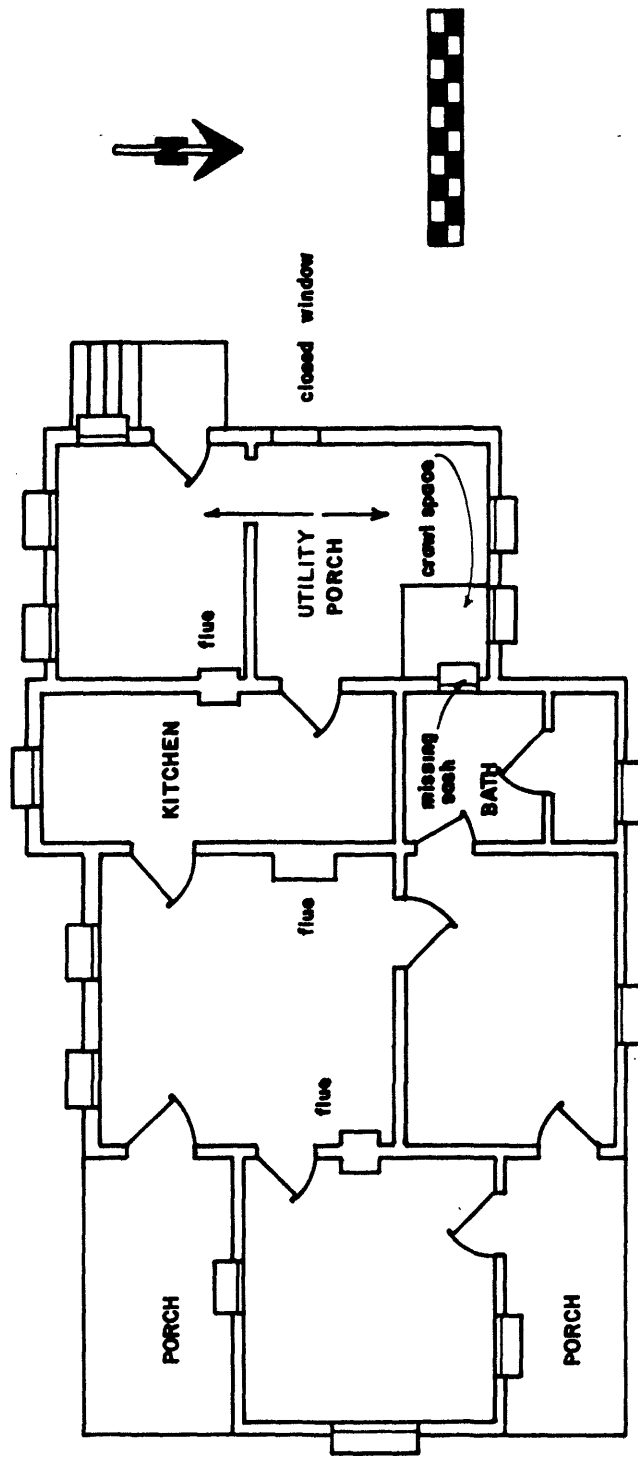
Photo No. 1:

6. East and north elevations of building. Camera facing southwest.

Photo No. 2:

6. North and west elevations of building. Camera facing southeast.

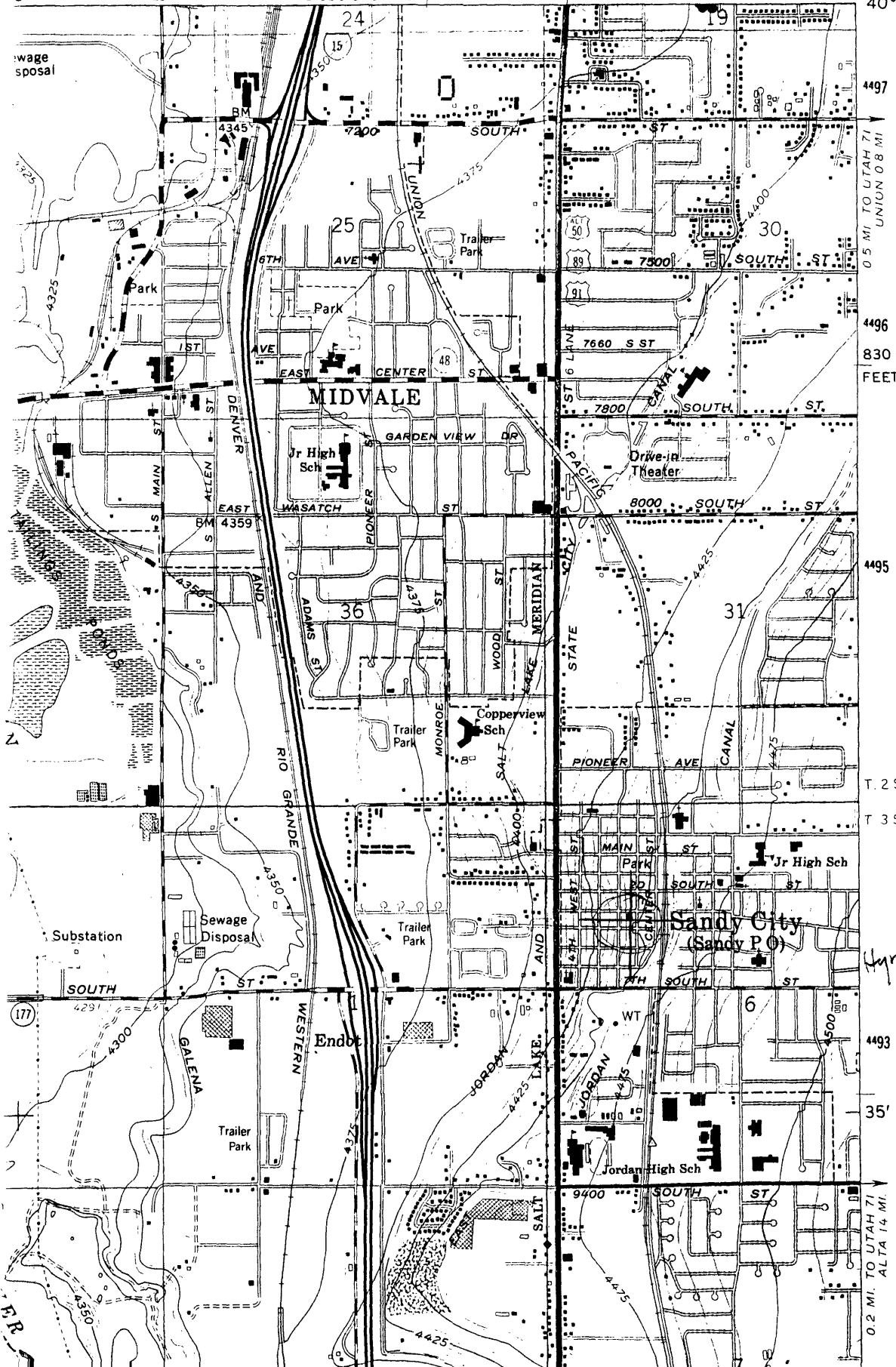
The Hyrum Peterson House



MIDVALE QUADRANGLE
 UTAH-SALT LAKE CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)

3665 1/3 NE
 (SUGAR HOUSE)

5' 423 1 890 000 FEET R 1 W SALT LAKE CITY 10 MI MURRAY 23 MI R 1 E 111°52'30" 40°37'30"



4497
 0.5 MI. TO UTAH 71 UNION 08 MI
 4496
 830 000 FEET
 4495
 T. 25.
 T. 35
 4493
 35'
 0.2 MI. TO UTAH 71 ALTA 14 MI.

Mickelson,
 MARY, HOUSE

8850 S. 120 EAST
 SANDY, UT
 E. 425 020
 N 449 348 0
 Zone 12