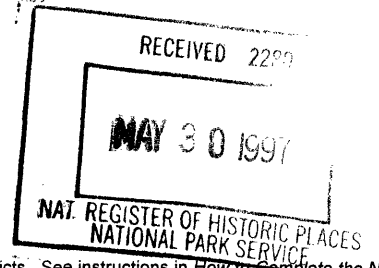


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See 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 Jensen, James B. and Ellen May Cushing, House

other names/site number _____

2. Location

street & number 95 East Pioneer Avenue (8530 South) N/A not for publication

city or town Sandy N/A vicinity

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

3. State/Federal Agency Certification

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

[Signature] 5/22/97
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] 7/9/97
Signature of the Keeper Date of Action

Edson H. Beall

Jensen, James B. and Ellen May Cushing, 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	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.)

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 VICTORIAN

Victorian Eclectic

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT SHINGLE

other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

Jensen, James B. and Ellen May Cushing, 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.)

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

SOCIAL HISTORY

Period of Significance

1894-1910

Significant Dates

1894

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

See continuation sheet(s) for Section No. 8

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

Jensen, James B. and Ellen May Cushing, House
Name of Property

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

10. Geographical Data

Acreage of property 0.41 acres

UTM References

(Place additional UTM references on a continuation sheet.)

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

C 1 11111 11111 D 1 11111 11111

Verbal Boundary Description

(Describe the boundaries of the property.)

COM 59.44 RDS E & N 26.8 RDS FROM SW COR OF SEC 31 T 2S 2015 SL MER N 13.2 TDS E 3 RDS S 13.2 RDS W 3 RDS TO BEG.

Property Tax No. 22-31-351-032

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that have been and continue to be associated with the building.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky

organization _____ date January 1997

street & number 1049 University Village telephone (801) 581-1497

city or town Salt Lake City state UT zip code 84108-3453

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 Gordon L. and Linda J. Graves

street & number 95 East Pioneer Avenue telephone (801) 562-1243

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

Jensen, James B. and Ellen May Cushing, House, Sandy, Salt Lake County, UT

Narrative Description

The James B. and Ellen May Cushing Jensen home, built in 1894,¹ is a one-and-one-half story crosswing brick house with Victorian detailing. The house sits on a long narrow lot. On the east side of the lot, is a concrete driveway leading to a two story cinder block flat roofed garage built in 1949. The front yard features a large evergreen and a small flower bed. An irrigation ditch runs parallel to the sidewalk. A chain link separates the driveway from the back yard. There is a concrete patio area and a second concrete pad behind the garage. A wood fence is along the west property line and a chain link fence on the east. There is a wood fence at the rear. The backyard is fully landscaped and includes a small garden plot. The home remains in good condition and retains its historic integrity.

It is constructed of red brick originally accented by white mortar joints, but both brick and mortar were painted red in the early 1990s. At about the same time, the granite foundation was encased in concrete and painted white. The roof line of the projecting wing is a simple gable, while the cross-wing is under a truncated hipped roof, all with asphalt shingles.

The two major features of the facade are the box bay on the projecting wing and the angled or clipped wall at the southeast corner with corresponding gable above. There are two types of window heads. One type consists of segmental relieving arches with decorative soldier and header bricks. The second type are flat sandstone lintels at the widest section of the bay, the front door, and the window closest to the entry. These lintels at one time were painted with mortar lines to mimic the masonry, but were painted over when the house was painted red. Several of the original double hung windows are intact, a few have been replaced. Most notably, the bay window has been replaced by a large picture window and a greenhouse window extends from the kitchen on the east side of the house.

The exterior walls terminate in a wide frieze board and a crown molding, painted white. The lower fourth of the frieze board is divided by a string molding. The projecting gable contains a window with a wooden lintel, fishscale shingles and a fan motif at the lower corners of the gable. The two dormers feature octagonal and square shingles. The shingles on the rear gable of the projecting wing are square.

Since 1993, the current owners have replicated the fan motif on other parts of the house. The rear gable trim now features a fan replacing the window head. The two windows on the west side of the house have fans below the relieving rowlock arches, one of which was replicated by the current owners

¹It is located on Pioneer Avenue, a street north of the city's historic downtown. The current address of the house is 95 East Pioneer Avenue (8530 South). In 1986 the city of Sandy converted their address system to match the system for Salt Lake County. The original address of the house was 212 West Pioneer. Originally Pioneer Avenue was commonly called Cushing Avenue, because a number of members of the Cushing family built homes on the street. However, it was called Pioneer Avenue on the 1911 Sanborn map of Sandy, and Cushing Avenue was the cross street currently 100 East.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Jensen, James B. and Ellen May Cushing, House, Sandy, Salt Lake County, UT

because it was not finished during the original construction.² These details are painted dark green and white. The only other piece of gable trim added recently is a dark green "keystone" above the window at the front gable end. The original wooden porch was replaced by an aluminum awning and wrought iron posts (date unknown). The current owners are restoring the wood porch features.

On the interior, a rounded archway connects the living room and parlor. At the bay in the parlor the walls of the window area have been rounded. A smaller rounded arch separates the kitchen area from the staircase. These changes may have been made during 1938 when a mortgage was taken out on the house.³ These rooms were a second time in the 1970s when a fireplace of white brick was added to the northwest corner of the parlor and the original stove chimney rebuilt. During this remodeling tile was added to the floor, a bookcase was built into a doorway which original led to the main bedroom, and the ceilings were lowered from 12 to 9 feet.

Also during the 1970s, a wall separating the kitchen from the stairway was added and the green house window installed.⁴ The kitchen was remodeled again in 1995 and a wall now separates the laundry room at the back of the house from the kitchen. On the west side of the house is a bedroom now used as an office. A door originally led from that room to the location of the present bathroom, but is now blocked. A short extension at the rear of the house contains the utility porch, laundry room, the bathroom, the basement stairs, and a portion of the stairway to the upper floor. The two windows on the north elevation of have both been blocked, one in 1990s and the other sometime earlier.

The attic area of the house was not finished until the 1970s. At the top of the staircase there is a knee wall and a small loft area. Of the four small rooms on the second floor, three have been finished as bedrooms. The fourth remains unfinished. The basement is accessed from a stairway near the bathroom. It is only partially excavated with a dirt floor.

__ See continuation sheet

²The window on the south appears to have been taller at one time and the north opening may have been cut when the bathroom was added to the house. Today the two windows appear identical.

³Title abstract. Salt Lake County Recorder's Office.

⁴The rounded arch may have been added at this time instead of earlier.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Jensen, James B. and Ellen May Cushing, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

Built in 1894, the James B. and Ellen May Cushing Jensen house is significant historically for its association with an important period of development in Sandy's history. James Jensen, the owner, was prominent in the mining industry during the Mining, Smelting, and Small Farm period of 1871-1910. Architecturally, this house is a good example of the Victorian Eclectic style, one type built by residents of Sandy during this period. The Jensen house retains its historic integrity and is being nominated as part of the multiple property submission, Historic Resources of Sandy City.

HISTORY OF SANDY:

Located 12 miles south of Salt Lake City, Sandy is at the crossroads of what was once a busy series of mining districts. Paralleling to a large extent the history of mining in Bingham Canyon to the west and Big and Little Cottonwood Canyons to the east, Sandy's history and development either boomed or declined based on these mining operations. Sandy's first major period of development, known as the "The Mining, Smelting, and Small Farm Era, 1871-c.1910". This period coincided with the discovery and mining of precious metals in nearby canyons beginning in 1863, and with the arrival of the transcontinental railroad to Utah in 1869. Extending south from Ogden, the Utah Central Railroad reached Salt Lake City in 1870. From there the Utah Southern Railroad extended south from Salt Lake City reaching the Sandy area in 1871.⁵ This placed Sandy at a crossroads between Salt Lake City, Bingham Canyon, and Big and Little Cottonwood Canyons. Soon after the arrival of the railroad to Sandy, spurs were constructed to Bingham and to the mouth of Little Cottonwood Canyon, allowing materials to be shipped to and from the mining operations.⁶

Since Sandy was a strategic shipping point, it was only logical that sampling mills and smelters were built in the area. Three smelters were built in Sandy between 1872 and 1873.

These smelters treated those ores which generally came from Little Cottonwood and Bingham, though small lots came from the Big Cottonwood, Tintic, and other districts.⁷ The existence of these operation, as well as several sampling mills in Sandy was directly linked to the successes of the mining operations.

⁵Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by the Daughters of Utah Pioneers, Salt Lake County Company, 276.

⁶Porath, Joseph H., "Materials gathered for a history of Big Cottonwood Canyon and Little Cottonwood Canyon." USHS Call # MSS, A, 435-16, 17.

⁷Ibid., 16.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Jensen, James B. and Ellen May Cushing, House, Sandy, Salt Lake County, UT

With the increase in population due to the coming of the railroad and the expanded mining operations, a 160 acre townsite was platted in 1871.⁸ The construction of a "boom town" followed with the associated hotels, stores, saloons, and brothels. The population of Sandy likely peaked during the mid 1870s with hundreds of miners, smelter workers, teamsters, and railroad men working or passing through Sandy.

The boom period of the 1870s was short lived with the failure of several mining concerns which fed Sandy's economy. With the failure of the Big Emma Mine at Alta and the demise of the city of Alta, as well as the failure of other mining operations, the smelting and sampling concerns of Sandy began to close, first the "Saturn" in 1876 and then the "Flagstaff" in 1877.⁹ With this came a drop in the population which in 1880 fell to 488. Mining, however, continued to have a large impact on Sandy in the years following this initial slow down.

While the dominant force in the economy of Sandy during the 1870s, 1880s and 1890s was undoubtedly that of mining, the local agricultural community continued to develop. A series of wells and ditches were dug beginning as early as 1869 to supply the city and smelters, as well as farms, with water. In 1880 the Salt Lake City Canal was dug through the area and in 1883 the East Jordan Canal reached Sandy.¹⁰ These and other sources of water aided greatly in the establishment of the local agricultural economy which saw Sandy through the mining boom and subsequent depression. The majority of those involved in agriculture were members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) who were encouraged to pursue agriculture instead of mining.

By 1882, after the mining boom had passed and many of the "gentile" population had removed from the region, there was a sufficient number of Saints who had located in the area to organize the Sandy Ward, which had heretofore been a branch of the Union Ward.¹¹ These early agricultural pioneers, which generally established small, family type. farms, were by forerunners of a later, agriculturally-oriented lifestyle which was to dominate Sandy's economy.

During the 1890s, despite a downturn in the mining industry, Sandy continued to establish itself as a permanent community in the Salt Lake Valley. New business enterprises came into being to support the local agricultural economy, new schools were built, and the city was incorporated in 1893.¹² With the relocation of sampling and smelting concern to other sites, Sandy's impact as a mining town

⁸Rich, Roxie N., The History and People of Early Sandy. (n.p. [1975]), copy in possession of the Sandy City Planning Dept., 87.

⁹Frank C. Robertson, Boom Towns of the Great Basin, (Denver, Colo.: Sage Book, 1962), 73.

¹⁰Tales, 279.

¹¹Lerona Carpenter, "Sandy Ward Vignettes, 1882-1982," (n.p. [1982]), 14. Copy in possession of the Sandy City Planning Department.

¹²Tales, 280.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Jensen, James B. and Ellen May Cushing, House, Sandy, Salt Lake County, UT

diminished. Soon after the turn of the century Sandy had lost much of the mining component of its economy, marking an end to its initial phase of development. The agricultural component also shifted at this time away from small family farms toward larger, more specialized farming operations, inaugurating a new phase of development in the city.

ARCHITECTURE:

This house is representative of a major shift in Sandy community architecture. When the Sandy mining boon 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 adobe brick with shiplap siding, and adorned with decorative woodwork of trained craftsmen. This house is expressive of the level of craftsmanship attained locally during this turn-of-the-century shift to more substantial and elaborate homes.

The style of the house represents this early twentieth century and the changes that were occurring in Utah. This crosswing house type with Victorian eclectic styling is important in describing the end of isolation of Utah in the late nineteenth century. Rural areas were less isolated 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 and the quality of design and workmanship were also affected during the Victorian era.¹³

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, 30s and 40s. The blending of pre-1910 buildings within the narrow streets of smaller-scale residential structures provide a distinctive quality to Sandy's historic core.

HISTORY OF JENSEN HOUSE:

This property was purchased by Charles and Ellen Cushing in 1891. They sold the property to James B. Jensen in 1893, one year before he married their daughter, Ellen May Cushing on February 28, 1894. The house was most likely built soon after their marriage. James Berkeley Jensen was born in

¹³Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940*, (Salt Lake City, Utah: University of Utah Press, 1988), 110-111.

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Jensen, James B. and Ellen May Cushing, House, Sandy, Salt Lake County, UT

Mantua, Utah on September 9, 1869. His parents were James and Sophia Christensen Jensen. The family moved to Sandy in 1869 and his father was co-owner of the Jensen and Kuhre Lumber and Hardware Company.

In his youth, James B. Jensen work on his father's farm and in the lumber yard. He graduated from the University of Utah and taught school for many years in Sandy, where he was named the first principal of Sandy grade schools. In 1896, he returned to the University of Utah to major in mining engineering.

He worked in the mining industries inspecting mines and also became the superintendent of the Pioneer Ore Sampling Mill in Sandy. Polk directories list James B. Jensen as a mining engineer for the Independent Smelting Company. He later was a professor at the University of Utah and a mining consultant. James B. and Ellen May Cushing Jensen had three sons and one daughter.¹⁴ Only the daughter, Irma Jensen lived to maturity. The Jensens sold their home in 1925 to Jediah Goff.

Jediah Goff, a farmer, was born in 1857 and died in 1925, seven months after they purchased the house. The title was transferred to his wife, Semira Grange Goff (1858-1943) in December 1925. It appears that the Goffs never lived in the house. Their address for this time period was in Midvale.

John Lavel and Olive Hogan Smith were living in the house in 1932 and purchased it in 1938. John was a mechanical engineer and miner. His wife Olive worked as a machine operator in the Salt Lake Knitting Works. The Smiths moved to Salt Lake City in 1948 and the property was divided.

The house was deeded to Leo Bateman in 1953, who kept the home as a rental property. The property has changed ownership several times in the past two decades. A quitclaim deed on the property was granted to B. John and Elva Turner in 1957. The Turners sold the property to Willard E. and Donna Scott in 1968. The property was sold to Steven R. Geertsen in 1973, who in turn sold it to Frank and Nina R. Lucero in 1984.

The current owners, Gordon L. and Linda Jean Graves purchased the house in February 1995. They have one son and one daughter.

__ See continuation sheet

¹⁴Rich, 535-536. Polk directories.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 7

Jensen, James B. and Ellen May Cushing, House, Sandy, Salt Lake County, UT

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Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, UT: University of Utah Press, 1988.

Intensive level architectural survey, 1988. Research conducted by David Haws. Photocopies on file at the Sandy City Planning Department and the Utah State Historical Society.

Graves, Gordon and Linda. Interviews conducted by Korral Broschinsky, June-July 1996, Sandy City, Utah.

LDS Biographical Encyclopedia, 92.

Rich, Roxie N. The History and People of Early Sandy. (n.p.: [1975]). Copy in possession of Sandy City Planning Department.

Salt Lake County title and tax records. Salt Lake County Recorder's Office and Salt Lake County Archives.

__ See continuation sheet

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

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 8

Jensen, James B. and Ellen May Cushing, House, Sandy, Salt Lake County, UT

Photo No. 1

1. James B. and Ellen May Cushing Jensen house
2. Sandy City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: July 1996
5. Negative on file at Utah SHPO.
6. Southeast elevation of building. Camera facing northwest.

Photo No. 2

1. James B. and Ellen May Cushing Jensen house
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: July 1996
5. Negative on file at Utah SHPO.
6. Southwest elevation of building. Camera facing northeast.

__ See continuation sheet

The James & Ellen May
Jensen Home

