

1419

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

1. Name of Property

historic name Brady/Brady House

other name/site number _____

2. Location

street & town 8395 South 1000 East not for publication

city or town Sandy vicinity

state Utah code UT county Salt Lake code 035 zip code 84094

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] 11/10/04
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

[Signature] 12/30/04
Signature of the Keeper Date of Action
Edson H. Beall

Brady / Brady House
Name of Property

Sandy City, 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	
2		buildings
		sites
		structures
		objects
2		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, Utah

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Function

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival

Materials

(Enter categories from instructions)

foundation	CONCRETE
walls	BRICK
	STUCCO
roof	OTHER: clay tile
other	

Narrative Description

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

See continuation sheet(s) for Section No. 7

Brady / Brady House
Name of Property

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

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

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)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

c.1930-1954

Significant Dates

c.1930

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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

Brady / Brady House
Name of Property

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

10. Geographical Data

Acreage of Property 0.41 acres

UTM References

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

1 1/2 4/2/7/1/0/0 4/4/9/4/3/8/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

BEG. N 0 DEG 10' E 1335.7 FT & 33 FT E FROM THE SE CORNER OF SEC 32; N 0 DEG 10' E 99 FT; S 0 DEG 10' W 99 FT; W 180 FT TO BEG.

Property Tax No. 22 32 405 022

Boundary Justification

(Explain why the boundaries were selected.)

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

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Beatrice Lufkin / Historic Preservation Consultant
organization _____ date September 23, 2004
street & number 1460 Harrison Avenue telephone 801-583-8249
city or town Salt Lake City state UT zip code 84105

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 Maddox, John B. & Shannon R.
street & number 8395 South 1000 East telephone N/A
city or town Sandy state UT zip code 84094

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

Brady/Brady House, Sandy City, Salt Lake County, UT

Narrative Description

The Brady/Brady House is a single-story brick period revival cottage built c. 1930 on farmland owned by the Brady family twelve miles southeast of Salt Lake City in the Fort Union settlement area of Sandy. The house faces a busy road to the west and is one of few historic houses in the area surrounded by a c. 1990s housing development.

The house is a period-revival cottage in the popular English Tudor style found in houses built in Utah from 1910 to 1935. Its shape is rectangular, 26-feet deep and 40-feet wide with a projecting cross-gabled bay that is 14-feet wide and eight-feet deep. As is typical of the style, the roof is side-gabled and steeply pitched with a prominent front-facing cross gable. A smaller shallow cross-gable extends nine inches from the main section of the house on the south end of the façade. The second floors of both the southern gable ends are decoratively half-timbered.

The multiple materials used in construction are typical of the style: striated brick with patterned brickwork details, half-timbering, stucco, a concrete foundation, and wooden sash windows. The wall cladding is striated brick in variegated tones of gold and brown. A soldier course of contrasting dark and light tones is found above the water table. The decorative rowlock course, also of contrasting dark and light tones, is located directly below the roofline across the facade, interrupted by the tops of the lower windows. The wooden sash windows are primarily double-hung, in some cases protected by external aluminum storm windows.

The front-facing entry gable is asymmetrical with the entry porch under a semicircular arch ringed by header bricks on the west side. The gable projects eight feet to the west from the body of the house. The concrete entry porch is 6 feet x 8 feet with stairs to the south. Header bricks also frame the large window opening with a rounded arch and a stucco-filled panel with a decorative scroll design. The large central window is fixed and flanked by tall narrow casement windows with aluminum sash. A semicircular arched louvered attic vent is found on the gable end wall above the central window.

Changes to the exterior of the house are minor. A rear patio was added in 1959¹ and the asphalt-shingled roof was changed to bar tile at an unknown date.² The picture window on the façade with its flanking casement windows has aluminum sash and presumably replaced earlier wooden sash windows. The single outbuilding on the property is the contemporary gabled single-car (12 feet x 17 feet) garage, also built in 1930 in matching style and brick to the main house. It retains its original side-hinged wooden entry doors.

The house is located on a landscaped lot with lawn and mature trees. The Brady/Brady House is a good example of a period cottage and retains most of its original fabric. It contributes to the historic qualities of Sandy City.

¹ From the Salt Lake Count Tax Assessor records.

² After 1938 according to the tax assessor records.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Brady/Brady House, Sandy City, Salt Lake County, UT

Narrative Statement of Significance

The Brady/Brady House, built c. 1930, in Sandy, Utah, is significant under Criteria A and C. It is significant under Criterion A for its association with the *Specialized Agriculture, Small Business and Community Development, 1906-46* category of the *Historic Resources of Sandy City, Utah* Multiple Property Submission. Built by second-generation Sandy residents, Lindsay and Ellen Brady, it is a good representative example of a dwelling typically associated with successful small family farmsteads in the community. The Brady's, who were farmers, had several children and maintained two households, this house and one they had built several decades earlier. In 1937, they passed this house on to their son and daughter-in-law, Kenneth and Jesse Brady. Under Criterion C the Brady/Brady House is significant as a well-executed, though modest version of an English Tudor-style period cottage, which is becoming increasingly rare in modern Sandy. Decorative brickwork and ornate window details set this apart from other period cottages in Sandy. This house type characterizes a level of prosperity found by middleclass Sandy residents in the pre-World War II era. The Brady/Brady House retains its historic integrity and is a contributing historic resource in Sandy.

History Of Sandy City

Sandy is located at the base of the Wasatch Mountains thirteen miles to the south of Salt Lake City. People from Salt Lake City in search of agricultural lands for permanent settlement moved south to the Sandy area in the 1860s. Mining in the Big and Little Cottonwood Canyons to the east and Bingham Canyon to the west affected the character of Sandy and shaped the destiny of the city for the next few decades. Three major smelters were located in Sandy, making it a significant smelting center in the state, and requiring many people to staff the smelters. Railroad access to Salt Lake City in 1873 facilitated shipment of the ore out of the area. Sandy was a boomtown during the smelter era, full of single men drawn there by economic opportunities, and its downtown area had hotels, brothels and saloons to attract their wages.

Many of the mines supplying the smelters failed in the 1890s and the economy of Sandy changed from that of a boomtown to that of a small Utah agricultural community. Sandy City incorporated in 1893, partly to counteract the boomtown influences, and developed a strong and active city government. By 1907 the streetcar line along State Street was extended to Sandy from Salt Lake City, providing thirty-minute access to the capital city. Many municipal improvements were completed in the decades after incorporation. Electricity was introduced in 1913 and by 1914 the city had a park and a cemetery.³ The population of Sandy remained quite stable at around 1,500 for the years between 1900 and 1940.⁴

³Martha Sonntag Bradley. *Sandy City: the first 100 Years*. (Sandy, Utah: Sandy City Corporation, 1993), 58-9.

⁴Bradley, 205.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Brady/Brady House, Sandy City, Salt Lake County, UT

The neighborhood of 10th East from 7800 South to 8200 South in Sandy was part of the early “Little Cottonwood” settlement. In 1849 Mormon⁵ settlers moved south from Salt Lake City to the bottomlands of Little Cottonwood Creek or Union, as the area was known. Brigham Young, ecclesiastical and temporal leader of the Mormon settlements, ordered communities across Utah to built fortifications for defense of their communities from the Native Americans. This area became known as “Union Fort” or Union because of the fort that was planned for this area. Its boundaries ran from 6600 South to 8200 South, and from State Street to 20th East. Union was considered part of Sandy; its mail was delivered by Sandy City and water for its farms also came from Sandy. Today Union is within the established city limits of Sandy City. The Brady/Brady House is located in the historic area of Union.

Many Sandy residents continued to live on their farms in the first half of the twentieth century. They combined subsistence farming with other occupations, as did the Brady family. By the late 1920s no residents of Sandy claimed farming as their occupation in the 1927-8 statewide gazetteer. Streetcar access to Salt Lake City was provided in 1907 and State Street was paved in the 1920s for automobile traffic. The last streetcar in Salt Lake Valley was discontinued in 1946 and traffic became primarily automobiles and buses.

The Specialized Agriculture, Small Business, and Community Development Period in Sandy, 1910 to 1946, was an era of transition from agriculture and mining to quiet residential neighborhoods and small town life. The buildings of the historic square mile of Sandy and scattered historic buildings in the rest of Sandy illustrate this and serve as a contrast to the later development of the city of Sandy. Since World War II Sandy has platted almost 300 subdivisions and annexed over 10,000 acres, making it one of the Salt Lake Valley’s largest suburban communities. The city center has moved to the south with the shopping malls leaving the remaining historic properties as a distinctive reminder of the small town past of Sandy.

The Brady / Brady House represents the economic, social and architectural development of Sandy beyond its original mining/pioneer and agricultural era, into that of a more diversified local economy. It is part of the Specialized Agriculture, Small Business and Community Development Era that lasted from 1906-1946.

The Brady Family

Lindsay Anderson Brady was born in Union in 1867, a son of Marion H. Brady and Lucy Ann Richards, his second polygamous wife.⁶ Marion Brady was a farmer and owned the surrounding farmlands. Lindsay Brady lived in Union all of his life with the exception of five years in Bingham. He married Ellen Catherine Anderson of Sandy in 1886 in Union. They built a small adobe brick house and had eleven children between 1887 and 1907.⁷ Lindsay and his father, Marion, were both farmers with small farms in the Union area.⁸ By 1930 the

⁵ Members of the Church of Jesus Christ of Latter-day Saints or LDS Church.

⁶ Polygamy (polygyny), a single husband with multiple wives, was a sanctioned lifestyle for members of the Church of Jesus Christ of Latter-day Saints in the nineteenth century.

⁷ Ancestral File, LDS Family History Library.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Brady/Brady House, Sandy City, Salt Lake County, UT

Lindsay Brady family had outgrown the smaller adobe house and constructed this one on the lot to the south of the original one. Several of their children remained in the adobe house while Lindsay and Ellen Brady moved to the new house.⁹ In 1937 title to the new house passed to Kenneth Anderson Brady, the eighth child and fifth son, and his wife, Jesse Madsen.

After the property was transferred Lindsay and Ellen Brady moved back to the smaller adobe house and the young couple, Kenneth and Jesse Brady, remained in this one. Kenneth was born in Sandy in 1901 and married Jesse Madsen of Mt. Pleasant, Sanpete County, Utah, in 1930 in Salt Lake City. He was an educator, a University of Utah geological engineering graduate of 1928, and a state legislator for two terms. He taught industrial arts and mathematics in the Jordan School District until his retirement in 1966. Kenneth Brady was interested in his Mormon pioneer heritage as well as local history and was a charter member of the Sons of the Utah Pioneers as the local chapter was formed in 1956.¹⁰ Jesse Brady was active in her church and a member of the Daughters of the Utah Pioneers. After his death in 1971 Jesse Brady continued to live in the house until c. 1974.

Architecture

The period cottage was a very popular house type in Utah cities and towns from 1910 to 1935 and English Tudor was the most prevalent of the period revival styling options. The style imitates older building forms and stylistically refers to the timber framing found in medieval English houses. The high-style Tudor revival houses reference details of houses of the English Renaissance buildings of the sixteenth and seventeenth centuries, the Elizabethan and Jacobean periods. The Tudor Revival style was simplified and adapted for the middle class suburban house and eventually became popular for affordable small houses in the 1920s and 1930s. However, based on reconnaissance level surveys of Sandy, only three percent of the roughly 2000 buildings documented are based on this style.

Tudor Revival cottages frequently have picturesque irregular massing, use of various wall cladding materials, steeply pitched gabled roofs, decorative half-timbering, semicircular arch openings and a recessed entry door opening, often under a porch. The Brady/Brady House is a very well executed example of the style and type with multicolor brick water table and stringcourse, and decorative stucco filigree over the main front window. The Brady/Brady House retains its historic fabric and is a contributing historic resource in Sandy, Utah.

⁸ In the 1914-1915 Polk Salt Lake City Directory "Farmers" section, Lindsay had 15 acres worth \$400 and Marion had 30 acres worth \$930.

⁹ Lisa Miller. Intensive Level Survey, 2000. Available in the Utah SHPO offices.

¹⁰ Bradley, p. 123.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Brady/Brady House, Sandy City, Salt Lake County, UT

Bibliography

Ancestral File, Church of Jesus Christ of Latter-day Saints Family History Library.

Arrington, Leonard J. *Great Basin Kingdom: Economic History of the Latter-Day Saints, 1830-1900*. Lincoln: University of Nebraska Press, 1958.

Bradley, Martha Sonntag. *Sandy City: the first 100 Years*. Sandy, Utah: Sandy City Corporation, 1993.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: Graduate School of Architecture, University of Utah, and Utah State Historical Society, 1991.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Miller, Lisa. Intensive Level Survey, 2000. Photocopies on file at the Sandy City Planning Department and the Utah State Historical Society.

Poll, Richard D., ed. *Utah's History*. Logan: Utah State University Press, 1989.

Salt Lake County. Archives. Tax cards and historic photos.

Salt Lake County. Recorder's Office. Title Abstract Books.

Salt Lake Tribune: April 11, 1930, 18; September 7, 1971, 30; May 3, 1979, 6C.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Brady/Brady House, Sandy City, Salt Lake County, UT

Common Label Information:

1. Brady/Brady House
2. Sandy City, Salt Lake County, Utah
3. Photographer: B. Lufkin
4. Date: April 2004
5. Negative on file at Utah SHPO.

Photo No. 1:

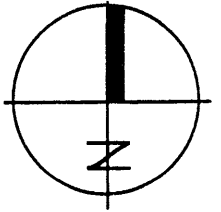
6. West and south elevations of building. Camera facing northeast.

Photo No. 2:

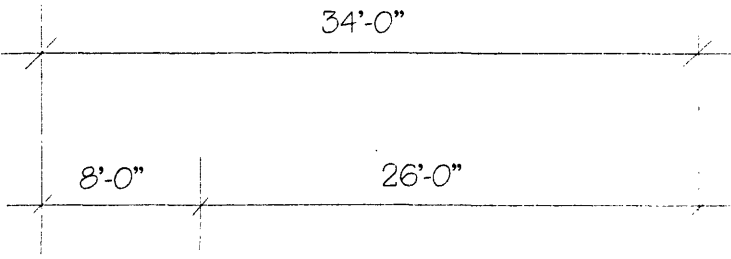
6. Entry detail. West elevation of building. Camera facing east.

Photo No. 3:

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



LINDSAY & ELLEN BRADY HOUSE
8395 SOUTH 10th EAST, SANDY UTAH



40'-0"

