NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

641

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Mabey, Albert and Celestine, House

other names/site number

2. Location

street & number 10201 S. 1300 West ☐ not for publication

city or town South Jordan ☐ vicinity

state UT code UT county Salt Lake code 035 zip code 84095

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 at the following level(s) of significance:

___ **national** ___ **statewide** X **local**

Signature of certifying official/Title Date 07/01/13

Utah Division of State History, Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action 8/27/2013

Mabey, Albert & Celestine, House
Name of Property

Salt Lake County, Utah
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		district
		site
		structure
		object
1	1	**Total**

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

Historic Resources of South Jordan MPS

Number of contributing resources previously listed in the National Register

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: Italianate

Materials
(Enter categories from instructions.)

foundation: STONE: granite
walls: BRICK
roof: ASPHALT
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Albert and Celestine Mabey House, constructed in 1898, is a two-story brick house that is Italianate and Victorian in style. It has a central-block-with-projecting-bay/side-passage plan, and with the exception of two canted bays extending the full height of the house, has a rectangular footprint. Although examples of Victorian styles are well-represented in Salt Lake County from the turn of the twentieth century, those with Italianate massing and details, as found on the Mabey House, are uncommon outside of Salt Lake City. The house is located at 10201 S. 1300 W. on a 0.43-acre parcel and includes a non-contributing outbuilding. Nearby land uses include the Church of Jesus Christ of Latter-day Saints Jordan River Temple to the west, and residential subdivisions. The house is situated about 70 feet back from 1300 West, a busy arterial, and is surrounded by open farm fields to the south and east. To the north is a narrow street (Mabey Lane) lined with mature trees. Because of the substantial open space adjacent to the house, the setting, feeling and association of the Mabey House continues to convey its association with the rural history and landscape of the southwest quadrant of Salt Lake County. The house is in outstanding condition with a high degree of integrity, and is a contributing historic resource of South Jordan.

Narrative Description

The Mabey House faces west. It was constructed by local mason Willard C. Burgon in 1898. The house sits on a foundation of coursed ashlar granite with beaded mortar; the walls are red fired brick laid in a running bond pattern with recessed mortar joints. Red rock-faced brick is visible as quoins. A wide frieze caps the walls under broad eaves, which are in turn punctuated by boxed cornices. The hipped roof is an approximate pitch of 4/12 and is sheathed with asphalt shingles. The eaves extend from the house about 18" and have a wide frieze beneath. At three locations on the house (two on the north and one on the south) a pipe extends from the eaves. The pipe was part of a former drain system that consisted of a wooden dam built back from the edge of the roof to catch the rainfall or snow. Directly behind this dam was a half pipe built into the roof itself. This drainpipe then carried the water of one of the three drains extending through the eaves and down a pipe to the ground. Two chimneys were originally located on the north and east elevations of the house but have both been removed.

The side-passage entry of the house is located on the southwest corner and is covered by a one-story, hipped-roof porch. The porch roof is supported by four Tuscan columns with decorative spindle work between them; the entablature of the porch is identical to that of the main roof of the house. The primary entrance is a single, five-panel door with a single window and a transom. The porch floor is about two feet above the ground and is accessed by three wooden steps.

The significant characteristics of the house are associated with the massing of the house, and include the hipped roof and the projecting, two-story bays on the west and north sides. At the rear of the house is a one-story, hipped-roof ell extending across the full elevation. This ell was built during three different periods. At the center of the rear elevation the ell incorporates an original part of the residence, now housing a bathroom, as evidenced by the coursed granite foundation seen on the main block of the house. South of the original part of the ell on the southeast corner of the residence, the original rear porch has been enclosed and a concrete foundation replaced the original wooden porch floor. This enclosure occurred before the 1970s but was removed about 1978 and rebuilt. It provides a rear entrance to the house. On the northeast corner of the residence a similar enclosure houses a utility room for the home's furnace and water heater, and was constructed about the same time. Both of the non-historic additions are sheathed with wood clapboard. Although the enlarged ell represents alterations that do not date from the historic period, it does not detract

from the home's physical integrity because it does not alter the massing of the primary structure and is located on a secondary elevation.

The majority of the windows on the house are double-hung aluminum sash in a one-over-one pattern. Although the sash is not original, the fenestration pattern mimics that of the original. The window openings are defined by segmental arch lintels consisting of two rows of rowlocks; the openings on the first story are further embellished by a course of protruding headers. The sills are wood. In the center of the bay on the first story of the dwelling's façade is a fixed window, wider than the double-hung windows, which originally had a transom. The muntin defining the transom, however, has been removed.

The interior of the house has an entry hall just inside the front door with a staircase on the south wall that leads to the upper floor. To the north is a living room with the dining room directly behind. The entry hall leads to the kitchen, and a pantry is located north of the kitchen behind the dining room. Four bedrooms and a bathroom are located in the upper story.

A few feet from the rear wall of the house is a hipped-roof, two-car garage. It is clad with horizontal wood siding and although it is not of the historic period and is thus a non-contributing building, the garage is compatible with the style, scale and character of the house. The current owners built the garage in 1987.

Owing to recent alterations of 1300 West street, the property associated with the house sits four- to five-feet lower than the road. A retaining wall topped by an iron fence separates the property from the public sidewalk at the edge of the road and concrete steps lead down to the yard. Mature trees are located at the rear of the property, and children's playground equipment is located south of the house. Overall, despite its location in a rapidly growing community, the Mabey House retains a semi-rural feel due the adjacent open fields and the large lot on which it is situated. The residence has undergone few alterations and has a high degree of integrity.

8. Statement of Significance

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

- [x] 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.
- [x] 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 old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

AGRICULTURE
ARCHITECTURE

Period of Significance
1898-1912

Significant Dates
1898

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation
N/A

Architect/Builder
William C. Burgon

Period of Significance (justification)
The period of significance begins in 1898, when Albert Mabey constructed the house, and ends in 1912 when he died, ending the period during which the house was associated with South Jordan's period of agricultural expansion.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Albert and Celestine Mabey House, an Italianate and Victorian house constructed in 1898, is eligible for the National Register of Historic Places under Criteria A and C with a period of significance from 1898 to 1912. The property is eligible within the *Historic Resources of South Jordan, Utah* Multiple Property Submission. The associated historic context is the "Agricultural Expansion 1892-1913." The Mabey House is significant under Criterion A in the area of Agriculture because it is associated with a period in which South Jordan changed from one of subsistence living to a community of stability and prosperity due to the expansion of agricultural ventures. Although Mabey availed himself of the work associated with the nearby mines and smelters, after he settled in South Jordan in 1884 his primary occupation was farming and raising sheep. He and his partners, his brother Joseph and Samuel Maynard, wintered their flocks west of the Great Salt Lake and in southern Idaho. Mabey participated in and benefitted from South Jordan's economic expansion, which in turn is reflected in this property.

The house is also significant under Criterion C as a well-preserved example of a late Victorian house form built by South Jordan residents during this time period. It clearly conveys the transition from the architecture found during the historic context, "Settlement (Canal Building Period) 1859-1891", during which the first permanent structures of the community consisted of locally-available materials such as log and adobe brick constructed in simple massing forms. By the time the Mabey House was constructed, Salt Lake County residents had access to the stylistic trends and materials used nationally. The Mabey House reflects this exposure to wider markets and the greater affluence enjoyed by a number of South Jordan farmers associated with the "Agricultural Expansion 1892-1913" historic context. The Mabey House is one of several homes constructed at the turn of the twentieth century in South Jordan constructed in the Victorian style, but is also unique as the community's only residence from this period with a nod to the Italianate style and a side-passage plan. The house is in excellent condition and is a contributing historic resource of South Jordan.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

History of the Albert and Celestine Mabey House

Title records show that as early as 1875 the land on which the Mabey House is located belonged to John A. Beckstead, whose father, Alexander Beckstead, was South Jordan's earliest settler. Three years later the property was deeded to James Shields, who died suddenly of appendicitis in 1884. In 1898, the Probate Division of the Salt Lake County District Court ordered the sale of the Shields' property to the highest bidder, in order to pay for debts left by Shields and incurred by his widow. Albert Mabey was the highest bidder on this 30-acre parcel of land, paying $2,000 in 1898.[1] Soon after purchasing the property, Mabey began the construction of his new home, hiring local stone mason Willard C. Burgon. Burgon constructed the domed LDS chapel in Riverton (demolished), as well as many other buildings in the Salt Lake Valley.[2]

Born in 1843 in Wraxall, Dorset County, England, Albert Mabey immigrated to Utah with his family at the age of 19. By the time he married Celestine J. Wood, in 1873, Albert had fought in the Utah Black Hawk War and helped in the construction of the trans-continental railroad. Celestine was born in Bountiful, Utah in 1855. Albert and Celestine first settled in 1873 in Bountiful, where their first four children were born. After several of Albert's sisters had settled in South Jordan, Albert and Celestine moved their family to the south end of the Salt Lake Valley, where Albert and his brother, Joseph, hauled ore from Brighton and Butterfield canyons to the smelters in the valley. In 1884, the Mabeys moved to South Jordan, living in a small log house on a farm he purchased at the west end of James Shields' farm about

[1] Salt Lake County Recorder's Office, Title Abstract books.
[2] "History of Albert Mabey, 1843 – 1912," on file at the Utah State Historical Society.

1230 West and 10090 South.[3] By the time the Mabeys constructed their house on 1300 West, Celestine had given birth to ten children; the six who lived to adulthood could enjoy their parents' comfortable home as children and young adults.[4]

After settling in South Jordan his primary occupation was farming and raising sheep, in partnership with his brother, Joseph, and Samuel Maynard. They wintered their flocks in Skull Valley and later west of the Great Salt Lake. For summer range they went as far as southern Idaho. In 1900, Albert was 60 and he dissolved his partnership with his brother and Maynard. He kept his flocks closer to home so he did not have to travel so much.[5] He also served as the director of the South Jordan Canal Company during this time, a position he held for the last sixteen years of his life. Albert died in March 1912 and Celestine continued to live in the home, often taking in boarders, until her death in 1932.[6] When the estate was settled in 1938, the house went to Albert and Celestine's youngest son, Walter A. Mabey.[7] Because Walter and his wife Ethel had a home of their own, the house was rented to one of Albert and Celestine's grandsons and his wife, Leo and Reola Newbold. Several other family members lived in the house over the years. Often while one family lived downstairs, others would live upstairs.[8]

Before her death, Ethel Mabey gave title of the house to her daughter, Helen Mabey Burgon, in 1977. After years of renters the house had fallen into disrepair and was slated for demolition, but Helen's son Kim and his wife, Sandra wanted to renovate the house. It is of special significance to the Burgons, as it is not only the home of Kim's maternal great-grandparents, but his paternal great-grandfather, Willard C. Burgon constructed the house.[9]

Architecture

The Mabey House represents a major shift in the architecture of South Jordan. The homes built in South Jordan at the close of the nineteenth century were far more substantial structures than those of previous decades, which were constructed of locally-produced materials with simple massing and little ornamentation. The use of Victorian and Italianate references evident in the Mabey House illustrates the changes taking place throughout Utah at the turn of the twentieth century. Rail transportation and access to national markets lessened the isolation of rural areas in the state, especially along the Wasatch Front, and affluent citizens could avail themselves of the building guides, pattern books and home magazines used nationally as well as the necessary materials to construct the homes promoted in the literature. The historic resource survey of South Jordan, undertaken in 2010, identified only 12 extant buildings constructed during the "Agricultural Expansion period (1892-1913)."

Compared to most other houses of the area in South Jordan and other rural parts of the county, the Mabey House is fairly large. The asymmetrical massing of the central-block-with-projecting-bays plan adds to the picturesque appearance of the house, particularly when juxtaposed with the humble, symmetrical classical-influenced houses of the previous generation.
The Albert and Celestine Mabey House is one of the best surviving examples of Victorian architecture in the community and retains a high degree of integrity.

Developmental history/additional historic context information (if appropriate)

South Jordan MPS Contexts

The city of South Jordan is located in the southwest section of the Salt Lake Valley on the west side of the Jordan River. Originally settled in 1859 by Mormon pioneers in search of agricultural lands, the topography is divided by the Jordan

[3] Ronald R. Bateman, *Of Dugouts and Spires: The History of South Jordan*, South Jordan, Utah: South Jordan City Corporation, 1998, p. 109.
[4] [Family Search Database.] Maintained online by the Church of Jesus Christ of Latter-day Saints.
[5] Bateman, p. 109.
[6] Ibid.
[7] Salt Lake County Recorder's Office, Title Abstract books.
[8] Polk's Salt Lake County Suburban Directory, 1938-1976.
[9] Conversation with Kim Mabey Burgon, July 17, 2007.

River into the river bottoms immediately west of the river and the dry bench-lands above. Until the construction of the South Jordan Canal in 1876, agriculture existed at a subsistence level, and dwellings were generally crude dug-outs cut into the banks of the river, simple log cabins or small adobe structures. But the canal, along with three subsequent canals, transformed the bench lands into productive farms, and large tracts of land were opened to cultivation so that crops could be raised for profit.

Public infrastructure continued to improve through the teens. Rail transportation allowed access to national markets, an electric railway provided transit along the Wasatch Front, and a culinary water system and electricity made life comfortable. The introduction of the sugar beet provided a new cash crop and the use of open range west of town for sheep grazing expanded the agricultural economy through the early 20th century. The city incorporated in 1935.

After World War II, the local economy shifted from agriculture to manufacturing. Although commodity prices were high during WWII, family farms were no longer profitable. South Jordan residents turned to poultry raising and mink ranches, which did not require full-time effort. The infrastructure built for the Kearns Army Air Base and inexpensive land brought rapid subdivision growth to the west side of the valley. Although South Jordan limited growth by establishing a zoning requirement of one-acre and five-acre minimum lot sizes in much of the city, local officials rescinded the building restrictions in the 1990s and the community has experienced a high level of residential and commercial development.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Bateman, Ronald R. *Of Dugouts and Spires: The History of South Jordan* [South Jordan, Utah: South Jordan City Corporation, 1998.

Calkins, Nancy for Horrocks Engineers, Inc. *Selective Reconnaissance Level Survey: City of South Jordan, Salt Lake County, Utah*, June 30, 2010. Prepared for the Utah Department of Transportation. On file at the Utah Division of State History, Salt Lake City, Utah.

[Family Search Database.] Maintained online by the Church of Jesus Christ of Latter-day Saints.

"History of Albert Mabey, 1843 – 1912." Author unknown. On file at the Utah State Historical Society.

Salt Lake County Recorder's Office, Title Abstract books.

Utah State Historic Preservation Office. *Intensive-Level Survey, Albert and Celestine Mabey House,* 10201 S. 1300 W., South Jordan, Salt Lake County. Prepared by Nancy Calkins, Horrocks Engineers, Inc. Available at the Utah Division of State History.

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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_x_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Mabey, Albert & Celestine, House
Name of Property

Salt Lake County, Utah
County and State

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 0.43 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 40.565958° **Longitude:** -111.928663

Verbal Boundary Description (Describe the boundaries of the property.)

27113520010000 Legal description

BEG N 0°01'55" E 50 FT & S 89°58'05" E 40 FT FR NW COR SEC 14, T 3S, R 1W, SLM; S 89°58'05" E 207 FT; S 0°01'55" W 90 FT; N 89°58'05" W 207 FT; N 0°01'55" E 90 FT TO BEG. 0.43 AC M OR L. 4621-0399 4795-1342

Salt Lake County Parcel Number: 27-1135-2001

Boundary Justification (Explain why the boundaries were selected.) The boundaries chosen correspond with the current legal description of the parcel.

11. Form Prepared By

name/title Nancy Calkins, Horrocks Engineers, Inc. and Elizabeth Giraud, AICP, Utah Department of Transportation
organization _____ date June 13, 2013
street & number 4501 S. 2700 W. telephone 801-965-4917
city or town Salt Lake City state UT zip code 84114
e-mail egiraud@utah.gov

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

Mabey, Albert & Celestine, House
Name of Property

Salt Lake County, Utah
County and State

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Albert and Celestine Mabey House

City or Vicinity: South Jordan

County: Salt Lake State: Utah

Photographer: Elizabeth Giraud

Date Photographed: April 2013

Description of Photograph(s) and number:

1 of 10 West façade (left), south elevation (right), camera facing northeast

2 of 10 North elevation (left), west elevation (right), camera facing southeast

3 of 10 North elevation (left), west façade (right), camera facing east

4 of 10 East elevation (left), north elevation (right), camera facing southwest

5 of 10 Porch detail, camera facing north

6 of 10 South elevation (left), east elevation (right), camera facing northwest

7 of 10 Window detail, south elevation, camera facing northeast

8 of 10 Landscape of house, camera facing southwest

9 of 10 Landscape of house, camera facing southeast

10 of 10 Historic photograph, camera facing east, in possession of the owner, taken about 1899

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Kim and Sandra Burgon

street & number 10201 S. 1300 W. telephone 801-254-1686

city or town South Jordan state UT zip code 84095

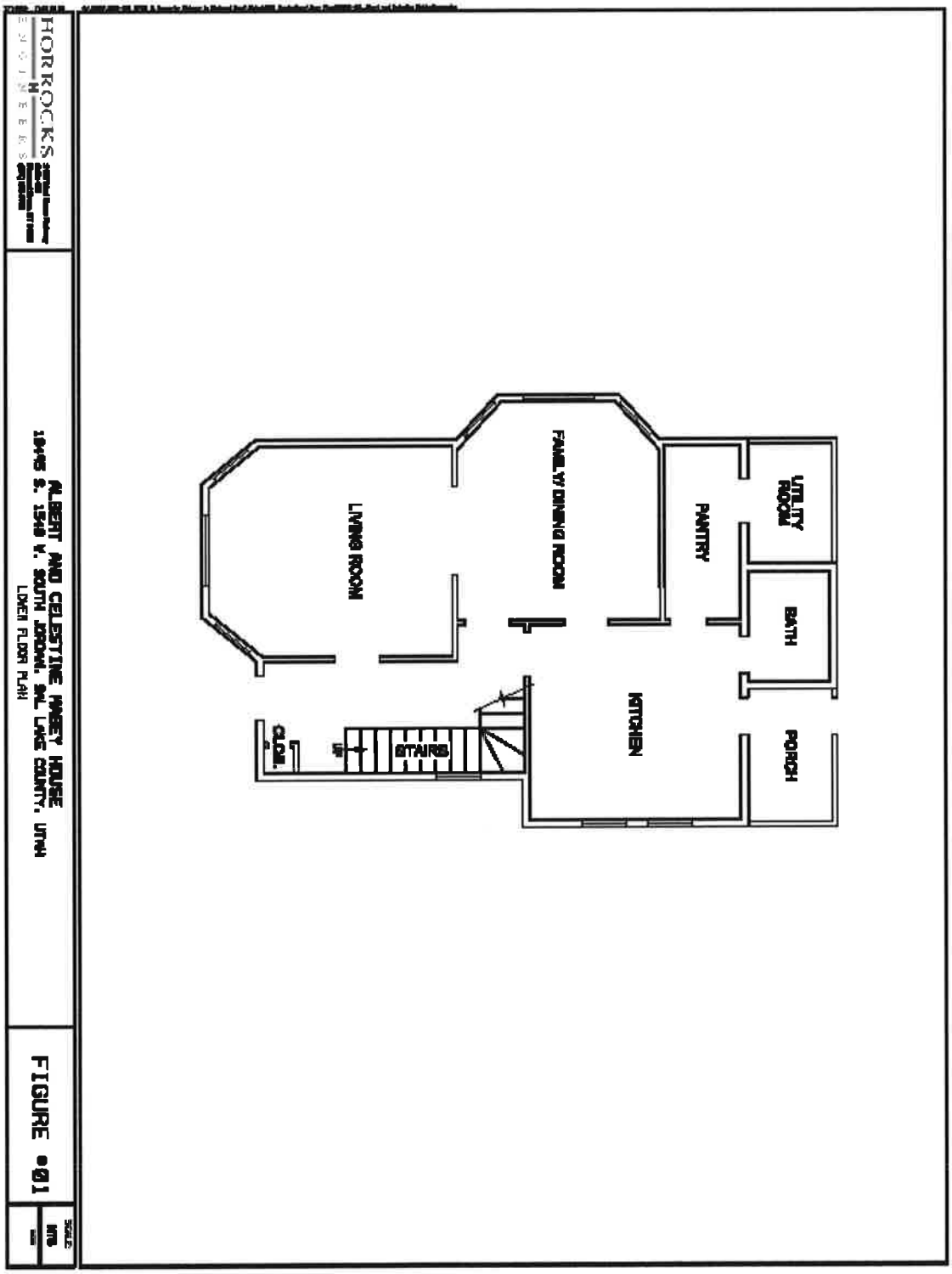
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

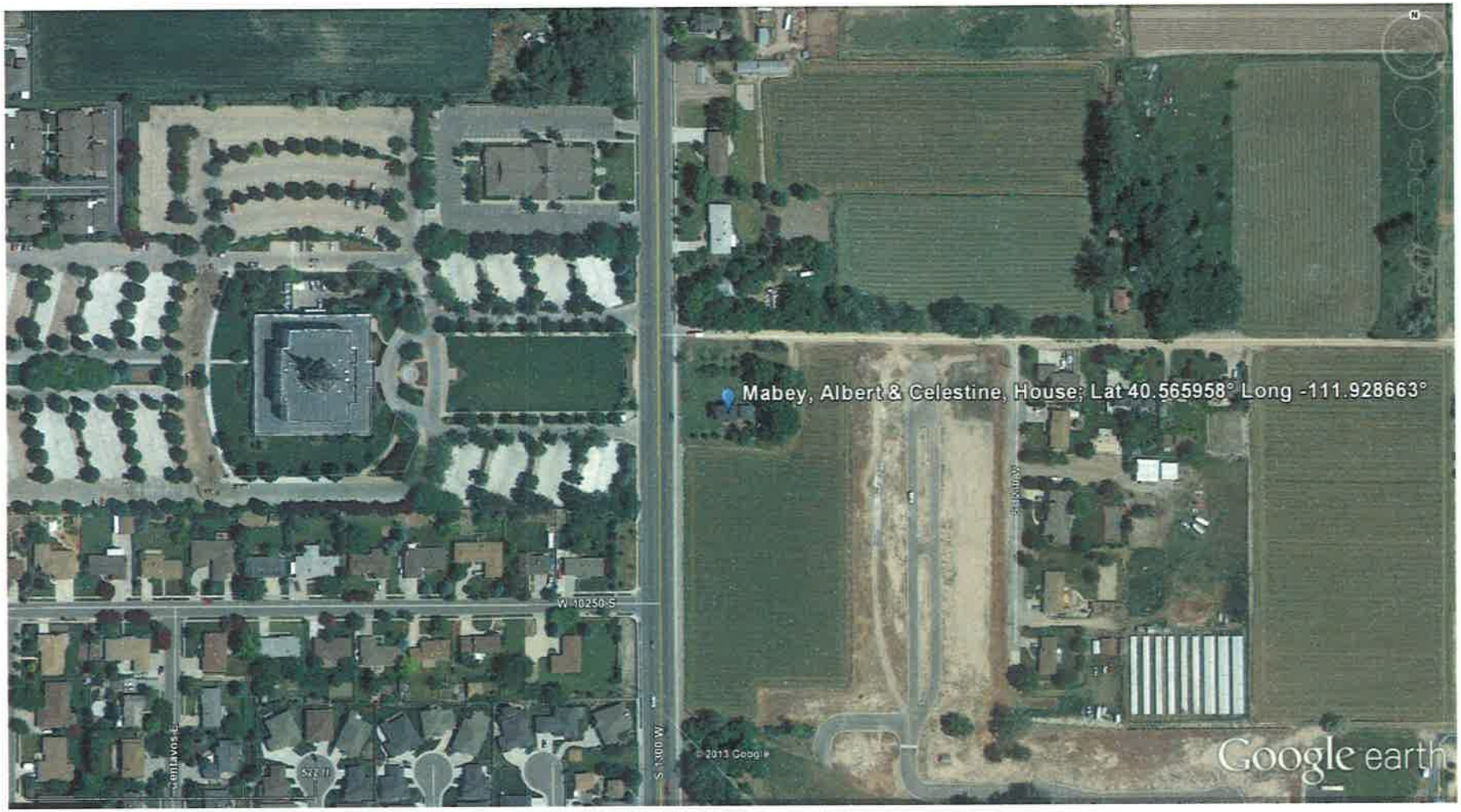
0 Feet 522 Feet

Albert and Celestine Mabey House

South Jordan, Salt Lake County, Utah

Latitude 40.565958° Longitude -111.928663


UTILITY ROOM
PANTRY
BATH
PORCH
FAMILY/ DINING ROOM
KITCHEN
LIVING ROOM
STAIRS
CLOS.
ALBERT AND CELESTINE MABEY HOUSE
10405 S. 1540 W. SOUTH JORDAN, SAL LAKE COUNTY, UTAH
LOWER FLOOR PLAN
FIGURE #01



0 Feet

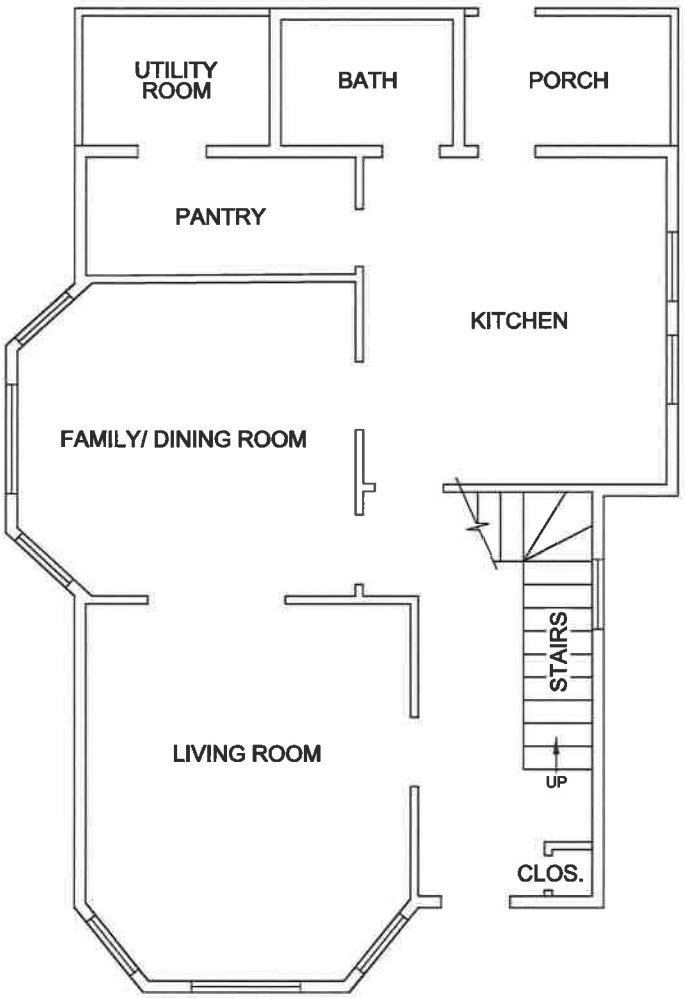
522 Feet

N

Albert and Celestine Mabey House

South Jordan, Salt Lake County, Utah

Latitude 40.565958° Longitude -111.928663



HORROCKS ENGINEERS
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

ALBERT AND CELESTINE MABEY HOUSE
10495 S. 1540 W. SOUTH JORDAN, SAL LAKE COUNTY, UTAH
LOWER FLOOR PLAN

FIGURE #01

SCALE: NTS

DATE:

STONE HAVEN
RTAN
Youth Facility