

**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 Springville Historic District

other name/site number _____

2. Location

street & town _____ not for publication

city or town Springville vicinity

state Utah code UT county Utah code 049 zip code 84663

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 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: Signature of the Keeper _____ Date of Action _____

- 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:) _____

5. Classification

Ownership of Property

(check as many boxes as apply)

- public-local
- private
- public-State
- public-Federal

Category of Property

(check only one box)

- district
- building(s)
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
897	341	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
897	341	Total

Name of related multiple property listing

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

Historic Resources of Springville

Number of contributing resources previously listed in the National Register

26

6. Function or Use

Historic Function

(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/hotel
- COMMERCIAL/business
- COMMERCIAL/specialty store
- COMMERCIAL/other
- RELIGION/religious facility
- EDUCATION/library

Current Function

(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/hotel
- COMMERCIAL/business
- COMMERCIAL/specialty store
- COMMERCIAL/other
- RELIGION/religious facility
- SOCIAL/civic

7. Description

Architectural Classification

(Enter categories from instructions)

- MID-19TH CENTURY
- LATE VICTORIAN
- LATE 19TH AND 20TH CENTURY REVIVALS
- LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS
- OTHER: World War II and Post-World War II Era

Materials

(Enter categories from instructions)

- foundation** STONE, CONCRETE
- walls** BRICK, WOOD, STUCCO, ADOBE, VENEER, CONCRETE BLOCK
- roof** ASPHALT, WOOD
- 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

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.)

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)

- ARCHITECTURE _____
- COMMERCE _____
- COMMUNITY PLANNING AND DEVELOPMENT _____
- ART _____
- RELIGION _____
- SOCIAL HISTORY _____
- TRANSPORTATION _____

Period of Significance

1850s-1953 _____

Significant Dates

N/A _____

Significant Persons

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Various, mostly 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 _____

See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property approximately 500 acres

UTM References

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

A 1/2 4/4/7/4/2/0 4/4/4/6/7/0/0
Zone Easting Northing

B 1/2 4/4/7/5/6/0 4/4/4/6/7/0/0
Zone Easting Northing

C 1/2 4/4/7/5/6/0 4/4/4/6/8/6/0
Zone Easting Northing

D 1/2 4/4/8/6/8/0 4/4/4/6/8/6/0
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

See Continuation Sheet Section 10

Property Tax No. Various

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries enclose the most intact concentration of buildings satisfying the criteria under the areas of significance for the district. Overall, the boundary streets form logical boundaries between neighboring areas with fewer historic resources. (See Section 7 for a detailed description of the boundary streets.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky, Preservation-Documentation Resource

organization prepared for the Springville Historic Preservation Commission date January 23, 2003

street & number P.O. Box 58766 telephone (801) 581-1497

city or town Salt Lake City state UT zip code 84158

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 District Nomination - multiple owners

street & number N/A telephone N/A

city or town Springville state UT zip code 84663

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 5

Springville Historic District, Springville, Utah County, UT

Narrative Description

The Springville Historic District is an upside-down-“Utah”-shaped district comprising the original Springville town site and an extension of the city’s historic neighborhoods to the southeast. It is primarily residential with commercial development along Main Street. The district is approximately 500 acres in size. The district includes 1,238 primary buildings, of which 897 (72 percent) contribute to its historic character. Of the 341 (26 percent) non-contributing buildings, 47 are altered historic buildings, and 294 are out of period (See summary statistics at the end of Section 7). The district also includes 410 outbuildings, primarily garages, of which 288 (70 percent) are contributing and 122 (30 percent) are non-contributing. Counting primary buildings and outbuildings together brings the total number of resources to 1,507, of which 1,128 (76 percent) are contributing. All contributing buildings are eligible for the National Register under the Multiple Property Listing, *Historic Resources of Springville City*, 1998.

Ninety-one percent of contributing buildings are single-family dwellings. Multiple-family housing, including hotels, accounts for two percent of contributing buildings. The historic housing stock ranges from log cabins built in the early 1850s to ranch houses built in the early 1950s. Six percent of contributing buildings are commercial or institutional. Most of the commercial buildings are located on Main Street. The institutional buildings are scattered throughout the district. One percent of the primary resources are agricultural buildings or landscape features. Twenty-six buildings (nearly three percent of contributing buildings) within the district are individually listed on the National Register of Historic Places.

Boundary Description

The boundaries of the district encompass sixty-four blocks of Springville’s Plat A, the city’s original plat. An extension of the residential neighborhood to the southeast is also included in the district because of a high density of historic buildings similar to those found in Plat A. The development patterns and housing stock of the historic district are distinctive and easily define the area. The western boundary is 400 West Street between 400 North and 400 South. A rail line parallels 400 West and makes a distinct boundary. Two historic homes on the west side of 400 West, which were built before the tracks were moved to that location, are included in the district [Photograph 1]. Beyond 400 West lies the area known as the “west fields,” which have been used for agriculture, and were undeveloped until the past decade when a few subdivisions were built there. The northern boundary is 400 North between 400 West and 400 East. Because of the high number of contributing resources, including three houses listed on the National Register, both sides of 400 North are included in the district [Photograph 2].¹ North of 400 North is relatively open land that began to be developed in the last two decades of the twentieth century.

¹ The Green Acres Mobile Home Park at the corner of 400 West and 400 North will be excluded from the district.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 6

Springville Historic District, Springville, Utah County, UT

The eastern boundary is 400 East between 400 North and 800 South. Both sides of 400 East are included in the district. Though many historic resources exist east of 400 East, the development patterns, topography and density of historic buildings within these neighborhoods differ from those to the west [Photograph 3]. The southern boundary starts at 800 South and 400 East, moves west to Main Street, then north along Main Street to 400 South, then west to 400 West. Along this path, both sides of the boundary streets are included in the district. South of 800 South is newer development in curvilinear subdivisions and a large mobile home park. There are some historic buildings along the 400 East arterial, but these buildings are not included in this district. There are several historic buildings at the south end of Main Street, despite the fact the street transforms into a major highway (Highway 89) at about 800 South [Photograph 4]. The land south of 400 South and west of Main Street has sporadic development around two large institutional green spaces: the Springville Cemetery and an elementary school. The majority of historic buildings are along both sides of 400 South [Photograph 5]. A few historic resources are found along west 700 South, but are not included in the district.

Development Patterns

The overall architectural development of Springville has been described in three phases: 1) farmsteads forming within the town grid, 2) the construction of permanent brick structures during the town's expansion, and 3) the infill of twentieth century buildings.² The development patterns of the Springville Historic District can be divided into two distinct entities: inside Plat A and outside Plat A. The first settlers arrived in 1850 and built a fort (demolished by the 1870s) on the banks of Hobble Creek near present-day 200 West and 200 North.³ Today the area near the fort site has an open feel where streets dead-end at the above ground creek [Photograph 6]. The Springville town site was first platted in the early spring of 1851 by one of Brigham Young's surveyors. As was the case with most settlement towns in Utah, the plat was similar to the plat devised by Brigham Young in 1847 for Salt Lake City.⁴ However, in many respects the Springville town site was a unique adaptation of the typical gridiron plan. There were in fact two versions of Plat A. The first plat dated June 1, 1851 was an approximately one-mile square town site, divided into 16 blocks divided into eight lots. Streets were approximately 132 feet wide, including one that encircled the city. In a departure from the usual, the public square was not designated in one block, but in the exact center of the grid taking a fourth of each of the center blocks. Main Street was eventually cut through this public square dividing the city. Today several city buildings and the city park are located in the area and the space still feels open [Photograph 7].

Within a few years, the generous lots of the original Plat A were insufficient to provide for the hundreds of settlers drawn to Springville. By October of 1853, the population of the town had grown to 799. According to Springville historian, Mary J. Chase Finley, by 1855 nearly all the lots in Springville had homes. By that time a

² *Historic Resources of Springville*, Multiple Property Documentation, 1997.

³ No evidence of the original fort exists.

⁴ Edward W. Tullidge, *The History of Salt Lake City and Its Founders*, (Salt Lake City, Utah: Edward W. Tullidge, Publisher and Proprietor, 1880), 47. This concept was in turn based on the "City of Zion" plat originated by LDS Church founder Joseph Smith for laying out the city of Nauvoo, Illinois. Brigham Young implemented the concepts of the plat throughout the Intermountain West.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 7

Springville Historic District, Springville, Utah County, UT

second grid had been superimposed over the first, and the sixteen blocks were divided into 64 blocks of four acres each. A second set of narrower (66-foot-wide) streets was cut through the blocks, allegedly necessitating the move of early homes and outbuildings left standing in the middle of the newly surveyed streets. Thus the distinctive development pattern of Springville's historic city center was established. Though the town site uses a common grid system, the pattern is distinctive. The alternating wide (even-numbered streets) and narrower (odd-numbered streets) is a unique application of a Mormon town site and not duplicated in any other settlement.⁵ The historic center of Springville retains Plat A's distinctive pattern of wide [Photograph 8] and narrow [Photograph 9] streets.

The town was slow to development outside of Plat A, mostly due to a series of fortifications: first a stockade, then a mud wall. The mud wall partially encompassed Plat A along the 400 streets between 1855 and 1878 when it was demolished. Early settlers who ventured outside of Plat A built homes mainly to the east and to the south. The neighborhood southeast of Plat A, known historically as Sage Creek, is included in the historic district. The housing stock of this area is similar, but the street patterns are different. In the absence of a formal survey, development began as lanes or extensions of the platted streets or simply where convenient. The offset 300 East below 400 South is a good example. Other development occurred along Main Street and 400 East, the two transportation corridors to the neighboring community of Mapleton. These arterials were eventually linked by cross streets as the town expanded.

With the exception of the business district along Main Street, the development pattern within Springville has been the gradual subdividing of the original lots into infill parcels. The oldest homes are mostly found on or near the corner lots, with newer homes in-between [Photograph 10]. A few new apartment buildings have been located on the inner block, but for the most part the twenty-five foot setback has been maintained [Photograph 11]. The Senior Court, built in the late 1930s behind the Senior Hotel, is the only example of court development in the historic district [Photograph 12]. In the second half of the twentieth century, tract housing in groups of two or three appear in the district; however most of the later development is individualized infill housing [Photographs 13-14]. In 1980, the Plat A area was zoned for multiple housing and a large number of boxcar type apartments were constructed [Photograph 15]. Apartment buildings were also constructed in the deep back lots behind older homes [Photograph 16]. Because of the rising number of these buildings and the destruction of so many historic homes, residents of the Plat A neighborhoods petitioned to have the area returned to lower-density zoning. This request was approved in May 2001.

⁵ Springville's streets were originally named after founding families and prominent features. The first street names were shifted after the second grid was surveyed, and again, probably after the rail line was moved in 1891. The current, mostly numerical, street names were in usage by 1908. The historic names as found on the 1890, 1898 and 1908 Sanborn maps are as follows: the north-south running streets were 400 West (West, then 4th); 300 West (Pond, 5th); 200 West (Potter, Mill, 6th); 100 West (Potter, 7th); Main Street (Main, State); 100 East (Haymond, 8th); 200 East (Haymond, Fort, 9th); 300 East (Thorn, 10th); and 400 East (Fort, East, 11th). The east-west running streets were 400 North (North, Adams); 300 North (Chase); 200 North (Johnson, Wood); 100 North (Johnson), Centre Street (Centre, Jefferson, Center); 100 South (Huntington); 200 South (Huntington, Roylance); 300 South (Starr); and 400 South (South, Grant).

National Register of Historic Places Continuation Sheet

Section No. 7 Page 8

Springville Historic District, Springville, Utah County, UT

Streetscapes and Landscape

Streetscapes within the district include mostly residential streets with uniform setbacks, sidewalks, gutter and landscaping [Photograph 17].⁶ In general, there is a higher density of historic homes in the south and east sections of the city. The north and west neighborhoods remained agricultural for a longer period, probably due to the proximity of the railroad. Because of this there is a higher density of late-twentieth century residences, particularly in the northwest section. There are also more surviving historic outbuildings than on the east side. The historic commercial buildings are found mostly along Main Street. The 200 South block, in particular, is remarkably well preserved as an urban streetscape [Photograph 18]. Several residences on Main Street have been converted to commercial use, but retain a residential look [Photograph 19]. Other commercial buildings and numerous institutional buildings are scattered throughout the district [Photograph 20]. Traffic lights are found only on the main thoroughfares (Main Street, 400 East, Center Street, etc.).

As with most Mormon towns, water was an important resource and an early landscape feature. The Springville town site was originally laid out with the Hobble Creek cutting a diagonal path through the center of town. Remarkably, much of the Hobble Creek is open and retains its historic feel, though it has been straightened and partially culverted. There are even places within the city where the creek changes the street course, for example, 100 South, which is divided between 100 and 200 West, and also between 100 and 200 East. Another example is the “dead-ending” of 200 North and 300 West at the raised creek bed. Though the creek remains visible, there are only a few remnants of the town’s irrigation system extant, for example the ditches on 300 South between 300 and 400 East [Photograph 21]. Another significant landscape feature are the numerous PWA structures in the city. Several creek bridges have 1930s concrete balustrades. The best preserved is on 100 South at 200 East [Photograph 22]. The rail bridges at the south edge of the city were also built in the 1930s and feature a modest Art Deco style [Photograph 23]. The historic rail beds could also be considered a contributing historic resource [Photograph 1].

Landscaping within the district varies considerably and, for the most part, has been left to the discretion of individual property owners. Most residences have some lawn with shrubs and flowerbeds in front. The backyards vary from the cultivated to the neglected. Many of the larger lots have deep backyards with remnants of the early agricultural era, e.g. orchards, garden plots, corrals and outbuildings. Along the street in front of many of the older homes are large and historic trees of several varieties [Photograph 24]. Like most Utah communities, Springville has lost many of its historic trees, but it also has a number of Utah Heritage Trees, most within the historic district. The city park around Main Street is the only designated public green space in the city, however numerous green spaces are found throughout the district, most associated with historic institutional buildings such as the Springville Art Museum (former Springville High School), and the Jefferson Center (formerly Jefferson School) [Photographs 7, 25 & 26]. Of note are the numerous outdoor art installations, mostly bronze statuary, found throughout the city, but primarily in the historic district. Known as “Art City” for its municipal art collection since the 1920s, Springville has supported the installation of statuary near sidewalks along the Main Street commercial district and in front of many institutional buildings

⁶ A few of the narrower streets lack curb and gutter, but have sidewalks.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 9

Springville Historic District, Springville, Utah County, UT

[Photograph 27]. A few residences also have statues. Though only the pieces in the city park date from the historic period, the public art continues to be an important community resource.

Architectural Styles, Types and Materials by Period

The contextual periods below are adapted from the *Historic Resources of Springville City* Multiple Property Listing. Two contextual periods have been modified slightly in order to better describe the historic district. The second period *Industrial and Commercial Expansion: 1868-1915* has been subdivided to illustrate a discernable shift in architectural types and styles that occurred around 1891. The third period *Twentieth Century Development: 1915-1940s* has been expanded to include the mid-1950s. This nomination form also includes a fourth period, *Art City in Transition: 1955-Present*, which describes in general the out-of-period resources in the district.

Early Settlement, Agricultural and Industrial Beginnings: 1850-1868

The extant architecture of Springville's early settlement period is distinguished by the use of locally available materials and a pioneer builder's vernacular. The earliest buildings were log cabins and adobe homes built within the walls of the old fort. There are two log cabins located in the historic district at 410 W. Center and 614 S. 400 East. Both are currently used as outbuildings and their original use and location is unknown [Photographs 28 & 29]. Early log or frame structures may be extant under later additions and veneers of other buildings, but none were identified in surveys of the district.

In contrast there are a number of well-preserved adobe brick buildings in the district. During the settlement period adobe was used extensively in Springville due to the scarcity and expense of other materials. Adobe was used for both residences and public buildings, unfortunately no examples of the latter are extant. The surviving residences have many elements in common: adobe brick walls on stone foundations, classically symmetrical hall-parlor or central-passage floor plans, and vernacular Greek Revival ornamentation such as wide frieze boards and cornice returns [Photograph 30]. Most adobe dwellings have been covered with stucco and have some window changes [Photograph 31]. The house at 40 E. 600 South is an example of the architectural evolutionary phases of early settlement dwellings. The west wing is adobe (currently exposed), a circa 1880s brick cross-wing extends to the east, and a 1950s cinder-block porch enclosure obscures the historic façade [Photograph 32].

Three of the individually listed buildings are residences that were built during the settlement period and later expanded. Two are adobe: 310 S. 300 West (built 1853, addition 1877); 306 S. 200 West (built 1856 with an 1890s addition). One is a rare early frame example: 157 W. 200 South (built 1868, expanded 1891) [Photograph 33]. The 1890 Sanborn map shows one stone dwelling (83 E. 300 South), which may date from the settlement period, but was modified in the 1930s [Photograph 34]. There are probably no extant outbuildings that date from the settlement period, but likely candidates are associated with older buildings. For example, the house at 110 N. Main Street in the center of town is an adobe cross wing (circa late 1860s) with

National Register of Historic Places Continuation Sheet

Section No. 7 Page 10

Springville Historic District, Springville, Utah County, UT

plaster quoins. The property includes a number of outbuildings including an attached granary and a large barn [Photographs 35 & 36].

Industrial and Commercial Development (Community Expansion): 1869-1891

The vast majority of contributing buildings dating between 1869 and 1891 are residences and there are many with excellent historic integrity. This period represents a transition between the classical styles of the settlement period and the variety of the Victorian era. Adobe brick continued to be a popular building material for both original construction and addition. The unusual one-and-one-half story adobe house at 164 N. 200 East, built between the 1870s and 1880s, is a transitional house: an original central-passage with a projecting cross-wing and Victorian Eclectic ornamentation [Photograph 37]. Though wood was scarce locally, expanded freight (wagon and rail) service in the 1870s brought lumber to the community. Frame buildings, most with drop-novelty siding, account for about one-third of residences built during this period. There are several excellent surviving examples in the district. The classically symmetrical house at 361 E. 300 South is typical, while the two-story temple front residence at 187 E. 400 South is unusual [Photographs 38 & 39].

Brick kilns were in operation in Springville beginning in the late 1860s, however brick did not become ubiquitous as a building material until the 1880s. Even then fired brick was often used on the exterior with an interior lining of adobe. Approximately half of the homes of this period were constructed of brick. The earlier dwellings retain the classical symmetry of the earlier era such as the individually listed house at 190 S. 200 West [Photograph 8]. Other examples include both one-story and two-story dwellings: 310 E. Center (circa 1885), 190 W. 300 South (circa 1880 with a later bungalow porch), and 600 S. Main Street (circa 1875, now stuccoed) [Photographs 40-42]. By 1890, the asymmetrical cross wings, along with accompanying Victorian Eclectic ornamentation, became extremely popular; and small and large Victorian cottages, such as the example at 89 S. 400 East, became the norm [Photograph 43]. Also in the 1890s, the central-block-with-projecting-bays-type house first appeared in the district. The house at 171 W. 200 South is an early frame example [Photograph 33]. After 1891, the central-block became the most popular house type and often featured elaborate Victorian ornamentation. A few older homes were even updated to mimic the new style. The National Register-listed Reynolds House at 270 W. 200 South was a classically symmetrical brick house with stone quoins. Around the turn of the twentieth century an elaborate addition was added [Photograph 44]. Throughout this period wood was used extensively for ornamentation, and locally quarried sandstone was used for foundations until around 1915 when concrete became readily available.

There are only a handful of commercial buildings left from this period of community expansion. The Caffrey-Davis Furniture Company, a two-part block at 296 S. Main Street, listed on the National Register in 1997 is the largest and most elaborate built before 1891 [Photograph 18]. Other commercial blocks exist from this period, but most have been modified. An example is the commercial building at 94 N. Main Street, an adobe and brick structure with a recent façade update [Photograph 45]. Springville had numerous institutional buildings throughout the city, but few have survived. The Hungerford Academy, a private school, built a girls' dormitory at 251 E. 300 South in 1888. Despite the addition of a third story, the dormitory is contributing as the only surviving building associated with the Academy and the Presbyterian Church complex [Photographs 46-47].

National Register of Historic Places Continuation Sheet

Section No. 7 Page 11

Springville Historic District, Springville, Utah County, UT

The majority of contributing (agricultural, not garage) outbuildings within the district were most likely constructed during this period. The inventory includes half-a-dozen barns, four granaries (both frame and brick), and several sheds/coops [Photographs 48-50]. The best group of associated outbuildings is found at 323 W. 400 South at the southwest corner of the district [Photograph 51].

Industrial and Commercial Development (Early Urbanization): 1891-1915

The year 1891 was a benchmark for the city. The rail line moved from the center of Main Street to 400 West. Several large commercial blocks were constructed in 1891 and 1892, and by the early 1900s, commercial buildings were appearing all over Main Street, but especially on the 200 South block, which was completely filled in by the 1908 Sanborn map. Many of the new commercial buildings were owned by the city's more prosperous merchants and railroad contractors. At the same time these families were also building large, elegant homes throughout the historic district. The architecture of this period is defined by an increasing sophistication of style and an abundance of Victorian ornamentation. In fact, the construction of substantial, elaborate residences was prevalent throughout this period, especially when compared to similar sized communities. This period marks the end of Utah's relative isolation, and the increased accessibility of pattern book designs and manufactured materials is evident in the houses built by Springville's local architects and builders.

As mentioned above, the central block with projecting bays was the preferred house type, but the execution of form and style varied widely. The distinctive styles and varied textures of the Queen Anne, Romanesque Revival and Victorian Eclectic were especially popular in Springville, dominating construction in the community around the turn of the century. Fourteen buildings previously listed on the National Register are from this period. With one exception, all are residences and are listed for architectural significance.⁷

The Dallin house at 253 S. 300 East is an example of a Queen Anne house from 1905, listed on the National Register for its association with Springville's most prolific architect-builder, Lewis J. Whitney [Photograph 52]. A slightly later version of the same house at 264 E. 300 South illustrates the stylistic evolution from strictly nineteenth-century Victorian Eclectic to more early twentieth-century elements [Photograph 53]. The Ward house at 511 S. Main Street is an example of Victorian Eclectic ornamentation on a more modest-size home [Photograph 54]. This house, built in 1910, by Lewis J. Whitney and Andrew Pierce, was listed on the National Register in 1997. Another popular style in the district at the turn of the century was the Romanesque Revival, also known as Victorian Romanesque. The twin Crandall homes at 112 E. and 136 E. 200 North are two-story, combination side-passage and central-block with Victorian Eclectic shingling and rusticated Romanesque entry arches [Photograph 55]. The homes were built in 1900 and listed on the National Register in 1983 and 1995 respectively. A more subtle example of the Victorian Romanesque is the brick home at 391 E. 800 South built in 1901, which features some unusual rusticated brickwork [Photograph 56].

⁷ The following addresses are residences listed on the National Register from this period not discussed in the text of the nomination: 39 E. 200 North (1900), 163 E. 200 North (1896), 101 E. 200 South (1910), 164 W. 200 South (1903), 153 E. 400 North (1901), 219 E. 400 North (1895), 293 E. 400 North (1895), and 188 W. Center (1896).

National Register of Historic Places Continuation Sheet

Section No. 7 Page 12

Springville Historic District, Springville, Utah County, UT

Not all the homes built during this period were large and grand, a pair of one-story, brick, circa 1895 foursquare-type houses at 358 N. and 380 N. 200 West illustrated the use of Victorian Eclectic ornamentation on a modest scale [Photograph 57]. Springville has relatively few examples of worker cottages (e.g. the shotgun house type) built during this period. The Packard home at 110 W. 100 South, built in 1908 and listed in 1997, is an example of residential architecture at the end of the period. The house is a bungalow-cross wing hybrid with both Victorian and Classical details [Photograph 58].

There are about a dozen contributing commercial buildings from this period. The Johnson/Kearns Hotel, built in 1892 and listed on the National Register in 1997, is an example of domestic Victorian Eclectic ornamentation applied to a commercial building. The brick and wood-sided building is located at 96 W. 200 South [Photograph 59]. One block east is the massive Reynolds block at 192 S. Main Street. This two-part Victorian Romanesque block was also built in 1892 and features a rusticated stone main story and brick upper floors [Photograph 60]. The Mendenhall Bank building, across the street at 197 S. Main Street is a later example from 1911. The Mendenhall block is also a two-part brick block, but with the simple lines of early twentieth century commercial style [Photograph 61].⁸ Isolated smaller commercial blocks are located throughout the district, but most like the example at 699 S. Main Street, have been modified [Photograph 62].

There are several extant institutional buildings from the period of various styles. The Springville Presbyterian Church, a Victorian Gothic frame building, was constructed between 1892 and 1895 at 251 S. 200 East [Photograph 47]. In 1980, the chapel was the first Springville building to be listed on the National Register of Historic Places. The residence at 173 E. 300 South was originally a Baptist Church built around 1895. Though the tower has been removed from the Victorian Eclectic brick building, it is still contributing [Photograph 63]. The Springville 2nd Ward building of Church of the Jesus Christ of Latter-Day Saints (LDS or Mormon Church) at 451 S. Main Street is a Victorian Gothic/English Tudor style building constructed in 1913 [Photograph 64]. The only extant school building from this period is the Jefferson School, located at 757 S. Main Street, a Victorian Romanesque brick building constructed in 1901 [Photograph 26]. Outbuildings from this period include sheds, coops and a few early garages. With the possible exception of two relatively rare summer kitchens, none would be considered individually significant [Photograph 65].

Twentieth Century Developments: 1915-early 1950s

The bungalow house type emerged about 1910, and a few early examples are located in the Springville Historic District. However, the majority of Springville's 158 bungalows were probably built after 1915 at the point when the bungalow had replaced the Victorian cottage as Utah's most popular house type. The bungalows are scattered throughout the district as individual infill between older homes. Though a few frame examples exist, the majority are brick. A typical example is at 34 S. 200 West. Built around 1915, the house features the low-sheltering roof, large porches and informal floor plans that typify the bungalow [Photograph 66]. The stucco and brick example at 202 E. 200 South was built around 1919. The house is distinctive both for its Prairie-School type horizontal banding and its diagonal placement on a corner lot [Photograph 67]. The district also

⁸ A Neo-classical portico entrance was removed at an unknown date.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 13

Springville Historic District, Springville, Utah County, UT

includes a number of Arts & Crafts-style bungalows [Photograph 49] and an early concrete-block example [Photograph 34].

By the 1920s, a new house type emerged as a hybrid of the bungalow and the period cottage that features a more square footprint, smaller porch, and stylistic elements of the Colonial Revival or Neo-classical. Most of these residences are modest homes and good examples are found throughout the district [Photographs 68]. In the late 1920s and early 1930s, period cottages began to appear in the district. Most are simple builder-designed cottages of brick, but many have distinctive decorative brickwork and English Tudor details [Photographs 69]. There are several good examples of highly individualized English Cottage executed in brick and stucco [Photographs 70-71]. The only National Register-listed residence from this period is a Spanish Colonial Revival house at 146 N. Main Street built in 1929. Another example of the Spanish Colonial is a two-story house at 391 E. 200 South, built in the late 1930s [Photograph 72]. Residential architecture in the modern style is rare in Utah in general, but Springville has at least one good example: an Art Moderne-style house at 70 E. 400 South, constructed of brick and painted white [Photograph 73]. Of note during this period are the first duplexes to appear in the district, including both bungalow and period revival styles [Photographs 19 & 74]. Senior Court, built in the 1930s, was the largest group of multiple-family dwellings in the historic period, and the only court development in the historic district [Photograph 12].

During and after the World War II era a number of new industries were established in the Utah County area and Springville experienced a residential building boom within the historic district. There are no post-war subdivisions in the district, but numerous individual post-war residences appear singly or in tracts of two as infill [Photograph 13]. Of the 275 contributing post-war houses, sixty-two are small box-like houses with minimal-traditional details. Most are brick with some frame and concrete block examples [Photographs 75-77]. The majority, numbering 201, are ranch-style homes constructed of brick (often brick face on concrete block) from the late 1940s to mid-1950s. The earliest examples have minimal-traditional details while the later ones have the large picture windows and modern details of the 1950s [Photographs 78 & 79]. Twelve others are miscellaneous types including one unfinished basement house, commonly called a "hope house" [Photograph 80]. The outbuildings associated with this period are almost all frame, brick & concrete block garages associated with historic houses [Photographs 30, 69 & 75].

A large number of institutional and public buildings make up the majority of non-residential construction during this period. Four are listed on the National Register of Historic Places representing a range of styles. In chronological order, they are: 1) the Springville Carnegie Library, currently the home of the Historical Society at 175 S. Main Street, a Prairie-School design built in 1922 [Photograph 27]; 2) the Springville High School Mechanical Arts building, another Prairie-School design constructed in 1929 [Photograph 20]; 3) the Springville Art Museum, formerly the High School, a Spanish Colonial Revival school, built in 1936-1937 [Photograph 25]; 4) the Springville Main Post Office, currently a daycare at 309 S. Main Street, a Colonial Revival structure built in 1941 [Photograph 81]. Another significant institutional building and the town's only Art Deco-style building is the Memorial Hall auditorium at 55 E. 200 South, built in 1932 on the foundation of a nineteenth-century opera house and designed by Claude Ashworth [Photograph 82]. Two others are associated with the LDS Church: the 3rd Ward building at 55 N. Main Street, a Colonial Revival-style chapel

National Register of Historic Places Continuation Sheet

Section No. 7 Page 14

Springville Historic District, Springville, Utah County, UT

built in the early 1950s [Photograph 83]; and the LDS Seminary building, now a family history center, a Neo-classical building constructed about 1935 [Photograph 20]. Commercial construction during the period was mostly isolated buildings, many built with service bays for automobiles. An example from the period is found at 38 W. Center Street, a brick, falsefront commercial building [Photograph 84]. Numerous older buildings on Main Street were given Modern “slipcovers” during this period. The most dramatic was the Springville Bank, currently Central Bank, at 202 S. Main Street. Originally a Victorian Eclectic brick block with turret built 1891, the building was remodeled in 1942 with a sleek and Modern stone veneer [Photograph 85].

Art City in Transition: 1955-Present

Springville in the last half of the twentieth century has been a community in transition. The city has slowly transformed from a small town with an industrial base to bedroom community for nearby Provo. Despite a period of economic downturn, there was a steady infill of residences dating from the 1960s to the present within the historic district [Photographs 6 & 14]. Zoning changes made in 1980 encouraged the construction of four to eight-plex apartment buildings, as well as the conversion of many single-family homes to duplexes. Numerous historic buildings were demolished to make way for boxcar type apartment blocks [Photograph 15]. The zoning reversal in May 2001 should encourage increasing investment in the remaining single-family dwellings. Already dozens of historic residences have been rehabilitated in the past few years. Several commercial blocks on Main Street have either completed or are undergoing extensive rehabilitations. The Springville High School Gymnasium, part of the art museum complex, is also being rehabilitated. The LDS Church has recently renovated two of its historic chapels. An ongoing program of civic improvements, including art installations, helps maintain the atmosphere of the historic district. Although each year new subdivisions are being added to the areas surrounding the historic district, the city’s historic center remains a vital and viable residential and commercial district with high historic integrity.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 15

Springville Historic District, Springville, Utah County, UT

Statistical Summary of Springville Historic District

Evaluation/Status	<u>Contributing</u>	<u>Non-contributing</u>
(1,238 primary buildings)	72% (897)	28% (47 altered; 294 out-of-period)
(410 outbuildings)	70% (288)	30% (122)
Total (1,648 resources)	72% (1,185 total)	28% (463 total)

Construction Dates (contributing primary buildings only)	<u>1850s-1860s</u>	<u>1870s-1880s</u>	<u>1890s</u>	<u>1900s</u>
	2%	15%	8%	8%
	<u>1910s</u>	<u>1920s</u>	<u>1930s</u>	<u>1940s-mid 1950s</u>
	10%	13%	8%	36%

Original Use (contributing primary buildings only)	<u>Single Dwellings</u>	<u>Multiple Dwellings/ Hotels</u>
	92%	2%
	<u>Commercial, Public & Religious Buildings</u>	<u>Other</u>
	5%	1%

Architectural Types (contributing primary buildings only)	<u>Pioneer-Era</u>	<u>Victorian</u>	<u>Bungalow/Early 20th Century</u>
	12%	21%	19%
	<u>Period Revival</u>	<u>WW II/Post War Era</u>	<u>Multiple Dwellings</u>
	10%	30%	2%
	<u>Commercial/Public/Institutional</u>	<u>Agricultural</u>	<u>Other</u>
	4%	1%	1%

Architectural Styles (contributing primary buildings only)*	<u>Classical</u>	<u>Picturesque</u>	<u>Victorian</u>	<u>Bungalow</u>
	10%	2%	21%	18%
	<u>Period Revival</u>	<u>WW II/Post War Era</u>	<u>Modern</u>	<u>Other</u>
	15%	39%	2%	1%

National Register of Historic Places Continuation Sheet

Section No. 7 Page 16

Springville Historic District, Springville, Utah County, UT

Construction Materials (contributing primary buildings only)*	<u>Adobe</u> 2%	<u>Stone</u> 1%	<u>Wood</u> 13%	<u>Brick</u> 59%
	<u>Stucco/Plaster</u> 14%	<u>Concrete</u> 3%	<u>Miscellaneous Veneers</u> 21%	

*Total exceeds 100 percent due to the number of buildings constructed of more than one style, or with more than one material.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Springville Historic District, Springville, Utah County, UT

Narrative Statement of Significance

The Springville Historic District encompasses the historic city center of Springville, Utah. The district is primarily residential with a commercial district along Main Street. There are 899 contributing historic buildings, about 73 percent of the total number of buildings. The historic district is significant under Criterion A for its association with the gradual development of Springville from an agricultural outpost to a thriving city with a diverse economic base. The major themes of Springville, through the years, have been agriculture, mercantilism, industry, transportation, and tourism as Utah's "Art City." Historically, the residents of Springville were a close-knit community consisting of mostly descendants of its first pioneer settlers. The historic district is also significant under Criterion C for a large number of architecturally significant buildings. The housing stock includes representatives of architectural styles and types for the entire historic period, ranging from well-preserved early adobe homes, to elaborate examples of Victorian Eclectic architecture, to the numerous twentieth-century styles of the middle-class. There are excellent examples of historic institutional and commercial buildings within the district as well. The district also illustrates the various development patterns of the historic city, including a unique adaptation of the pioneer plat in Utah. Despite the presence of some late twentieth-century construction, the district retains a high degree of historic integrity. Prior to this nomination, twenty-six buildings in the Springville Historic District were individually listed on the National Register of Historic Places. All contributing buildings within the district are eligible under the Springville Multiple Property Listing, *Historic Resources of Springville, Utah County, Utah*.

The History of the *Springville Historic District*:

Early Settlement, Agricultural and Industrial Beginnings: 1850-1868

Springville is located about midway between the north and south borders of Utah County at the base of the Wasatch Mountain Range. The first inhabitants of the area were Native Americans of the Ute tribe, who hunted and fished along the stream that flowed northwest from the nearby canyon. The Utes left no physical evidence of their occupation. What little is known of their mores is found in the documentation of the many encounters and negotiations that took place between the white settlers and the native population. In 1849 two scouts from the Salt Lake settlement of the Church of Jesus Christ of Latter-Day Saints (LDS or Mormon Church) camped on the banks of the stream. In the morning they discovered one of their mares had broken her hobbles. They named the stream Hobble Creek, and enthusiastically described the area on their return to Salt Lake.

Later in September of 1850, a group of Mormon pioneers started a settlement on the banks of Hobble Creek within the area of the Springville Historic District. Their leader was Aaron Johnson, who had led the company of mostly New England converts across the plains to Salt Lake City earlier that summer. They moved south as a group, and upon their arrival began building a fort compound of log cabins laid end-to-end around a secure courtyard. The "old fort" was located near the present-day corner of 200 North and 200 West. Seventy-one

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Springville Historic District, Springville, Utah County, UT

individuals spent the winter of 1850-1851 inside the fort. The settlement and the canyon were eventually named Hobble Creek.

In the early spring of 1851, Brigham Young sent a surveyor, A. J. Stewart, to survey a town site. Sixteen blocks divided into eight lots were originally laid out as Plat A. Land distributed by lottery with each recipient promising to build a home on the lot, fence it and provide ditches. Stewart also surveyed the city cemetery and 4,000 acres of farmland. A public square was designated in the center of the city. Hobble Creek cut a diagonal path through the town site and within a year a system of ditches siphoned the creek to irrigate the entire town. Allocations of irrigated cropland outside the town site were restricted initially to 20 acres per family, due to a scarcity of water. On February 13, 1852, the settlement was granted a charter, and renamed Springville in honor of the numerous springs nearby.

So many families continued to locate in Springville, that by October of 1853, the population of the town had grown to 799. Plat A was modified to the current sixty-four blocks. The city was divided into four wards of the LDS Church with Main and Center Streets as the boundaries.⁹ The First Ward occupied the southeast quadrant; the Second Ward, the southwest; the Third Ward, the northwest; and the Fourth Ward, the northeast. Because of increasing hostilities between the settlers and the native Utes, a new fort and stockade was constructed. In the early spring of 1854, the stockade was broken up and work began on a new fortification (known as the Big Wall) partially enclosing the town's limits (today's 400 West, 400 East, 400 North and 400 South). Gates were built at the termini of today's Main and Center Streets. According to Mary Finley, by 1855 nearly all the lots in Springville had homes, and the distinctive development pattern of Springville's historic city center was established.¹⁰ The streets were named for prominent families and features of Springville in 1861.

The first two decades of settlement were based on a subsistence farming economy with some freighting and ranching after 1865. In Springville, as in other early LDS Church settlements, emphasis was placed upon cooperative enterprises, especially those involving the scarce commodities of water and wood, which benefited the community as a whole. Local residents contributed their own labor, materials and support services to the construction of civic improvements in the town (e.g., irrigation, roads, bridges, fortifications, and public buildings). Small businesses such as several mercantile institutions, a flourmill, a cotton mill, a molasses mill, a tannery, a planing mill, and an adobe yard and a brick kiln were operating by the 1860s. The last surviving building, the co-op flourmill, representing these early pioneer industries was demolished in 1940.

Initially, church services, schools, classes, public meetings and social gatherings were held in the large adobe home of Aaron Johnson (built in 1852 and demolished in 1940). The home also served as the post office and the tithing office. In 1856, a two-story adobe building, called the Big School House (later White Meeting House) was built at the southeast corner of Main and Center Streets. This building served the community in various functions until it was razed in 1927. By the close of the pioneer period, a school/meeting house had been erected in each of Springville's four wards, two of frame and two of adobe. In the spring of 1858 Springville hosted approximately 250 refugees from Salt Lake City during the Utah War evacuation. Many

⁹ The ward is the smallest ecclesiastical unit of the LDS Church, usually geographically-based within a neighborhood.

¹⁰ Mary J. Chase Finley, *A History of Springville*, (Springville, Utah: Art City Publishing, 1989): 21.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Springville Historic District, Springville, Utah County, UT

families became so attached to the town that they decided to become permanent residents. The Groesbeck Theater, built of adobe on Main Street in 1861 (demolished by wind in 1868), was used for dances and dramatics with theater equipment acquired when Johnson's Army left Camp Floyd.

By 1867, the population of Springville was around 2,000. The 1860 census, the first to enumerate Springville, listed 309 dwellings. Most of these houses were probably within the historic district. The average household on the census consisted of a married couple with between four and seven children. A few were larger; for example, twenty-six individuals were enumerated in Aaron Johnson's polygamous household. The ethnic composition of the community was white, with immigrants from the British Isles and Scandinavia joining the New England settlers. Many of the children listed were born in Utah. The majority of heads of household were listed as farmers, farm laborers, or day laborers. Most of the utilitarian occupations of the pioneer-era were represented: dry goods merchant, millwright, blacksmith, tanner, cooper, and teacher. A few men were listed as machinists. Others made shoes, brooms, and cloth. Two women were listed as seamstresses. The building trades were represented by five carpenters, one builder, one stonemason, two adobe layers, and an adobe maker. With the exception of a few log cabins, the majority of residences from this period were adobe brick homes with classical symmetry, and some vernacular Greek Revival details. Early Sanborn fire insurance maps of Springville indicate that these adobe homes were spread throughout the historic district. One of the earliest surviving examples is the home of Simmons Curtis, a farmer, and his wife Asenath, built circa 1860, just outside of Plat A at 511 S. 300 East [Photograph 31].

Springville only lasted about two decades as an insular agricultural outpost. The population was too large to be supported by subsistence farming. A number of residents began mercantile and wagon freight businesses, which connected the town to nearby communities. Main Street was beginning to take form as a commercial district. A telegraph line was extended to Springville in 1866-1867. The completion of the transcontinental railroad in 1869 ended Utah's geographic isolation, and opened the state to the products and markets of the entire nation. Although rails did not reach Springville until 1879, by the late 1860s, a post-pioneer era of growth and economic diversification had begun.

Industrial and Commercial Development (Community Expansion): 1869-1891

By the time of the 1870 census, the population had not changed dramatically. Still consisting of primarily British and east coast-born residents, there were recent additions from the mid-west and a few southern states. A large number of heads of household were native Utahans. The families were slightly larger, five to eleven children, probably due to a decrease in infant and child mortality rates. The native population was for the most part displaced. A few Indian children, for example Kate Richardson and Jack Groesbeck, were adopted by Springville families and became members of the community.

The majority of occupations listed in the census were farmers and laborers; however there were several new entries of more urban occupations such as tailor, peddler and clerk. The number of brick masons outnumbered adobe builders. A growing number of Springville residents were in the mercantile and freight business. In 1868, the Springville Co-operative Mercantile Institute was established. It was patterned after the Zion's Co-operative Mercantile Institution (Z.C.M.I) in Salt Lake City with shares held in common by the community

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Springville Historic District, Springville, Utah County, UT

members. The co-op lasted to the mid-1890s despite increasing competition. One the co-op's chief competitors was Milan Packard, who built an adobe store at 96. N. Main Street in 1876. The building was expanded with a brick addition about a decade later and still stands today with a new façade [Photograph 45]. Other successful merchants included H.T. and Joseph Reynolds, who established Reynolds Bros. & Co. in 1881, and the Deal Brothers & Mendenhall Co., who built a large brick building at 229 S. Main Street in 1888 (both demolished). The Culmer business directory for 1879-1880 lists twenty-four freighting operations based in Springville.

Between 1871-1873 a branch line of the transcontinental railroad was extended south from Salt Lake to Provo, and later into Juab County, passing a mile west of Springville. A number of Springville citizens worked as railroad grade builders. With their connections in transportation, many Springville merchants became involved in railroad construction. For example, in 1875, the Utah and Pleasant Valley Railroad was organized to provide a link to the coalfields discovered that year in Pleasant Valley, south of Soldier Summit. Principals in the new railroad included Milan Packard, Nephi Packard, and M.P. Crandall, men who also held interests in the mines. The narrow-gauge railroad was constructed between 1877 and 1879. Many workers from Springville were employed on the project, and a portion of their pay came in the form of credit at the Packard store, reportedly giving the project the nickname of the "Calico Railroad." The Utah and Pleasant Valley Railroad was bought by the Denver & Rio Grande in 1882. The line was upgraded and became an integral part of the company's Denver to Ogden branch. Additional rail-lines later connected Springville to Manti and the Eureka mining district. Between 1879 and 1891, the railroad entered the city from the northwest along Hobble Creek, turned south at Main Street and ran down the center of Main Street, turning southeast as it left the city.

The 1880 census includes a number of railroad-related occupations in Springville, both railroad employees and railroad contractors. There was also a dramatic rise in the number of miners living in the city. The census records an increase in livestock, lumber and specialized occupations, such as furniture dealer, nail-maker, hatter, and saloonkeeper. The community supported two full-time musicians in 1870. No adobe layers were listed, but a number of brick masons and carpenters were. Women were mostly housekeepers, but some had occupations. For example, the young Holley sisters, Eliza and Agnes, were dressmakers and milliners, while Sara Strang was listed as a "doctoress." The ethnic makeup of the community was similar to previous decades. Most inhabitants were descendants of the early settlers, with a few newcomers, like the Fordinski family. Isaac Fordinski was a miner from Poland, and his wife Mary was from Kentucky, where Isaac probably worked in the coalmines prior to moving to Utah.

Religious diversity began when the first non-LDS church was established. On March 14, 1880, George W. Leonard founded the Presbyterian Church in Springville. Services and school classes were conducted at two locations before the church obtained a tract of land near 200 East and 200 South. There the Presbyterian Church built the Hungerford Academy in 1887, two dormitories for boys and girls, the principal/pastor's residence, and in the early 1890s a Victorian Gothic-style frame chapel. Today the girls' dormitory building and the chapel are the only extant buildings from the complex [Photographs 46-47]. The Hungerford Academy was the only institution for post-elementary education in the area. Students from many denominations and localities, including the LDS population, attended school there until the Springville High School was built in 1909.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Springville Historic District, Springville, Utah County, UT

During this period the population steadily increased. In the spring of 1879, residents in the southeast section of Springville petitioned the school trustees for a schoolhouse in their neighborhood. The area was known as Sage Creek, and was located outside the original city boundaries of Plat A. An adobe schoolhouse was built that year at the corner of 400 East and 900 South (demolished). On Christmas Eve 1880, the citizens of Springville held a dance to celebrate the completion of a new two-story, brick city hall building at 50 S. Main Street. Lewis J. Whitney, Sr., designed and built the structure, which was demolished in 1968. Social functions were held at the various LDS Church meetinghouses. Dramatic productions were produced at the 450-seat Johnson Theater (also known as the Opera House and Old Playhouse, built in 1882, demolished by 1898). Among the civic improvements of this period were sturdier bridges over Hobble Creek and the acquisition of the land in the southeast portion of town for a second cemetery. In the summer of 1890, the ladies of Springville organized a Woman's Suffrage Association. Mary J. Chase Finley, author of Springville's most complete history, was the first secretary and treasurer.

By 1890, the city had grown to a population of 2,849 with probably about 75 percent of residents living within the boundaries of the historic district. The 1891 Utah gazetteer describes Springville as a community of "good schools" and "enterprising business houses." Agricultural products were primarily hay and fruit, with stock raising a prominent industry. Economic diversity was increasingly evident. At the end of the nineteenth century, Springville had numerous mercantile stores and mills, ties to railroad and mining, and residents with diverse occupations such as civil engineer, commercial agent, photographer, gardener and carpet weaver. Sturdy houses of fired brick (though many with an inner adobe lining) were appearing all over town [Photographs 40, 41 & 43]. Historic photographs of the period shows streets lined with mature trees, picket fences, and several impressive institutional and commercial buildings.

Industrial and Commercial Development (Early Urbanization): 1891-1915

There is no doubt the two years of 1891 and 1892 mark a defining moment in Springville's history. It was, according to a line in Springville builder Charles Reynolds' obituary, "in 1892 that Springville really boomed."¹¹ The first significant event was the relocation of the Denver & Rio Grande rail line from Main Street to its current location along 400 West. This occurred in 1891-1892, and a depot was constructed in 1892 at the terminus of 200 South (later demolished). A freight depot was also constructed on 400 West to accommodate the growing rail traffic. The construction of several substantial masonry buildings along south Main Street confirmed the growing importance of mercantilism in the economy. The Springville Bank was established in 1891 and built a large brick building at the corner of 200 South and Main Street (extant, altered in 1941) [Photograph 85]. The Johnson/Kearns Hotel was built in 1892. Also in 1892, Charles Reynolds built the large H.T. Reynolds Block, replacing the older Reynolds Bros. building. The Bonner, Child, and Miner commercial blocks were also built about the same time.

Within a few years, all indicators of an urban society would come to Springville: three fine hotels (circa 1890s), piped water (circa 1890s), the telephone (1902), electric lights and a city-owned power plant (1903). The city's

¹¹ Obituary of Charles Reynolds, June 3, 1952, *Springville Herald*.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Springville Historic District, Springville, Utah County, UT

first newspaper, the Springville Independent, was established in 1891. Three new public elementary schools were constructed in this period, the Washington-Central School (1890s), Lincoln School (1905) and Jefferson School (1905, extant) [Photograph 26]. All three were substantial multi-story brick buildings. The schools were all located within the historic district east of Main Street, a sign that the population of the city was growing eastward. The first high school, a neo-classical building, was constructed in 1909, and a second building added in 1912 (both demolished). Between 1904-1905, the LDS Church constructed three new chapels, and added a fifth ward. By this time the Baptists and Episcopalians had also established congregations in Springville. The Baptist Church built a brick chapel on 300 South in 1901. It was later converted to a residence in 1918 [Photograph 63]. The Episcopal Church at the corner of 400 South and Main Street was demolished (date unknown). The Presbyterian Church congregation was also growing and their chapel was completed in 1895 [Photograph 47].

The data found in the census enumerations for 1900 and 1910 are similar. The population of Springville was 4,322 in 1900, a number that indicates substantial growth over the previous decade. The population was numbered at 3,356 in 1910. The decrease was due to the establishment of Mapleton as a separate municipality in 1901. The majority of heads of household continued to be listed as farmers or day laborers, but the number of specialized occupations had grown dramatically. A sampling includes a stockbroker, a chair maker, a confectioner, a telegraph operator, a typesetter, a well driver, a bicycle repairman, and two beekeepers. Representing professionals were a lawyer, a physician and a dentist. Several men listed coal mining as their occupation. More women were listed with occupations outside the home than in previous enumerations. Their occupations included teacher (public school and music), nurse, dressmaker, laundress, saleswoman, and boarding house keeper. The ethnic make-up remained the same, but for the first time the number of Springville residents born in Utah outnumbered those born outside the state. Family size dropped to about four or five children per family in the early twentieth century. The 1910 census shows an increase in railroad contractors. New occupations in the 1910 census included three workers for the state fish hatchery, which was built north of the city in 1910. Also of note was the entry for John Hafen, a prominent Springville artist, who unlike many of his contemporaries was able to support his family as an artist, though not without a struggle.¹² Mary Finley suggests an early 1900s exhibition of his work held in the home of Viola Royslance may have been the beginning of the art movement in Springville.

The historic district changed dramatically between 1891 and 1915, and most of these changes are evident in the character of the district today. The building boom extended to residences as well as commercial and public buildings. Hundreds of brick and frame residences were constructed during this period within the historic district, fourteen of which are listed on the National Register. Builders like Charles Reynolds, Lewis J. Whitney Jr. (who was also an architect), Thomas E. Child, Andrew Pierce and John Anderson constructed homes throughout the district. The majority were brick with Victorian Eclectic, Victorian Romanesque and Queen Anne details [Photographs 52, 53, 54 and 56]. There is probably not a community of comparable size in Utah that had so many architecturally significant homes built in such a short time period as Springville. One example, not previously listed on the National Register, is the Queen Anne-style house at 264 E. 300 South

¹² John Hafen's house is at the south end of the city. It was listed on the National Register in 1982.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 7

Springville Historic District, Springville, Utah County, UT

built circa 1901, originally built for the Watson family, and later owned by the Springville-Mapleton Sugar Company and occupied by its president, Clarence Jones [Photograph 53]. Another example is the John and Nancy Boyer residence at 211 N. Main Street, reportedly one of the first homes wired for electricity. The Patrick and Rose Ward house at 511 S. Main Street (National Register 1998) is a modest house with elaborate Victorian ornamentation built in 1910. It was rumored to be the first or second home to have been designed with an indoor bathroom and running water [Photograph 54]. Patrick Ward brought his family from Ireland to work for the railroad. For many years, they were the only Catholics in Springville.

During this period a number of new industries were started. In 1894 several ladies' organizations began an experiment to produce silk from silkworms. Portions of farmland was set aside for the planting of mulberry trees. The Springville Bank donated a room for winding silk. Several other locations, including private homes and rented rooms, were used for raising the worms. The experiment only lasted a few years, but yards of silk were manufactured. A slightly more successful enterprise was the Utah Sugar Company's station at Springville. In 1899, the company selected a site south of the city for the first sugar beet cutting station to be built in the United States. Beets from Springville, Mapleton and Spanish Fork were sliced and pressed at the plant, and the extracted juice was transported via a 22-mile five-inch diameter pipeline to Lehi. Leaks in the pipeline eventually led to the abandonment of the station after about a decade of use. A more successful venture, the Springville Canning Company was founded in 1905. Taking advantage of the railroad, the plant was built next to the Denver & Rio Grande tracks west of Main Street near 1150 South. The cannery processed and canned fruits and vegetables, employing local labor for over half a century.

Changes in transportation marked the end of this period. In 1915 the Salt Lake and Utah Electric Railroad (known as the Interurban or the Orem Line) was extended to Springville. The first car dealership was listed in the 1911 Springville directory, and by 1915 there were auto repair shops on the commercial strip and garages scattered throughout the residential district. Three new bridges were constructed over Hobble Creek. The public streets were illuminated by 112 electric streetlights. In 1913, one of the last remaining landscape features of the pioneer era, the tithing yard's rock wall, was torn down.

Twentieth Century Developments: 1915-early 1950s

By the second decade of the twentieth century, the foundation had been set for Springville's emergence as a modern city. It was also a thoroughly American city. During World War I, the residents of Springville were doing the same things most Americans were doing. They fought the influenza epidemic (1918), organized the Red Cross (1918) and the American Legion (1919), bought war bonds and sent their sons to war (1916-1918). The Springville Relief Society, the LDS Church's ladies auxiliary, turned over 5,000 bushels of wheat to the war effort, and in return received a trust fund to benefit maternity and child welfare. On July 4, 1924, a monument in memory of seven residents who lost their lives in World War I was dedicated in the city park. The memorial included a bronze statue designed by Springville-born sculptor Cyrus E. Dallin. A second monument in the city park, also by Dallin, was dedicated to "The Pioneer Mother" in 1932 [Photograph 7].

The decades between the 1920s and the 1940s were marked by the proliferation of the automobile, new manufacturing plants near the city, and a plethora of civic improvements. In 1921 the United States

National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

Springville Historic District, Springville, Utah County, UT

government passed a law to assist states with highway construction. A number of Springville-based railroad contractors made the transition to highway construction. Many new firms were established during the period. The W.W. Clyde Construction Company was one of the largest. During the 1930s, W.W. Clyde was responsible for nearly one quarter of roadwork in Utah. The Clyde family lived at 136 S. 400 East. By the early 1940s Springville was being touted by its Chamber of Commerce as having “more highway contractors per capita than any other city in America.”¹³ In 1919, the State Road Commission constructed a hard surfaced highway through Springville’s Main Street (Highway 89). According to the gazetteers of the period, Springville residents had access to about a dozen automobile-related businesses: service stations, repair shop and dealerships, most within the historic district. Ed Dunn, Albert Thorpe and the Phillips brothers were among these businesses owners.

In addition to the canning factory, several other industries employed local workers during this period. Between 1918 and 1940, an independent sugar refinery, the Springville-Mapleton Sugar Company, was in operation. In 1922, the Columbia Steel Corporation built a pig iron processing plant north of Springville, at a site known as Ironton. Iron ore was transported to Ironton over the Union Pacific rails, while coal was transported on the Denver & Rio Grande. The Ironton plant attracted satellite industries. In 1923-1924, the Republic Company built a creosote plant to extract coal tar (a byproduct of Columbia’s coke ovens) and process it into various creosote oils used in the treatment of wood, such as telephone poles, to prevent decay. In 1926 the Pacific States Cast Iron Pipe Company established an iron pipe plant on the site. During the 1930s, the Ironton complex of plants employed several hundred men from Springville and Provo.

The civic improvements undertaken in Springville during this period varied from purely utilitarian services to the artistic and cultural enhancement of the community. The city projects included the construction of a bandstand in the city park (1920, later demolished), enlarging the city cemetery (1921), a new fire station (1922), upgrading wood water mains to cast-iron piping (1924), a street sprinkling program (1926), a hydroelectric plant in Spring Creek Canyon (1930), the installation of a sewage system (1937), and the new and enlarged hydroelectric plant in Hobbler Creek Canyon (1948). In the summer of 1940, the city conducted a program of street signage and house numbering in anticipation of the new federal post office, which was built in 1941 at 309 S. Main Street [Photograph 81]. During the early 1930s a city street improvement project provided work for many left unemployed by the depression. State and federal governments programs provided employment in construction, including projects such as the bridges over Hobbler Creek and the railroad underpasses at the south end of town (1934-1935) [Photographs 22-23]. The State Fish and Game Hatchery was expanded in the 1930s.

A number of important institutional buildings were constructed during this period. In 1922 a new city library was built with funds from the Carnegie Foundation. The Prairie School-style structure at 179 S. Main Street currently serves as the Daughters of Utah Pioneers and Springville Historical Society Museum [Photograph 27]. In 1924, the LDS Church built a seminary building east of the high school [Photograph 20]. The church also built or remodeled several chapels during this period. One of the last of the period was the Colonial-Revival 3rd

¹³ Springville Chamber of Commerce, “Springville, Utah: A Place to Live” pamphlet, c. 1941.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 9

Springville Historic District, Springville, Utah County, UT

Ward building on Main Street constructed around 1951 [Photograph 83]. A small community hospital was set up in a former residence at the corner of 200 South and 300 East in 1925. Cultural improvements included the construction of Memorial Hall, built on the foundation of the Springville Opera house at 55 E. 200 South in 1932 [Photograph 82].¹⁴

The Springville High School campus was enlarged by the addition of the Mechanical Arts Building (1929), a new gymnasium (1936), and the Springville High School Art Gallery (1936-1937) [Photographs 20 & 25]. The high school had been collecting art since 1903 and the acquisition of several large collections of art to the high school necessitated the need for a separate art gallery building. The gallery was a public works project and was built through a combination of government and school district funds, and contributions by individuals and organizations. In 1925, the school began hosting an annual art exhibition patterned after the Paris Salon. This community spirit of art appreciation has helped the city earn its nickname as Utah's "Art City," a term first used in promotional brochures of the 1940s and 1950s.

Commercial development continued during this period, although not to as great an extent as the previous period. Although a number of older mercantile stores were still in operation, they were joined by national chains, such as the Golden Rule (J.C. Penney's) Store. Many of the older commercial blocks on Main Street were converted to new uses. A stroll down the west side of Main Street's 200 block in 1930 would bring you past the bank, a confectionary, two drugstores, two restaurants, two barbershops, two meat markets and groceries, a dry goods store, an office, a bakery, a jeweler, a ladies' clothing store, two billiards parlors, a hotel, a movie theater, and one vacancy. While new commercial buildings were constructed, others were remodeled. The Springville Bank was a dramatic example of a Victorian commercial block given a Modern façade in 1941 [Photograph 85].

Between the 1920 and 1930 census enumerations, the ethnic makeup of the community did not change substantially. By this time, the vast majority of residents were Utah-born. The Tjardens, who immigrated from Sweden in 1902, represented one of only a few immigrant families. A few residents like Francis Cevalantras, who was born in Louisiana and ran a confectionary, came from other parts of the United States. Many residents were descendants of the original pioneers. For example, Elfie Huntington, who ran a photographer's studio with Joseph Bagley, was the granddaughter of early Springville pioneer, William Huntington, and his wife Caroline Clark.

The 1930 census, the first to list addresses, provides an opportunity to look at just the residents of the historic district. Odd jobs or day laborers made up the largest percentage of occupations listed on the census, probably due to the depressed economy. For the first time, the percentage of farmers appears to have decreased, except for an increase in those involved with poultry and eggs. There are several in road construction. There were slightly fewer railroad workers and miners than the previous decade. All the major industries of the early twentieth century were represented: the cannery; the steel, creosote and pipe plants; and the sugar factory. Clarence Jones, the president of the sugar company, lived on 300 South. His neighbor, Abram Goates, was a chemist at the sugar factory. A few blocks away lived Frank Bjarnsen (his parents were Icelandic), who was the

¹⁴ The Springville Opera House was built in 1908 and destroyed by fire in 1927. This auditorium was separate from the earlier Johnson Theater, which was also known as the Opera House.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 10

Springville Historic District, Springville, Utah County, UT

factory's night watchman. In the neighborhood of the high school lived several teachers and the janitor. The three grown children of the Ward family lived at home and worked in a café, a furniture store, and at odd jobs. A number of heads of household were civil servants: the city recorder, the water master, the rural carrier of US mail, and a state game warden. Families had become much smaller, with an average of three to six children. The 1930 census also records the value of homes in the historic district (from \$800 to \$10,000); and rent rates (\$2 to \$27 per month).

An informal survey taken in 1933 and reported by Mary Finley touts the "signs of prosperity" found in the majority of households in Springville: gas or coal furnaces, electric lights, electric washers and flatirons, bathrooms, telephones, mechanical refrigerators, vacuum cleaners, and musical instruments.¹⁵ The survey also states that hundreds owned automobiles and that Springville had a high percentage of homeowners, a fact confirmed by the 1930 census. This same survey indicated that there was a radio in "almost every home," a statement that is probably not far off; the census data suggests a number around 80 percent in 1930. By the late 1930s, these homes full of modern conveniences lined the newly hard-surfaced streets of the historic district. The nineteenth-century, semi-rural lots had been divided and subdivided with hundreds of infill housing from the bungalow and period revival eras [Photographs 5, 17 & 19]. Many agricultural outbuildings were torn down and replaced by garages and tool sheds. During this period the population of Springville grew from 3,010 in 1920, to 3,748 in 1930, and to 4,796 by 1940.

In the decade between 1940 and 1950, the population jumped to 6,475, with an additional 1,175 in nearby Mapleton. The increase was due to the economic boom created by World War II and the accompanying new Geneva Steel Plant in Orem, built in 1942. The same year the Ironton plant increased its employment by about 250 workers. Again the residents of Springville responded as most Americans. The city directories of the period show many servicemen and defense workers. Mollie P. Alberts, living at 312 W. 100 North, was a crane operator while her husband Jackson served in the United States Navy. During the war Springville saw an influx of outsiders, trailer homes, and an increase in rents. Some of these conditions were temporary. One permanent addition was Brookside Park, a subdivision of 163 homes built as a wartime project (outside the survey area) in 1944. The boom continued for several years following the war. Within the historic district, there was no land available for subdivision development, and the minimal traditional houses of the post-war era were built as individual infill or in speculative tracts of two or three [Photographs 13 & 75-77]. The history of 243 S. 400 East in the twentieth century is an example of the residents of the historic homes during this period. Originally built in 1885 for Edwin Olson, by the 1930s the home was owned by Jean Beardall Paxman, a registered nurse and school lunch lady. Jean's husband Thomas was a miner. In 1939, they sold the home to Jean's brother Francis Beardall, a worker at the Geneva Steel Plant. The house was later sold to a Brigham Young University faculty member in the 1960s.

Art City in Transition: 1955-Present

In 1955, the Springville Chamber of Commerce described the community in this way: "Springville's industrial and educational facilities; its natural resources and surrounding scenic beauty make [the] city suitable for new

¹⁵ Finley, 102.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 11

Springville Historic District, Springville, Utah County, UT

industry and an ideal place in which to rear a family.”¹⁶ Apparently thousands of people concurred for the community has grown so much that it is a contiguous city with Mapleton to the south and almost contiguous with Provo to the north. In the second half of the twentieth century, the population has grown from 7,913 in 1960, to more than double that amount by the year 2000. Annexations and subdivision development has covered much of the east and north bench lands, and new subdivisions are appearing in the previously open “West Fields” area. By the 1960s, Springville had lost most of its major early industries. (The area’s most prominent employers, Stouffer Foods and Valtek, are relative new comers.)

The interstate freeway system built in the 1960s transformed Springville into a bedroom community for Provo, Orem and even Salt Lake City. The freeway pulled traffic away from Springville’s Main Street, and there was a resulting economic downturn in the historic commercial district. Attempts of resuscitate Springville’s retail business district resulted in large-scale commercial buildings dominating several Main Street blocks in the 1970s and 1980s. Numerous apartment complexes appeared in the city’s historic downtown during these decades, and a zoning ordinance change in 1980 to medium-density housing accelerated the proliferation of new apartment units and the destruction of dozens of historic residences within the district. The 1980 ordinance may have been a misguided attempt to revitalize the historic city center by bringing in more people, but the results have been mixed. Today the historic district remains the heart of the city. All municipal offices are within the historic district. The commercial strip, while experiencing some vacancies, is in the process of transforming itself into a destination for restaurants, entertainment and specialty shops. In other words, it may never be completely supplanted by the suburban shopping centers. Most importantly, the numbers of ranch houses, ramblers and late twentieth century homes built in the historic district verify the fact that the historic residential neighborhoods continue to be desirable parts of the city in which to raise a family [Photographs 2 & 6].

For Springville, the waning of local economic activity has presented an opportunity for the city to focus on quality of life issues. Building on programs started during the depression years, the city has worked to create a unique identity and a cultural niche for itself as Utah’s “Art City.” The result has been an increase in tourism and cultural activities with an estimated 50,000 visitors a year attended various art events. While many historic buildings were razed in the last half of the twentieth century, many others were recognized and saved by Springville preservationists. The recent decision by the city council to downzone the Plat A neighborhoods within the Springville Historic District is indicative of a general feeling that preservation will continue to be an important component in the city’s future.

¹⁶ Springville, “The Art City,” 1955.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Springville Historic District, Springville, Utah County, UT

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National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

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National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Springville Historic District, Springville, Utah County, UT

Common Label Information:

1. Springville Historic District
2. Springville, Utah County, Utah
3. Photographer: Korral Broschinsky
4. Date: Spring 2002
5. Negatives on file at Utah SHPO.

Photo No. 1:

6. Railroad tracks at approximately 250 South and 400 West. Camera facing northwest.

Photo No. 2:

6. Houses on 400 North. Camera facing northwest.

Photo No. 3:

6. Houses on 400 East. Camera facing northeast.

Photo No. 4:

6. Highway 89 at south end of Springville Historic District. Camera facing south.

Photo No. 5:

6. Houses on 400 South. Camera facing southwest.

Photo No. 6:

6. 300 South dead-end at Hobble Creek (approximately 250 North). Camera facing southwest.

Photo No. 7:

6. Springville City Park at 50 South Main Street. City Hall building in left background. Camera facing northwest.

Photo No. 8:

6. Wide 200 West at approximately 200 South. Camera facing north.

Photo No. 9:

6. Narrow 100 West at approximately 200 South. Camera facing north.

Photo No. 10:

6. Mix of housing stock on 100 North between Main Street and 100 West. Camera facing north.

Photo No. 11:

6. Mix of housing stock on 200 West between Center Street and 100 South. Camera facing southeast.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

Springville Historic District, Springville, Utah County, UT

Photo No. 12:

6. Senior Court (100 South and Main Street). Camera facing northwest.

Photo No. 13:

6. Post World War II-era tract housing on 300 North between 100 and 200 West. Camera facing southwest.

Photo No. 14:

6. Post World War II-era ranch house on 300 West. Camera facing southwest.

Photo No. 15:

6. Twin apartment buildings on 400 South. Camera facing north.

Photo No. 16:

6. Bungalow-era house with new apartment building in rear on 300 North. Camera facing northeast.

Photo No. 17:

6. Residential streetscape on 400 East below 700 South. Camera facing southeast.

Photo No. 18:

6. Main Street between 200 South and 300 South. Camera facing northwest.

Photo No. 19:

6. Residence and converted residence on Main Street above 100 North. Camera facing northeast.

Photo No. 20:

6. LDS Church seminary building on left and Mechanical Arts building on right (200 East below 400 South). Camera facing east.

Photo No. 21:

6. Irrigation ditch on 300 South between 300 East and 400 East. Camera facing east.

Photo No. 22:

6. PWA concrete balustrade with bridges over Hobble Creek, near 100 South and 100 East. Camera facing northwest.

Photo No. 23:

6. Art-deco-style concrete railroad bridges at approximately 1000 South and Main Street (Highway 89). Camera facing north.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 3

Springville Historic District, Springville, Utah County, UT

Photo No. 24:

6. Large trees on 300 East near 300 North. Camera facing south.

Photo No. 25:

6. Springville Art Museum at 145 East 400 South (formerly the Springville High School). Camera facing southwest.

Photo No. 26:

6. Jefferson Center (former Jefferson School) at 801 S. Main Street. Camera facing northeast.

Photo No. 27:

6. Statue of young girl picking flowers in front of Carnegie Library (now Springville Historical Society Museum) at 179 South Main Street. Camera facing southeast.

Photo No. 28:

6. Log cabin at approximately 410 South 400 East. Camera facing southeast.

Photo No. 29:

6. Log cabin at approximately 410 West Center Street. Camera facing north.

Photo No. 30:

6. Adobe central-passage type house at 154 N. 100 West. Camera facing southeast.

Photo No. 31:

6. Adobe hall-parlor at 511 S. 300 East. Camera facing southeast.

Photo No. 32:

6. Adobe, brick and concrete block house at 40 E. 600 South. Camera facing south.

Photo No. 33:

6. Frame houses at 157 W. and 171 W. 200 South. Camera facing south.

Photo No. 34:

6. Stone house at 83 E. 300 South; Concrete block bungalow at 91 E. 300 South. Camera facing north.

Photo No. 35:

6. Adobe cross wing at 110 N. Main Street. Camera facing east.

Photo No. 36:

6. Barn on 100 North behind 110 N. Main Street. Camera facing northwest.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 4

Springville Historic District, Springville, Utah County, UT

Photo No. 37:

6. Adobe cross wing at 164 N. 200 East. Camera facing east.

Photo No. 38:

6. Frame house at 361 E. 300 South. Camera facing north.

Photo No. 39:

6. Two-story frame temple-front house at 187 E. 400 South. Camera facing north.

Photo No. 40:

6. Brick house at 310 E. Center Street. Camera facing south.

Photo No. 41:

6. Brick house with bungalow porch at 190 W. 300 South. Camera facing north.

Photo No. 42:

6. Brick house with stucco at 600 S. Main Street. Camera facing southwest.

Photo No. 43:

6. Brick cross wing at 89 S. 400 East. Camera facing east.

Photo No. 44:

6. Reynolds house at 270 W. 200 South. Camera facing north.

Photo No. 45:

6. Nineteenth-century commercial building with new façade at 96 N. Main Street. Camera facing east.

Photo No. 46:

6. Hungerford Academy Girls' Dormitory at 251 E. 300 South. Camera facing north.

Photo No. 47:

6. Presbyterian Church at 251 S. 200 East. Camera facing east.

Photo No. 48:

6. Barn behind 360 W. 100 North. Camera facing north.

Photo No. 49:

6. L to R: Log granary and Arts & Crafts bungalow at 70 N. 200 West, adobe and stucco house at 58 N. 200 West. Camera facing southeast.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 5

Springville Historic District, Springville, Utah County, UT

Photo No. 50:

6. Brick granary behind 129 E. 800 South. Camera facing northwest.

Photo No. 51:

6. Farmstead with residence and outbuildings at corner of 400 West and 400 South. Camera facing southeast.

Photo No. 52:

6. Queen Anne house at 253 S. 300 East. Camera facing east.

Photo No. 53:

6. Queen Anne house at 264 E. 300 South. Camera facing south.

Photo No. 54:

6. Victorian Eclectic brick house at 511 S. Main Street. Camera facing east.

Photo No. 55:

6. Twin Victorian Romanesque houses at 112 E. and 136 E. 200 North. Camera facing southeast.

Photo No. 56:

6. Brick house at 391 E. 800 South. Camera facing northeast.

Photo No. 57:

6. Foursquare homes at 380 N. and 358 N. 200 West. Camera facing southeast.

Photo No. 58:

6. Packard house at 110 W. 100 South. Camera facing northwest.

Photo No. 59:

6. Johnson/Kearns Hotel at 96 W. 200 South. Camera facing northeast.

Photo No. 60:

6. Reynolds block at 192 S. Main Street. Camera facing northwest.

Photo No. 61:

6. Mendenhall bank building at 197 S. Main Street. Camera facing northeast.

Photo No. 62:

6. Frame commercial building at 699 S. Main Street. Camera facing east.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 6

Springville Historic District, Springville, Utah County, UT

Photo No. 63:

6. Former Baptist Church, now residence, at 173 E. 300 South. Camera facing northeast.

Photo No. 64:

6. Springville 2nd Ward LDS Church at 451 S. Main Street. Camera facing east.

Photo No. 65:

6. Summer kitchen behind 393 W. Center Street. Camera facing southeast.

Photo No. 66:

6. Brick bungalow at 34 S. 200 West; non-contributing 1960s house at 24 S. 200 West. Camera facing northwest.

Photo No. 67:

6. Prairie bungalow at 202 E. 200 South. Camera facing southeast.

Photo No. 68:

6. Bungalow-Period Cottage hybrid house at 158 S. 200 West. Camera facing west.

Photo No. 69:

6. Bungalow-Period Cottage hybrid house at 155 S. 100 West. Camera facing east.

Photo No. 70:

6. Brick cottage at 150 W. 200 North. Camera facing north.

Photo No. 71:

6. Stucco and brick cottage at 524 S. 100 East. Camera facing west.

Photo No. 72:

6. Brick Spanish Colonial-style house at 391 E. 200 South. Camera facing north.

Photo No. 73:

6. Art Moderne house at 70 E. 400 South. Camera facing south.

Photo No. 74:

6. Period cottage duplex at 265 S. 100 West. Camera facing east.

Photo No. 75:

6. Brick World-War II-era house at 270 E. 100 South. Camera facing north.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 7

Springville Historic District, Springville, Utah County, UT

Photo No. 76:

6. Frame World-War II era house at 149 S. 100 East. Camera facing east.

Photo No. 77:

6. Rock-faced concrete-block house at 291 W. 100 South. Camera facing south.

Photo No. 78:

6. Early ranch house at 235 E. 100 North. Camera facing north.

Photo No. 79:

6. Early ranch house at 60 E. 400 North. Camera facing south.

Photo No. 80:

6. Hope house 295 W. Center Street. Camera facing southeast.

Photo No. 81:

6. Springville Post Office, currently a daycare facility at 309 S. Main Street. Camera facing east.

Photo No. 82:

6. Art Deco-style Memorial Hall at 55 E. 200 South. Camera facing north.

Photo No. 83:

6. LDS Church 3rd Ward at 55 N. Main Street. Camera facing west.

Photo No. 84:

6. Commercial building with service bays at 38 W. Center Street. Camera facing northwest.

Photo No. 85:

6. Springville Bank, now Central Bank, at 202 S. Main Street. Camera facing southwest.

National Register of Historic Places Continuation Sheet

Section No. 10 Page 1

Springville Historic District, Springville, Utah County, UT

Geographical Data

UTM References (continued)

E 1/2 4/4/8/6/8/0 4/4/4/4/9/2/0
Zone Easting Northing
Northing

F 1/2 4/4/8/0/2/0 4/4/4/4/9/6/0
Zone Easting

G1/2 4/4/8/0/2/0 4/4/4/5/6/0/0
Zone Easting Northing
Northing

H 1/2 4/4/7/4/2/0 4/4/4/5/6/0/0
Zone Easting

Boundary Description

The boundaries of the district encompass sixty-four blocks of Springville's Plat A, the city's original plat. An extension of the residential neighborhood to the southeast is also included in the district because of a high density of historic buildings similar to those found in Plat A. The western boundary is 400 West Street between 400 North and 400 South. The northern boundary is 400 North between 400 West and 400 East; both sides of 400 North are included. The eastern boundary is 400 East between 400 North and 800 South. Both sides of 400 East are included in the district. The southern boundary starts at 800 South and 400 East, moves west to Main Street, then north along Main Street to 400 South, then west to 400 West. Along this path, both sides of the boundary streets are included in the district.
