

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Springville Historic District (Additional Documentation and Boundary Change)

Other names/site number: _____

Name of related multiple property listing:

Historic Resources of Springville City

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

2. LocationStreet & number: VariousCity or town: Springville State: UT County: UtahNot For Publication: ☐Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

/SHPO

Signature of certifying official/Title:

Utah State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

Date:

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

Signature of commenting official:

Date:

Title :

State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ additional documentation accepted
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☒
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
District ☒
Site ☐
Structure ☐
Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>891</u>	<u>369</u>	buildings
<u>1</u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>893</u>	<u>369</u>	Total

Number of contributing resources previously individually listed in the National Register 20

6. Function or Use Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling
COMMERCE/TRADE: business, general store
DOMESTIC: multiple dwelling, hotel
RELIGION: religious facility
EDUCATION: library, school
RECREATION & CULTURE: theater, museum
GOVERNMENT: city hall, fire station, post office

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling
COMMERCE/TRADE: business, specialty store
COMMERCE/TRADE: restaurant, art gallery
DOMESTIC: multiple dwelling, hotel
RELIGION: religious facility
RECREATION & CULTURE: theater, museum
GOVERNMENT: city hall, fire station, post office
EDUCATION: library, school

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY

LATE VICTORIAN: Victorian Eclectic, Gothic Revival

LATE 19TH CENTURY AND EARLY 20TH CENTURY REVIVALS

LATE 19TH CENTURY AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

MODERN MOVEMENT

Materials:

(Enter categories from instructions.)

Principal exterior materials of the property: ADOBE, BRICK, CONCRETE, STONE,
STUCCO, VENEERS, WOOD

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The *Springville Historic District* located in Springville, Utah County, Utah, was listed on the National Register of Historic Places (NRHP) on January 21, 2004 (NRIS #03000157). This form for the *Springville Historic District (Additional Documentation and Boundary Change)* provides additional information and amends the original nomination with both technical and substantive changes. The technical changes includes a more accurate number for acreage and minor adjustments to the original boundaries to better align with parcel lines and the GPS coordinates provided. The substantive changes extend the period of significance and update the count of contributing resources. In the original nomination, the period of significance spanned 1850s to 1953. For this amended nomination, the period of significance begins in 1853, the construction date of the oldest documented contributing historic resource. The end of the period of significance has been extended to 1977, just prior to a zoning change that marked a dramatic decrease of residential infill within the historic district and also corresponds to events that changed the community's development plans and character (see Section 8 below). In 2023, an updated Reconnaissance Level Survey of the district evaluated 1,262 primary resources divided between 893 contributing resources (71 percent) and 369 non-contributing resources (29 percent). The non-contributing resources are divided between 221 altered historic resources and 148 out-of-period resources.

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Resource Count

The resource count for the original nomination was based on survey data from 2003. The original nomination noted 923 (73 percent) resources contributed to the historic character of the district with 341 (27 percent) non-contributing resources. A comparison of the 2003 and 2023 resource counts are in the following table:

Evaluation	2003 Original Nomination		2023 Amended Nomination	
Eligible/Contributing	923	73%	893	71%
Ineligible/Non-Contributing	341	27%	369	29%
TOTAL	1,264	100%	1,262	100%

Growth within the historic district in the past two decades has been modest. The 2023 survey identified 55 resources that have been demolished in the twenty years since the historic district was listed. A total of 57 new buildings were constructed between 2003 and 2023. The slight decrease in the percentage of contributing resources can be primarily attributed to the extension of the period of significance to 1977, which has offset the number of new and recently remodeled buildings. In terms of historic integrity, the visual impact of these newer buildings has been mostly on the commercial district along Main Street. Only two new buildings, both on south Main Street, are taller than the traditional two stories of the historic business district. Both are apartment buildings located away from the historic core of the district and the only historic three-story building, the H. T. Reynolds block [Photograph 32]. The four-story building at 451 S. Main (built 2015) was constructed on the property of a historic church that caught fire in 2006 and demolished in 2009 [Photograph 71]. The three-story building at 570 S. Main was built in 2021 as the final phase of a two-story townhouse/apartment complex. Two historic homes were demolished for the complex with the three-story building placed a former parking lot with Main Street frontage. Eight additional newer commercial buildings on Main Street are smaller in scale and mostly replaced non-historic buildings in the district or were built on empty lots. These buildings have made a minimal visual impact on integrity of the historic commercial business core of the district.

Although not as tall as the new apartment blocks, three large municipal buildings have been built at the prominent corner of Center and Main Streets since the original listing. A new Springville City Hall was built in 2009 to replace the old civic center from the 1960s. The new city hall took the block of 100 South west of Main Street and converted it into a parking lot [Photograph 78]. A new fire station was built at the northwest corner where a children's playground was located. Despite the presence of the new city hall and fire station, the double-block parcel retains the park-like setting, especially at the northeast corner that has contributed to the historic character of the civic center throughout the historic period. The new park setting features a number of sculptures that contribute to the feeling summarized in the city's nickname since the 1930s: Art City [Photograph 78]. Because the majority of Springville's outdoor art works throughout the city were installed outside of the period of significance they have not been enumerated as contributing or non-contributing objects for the purposes of this nomination. Across the street, the former non-contributing fire station was demolished in 2010 and replaced with a new city library in 2011 (45 S. Main Street) [Photograph 77].

The historic integrity of the residential neighborhoods to the east and west of Main Street has remained relatively intact. Unfortunately, along 400 South between Main and 400 East, a number of historic homes were demolished with the eastward encroachment of the commercial district [Photograph 76]. A total of 29 new single-family homes and one fourplex have been built in the residential section of the historic district in the past

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two decades, but all are modest in scale and do not impact the overall integrity of the neighborhoods [Photograph 73]. One historic home was remodeled and expanded into the inner block for use as a nursing home, which changed its status to non-contributing, but without a major impact on the streetscape [Photograph 74].

The 2023 survey update of the historic district also provided an enumeration of contributing versus non-contributing outbuildings. The outbuildings were not included as resources in the original nomination and are not included as resources in this nomination. However, the ratio of historic versus non-historic outbuildings has not changed dramatically since 2003. The number of outbuildings increased from a total of 707 in 2003 to a total of 845 in 2023. The percentage of contributing outbuildings in the original nomination was 41 percent. The percentage dropped slightly to 39 percent in 2023. Because the vast majority of outbuildings are detached garages placed to the rear of the properties, they have only a modest impact on the integrity of the streetscapes in 2023, no more or less than in 2003.

In general, the historic district is still approximately 90 percent residential and the percentage of commercial buildings only increased slightly to seven percent. Only two resources are not buildings: 1) the Springville Cemetery, with a section of street frontage in the district (contributing site); and 2) remnants of the irrigation system, which are spread throughout the district (contributing linear structure). The number of individual remnants has decreased, mostly where roads have been widened, but enough remnants are intact to give a feeling of the early irrigation system, particularly for properties along the open creek.

At the time of the original nomination, all contributing properties were eligible under the *Historic Resources of Springville City* Multiple Property Listing (NRIS #64500673). The contextual periods in the Multiple Property Documentation Form prepared in 1997 cover the years from 1850 to the 1940s and therefore the registration requirements do not apply to the resources of the more recent past that are now contributing within the historic district.¹ However, these resources have gained significance in their own right in one or more of the areas discussed in Section 8 below.

Boundary Description

With the exception of a few minor adjustments, the boundaries of the *Springville Historic District* (Additional Documentation and Boundary Change) will remain close to the same as the original boundaries. This amended nomination eliminates several unnecessary jogs along the boundary used to exclude non-contributing frontage properties along the boundary streets. This change has been made for three reasons: 1) to simplify the boundary for location data purposes; 2) better alignment with parcel lines; and 3) include newly contributing properties where applicable.

These minor adjustments do not impact the overall integrity of the boundaries as described in the original nomination: “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 defines the area.”² The southeast section of the historic district is outside of Plat A was where most of the historic development occurred in the earliest expansion of the city's original plat.

¹ This nomination recommends updating the *Historic Resources of Springville City* Multiple Property Submission process to better represent eligible historic resources both within and outside of the current historic district.

² Korral Broschinsky, *Springville Historic District*, (National Register of Historic Places Registration Form, 2003): Section 7, page 2.

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The western boundary remains 400 West Street between 400 North and 400 South where the rail line paralleling 400 West makes a distinct boundary [Photograph 1]. The two historic homes on the west side of 400 West, which were built before the tracks were moved to that location, are still included in the district in order to retain their NRHP status. Beyond 400 West lies the area known as the "west fields," which was used for agriculture, and mostly undeveloped until the start of the twenty-first century. Since 2003, more than half of the formerly open land has now been developed with residential subdivisions. The growth of the city westward has been spurred by an explosion of commercial development at the 400 South interchange for Interstate 15.

The number of new subdivisions have also proliferated north of the original north boundary of 400 North between 400 West and 400 East in the past two decades, but the boundaries remain the same [Photograph 2]. The block at the northwest corner of the Plat A has been added to the historic district with newly eligible homes from the early 1970s. Main Street (aka Highway 89) is the primary connector between Provo and Springville. The municipal boundaries of the two cities now meet around 1400 North and the suburbs of both cities, including industrial parks, are almost indistinguishable. The result of this west and north expansion of the city has been to lessen the development pressures on the historic district.

The eastern boundary is 400 East between 400 North and 800 South. Both sides of 400 East are included in the district [Photograph 3]. 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 in the historic district. For this amended nomination, a few boundary jogs have been eliminated to include a newly contributing school building, but other jogs to avoid out-of-period subdivisions have remained. 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 remains newer development in curvilinear subdivisions and a large mobile home park. There are still several historic buildings at the south end of Main Street, despite the fact the street transforms into a major highway (Highway 89) south of 800 South [Photograph 4]. Recent subdivision developments in the southeast quadrant of the city now abut the northward expansion of the neighboring town of Mapleton.

Despite the recent suburban boom, the *Springville Historic District* (Additional Documentation and Boundary Change) remains a distinctive entity within the municipal boundaries of Springville. The 2003 nomination produced two maps: 1) a street map with resources designated by footprints, and 2) a USGS topographic map plotted with UTM reference points. For this amended nomination, these maps have been updated using GIS-generated reference points. Map #1 is an overview of the district and resources represented by markers tied to GIS data used by the city and boundaries that follow properties lines to avoid confusion for property owners. Map #2 shows the USGS topographical map

with a comparison of the original and amended district boundaries. Map #3 shows the amended district boundary overlayed over a current aerial photograph of Springville with Latitude-Longitude points to simplify and encompass the district boundaries (See Section 10). Maps #4-7 illustrate each quadrant of Plat A with addresses. Map #8 is a detailed view of the most concentrated section of historic Main Street. Map #9 show the plat south of 400 South.

Development Patterns

There has been no major modifications to the visible development patterns of the *Springville Historic District* since the original NRHP listing in 2004. The two distinct areas, Plat A, and the southeast triangular section of the district outside of Plat A, have not been disrupted. The Springville town site, Plat A, was first platted in the

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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.³

As described in the original nomination, the Springville town site was a unique adaptation of the typical gridiron plan with two separate 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 the civic center, despite newer buildings, still feels like an open public park [Photograph 78]. In 2003, Springville Plat A still retains its distinctive pattern of wide and narrow streets [Photograph 5, Maps #1, #3]. The original nomination describes the history of this unique pattern of development for a Utah town:

Within a few years, the generous lots of the original Plat A were insufficient to provide for the hundreds of settlers drawn to Springville. According to Springville historian, Mary J. Chase Finley, by 1855 nearly all the lots in Springville had homes. By that time a 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. 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.⁴

The southeast triangular section of the historic district, outside of Plat A, has its own unique development. In most other settlements informed by Mormon town planning, historic expansion occurred within subsequent alphabetic plats (e.g. Plat B, C, D, etc.). Early Springville planners did not designate later plats but used the metes & bounds of the Public Land Survey System (PLSS),

which was implemented in Utah in 1855. The PLSS was not widely used in Utah County until the early 1870s when homesteaders began recording their deeds at the county recorder's office. Because this period corresponded with a rapid increase in Springville's population, the city planners perhaps did not want to disrupt property owners by surveying additional plats.⁵ The results, including narrower streets, longer blocks, and an offset 300 East are still visible in the southeast section of the district (Map #1).

The original historic district nomination described the overall architectural development of Springville 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 mid-twentieth century buildings. The modest infill of buildings in the late-twentieth and early-twenty-first century buildings constitutes a fourth phase in this amended nomination [Photograph 72]. Probably the most salient feature of Mormon town planning was the placement of the early houses on the blocks. In order to give each household enough space for gardens, orchards, and barns, Springville's blocks were divided into four lots. As the settlers began to build permanent homes on their town lots, they strictly followed the principles of uniform setbacks and placed the houses near the street corners.

³ 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 City of Zion plat throughout the Intermountain West.

⁴ *Springville Historic District* (NRHP form, 2003): Section 7, page 3.

⁵ The earliest Sanborn Fire Insurance Map of Springville in 1890 shows the population had moved southward outside of Plat A.

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Several of the older historic homes in Springville have two principal elevations, particularly those built in the Victorian-era's asymmetrical styles [Photographs 14 & 22].

As the settlers divided their lots for descendants and newcomers, infill is less likely to be found at the intersections of streets. Because of the different development pattern outside of Plat A, the pattern does not occur on the frontage properties facing inward along the Plat A boundary streets (see Map #3). The streetscapes of Springville are fairly dense due to historic infill and there are very few flag lots within the historic district.

Streetscapes and Landscapes

The streetscape and landscape features of the *Springville Historic District* (Additional Documentation and Boundary Change) are important to the integrity of the district in the qualities of setting. Streetscapes within the district include mostly residential streets with uniform setbacks, sidewalks, gutters, and landscaping. In general, there is a higher density of older 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 in the northwest blocks, which were mostly developed prior to 2003. Since the original listing, infill housing built between 2003 and 2023 is scattered throughout the district, lessening its impact on the historic streetscapes. The original nomination noted that there were more surviving historic agricultural outbuildings than on the east side. Many of these outbuildings have been demolished in the past two decades, making less of a distinction between the west and east sides of the district.

The historic commercial buildings are found mostly along Main Street. The original nomination described the 200 South block, in particular, as a remarkably well-preserved Victorian-era urban streetscape [Photograph 6]. This block remains intact with excellent historic integrity. Parking along the center of 200 South was instituted around the time of the original NRHP listing. This parking area has been retained and has been beneficial to the businesses located the historic commercial district. A few residences on Main Street have been converted to commercial use but retain a residential look, others have been remodeled or demolished since 2003 [Photograph 26]. Other newly contributing commercial and institutional buildings are scattered throughout the district.

Despite an increase in traffic throughout the district, the traffic patterns have not changed substantially other than more stop signs in residential areas. There are four traffic lights on Main Street within the historic district, with only one added since 2003 (all have been switched to pole-mounted suspended lights). One traffic light was added to 400 South at 200 East. Along 400 East, there are traffic lights at 400 South and 800 South.

As noted in the original nomination, the Springville town site was originally laid out with the Hobble Creek cutting a diagonal path through the center of town. Today, most of Hobble Creek is open and retains its historic feel, though it has been straightened in places and culverted where it crosses streets. A nearly fully open creek is an unusual feature of an urbanized small town in Utah. There are even places within the city where the creek changes the street course, for example, along 100 South, between 100 and 200 East, the creek is open and divides the street [Photograph 61]. On the west side, 100 North angles to the northwest following the creek between 100 and 200 West. Another example is the splitting of 200 North into two dead ends between 100 and 200 West. Though the creek remains visible, there are only a few remnants of the town's irrigation system extant. The city still maintains a master plan of working irrigation throughout Plat A.

Landscaping within the district varies considerably and, for the most part, has been left to the discretion of individual property owners. Since 2003 there are fewer large lots and deep backyards that still have remnants

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of the early agricultural era (e.g. orchards, garden plots, corrals, and outbuildings), but the original nomination did not include agriculture as an area of significance so the impact is minimal. The street trees have twenty years more growth giving the historic district a feeling of greater maturity [Photograph 3]. In 2014, the Springville Contractor Legacy Park was created south and east of the new library, giving the historic district a second city park. 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 52 & 36].

The number of outdoor art installations has increase since 2003. Known as "Art City" for its municipal art collection since the 1920s, Springville has supported the installation of statuary near sidewalks along Main Street's commercial district and in front of institutional buildings [Photographs 53 & 78]. A few residences also have statues. Though only two of the objects in the city park date from the historic period, public art continues to be an important community resource.

Architectural Types and Styles by Period

In general, the contextual periods of the original nomination have been retained with minor modifications noted. The additional documentation for each historic period does not repeat all the information and details from the original nomination but provides additional information for trends or anecdotal events that may have impacted the eligibility and/or historic integrity of resources within the period. Examples of good preservation practices in the past two decades are highlighted. Remarkably, all twenty-six of the buildings individually listed in the National Register of Historic Places before the district listing are extant and still eligible. The major change in the contextual information is the additional documentation for the fourth period: *Art City in Transition*. The end of the period has been extended to 1977 to coincide with the period of significance for this amended nomination. A fifth contextual period has been added to describe in general the out-of-period resources within the historic district.

Early Settlement, Agricultural and Industrial Beginnings: 1853-1868

As noted in the original nomination, the extant architecture of Springville's early settlement period is distinguished by the use of locally available materials and a pioneer builder's vernacular. Three settlement-era log cabins have been identified in the historic district. All are currently used as outbuildings and their original location is unknown. The newly visible cabin behind 584 S. 100 East is round-log example [Photograph 7]. 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.

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. One example, at 511 S. 300 East, has been demolished since 2004. Another example at 40 E. 700 South, a circa 1880s brick cross wing with a 1950s cinder-block porch enclosure, still features exposed adobe brick, now protected by a new roof [Photograph 8]. There may be other examples, but the adobe brick has been covered by later materials. According to the Sanborn fire insurance maps, the house at 81 E. 200 North, built circa 1868, was adobe, then later expanded and remodeled into a English-style period revival cottage in 1927 [Photograph 9].

All three of the individually listed buildings from this settlement period are still extant and in good condition. This includes the oldest documented resource in the district, the Wood-Harrison House (NRIS #83003198) at 310 S. 300 West (built 1853, additions in 1877 and 1980), now with replacement windows and a metal roof

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[Photograph 10]. It is difficult to date extant outbuildings 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 plaster quoins. The property includes a number of outbuildings including an attached granary and a large barn, which is remarkable given its location on Main Street one block north of the recently revitalized civic center [Photographs 11 & 12].

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

This period represents a transition between the classical styles of the settlement period and the variety of the Victorian era. The vast majority of contributing buildings dating between 1869 and 1891 are residences and there are many with excellent historic integrity. Adobe brick continued to be a popular building material for both original construction and additions. The NRHP-listed Bringham House (NRIS #97001567), at 306 S. 200 West, built in 1856 with an 1883 addition, has been meticulously maintained and not altered since listing. One of fourteen buildings individually listed in 1997.

Frame buildings, most with drop-novelty siding, account for about one-third of residences built during this contextual period. There are several excellent surviving examples in the district. The classically symmetrical house at 361 E. 300 South is a typically modest example. It has excellent integrity with flaking paint revealing the log base under the drop-novelty siding [Photograph 13]. Approximately half of the homes of this period were constructed of brick, including two of the five individually listed resources.⁶ 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. An example of an early brick home is at 225 S. 100 East [Photograph 14]. The hall-parlor section was built circa 1885 and the cross wing was added in 1900. This house is also an early example of the two façades on a corner lot. The individually-listed Henry and Rebecca Reynolds House (NRIS #97001577) at 270 W. 200 South began as a classically symmetrical brick house with stone quoins in 1891. An elaborate addition has new paint, but no other alterations since 2003.

One of the surprising discoveries of the updated survey is how few Victorian-era homes from this and the next period have replacement windows since 2003. There are perhaps two reasons for this phenomenon. First is a general lack of standardization in the domestic architecture of the period in Springville. The community was known in the late nineteenth and early twentieth centuries for its plethora of building contractors. An analysis of Springville's Victorian architecture suggests that few of these local contractors relied on pattern books for their designs. Second, the uniqueness and often elaborate ornamentation of each home appears to be a motivator for preservation-friendly rehabilitations within the historic district. The modifications that have had the greatest impact are large additions built on the less extravagant homes, such as the work in progress at 190 W. 100 South (built circa 1870) [Photograph 15]. In most cases, even the replacement windows have been selected for compatibility; for example, the brick house at 295 E. Center Street (built circa 1870) [Photograph 16].

The Caffrey-Davis Furniture Company, a two-part block at 296 S. Main Street, listed on the National Register in 1997 (NRIS #97001578) is a rare extant commercial building from this period [Photograph 17]. The two-story block was the largest and most elaborate commercial building in the city before 1892. A few other commercial buildings from this period have been modified. It is possible that many of the contributing (agricultural, not garage) outbuildings within the district were constructed during this period. Unfortunately, a handful of barns, granaries, and sheds were demolished after 2003. An extant representative group of

⁶ An individually-listed house from this period not mentioned in the text is the Yard-Groesbeck House at 157 W. 200 South (NRIS #97001581), also listed in 1997.

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outbuildings is found behind a circa 1890 house at approximately 335 W. 400 South at the southwest corner of Plat A. The house is now covered with aluminum siding, but the outbuildings remain intact [Photograph 18].⁷

Industrial and Commercial Development (Early Urbanization): 1892-1915

The year 1892 was a benchmark for the city. By 1891, the rail line had moved from the center of Main Street to 400 West. Several large commercial blocks were constructed in 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 [Photograph 7]. 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. Fourteen buildings previously and individually listed on the National Register are from this period. Twelve are residences and all are listed for architectural significance.⁸

A comparison of five NRHP-listed residences from this period provides examples of the transition of Springville's local builders transitioned from pattern book architecture to increasingly elaborate and unique designs. The Deal-Mendenhall House (NRIS #97001569) at 163 E. 200 North is a two-story brick cross wing completed in 1896. The style is a transition from Victorian Gothic to Victorian Eclectic [Photograph 19]. The house has upper window replacements, but the main level has excellent integrity. The Mont and Harriet Johnson House (NRIS #97001570) at 153 E. 400 North built in 1901 a few years later appears similar but is a central-block-with projecting bays house with more elaborate brick work and Eastlake ornamentation [Photograph 20]. The Victorian Romanesque twin Crandall homes at 112 E. and 136 E. 200 North are unique in Springville (built in 1900), and rare examples of the style in Utah (listed under a single NRIS #83003196). The house at 136 E. 200 North has been recently restored [Photograph 21]. The Milan and Margaret Packard House (NRIS #97001576) 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. It was designed specifically as a corner house with two façades [Photograph 22].

Springville's most prolific architect, Lewis J. Whitney, is responsible for some of the most unique designs in the historic district. The T. R. Kelly House (NRIS #83003972) at 164 W. 200 South (built in 1903) is a hybrid of the Neo-Classical and Queen Anne style with double towers creating a classical symmetry [Photograph 23]. It was listed on the National Register for its association with the architect Lewis J. Whitney. Whitney also designed the Huntington House at 391 E. 800 South, built in 1901, which features some unusual, rusticated brick work in a subtle nod to the Victorian Romanesque style [Photograph 24]. The Whitney-designed Watson House at 264 E. 300 South, built in 1898, is an exuberant example of the Queen Anne style [Photograph 25]. The Patrick and Rose Ward House at 511 S. Main Street is an example of Victorian Eclectic ornamentation on a more modest-size home, which has since been converted into a business. This house, built in 1910, by Lewis J. Whitney and Andrew Pierce, was listed on the National Register in 1997 (NRIS #97001580) [Photograph 26].

⁷ The parcel address is officially 328 W. 400 South, which should be on the north (even) rather than south (odd) side of the street.

⁸ The following addresses are residences listed on the National Register from this period that are not discussed in the text of this amended nomination: Roe & Lisa Deal House, 39 E. 200 North, built in 1900 (NRIS #97001568); John & Henry Reynolds House, 101 E. 200 South, built in 1910 (NRIS #85000415); Ami & Amanda Oakley House, 219 E. 400 North, built in 1895 (NRIS #97001575); James & Lydia Strang House, 293 E. 400 North, built in 1895 (NRIS #97001579); Nephi & Annie Kindrid House, 188 W. Center, built in 1896 (NRIS #97001573); William & Sarah Meneray House, 190 S. 200 West, built in 1898 (NRIS #97001574), and the Thomas and Jane Dallin House, 253 S. 300 East designed by Lewis J. Whitney in 1905, (NRIS #94000346).

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Not all the homes built during this period were large and grand. A pair of one-story, brick, foursquare-type houses at 358 N. and 380 N. 200 West (built in 1896) illustrate the use of Victorian Eclectic ornamentation on a modest scale [Photograph 27]. One of the last Victorian-style cottages of the period is located at the southeast corner of the district (720 S. 400 East, built in 1906) [Photograph 28]. The most common in-period alteration for houses of this period is the ubiquitous circa 1950s picture house, such as the example 111 E. Center Street (built in 1901, modified circa 1950) [Photograph 29]. The period also includes a few examples of early bungalow-style residences, such as the Arts & Crafts-style bungalow at 253 W. 400 South (built 1912) [Photograph 30]. The district also has a rare extant example of a shotgun cottage/bungalow at 705 S. 200 East (built in 1915), originally brick now covered in vinyl siding [Photograph 31].

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 (NRIS #97001571), is an example of domestic Victorian Eclectic ornamentation applied to a commercial building. The brick and clapboard-sided building is located at 94 W. 200 South. It has not been altered and still functions as a hotel. 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 32]. A modern modest example from 1900, is the Hyrum Straw Block at 268-274 S. Main Street, which features a circa 1940s tile storefront update. This building and its neighbor to the north survived a devastating fire in 2017. Both have been recently restored [Photograph 33]. Isolated smaller commercial blocks are located throughout the district, with 52 W. 200 South (built in 1895) a beautiful example [Photograph 34]. However, isolated blocks are more likely to be modified, even on Main Street, (e.g. 164 S. Main Street, a circa 1890 drugstore) [Photograph 35].

Between 2004 and 2023, there has been only one substantial loss of an institutional building during this period. The Springville 2nd Ward of Church of the Jesus Christ of Latter-Day Saints (LDS or Mormon Church) at 451 S. Main Street was a Gothic Revival-English Tudor style meetinghouse constructed in 1913. Fire ravaged the building in 2006 and it was demolished in 2009, and a year later replaced by a four-story apartment building [Photograph 71]. Two historic churches are extant and in good condition from this period. The Springville Presbyterian Church, a Gothic Revival frame building, was constructed between 1892 and 1895 at 251 S. 200 East and has not been altered. In 1980, the church was the first Springville building to be listed on the National Register of Historic Places (NRIS #80003983). The residence at 173 E. 300 South was originally a Baptist Church built around 1895. Though the façade is obscured and the tower was removed from the Victorian Eclectic brick building long ago. Both churches are still contributing. 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 36]. As with the previous historic period, several coops and agricultural sheds have been demolished, but two rare summer kitchens are still extant. These demolitions do not impact the overall historic character of the historic district.

Early Twentieth Century Developments and the Emergence of Art City: 1916-1944

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. Similar to the Victorian cottages of the previous period, local builders in Springville individualized each bungalow.

A typical brick example is located at 42 W. 200 North. Built in 1922, the house features a sheltering hipped roof, full-width porch, but also distinctive Prairie School influenced ornamentation on the porch piers [Photograph 37]. Because bungalows were often built on raised basements, Springville has several examples of basement apartment units added to the original house within the historic period. For example, 82 S. 200

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East, a frame bungalow built in 1923, with two units added in the 1930s or 1940s [Photograph 38]. A more elaborate multi-colored brick example is located at 106 S. 200 West, built in 1923, which features clipped-gables and an apartment entry under the porch [Photograph 39].⁹ The limitations of the depression years curtailed some of the originality of Springville builders. A late bungalow example from 1933 is modest in size and indistinguishable from bungalows in other Utah towns (640 S 100 East) [Photograph 40].

The bungalow-era overlaps the popularity of the period-revival in Springville. The English cottage or English Tudor style is the most common style. There are traditional examples such as the frame house at 20 S. 200 East (built in 1938) [Photograph 41]. The larger brick examples tend to be individualized in design. The house at 389 E. 100 South, built in 1932, features decorative brick and diamond-pane windows [Photograph 42]. The most elaborate English Tudor house is located 195 E. Center (built in 1935) [Photograph 43]. The period-revival style was also used to update older houses in the district. The wide English Cottage at 81 E. 200 North was built around an existing circa 1885 adobe house in 1927 [Photograph 10]. The only National Register-listed residence from this period is the Spanish Colonial Revival-style Dunn House (NRIS #90001142), built 1929, which survives despite a prominent location at 145 N. Main Street [Photograph 44]. The one example of an Art Moderne-style house noted in the original nomination (70 E. 400 South, constructed of brick in 1941 and painted white) has not been modified since the district listing in 2004.

Of all the construction phases in Springville, the late depression years through World War II displays the highest number of houses that conform to typical American types and styles across the country. Most are based on the principles of small houses promoted by the Federal Housing Administration (FHA) to promote home ownership beginning in 1934. Springville includes a number of hybrid examples. The modest brick house at 145 N. 200 East, built in 1935, is simple except for the round towers above the front entry and side bay [Photograph 45]. The historic district includes FHA/WW II-era brick (221 E. 300 North, built in 1940) and frame cottages (229 S. 300 East, built in 1941) [Photographs 46 & 47]. It even has one unique example with both materials built in 1941 (149 S. 200 West) [Photograph 48]. The *Springville Historic District* has no examples of tract housing or subdivision development from this period.

Commercial construction during the period was mostly isolated one-story buildings, many with service bays for automobiles. Recently the service-bay business at 38 W. Center Street, built in 1920, has been restored with new historically compatible garage bay doors [Photograph 49]. A small business storefront from the 1940s is located at 161 S. Main Street [Photograph 50]. A number of older commercial buildings on Main Street were given “slipcovers” or updated storefronts during this period. One example is the tile storefront of the Hyrum Straw Block at 268-274 S. Main Street [Photograph 33]. The Rivoli Theater at 254 S. Main Street was built in 1938 on the site of an older theater [Photograph 51].

A large number of institutional and public buildings make up the majority of non-residential construction during this period. Four are individually listed on the National Register of Historic Places representing a range of styles. Only one continues to be used for its original purpose: the Springville Art Museum, (aka Springville High School Art Gallery NRIS #86000750), formerly part of the Springville High School campus, a Spanish Colonial Revival building, built in 1936-1937 [Photograph 52]. Also in pristine condition is the Springville Carnegie Library (NRIS #91001821), currently the home of the Historical Society at 175 S. Main Street, a Prairie-School design built in 1922, [Photograph 53]. The two other individually-listed properties are the Springville High School Mechanical Arts Building (NRIS #93000415), another Prairie-School design constructed in 1929 and the former Springville Main Post Office (NRIS #89002000), currently a daycare at 309 S. Main Street, a Colonial Revival structure built in 1941. Both are extant and in good condition. The Memorial Hall from 1942 is also in good condition. The Springville LDS Church 4th Ward Meetinghouse, built in 1935

⁹ The early addition of basement apartments was a response to the depression years; however, some of Springville's units may have installed later in the historic period for students commuting to Brigham Young University in Provo where basement apartments for students are found in more than half the historic homes surrounding the university.

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and located at 355 E. Center Street, is a period-revival building displaying a hybrid of Gothic Revival and Byzantine styles. The later side addition from 2001 does not have much impact on the façade [Photograph 54].

Art City in Transition: 1945-1977

Immediately 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 infill. The postwar FHA-small houses start with Minimal Traditional details, but quickly evolve into Early Ranch-style houses. A frame example from 1946 at 336 E. 300 North is still sheathed in asbestos siding [Photograph 55]. The brick examples range from the unique (249 E. 100 North, 1946) to the very traditional (91 N. 100 West, 1947) [Photographs 56 & 57]. All three of the above examples have carports, with one also having a detached garage.

There are over one-hundred contributing Ranch-style homes constructed of brick appearing as infill with the district. The vast majority are brick or brick-facing over concrete blocks dating from the late 1940s to mid-1960s. The house at 351 E. 400 North is an Early Ranch house from 1948 expanded to include a carport/breezeway connected to the garage [Photograph 58]. A fully attached garage can be seen at the Ranch-style at 360 E. 700 South (rock-faced concrete block, built in 1951) [Photograph 59]. There are various examples of Split-Level houses from this period. The house at 50 S. 100 West, built in 1960, has striated face brick from the 1950s, while the house facing the open creek at 90 S. 200 East is a more typical example with mix of brick, siding, and a carport [Photographs 60 & 61]. There are also very individualized designs by local builders. The contemporary design from 1960 at 636 S. 400 East features vertical siding, flagstones, and angled porch supports [Photograph 62]. One of the last contributing houses, a Neo-Spanish-Mediterranean at 370 E. 700 South was built in 1975 and is unique in the historic district [Photograph 63]. Unfortunately, the one unfinished basement house, commonly called a "hope" house, noted in the original nomination was demolished and replaced with a new house in 2009.

While there was a general slowdown of construction during the last half of this period, there are a few noteworthy buildings. Most of the multi-family buildings were modest in scale, such as the flat roof fourplex, at 385 E. 600 South [Photograph 64]. LDS Church 3rd Ward meetinghouse at 55 N. Main Street, a Colonial Revival-style chapel built in 1950 still stands on its prominent corner without modifications. In terms of commercial buildings, there was some updating of Main Street storefronts

during this period, but none that had more than a minor impact on the historic character of the commercial business district. The Main Street block between 300 and 400 South was transformed into a supermarket/strip mall in the 1960s and 1970s. The buildings are currently vacant and likely to be demolished [Photograph 65]. There are a handful of isolated contributing commercial buildings, such as the concrete block and glass floral shop at 207 E. 400 South, built in 1957 [Photograph 66].

Art City in Expansion, Beyond the Period of Significance: 1978-2024

After a general slowdown of construction in the 1960s and 1970s, a zoning change in 1980 encouraged the construction of four to eight-plex apartment buildings, as well as the conversion of many single-family homes to duplexes. This was the first big impact on the historic character of the district. Numerous historic buildings were demolished to make way for apartment blocks. One of the last single-family dwellings built before the zoning change is a Split-Entry house, built in 1978, at 285 W. 400 North in the only underdeveloped corner of the district. The apartment blocks built in the historic district during this period range include mostly modest scale fourplexes (315 E. 600 South, circa 1980) to a few overscale eightplexes (280 E. 300 North, circa 1985)

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[Photographs 68 & 69]. The only major non-residential project from the early part of this period was the LDS Church meetinghouse built in 1979 at 350 N. 400 East [Photograph 70].

Just two years prior to the listing of the historic district, the city reversed the zoning to protect neighborhoods and encourage investment in both existing and new single-family dwellings. Most of the residences noted in this amended nomination have undergone minor to major rehabilitations. Large scale apartment complexes have been excluded from Plat A with larger complexes built on south Main, such as the one that replaced the Springville 2nd Ward (451 S. Main Street, 2015) [Photograph 71].

New single-family residences have been mostly compatible with the historic character of the district in scale and materials. For example, the narrow Neo-Victorian at 248 S. 200 East (built in 2007) and the one-story Nouveau-Ranch at 303 N. 100 East (built in 2020, one of two) [Photographs 72 & 73]. Even the remodel of the expanded historic house at 321 E. 800 South might be contributing, if it were not for the out-of-scale *porte cochere* on the front of the nursing home facility (built circa 1950, expanded circa 1980, and remodeled 2017). The availability of open land surrounding the historic district has mostly saved it from encroachments and incompatible construction during this period.

Despite the recent proliferation of later franchise gas stations, fast food restaurants, and a new Wahlgreen's pharmacy, some of the newer commercial buildings within the district have embraced the historic character of Art City. The restaurant at 256 N. Main installed a historic 1931 streetcar on the front to (built 1994, trolley added 1996). The Art City Trolley Restaurant is currently undergoing rehabilitation [Photograph 75]. A few new commercial buildings have used a historic aesthetic that never existed in Springville (187 E. 400 South) but are also spaces for more public art [Photograph 76].

Recent civic improvements at the intersection of the Main and Center Streets have altered but have not diminished the historic character at the heart of the district. The new library at 45 S. Main Street, built in 2011, is a decidedly modern building, but utilizes a brick exterior to give it a human scale [Photograph 77]. On the east half of the block where the library is located, a new city park is dedicated to the accomplishments of local builders (50 S. Main Street straddling Hobbie Creek).

The Springville Contractor Legacy Park was completed in 2014. The revitalized historic civic center and city park (completed in 2009-2013) help maintain the historic character of the green space. The square tower of the new Springville City Hall (110 S. Main, built in 2010) is an architectural nod to the tower of the Springville Art Museum.

Discussion of Historic Integrity

Despite the modifications in the past two decades, the *Springville Historic District* (Additional Documentation and Boundary Change) still has much of its historic integrity with significant landmark buildings, high numbers of contributing outbuildings, twentieth-century historic buildings that illustrate the architectural evolution of the town, and patterns of development that have not changed in 170 years.

Overall, the *Springville Historic District* (Additional Information and Boundary Change) retains good historic integrity in the qualities of location, setting, design, association, and feeling. Minor changes to the original boundary of the district do not impact the qualities of location and setting. Two important physical contributors to the setting are the alternating wide-narrow streets and the open creek. The first is a town-site plan that is unique in Utah. The second, the open creek, is rare for Utah small towns. Residential development at the four corners of the blocks strengthens the association and feeling of characteristic Mormon town planning principles.

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Integrity is particularly strong in all seven aspects for the Industrial and Commercial Development (Early Urbanization) period from 1892 to 1915. This is the period during which fourteen of the twenty-seven individually listed buildings were constructed. The twelve listed residences, one church, and one hotel are all remarkably well-preserved and have excellent integrity in design, materials, and workmanship. However, a high percentage of more modest Victorian cottages also have excellent integrity and contribute to the feeling of the historic district. During this period, the string of Victorian Commercial-style buildings on Main Street also contributes to the historic integrity of the early urbanization period.

The name Art City is deliberately used in the two historic periods from 1916 to 1977. The Springville High School Art Gallery, built in the late 1930s as a New Deal program, has had an outsized impact on Springville's historical development, compared to similarly small towns in Utah. Preserving Springville's identity as an art mecca has preserved much of its architecture as well. Though most of the resources can be classified as infill, either residential or commercial to a lesser extent, the individually designed and built cottages and ranch houses of the mid-twentieth century are unique, with no tract housing or subdivision development. These resources do not impact overall integrity of the historic district in the qualities of location, setting, feeling, and association. The materials and workmanship of the later periods are appropriate for the time and compatible as infill with the Victorian-era and other buildings and contribute to the historic development of Springville.

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8. Statement of Significance

Applicable National Register Criteria

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

- ☒ 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.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

COMMUNITY PLANNING & DEVELOPMENT

ART

Period of Significance

1853-1977

Significant Dates

1853

1869

1892

1936

1967

1977

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Various Architects & Builders

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The original *Springville Historic District* located in Springville, Utah County, Utah, was listed on the National Register of Historic Places (NRHP) on January 21, 2004 (NRIS #03000157). The *Springville Historic District* (Additional Documentation and Boundary Change) is locally significant under Criterion A in the areas of Commerce, Community Planning & Development and Art for its association with patterns of history that contribute to the development of Springville, Utah. The *Springville Historic District* (Additional Documentation and Boundary Change) is also significant under Criterion C in the area of Architecture for the large number of architecturally significant buildings that have been maintained and preserved. This amended nomination provides additional documentation to extend the period of significance and update the count of contributing historic resources. In the original nomination, the period of significance spanned 1850s to 1953. For this amended nomination, the period of significance begins in 1853, the construction date of the oldest documented contributing resource. The end of the period of significance has been extended to 1977, a year that experienced a burst of residential construction activity just prior to a zoning ordinance that changed the community's development patterns. The *Springville Historic District* (Additional Documentation and Boundary Change) has 1,262 primary resources divided between 893 contributing/eligible historic resources (71 percent) and 369 non-contributing/ineligible resources (29 percent). The non-contributing resources are divided between 221 altered historic resources and 148 out-of-period resources.

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

Under Criterion A, the original *Springville Historic District* was significant in the areas of Commerce, Community Planning & Development, and Social History. The historic district continues to represent the city's gradual development from an agricultural outpost to a thriving city with a diverse economic base as described in the original nomination. In the area of Community Planning & Development, the distinctive pattern of a unique alternating street-width adaptation of a typical pioneer plat is still clearly visible on the landscape. The themes of early mercantile and light industry remain represented in the area of Commerce by both the city's early historic resources and newly eligible resources of the twentieth century. In the area of Social History, the description of an insular community of residents and their associated institutions has somewhat diminished during more recent population growth and is not included in the Additional Documentation as an area of significance. This nomination's Additional Documentation and extension of the period of significance has identified Art as a new area of significance. Although the theme of Art was described in the original nomination, the resources that support Springville's claim to be Utah's "Art City" have been expanded to include Art as both a resource for residents and Art as a major driver of Springville's heritage tourism economy.

Under Criterion C in the area of Architecture, Springville's architects and builders contributed to the plethora of individualized domestic architecture found throughout the historic district, including twenty-six buildings individually listed on the National Register of Historic Places prior to 2004. The housing stock still includes the vast majority of well-preserved early adobe homes, elaborate examples of Victorian Eclectic architecture, and unique bungalows/period cottages described in the original nomination. In addition, the extension of the period of significance has identified a number of architecturally significant mid-century residences that include both representative examples of American domestic architecture as well as the individualized local builder adaptations that marked Springville's earlier architecture.

This section describes the areas of significance established in the original nomination and whether they are still applicable. The discussion includes historic integrity since 2004, the impact on the extension of period the

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period of significance, and Art as a new area of significance. As noted above, Social History is not included in this amendment because recent infill and replacement buildings within the historic district has resulted in the loss of an overall feeling of a Mormon pioneer town in terms of social organization and mores. The settlement era is still represented by extant development patterns, as well as nineteenth-century domestic and commercial architecture. The historic contextual periods of the original nomination are included at the end of this discussion of significance. Additional documentation for the contextual periods is noted, particularly for the later periods of extended significance.

Criterion A: Patterns of History

Community Planning & Development Significance

The *Springville Historic District* (Additional Documentation and Boundary Change) remains locally significant under Criterion A in the area of Community Planning & Development because the development pattern of the original town site is still discernable on the landscape. The district has both the distinctive characteristics of Utah's early pioneer settlement, and a unique alternating street-width adaptation of the typical pioneer plat. A boundary adjustment based on the updated period of significance has brought the entirety of Plat A into the historic district. In addition, the district also includes an original section of the city that grew along an early transportation route and toward an early source of water, another characteristic of community development during Utah's settlement period. The *Springville Historic District* is also significant for the mostly open Hobble Creek that cuts a diagonal path through Plat A, just as it did historically. Within the later contextual periods, the development of the Main Street commercial district in the late nineteenth and early twentieth centuries remains a significant contributing characteristic of the district's streetscape. Finally, as a primarily residential historic district, the community's development patterns represent the entire extended period of significance; beginning with the oldest homes at the corners of each block, followed by divided lots for descendants, and finally later non-tract housing infill to meet the needs of population growth in the twentieth century.

Commerce Significance

The *Springville Historic District* (Additional Documentation and Boundary Change) remains locally significant under Criterion A in the area of Commerce for the continuing preservation of its late nineteenth-century Main Street commercial business district. The original district nomination noted that mercantilism was an important theme of the city's early development. The commercial district remained stable through the depression years based on Springville's diverse economic base and public investment in the community, particularly in the visual arts. These factors have kept the historic commercial district viable as the city has transitioned to commuter suburban and tourist destination. The extension of the period of significance has added several mid-century commercial buildings throughout the district to the list of contributing buildings, including all of the types commonly associated with a mid-century city: gas stations and repair shops, department stores, supermarkets, etc. Within the extended period of significance, Springville built more businesses like art galleries and art supply houses than a typical town its size (see Art Significance below).

Within the area of Commerce, it should also be noted that from the late nineteenth to the mid-twentieth century, Springville was home to an unusually large number of railroad, road, and bridge contractors, who worked throughout the state. The area of transportation was noted in the original nomination as a theme in the original district, but the extent to which the transportation industry contributed to the prosperity of the city has been more thoroughly documented. Transportation is not included as a separate area of significance because the completed projects of the contractors lie mostly outside of the district. The majority of the Springville contractors from the late nineteenth and early twentieth century lived within the historic district and built

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elaborate and more modest homes during an extended period of prosperity in Springville. As part of the civic center's recent update, the Springville Contractor Legacy Park was established at the corner of 50 South and 100 East, the first and only park in Utah dedicated to road and heavy construction contractors. A plaque at the park reads: "The history of Springville is forever entwined with the story of its contractors." Beginning in the settlement period, many early residents of Springville used their skills as teamsters to build roads and bridges for new settlers and freight companies. As the transcontinental railroad reached Utah in 1869, Springville contractors were heavily involved in building rail beds and laying track.

During the transition from wagons and railroads to automobiles and trucking, Springville contractors were instrumental in building roads and bridges, particularly after the Federal Aid Highway Act of 1921 provided funds to expand and improve infrastructure. The city's contractors were particularly active in the public works projects of the depression years. During World War II, Springville contractors built airfields, munitions storage facilities, and a steel plant. In 1955, Springville received a national award for having the most contractors per capita in the United States. In honor of the occasions, the local newspaper, the *Springville Herald* printed a special insert highlighting the community's many contractors.¹⁰ Although a few of the larger contractors had offices and yards outside of the historic district, nearly all of Springville's resident contractors built their homes within the historic district.

Art Significance

The *Springville Historic District* (Additional Documentation and Boundary Change) is locally significant under Criterion A in the area of Art for its role as the most important visual and cultural arts destination in Utah County. Known and marketed as "Art City" for its municipal art collection since the 1920s, the city has embraced and expanded its association with the visual arts through the extended period of significance. In addition to its renowned municipal art museum, several of the district's commercial and residential buildings have been converted into art galleries and art supply stores. Variations of the "Art City" moniker have been adopted by businesses that cater to artists and patrons of the arts. In addition, the city has encouraged both outdoor art installations on both public and private land, to the point that an emerging characteristic of the historic district is a feeling of a very public sculpture garden. For now, only a few pieces of public art were created and installed within the period of significance, so the art works have not been evaluated as objects in the resource count for this nomination; however, even the most recent work support the historic district's claim to the title of "Art City" and its significance in the area of Art.

Criterion C: Architecture Significance

The *Springville Historic District* (Additional Documentation and Boundary Change) remains locally significant under Criterion C in the area of Architecture as a collection of buildings that represent the range and diversity of architecture, particularly housing stock, distinctive from any other community of its age and size. As a historic district, much of Springville's architecture marks an exception to the National Register's description of a "significant and distinguishable entity whose components may lack individual distinction." While the historic district has many nondescript examples of architectural types and styles within the extended period of significance, a through line of the period are the many individualized and idiosyncratic domestic designs produced by Springville's architects and builders.

The most dramatic examples are found in the twenty-six buildings individually listed on the National Register of Historic Places, mostly from the Victorian era (see Section 7 and accompanying photographs).

¹⁰ "Intermountain Contractors", *Springville Herald*, September 15, 1955.
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While most domestic architecture in the United States moved toward standardized building designs, the *Springville Historic District* has no examples of tract housing. The later historic periods have numerous infill properties with Ranch-style, Split-Level, and multi-family residences, no two are alike. Many have bays, breezeways, and other architectural elements that make them distinctive. Like the Victorian-era many examples are local builder adaptations of popular styles, such as an Early Ranch-style house with a hexagonal bay [Photograph 56]. The house at 351 E. 400 North is an Early Ranch house from 1948 expanded to include a carport/breezeway connected to the garage [Photograph 58]. A fully attached garage can be seen at the Ranch-style at 360 E. 700 South (rock-faced concrete block, built in 1951) [Photograph 59]. There are various examples of Split-Level houses from this period. The house at 50 S. 100 West, built in 1960, has striated face brick from the 1950s, while the house facing the open creek at 90 S. 200 East is a more typical example with mix of brick, siding, and a carport [Photographs 60 & 61]. There are also very individualized designs by local builders. The contemporary design from 1960 at 636 S. 400 East features vertical siding, flagstones, and angled porch supports [Photograph 62]. One of the last contributing houses, a Neo-Spanish-Mediterranean at 370 E. 700 South was built in 1975 and is unique in the historic district [Photograph 63]. Even a modest concrete block commercial building from 1957 features a unique projecting entry with display windows [Photograph 66]. A number of these mid-century domestic designs would likely have been individually listed if the district had not been in place.

Historical Context

The contextual periods below were adapted from the *Historic Resources of Springville City* Multiple Property Listing (NRIS #64500673) for the original nomination in 2004. For this amended nomination, the final contextual period, *Art City in Transition, 1945 to Present*, has been modified to reflect the new ending date for the period of significance: *Art City in Transition, 1945 to 1977*. A new contextual period, *Art City in Expansion, Beyond the Period of Significance: 1978-2024*, has been added to provide context for the out-of-period resources within the historic district. The original nomination used estimated dates for the divisions of contextual periods. This nomination had the advantage of more precise dates of construction from the Utah County Assessor's records, particularly for the extended period of significance. An analysis of construction dates revealed low and high point of construction activity within the district, which provided the end date of 1977 as the last burst of residential construction before an ordinance that promoted apartments over single-family housing. Newly available historical records also aided in dating the oldest contributing resource at 1853, providing a more accurate start date for the period of significance.

Early Settlement, Agricultural and Industrial Beginnings: 1853-1868

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 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

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courtyard. The "old fort" was located near the present-day corner of 200 North and 200 West. Seventy-one 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 provided 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.¹¹ 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 hostility 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.¹² 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 co-operative 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 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.

¹¹ The ward is the smallest ecclesiastical unit of the LDS Church, usually geographically-based within a neighborhood.

¹² Mary J. Chase Finley, *A History of Springville*, (Springville, Utah: Art City Publishing, 1989): 21.

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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 large; 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.

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 migrants 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 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. 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

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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 enumerated. 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 "doctress."

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 Gothic Revival frame chapel. Today the girls' dormitory building and the chapel are the only extant buildings from the complex. 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.

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.

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Sturdy houses of fired brick (though many with an inner adobe lining) were appearing all over town. 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): 1892-1915

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."¹³ 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). 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 Bonnery, 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 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). 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. 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.

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 housekeeper. 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

¹³ Obituary of Charles Reynolds, June 3, 1952, *Springville Herald*.
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of his contemporaries was able to support his family as an artist, though not without a struggle.¹⁴ Mary Finley suggests an early 1900s exhibition of his work held in the home of Viola Roylance 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.

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 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. Another example is the John and Nancy Boyer residence at 211 N. Main Street, reportedly one of the first home wired for electricity. The Patrick and Rose Ward house at 511 S. Main Street 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. 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.

Early Twentieth Century Developments and the Emergence of Art City: 1916-1944

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).

¹⁴ John Hafen's house is at the south end of the city. It was listed on the National Register in 1982.
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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.

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 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."¹⁵ 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 Hobbie 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. 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 Hobbie Creek and the railroad underpasses at the south end of town (1934-1935). 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. In 1924, the LDS Church built a seminary building east of the high school. The church also built or remodeled several chapels during this period. One of the last of the period was the Colonial-Revival 3rd Ward building on Main Street constructed around 1951. 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 1932.¹⁶

¹⁵ Springville Chamber of Commerce, "Springville, Utah: A Place to Live" pamphlet, c. 1941.

¹⁶ 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.

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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). 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.

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 Celevantras, 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 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.¹⁷ 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

¹⁷ Finley, 102.
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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 houses from the bungalow and period revival eras. 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 steel plant in Orem, built in 1942. The same year the Iron-ton 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.

Art City in Transition: 1945-1977

A modest post-war building boom continued in Springville 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 more rarely in speculative parcels of two or three. 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.

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 industry and an ideal place in which to rear a family."¹⁸ The year 1955 also saw Springville receive national recognition for having the highest number of contractors per capita in the country. The *Springville Herald* printed a separate supplement honoring past and present contractors.

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 grew 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 (outside of the historic district). New subdivisions are appearing in the previously open "West Fields" area (west of the railroad line, outside of the historic district). By the 1960s, Springville had lost most of its major early industries.

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 to resuscitate Springville's retail business district resulted in large-scale commercial buildings dominating several Main Street blocks in the 1970s and 1980s.

¹⁸ Springville, "The Art City," 1955.
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The survey data shows a shift in residential construction activity between 1977 and 1978. Within the historic district, the years between 1970 and 1977 showed a flurry of single-family construction activity with only a handful of small apartment blocks and commercial buildings. The dominance of single-family construction in the city disappeared, marking the end of the historic period. In 1978, the number of apartment buildings constructed began to outnumber single-family houses within the historic district, a trend that continued until the apartment-friendly ordinance was reversed.

Art City in Expansion, Beyond the Period of Significance: 1978-2024

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.

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 attending various art events. The revitalization of the Main and Center Street government center included a public sculpture garden to support the local arts community. 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.

Springville Historic District (Additional Documentation and Boundary Change)
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9. Major Bibliographical References

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Reconnaissance Level Survey of Springville (Update), 2023. Prepared by FFKR Architects. Available at the Utah State Historic Preservation Office.

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Springville 150: Historic Homes Drive By Tour. Springville, Utah: Springville Historic Preservation Commission, 2000.

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Springville Herald. Various issues available online at Utah Digital Newspapers.

Swanson, Vern G. *Springville Museum Of Art, History and Collection*. Unpublished TMs, [2009].

United States Federal Census, *Springville (Utah) Precinct, 1870-1950*.

Utah County Title Abstracts and Plat Maps. Available at the Utah County Recorder's Office.

Utah State Gazetteers and R. L. Polk City Directories, various years. Available at the Utah State Historical Society Information Center.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☒ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

☐ recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 922.6 acres

Use either the UTM system or latitude/longitude coordinates

(Enter coordinates to 6 decimal places. Latitude and Longitude Coordinates provided for a simplified amended NRHP district boundary.)

Latitude/Longitude Coordinates (provided for boundary clarification and justification, see #Map 3)

Datum if other than WGS84: _____

Springville Historic District (Additional Documentation and Boundary Change)		
Latitude – Longitude Points for Simplified Boundary, Keyed to Map #3		
A	40.173260	-111.619150
B	40.173260	-111.601850
C	40.154275	-111.601850
D	40.154275	-111.609891
E	40.160888	-111.619150

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

See Section 7 for detailed verbal boundary description. See Maps 1 and 2 for boundary detail.

Boundary Justification (Explain why the boundaries were selected.)

Boundaries for the *Springville Historic District* (Additional Documentation and Boundary Change) are minor adjustments to the original nomination boundaries. This amended nomination eliminates several unnecessary jogs along the boundary used to exclude non-contributing frontage properties along the boundary streets. This change has been made for three reasons: 1) to simplify the boundary for location data purposes; 2) better alignment with parcel lines; and 3) include newly contributing properties where applicable.

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11. Form Prepared By

name/title: Korral Broschinsky, Preservation Documentation Resource
organization: prepared for Springville City Historic Preservation Commission
e-mail: kbros@kbropreservation.com
telephone: 801-913-5645
date: May 15, 2025

12. Property Owner information:

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

name: Multiple Property Owners
address: _____
city or town: Springville state: Utah zip code: 84663
telephone/email: _____

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: *Springville Historic District* (Additional Documentation and Boundary Change)

City or Vicinity: Springville

County: Utah State: Utah

Photographer: FFKR Architecture staff

Date Photographed: April to October 2023

Description of Photograph(s) and number, include description of view indicating direction of camera: 1 of 78. (See continuation sheets.)

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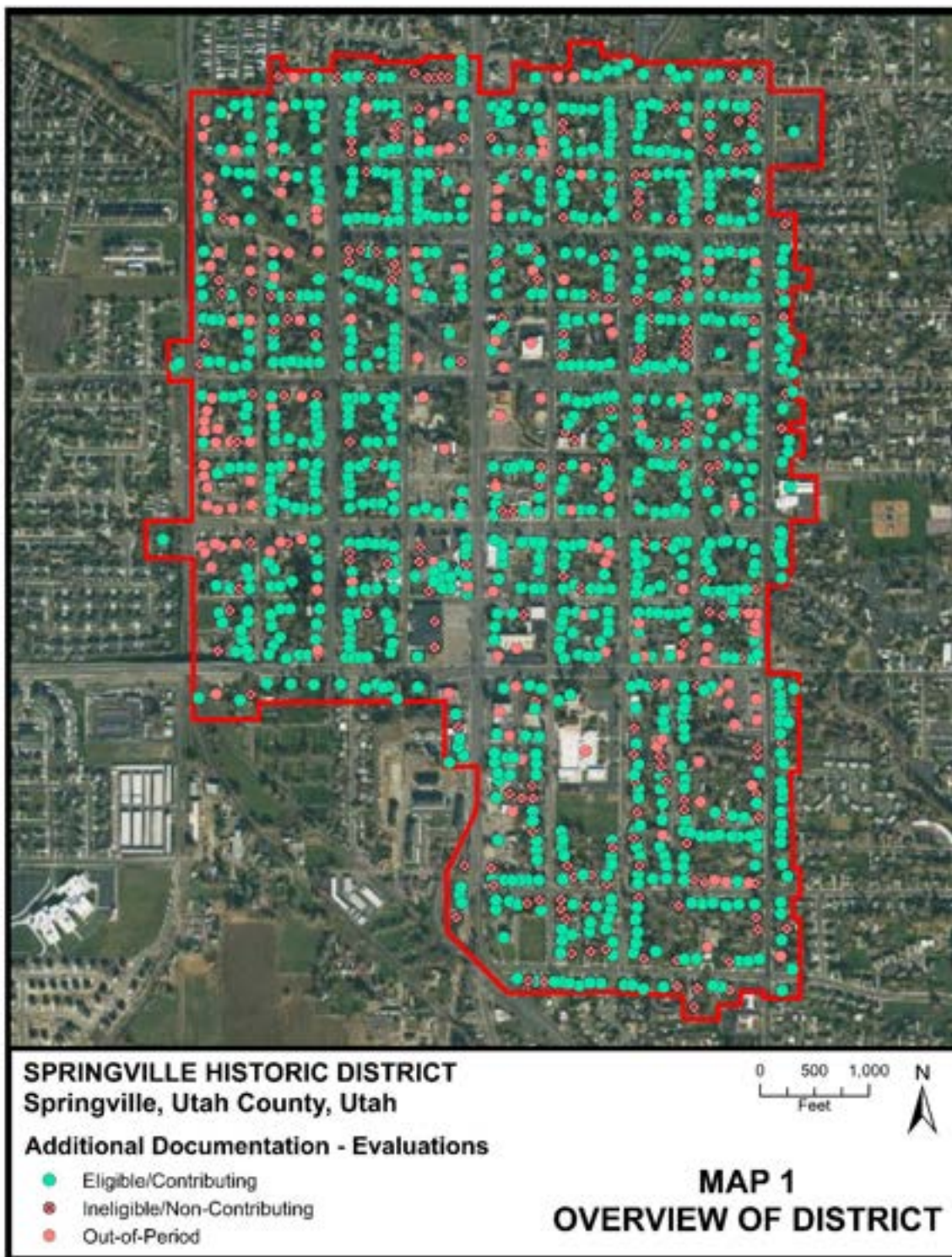
County and State

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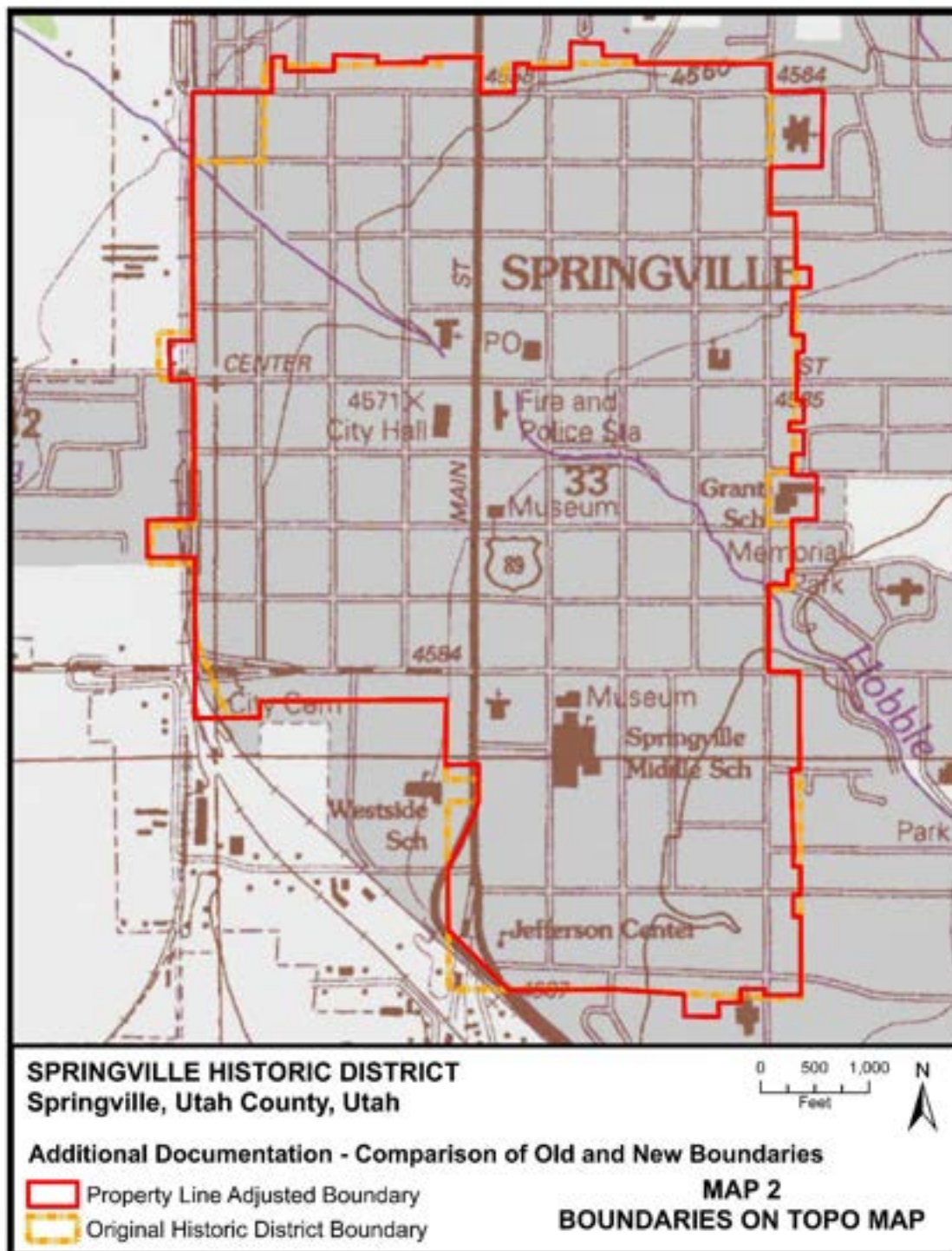
County and State

NRIS #03000157 (Original Nomination)

NR Reference Number

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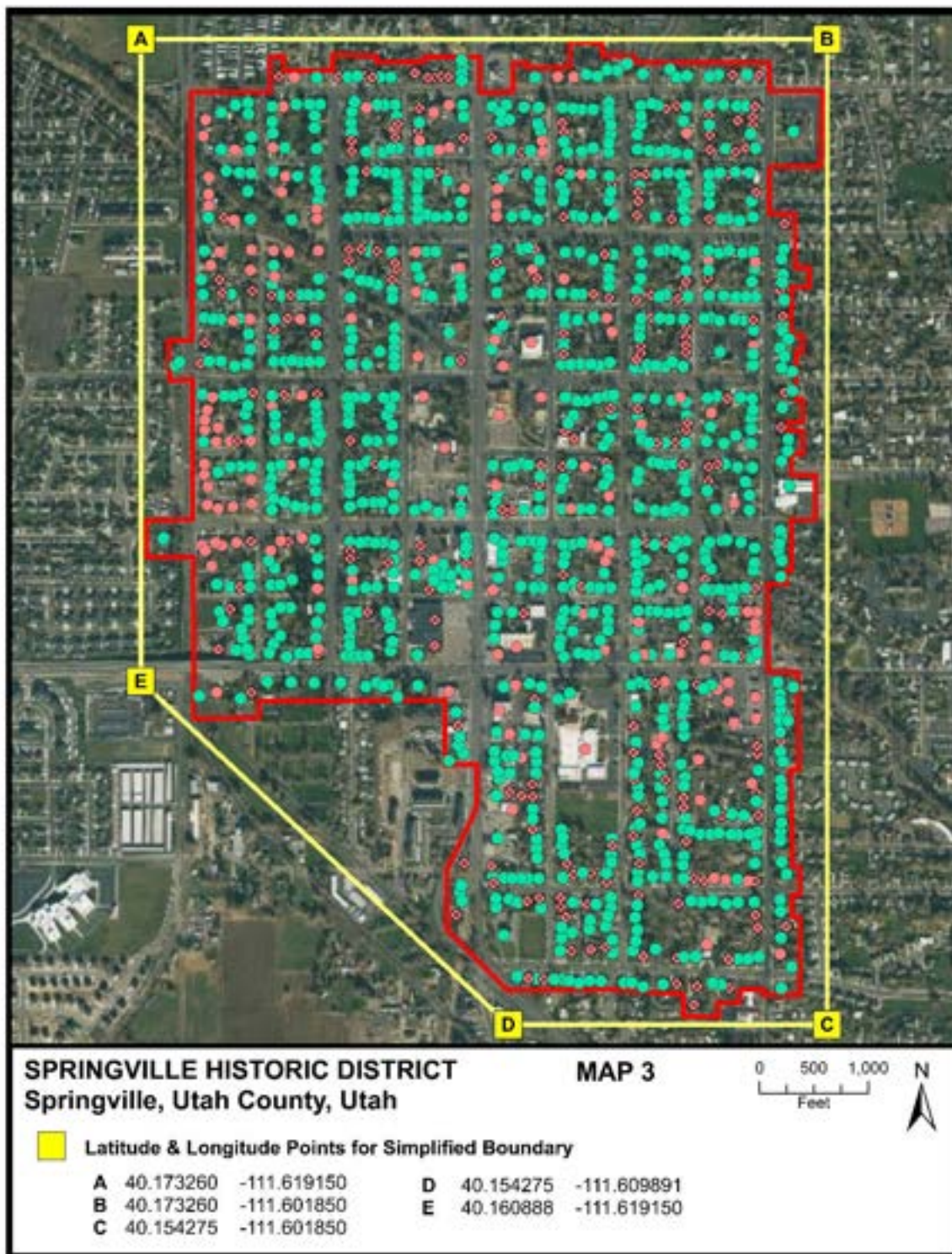
County and State

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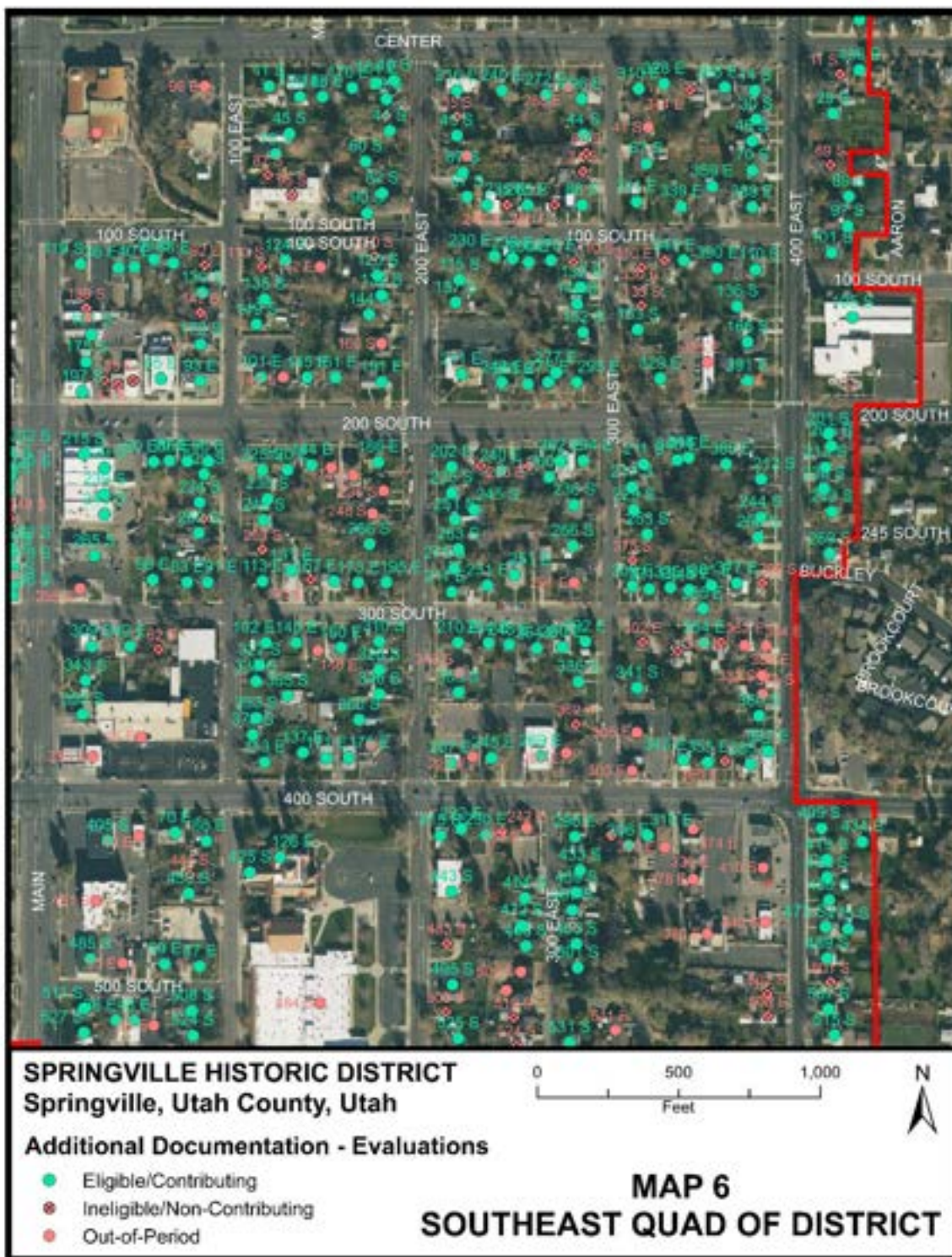
County and State

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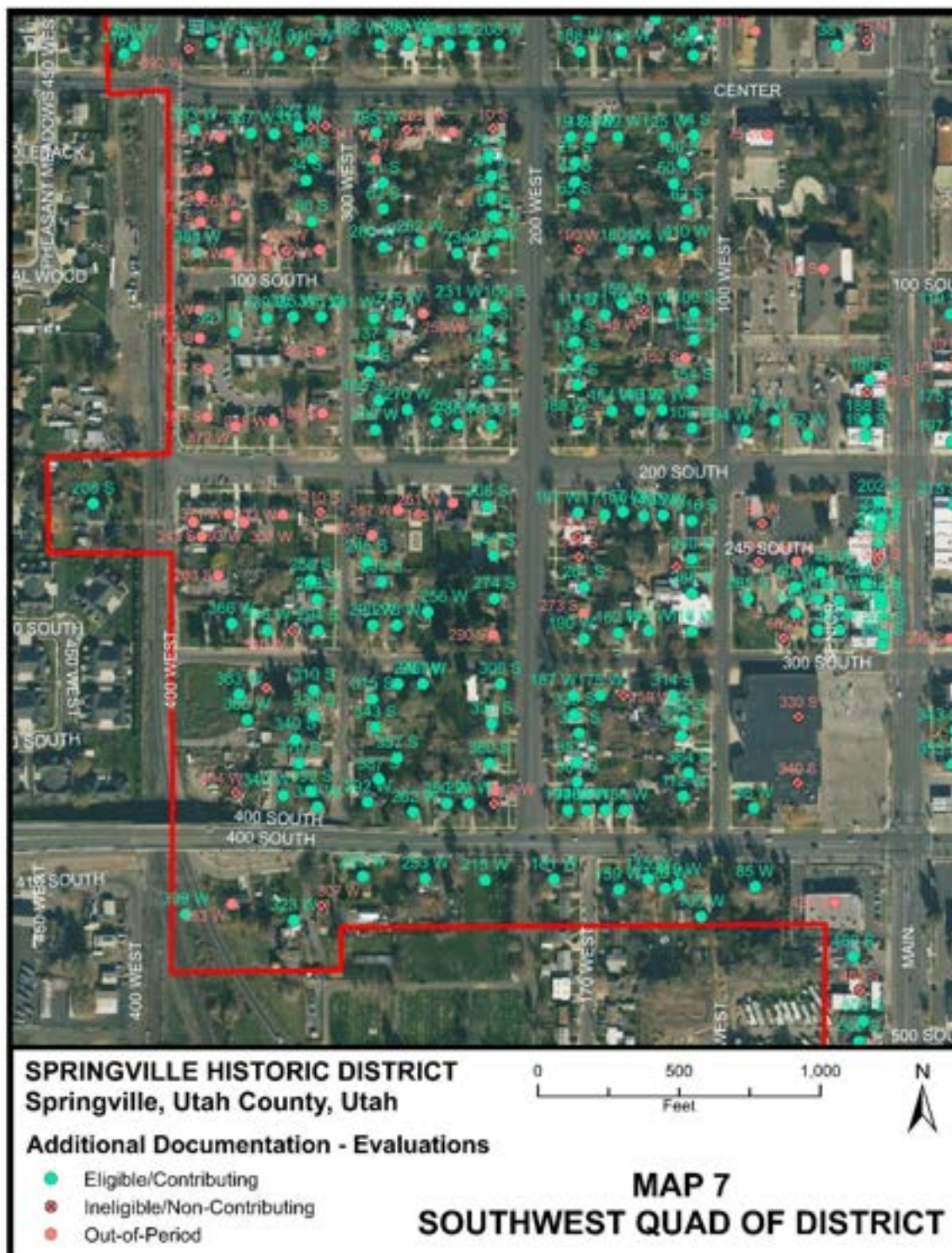
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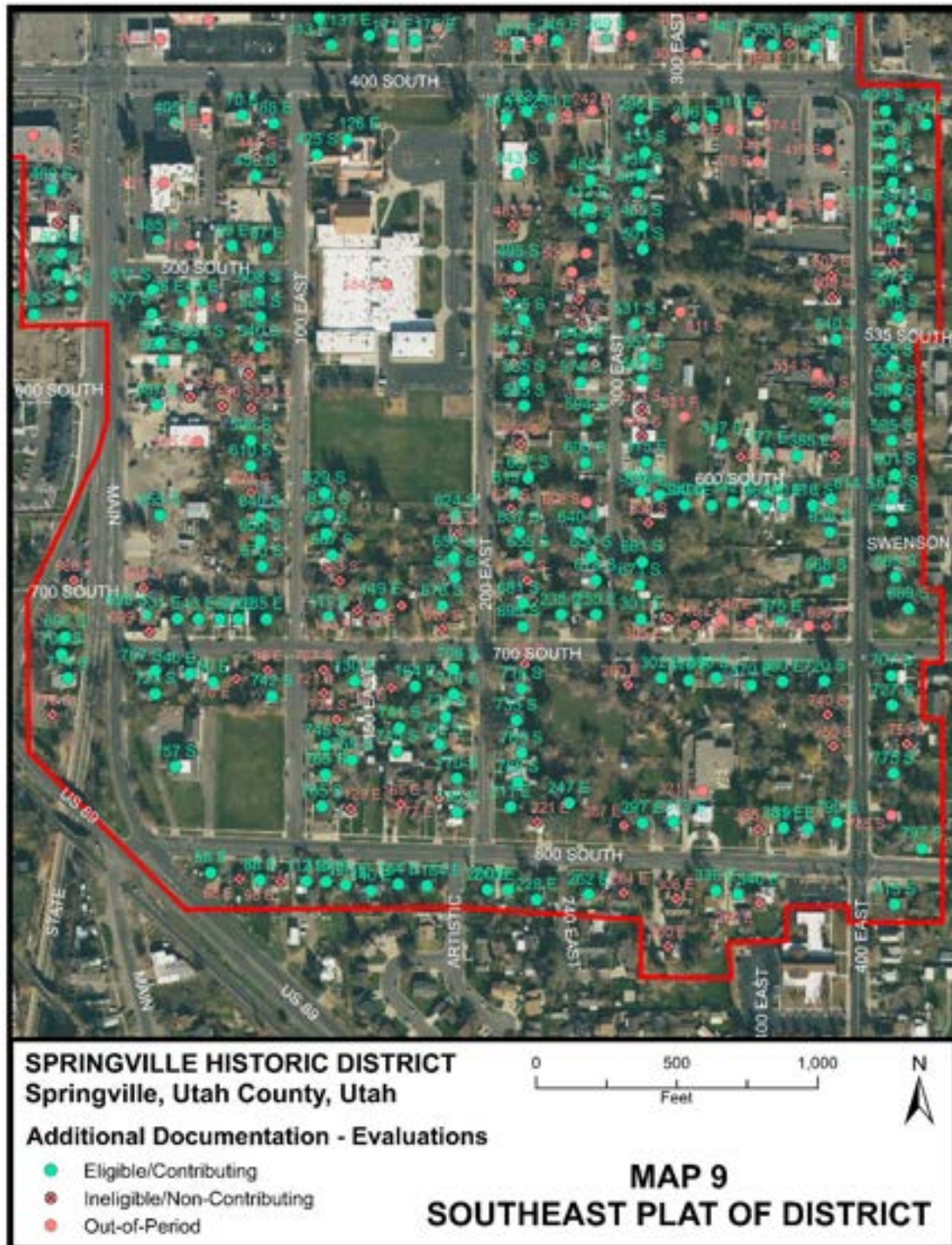
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Photograph 1

View of railroad tracks along 400 West and historic home on west side.
Camera facing northwest.



Photograph 2

View of 400 North, north boundary of historic district. Camera facing west.

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Photograph 3

View north of 400 East (east boundary of district). Camera facing north.



Photograph 4

View of south Main Street around 800 South. Camera facing south.

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Photograph 5

View of intersection in Springville. Camera facing north.



Photograph 6

View of 200 block of historic Main Street commercial district. Camera facing northwest.

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Photograph 7

Log cabin (circa 1860) in the rear of 584 S. 100 East. Camera facing southwest.



Photograph 8

Adobe cross wing (circa 1880s) at 40 E. 700 South. Camera facing south.

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Photograph 9

Adobe house at 81 E. 200 North (circa 1868) remodeled in 1927. Camera facing north.



Photograph 10

Adobe house at 310 S. 300 West (built in 1853, 1877, 1980). Camera facing northwest.

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Photograph 11

House at 110 N. Main Street (circa 1860s). Camera facing east.



Photograph 12

Outbuildings associated with house at 110 N. Main Street (circa 1860s). Camera facing northeast.

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Photograph 13

Frame house with log base at 361 E. 300 South. Camera facing north.



Photograph 14

Early brick house at 225 S. 100 East (circa 1885). Camera facing southeast.

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Photograph 15

Early brick house at 190 W. 100 South (circa 1870 with new addition in progress).
Camera facing northwest.



Photograph 16

Brick house at 295 E. Center Street (circa 1890). Camera facing east.

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Photograph 17

Two-story commercial building at 296 S. Main Street (circa 1890). Camera facing west.



Photograph 18

House (circa 1890) at 335 W. 400 South with outbuildings in rear. Camera facing southwest.

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Photograph 19

Victorian house at 163 E. 200 North. Camera facing north.



Photograph 20

Eastlake-style house at 153 E. 400 North (built in 1901). Camera facing north.

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Photograph 21

Victorian Romanesque house at 136 E. 200 North (built 1900). Camera facing south.



Photograph 22

Victorian hybrid house at 110 W. 100 South with two facades (1908). Camera facing northwest.

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Photograph 23

Neo-Classical and Queen Anne style house at 164 W. 200 South (built 1903).
Camera facing north.



Photograph 24

Victorian Romanesque House 391 E. 800 South (built 1901). Camera facing north.

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Photograph 25

Queen Anne-style house at 264 E. 300 South (built 1898). Camera facing southeast.



Photograph 26

Victorian house at 511 S. Main (built 1910) now commercial. Camera facing northeast.

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Photograph 27

Foursquare house at 380 N. 200 West (built 1896). Camera facing east.



Photograph 28

Victorian-style cottage at 720 S. 400 East (built 1906). Camera facing south.

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Photograph 29

House at 111 E. Center Street (built 1901 with 1950s picture window). Camera facing north.



Photograph 30

Arts & Crafts bungalow at 253 W. 400 South (built 1912). Camera facing south.

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Photograph 31

Shotgun/bungalow at 705 S. 200 East (built 1915). Camera facing east.



Photograph 32

Reynolds Block at 192 S. Main Street (built 1892). Camera facing northwest.

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Photograph 33

Hyrum Straw Block at 268-274 S. Main Street (built 1900 with 1940s storefront).
Camera facing west.



Photograph 34

Two-part block at 52 W. 200 South (built 1895). Camera facing northwest.

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Photograph 35

Non-contributing commercial building at 164 S. Main Street (circa 1890). Camera facing northwest.



Photograph 36

Jefferson School at 757 S. Main Street (built 1901). Camera facing northeast.

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Photograph 37

Prairie School-influenced bungalow at 42 W. 200 North (built 1922). Camera facing north.



Photograph 38

Frame bungalow with basement apartments at 82 S. 200 East (built 1923). Camera facing southwest.

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Photograph 39

Clipped-gable bungalow at 106 S. 200 West (built 1923). Camera facing southwest.



Photograph 40

Late bungalow at 640 S. 100 East (built 1933). Camera facing west.

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Photograph 41

Frame English-style cottage at 20 S. 200 East (built 1938). Camera facing west.



Photograph 42

English-style brick cottage at 389 E. 100 South (built 1932). Camera facing north.

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Photograph 43

English Tudor-style house at 195 E. Center Street (built 1935). Camera facing north.



Photograph 44

Spanish Colonial-style house at 145 N. Main Street (built 1929). Camera facing west.

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Photograph 45

FHA-era house with round towers (built 1935) at 145 N. 200 East. Camera facing northwest.



Photograph 46

WW II-era brick cottage at 221 E. 300 North (built 1940). Camera facing north.

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Photograph 47

WWII-era frame cottage at 229 S. 300 East (built 1941). Camera facing east.



Photograph 48

WWII-era cottage at 149 S. 200 West (built 1941). Camera facing east.

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Photograph 49

Service Bay Business 38 W. Center Street (built 1920). Camera facing north.



Photograph 50

Business storefront (circa 1940s) at 161 S. Main Street. Camera facing east.

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Photograph 51

Rivoli Theater at 254 S. Main Street (built 1938). Camera facing west.



Photograph 52

Springville High School Art Museum at 126 E. 400 South (built 1936-1937). Camera facing south.

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Photograph 53

Springville Carnegie Library at 175 S. Main Street (built 1922). Camera facing southeast.



Photograph 54

Springville LDS Church 4th Ward at 355 E. Center Street (built 1935). Camera facing north.

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Photograph 55

Early Ranch-style frame house at 336 E. 300 North (built 1946). Camera facing south.



Photograph 56

Early Ranch-style brick house at 249 E. 100 North (built 1946). Camera facing north.

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Photograph 57

Early Ranch-style brick house at 91 N. 100 West (built 1947). Camera facing west.



Photograph 58

Early Ranch house with carport/breezeway at 351 E. 400 North (built 1948). Camera facing north.

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Photograph 59

Ranch-style house with attached garage at 360 E. 700 South (built 1951). Camera facing south.



Photograph 60

Split-Level House at 50 S. 100 West (built 1960). Camera facing west.

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Photograph 61

Split-Level House at 90 S. 200 East (built in 1965) facing Hobble Creek. Camera facing south.



Photograph 62

Modern-style house at 636 S. 400 East (built 1960). Camera facing west.

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Photograph 63

Neo-Spanish-Mediterranean house at 370 E. 700 South (built 1975) . Camera facing southeast.



Photograph 64

Fourplex at 385 E. 600 South (circa 1975). Camera facing northwest.

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Photograph 65

Supermarket and strip mall at 340 S. Main Street (built 1960s-1970s). Camera facing west.



Photograph 66

Floral shop at 207 E. 400 South (built 1957). Camera facing east.

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Photograph 67

Split-Entry house at 285 W. 400 North (built 1978, non-contributing). Camera facing west.



Photograph 68

Fourplex at 315 E. 600 South (circa 1980, non-contributing). Camera facing southwest.

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Photograph 69

Eightplex at 280 E. 300 North (circa 1985, non-contributing). Camera facing south.



Photograph 70

Spring Creek LDS Church meetinghouse (built 1979, non-contributing). Camera facing northeast.

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Photograph 71

Apartment block at 451 S. Main Street (built 2015, non-contributing). Camera facing northeast.



Photograph 72

Neo-Victorian House at 248 S. 200 East (built 2007, non-contributing). Camera facing west.

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Photograph 73

Nouveau-Ranch-style house at 303 N. 100 East (built 2020, non-contributing). Camera facing west.



Photograph 74

Nursing Home at 321 E. 800 South (built circa 1950, expanded circa 1980, remodeled 2017, non-contributing). Camera facing northeast.

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Photograph 75

Art City Trolley Restaurant at 256 N. Main Street (built 1994, 1931 trolley installed in 1996, non-contributing). Camera facing southeast.



Photograph 76

Commercial building at 187 E. 400 South (built 1990, non-contributing). Camera facing northwest.

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Photograph 77

Springville City Library at 45 S. State Street (built 2011, non-contributing). Camera facing northeast.



Photograph 78

Springville City Hall at 110 S. Main Street (built 2010, non-contributing). Camera facing northwest.