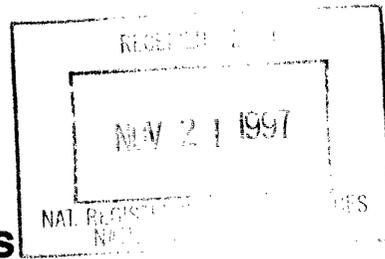


United States Department of the Interior
National Park Service



15/18

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Kindred, Nephi and Annie, House

other names/site number _____

2. Location

street & number 188 West Center N/A not for publication

city or town Springville N/A vicinity

state Utah code UT county Utah code 049 zip code 84663

3. State/Federal Agency Certification

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

[Signature] 11/6/97
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

for Signature of the Keeper

Date of Action

[Signature]

11/5/98

Kindred, Nephi and Annie, House
Name of Property

Springville, Utah County, Utah
City, County, and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

Name of related multiple property listing

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

Historic Resources of Springville

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

Materials

foundation STONE

walls BRICK

WOOD: shingle

roof ASPHALT

other _____

Narrative Description

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

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

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Kindred, Nephi and Annie, House, Springville, Utah County, UT

Narrative Description

Sitting on a corner lot on Center Street in Springville, the 1896 Nephi and Annie P. Kindred House is a one-and-a-half story, Victorian Eclectic central-block-with-projecting-bays house. It has a fully landscaped yard with mature trees. A short wide concrete ballard sits to the east of the entrance sidewalk and an iron fence with square brick piers runs along the west side of the yard.

The walls of the house are a salmon colored brick, common on similar buildings in Springville, laid up in a common bond. The walls are supported by a roughly dressed sandstone foundation. The projecting bays all are capped with gable roofs; in the pediment of each gable are Queen Anne-inspired wood fishscale shingles. The front entry on the south facade of the house is sheltered with a wood framed porch, supported by turned wood posts. Decorative spindle work under the eaves of the porch was added in 1989. The front wood paneled door is crowned by a leaded transom window. The windows on the west elevation appear to have had segmental arches over the window heads which have been replaced at some time with heavy stone lintels. Asphalt shingles cover the roof, which is surmounted by two brick chimneys.

The most visible alteration to the building is a 1-1/2 story, front-facing gable roofed garage addition to the east of the house, constructed in 1989. This addition echoes the original building in its brick on the first story and wood shingles in the gable end. Paired french doors appear in the gable end of the garage on the facade and a pair of sliding windows are in the gable end of the garage on the north elevation. A wood-framed glassed-in breeze way connects the garage addition to the house; this breezeway is set back from the plane of the south wall of the house, making it less prominent. In sum, although the addition is large in mass and thus impacts the character of the historic building, care has been taken to disturb historic building fabric as little as possible and to make the addition compatible in style and materials to the original construction. Overall, the integrity of the house is maintained and it contributes to the historic qualities of Springville.

The only other building on the property at this time is an out-of-period gazebo located west of the house. A single cell brick summer kitchen shown on a 1925 Sanborn Map and in 1988 photographs was removed in 1989 to make way for the aforementioned addition.

___ See continuation sheet

Kindred, Nephi and Annie, House
Name of Property

Springville, Utah County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

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

Narrative Statement of Significance

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

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

Period of Significance

1896-1950s

Significant Dates

1896

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Andrew Berkley (mason)

Reuben Richardson (carpenter)

Name of repository: _____

X See continuation sheet(s) for Section No. 9

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Kindred, Nephi and Annie, House, Springville, Utah County, UT

Narrative Statement of Significance

The 1896 Nephi and Annie Kindred House, nominated as part of the "Historic Resources of Springville City" Multiple Property Submittal) is significant in the broad patterns of Springville history as an example of the larger, more substantially constructed homes built in Springville during the late nineteenth and early twentieth centuries. As detailed in the "Historic Resources of Springville City" Multiple Property Submittal, these buildings reflect the growing prosperity and sophistication that the arrival of the transcontinental railroad (in 1869) and other links to communities outside Utah brought to Springville. In contrast to Springville's early buildings, which were simple, utilitarian buildings most often constructed of locally produced materials, the Kindred House was constructed of fired brick, with Victorian Eclectic stylistic features. Contact with the outside world brought awareness of popular architectural styles, such as the new eclectic Victorian styles exhibited on the Kindred House, to Springville. Buildings such as this house were the result of such awareness.

Springville City, in Utah County, Utah, was settled in September, 1850 by a company of pioneers of the Church of Jesus Christ of Latter-Day Saints (LDS or Mormon Church) led by Aaron Johnson.¹ The colonizing families had crossed the plains during the summer as part of a train of 135 wagons captained by Johnson. Upon arriving in Utah, they were called by church leader Brigham Young to establish a permanent community on the banks of Hobbles Creek, in Utah Valley. The suitability of the area for settlement and agriculture had been noted earlier by William Miller and James Mendenhall, who had traveled the length of Utah Valley during the winter of 1849.²

The pioneering period of establishing Springville as a viable community was followed by an era of growth and diversification of industry and commerce. Promotion of the organized cooperative movement may have helped to initiate this new phase of development. The greatest impact, however, was brought by the railroad. Completion of the transcontinental rail line in 1869 ended Utah's geographic isolation, linking the state to the products and markets of the entire nation. It made goods from the outside more readily available, created new markets for Utah-produced commodities, stimulated commerce and the development of new industries, and brought in more settlers together with more outside influences. The pioneer period, with its emphasis upon basic essentials of community survival, self-sufficiency, and cooperative group effort, was brought to a final close.³

Springville was uniquely affected by the coming of the railroad in two respects. Initially, building of the rail lines led to the city's emergence as a major center for railroad construction contracting businesses. Later, with a network of routes in place, rail transportation became a chief factor influencing industrial

¹Finley, Mary J. Chase, A History of Springville (Springville, Utah: Art City Publishing, 1989), 1.

²Finley, viii.

³See Leonard J. Arrington, Great Basin Kingdom: An Economic History of the Latter-Day Saints 1830-1900 (Cambridge, Massachusetts: Harvard University Press, 1958).

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Kindred, Nephi and Annie, House, Springville, Utah County, UT

development in and around Springville. The city enjoyed certain advantages with respect to transportation systems in that it was strategically located geographically. A short distance to the north was Salt Lake City and the major transcontinental rail link between the east and west coasts; to the east, through Spanish Fork Canyon, lay the extensive coal fields of Carbon County; to the south was a direct route to the ore deposits of Iron County and Los Angeles, beyond to the southwest.

By the early 1900s, Springville had grown to a city of approximately 3,500. The 1911 R.L. Polk & Co. Directory shows Springville to have two banks, fourteen grading contractors, three hotels/rooming houses, one flour mill, one canning factory, and a municipal electric power plant. There were four general stores in operation: G.S. Wood Mercantile Co.; Deal Bros. & Mendenhall Co.; Packard Bros. & Co.; and I.T. Reynolds & Co. Principals in the latter three firms also were prominent in the field of railroad contracting. Springville was served by two railroads: the Denver & Rio Grande Western, and the San Pedro, Los Angeles & Salt Lake Railroad of the Union Pacific system.

The Nephi and Annie Kindred House, built amid this unprecedented period of growth in Springville, was constructed in 1896 for their family residence. Andrew Berkley, an active mason in Springville at the time, was the mason for the house. As detailed in the September 4, 1896, edition of the Springville Independent:

Nephi Kindred, the well-known blacksmith, is also having a neat four-room cottage built on his place in the Third Ward. This will be one of the pretty cottages of the city and represents some of the skillful mason work of that knight of the trowel, Mr. Andrew Berkley. Each mortar joint is neatly pointed up with a round finish and the foundation stones are trimmed up to a proportionate square and nicely painted. The carpenter work is being done by Mr. Reuben Richardson, who, with Mr. Berkley, took this contract, furnishing the plans, material and labor aggregating an outlay of about \$1,200, which compared with 1890, would represent a \$2,500 house.⁴

As noted in the article, Nephi Kindred was a well-known blacksmith in Springville in the 1890s. He apparently was a son of Edmund H. Kindred, original owner of the property on which 188 W. Center St. was built.⁵ In 1888, Nephi Kindred had married Annie Pennington in Logan, Utah. She continued to reside at 188 W. Center St. following the completion of the house. Nephi, however, died before the house was completed.

Born in England in 1862, Annie P. Kindred was a daughter of Edward and Catherine Birchell Pennington. The family came to Utah in 1872 as LDS converts. During her lifetime, Annie Kindred was active in LDS Church work, including Primary, M.I.A. and Relief Society. She was an honorary member of Camp Spring Creek of the Daughters of Utah Pioneers.

⁴Springville Independent, September 4, 1896.

⁵Ownership information is taken from the title abstracts on file at the Utah County Recorder's Office, Provo, Utah.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Kindred, Nephi and Annie, House, Springville, Utah County, UT

In 1935 Annie sold 188 W. Center St. to her daughter and son-in-law, Harriett and Myron N. Crandall. She continued to live with the Crandalls in the house until her death in 1950. The Crandalls had lived in the house since 1909, the year they were married.⁶ Myron N. (Pep) Crandall was a lifelong resident of Springville, and a grandson of pioneer Springville settlers Myron and Susannah Wimmer Crandall. Prior to his marriage, Pep worked for a time as a teamster. He subsequently worked in construction, which he pursued until his retirement. He was employed as a contractor c.1911, a construction foreman c.1929, a crusher operator for Strong & Grant Co. c.1935, and a construction worker during the 1940s.⁷ Pep resided in the house until his death in 1968. Harriet continued to reside in the home built for her mother and father until 1983, when the current owners, Glenn L. and Afton B. Alleman purchased the house from her. The Allemans have expanded the house while maintaining a respect for its historical character. In 1989, the Allemans constructed a 1-1/2 story garage addition to the east side of the house, separated from the original portion by an enclosed breezeway. Other than this addition, the house remains much as it was when the Springville Independent noted its construction in 1896.

____ See continuation sheet

⁶Polk, R.L. & Co. Provo City Directory. (Salt Lake City, UT: R.L. Polk & Co.), 1909, 1910 Editions.

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section No. 9 Page 5

Kindred, Nephi and Annie, House, Springville, Utah County, UT

Bibliography

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- Salt Lake Tribune, March 8, 1950, p.12. (Annie P. Kindred); May 25, 1968, p.33(Myron N. Crandall).
- Sanborn Map Company, Insurance Maps of Springville, Utah, 1890, 1898, 1908, 1925-corr. 1931.
- Springville Herald, March 9, 1950, p.1 (Annie P. Kindred); May 30, 1968, p.4, sec. 2 (Myron N. Crandall).
- Springville Independent, September 4, 1896, p.1.

Kindred, Nephi and Annie, House
Name of Property

Springville, Utah County, Utah
City, County, and State

10. Geographical Data

Acreage of property 0.27 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/7/8/2/0 4/4/4/6/2/6/0 B 1 11111 11111
Zone Easting Northing Zone Easting Northing

C 1 11111 11111 D 1 11111 11111

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at SW corner of Lot 2, Blk 38, Plat A, Springville City Survey; N 91 1/2 ft., E 126.25 ft., S 91 1/2 ft.; W 126.5 ft. To beg.

Property Tax No. 06:038:0006:002

__ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries include the entire city lot that has historically been associated with the property.

__ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Nelson W. Knight, Architectural Historian

organization Smith Hyatt Architects

date March, 1997

street & number 845 South Main St.

telephone (801)298-1666

city or town Bountiful

state UT zip code 84010

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name Glenn L. and Afton B. Alleman

street & number 188 W. Center Street

telephone (801)489-3969

city or town Springville

state UT zip code 84663

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 6

Kindred, Nephi and Annie, House, Springville, Utah County, UT

Photos Nos. 1-4:

1. Kindred, Nephi and Annie, House
2. Springville, Utah County, Utah
3. Photographer: Nelson Knight
4. Date: February 1997
5. Negative on file at Utah SHPO.

Photo No. 1:

6. South elevation of building. Camera facing north.

Photo No. 2:

6. East elevation of building. Camera facing northwest.

Photo No. 3:

6. Northwest elevation of building. Camera facing southeast.

