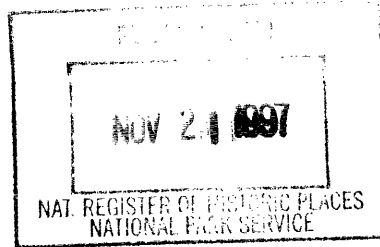


United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations 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 Packard, Milan and Margaret, House

other names/site number \_\_\_\_\_

## 2. Location

street & number 110 W. 100 South N/A not for publication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 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 nationally statewide X locally.    (See continuation sheet for additional comments.)

Walter M. H. 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:)

Edson H. Beall 1-5-98  
Signature of the Keeper Date of Action

Packard, Milan and Margaret, 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	
<u>2</u>		buildings
		sites
		structures
		objects
<u>2</u>	<u>0</u>	Total

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

Historic Resources of Springville City

**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**  
(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 7. Description

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY  
REVIVALS: Classical Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE  
walls BRICK  
\_\_\_\_\_  
roof WOOD: shingle  
other \_\_\_\_\_  
\_\_\_\_\_

### Narrative Description

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

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

# **National Register of Historic Places Continuation Sheet**

Section No. 7 Page 1

Packard, Milan and Margaret H. House, Springville, Utah County, UT

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## **Narrative Description**

The Milan and Margaret Packard House, built c.1908, at 110 W. 100 South in Springville is a well-preserved one-and-a-half story brick cross-wing house that combines Victorian Eclectic and Classical Revival stylistic features. The house is located on a corner lot close to the center of Springville. The yard is fully landscaped with mature trees.

A concrete foundation supports the yellow brick walls. The foundation was poured with formed half-round, decorative bands around the foundation wall, meant to approximate rusticated stone. The walls are composed of fired brick, laid up in a running bond. The brick continues into the house's four cross gables, ending with a wood tympanum with a louvered lunette in the peaks of the gables. Garlands festoon the tympanum.

A wrap-around porch on the south and east facades is the most prominent feature of the house. The wood shingled porch roof is supported by Tuscan-order columns and a heavy articulated cornice. Another tympanum projects diagonally from the porch toward the southeast corner of the property; this tympanum is similarly festooned with wood garlands. A second porch, similarly supported and detailed, shelters the back door on the southwest corner of the house. A classical cornice runs around the wide overhanging eaves of the roof.

Windows on the building are a combination of double hung and casement types. They are surmounted by cast concrete heads; the sills are likewise cast concrete. The tripartite casement windows in the upper story gables are divided in a diamond decorative muntin pattern. This pattern is continued in a hipped roofed shingled dormer on the south slope of the roof. Other than the removal of a porch on the house's north side, as evidenced by a doorway, the house remains as it was when the Packards built it c.1908.

A sizable stable/barn once occupied the northwest corner of the property, as shown in 1908 and 1925 Sanborn Maps. This building was demolished by 1931, as shown on the Sanborn Map completed that year in Springville. The current outbuilding on the site, a combination workshop/garage, was built after 1931. The materials used in its construction (wood frame with weatherboard siding), its stylistic details, and, especially, the small garage door opening suggest it was constructed within the historic period. It is listed as a contributing building in this nomination.

Packard, Milan and Margaret, 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.)

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

ARCHITECTURE

#### Period of Significance

c.1908-1940s

#### Significant Dates

c.1908

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

Unknown

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Packard, Milan and Margaret H. House, Springville, Utah County, UT

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## Narrative Statement of Significance

The c.1908 Milan and Margaret H. Packard House 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. The first owner, Milan Packard, was one of the most prominent and successful citizens in Springville. As such, the Packard family was able to build a home commensurate with their station in the community. In contrast to Springville's early buildings, which were simple, utilitarian buildings most often constructed of locally produced materials, the Packard 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 Classical Revival styles exhibited on the Packard House, to Springville. Buildings such as this house were the result of such awareness.

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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.<sup>1</sup> 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 Hobble 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.<sup>2</sup>

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.<sup>3</sup>

The LDS Church's cooperative economic system, adopted some years earlier by certain Utah communities, was significantly expanded during 1868. In that year, Zion's Cooperative Mercantile

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

<sup>2</sup>Finley, viii.

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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Packard, Milan and Margaret H. House, Springville, Utah County, UT

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Institution (Z.C.M.I.) was organized at Salt Lake City. The cooperative system had its basis in LDS church doctrine, and was encouraged by church leaders, most notably Lorenzo Snow. It espoused the principle of an independent, self-reliant society in which members would work for the common good rather than personal gain.

The Springville Co-op organization was headed by Bishop Aaron Johnson as president, with William M. Bromley as superintendent and C.D. Evans as secretary. Ownership was held by the citizens of Springville, some 300 of whom subscribed to stock in the institution when it was incorporated. Stock was issued in five dollar shares, with no one individual permitted to hold more than a \$200 interest. Profits were disbursed among the shareholders as semi-annual or quarterly dividends. A Co-op mercantile store was set up in Springville at Bishop Johnson's school house, and N.H. Groesbeck was the first private merchant to sell out his stock of goods to the Co-op organization. Other Springville storekeepers quickly followed suit.<sup>4</sup> About 1870 the Co-op store was moved to a small building on First West between Center and First South.<sup>5</sup> This was later (c.1876) replaced by a larger store built by Solomon D. Chase on Main Street. This store was known as the Springville Cooperative Mercantile Institution. Another building, on North Main Street, was purchased by the Co-op from the Relief Society and became known as the North Co-op.<sup>6</sup> The Springville Co-op also built a water-powered flour mill on First North Street between Main and First West. Constructed in 1876, the mill was operated and managed by George Storrs.<sup>7</sup>

The early success of Springville's cooperative system was destined to be short-lived, however. As was the case in other Utah communities, the cooperative ideal fell victim to increasing competition from private concerns and the reluctance of the cooperative's members to participate fully in the communitarian system. One of the Co-op's chief competitors was the mercantile store of Milan Packard, built on Main Street and First North in 1876 (Coinciding with the Co-op's expansion into its Main Street store).

Born in Ohio in 1830, Milan Packard was a son of Noah and Sophia Bundy Packard. He crossed the plains with his parents in 1850, and in 1851 settled in Springville, where he resided for the rest of his life. In 1870, he was granted title to the property on which the house now stands. Sanborn Maps indicate that an earlier home occupied the site until it was demolished c.1908 to make way for the present house.<sup>8</sup>

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<sup>4</sup>Finley, 59.

<sup>5</sup>Finley, 59.

<sup>6</sup>Finley, 59.

<sup>7</sup>Finley, 60.

<sup>8</sup>Sanborn Map Company, Insurance Maps of Springville, Utah, 1890, 1898, 1908, 1925-corr.1931.

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

# **National Register of Historic Places Continuation Sheet**

Section No. 8 Page 4

Packard, Milan and Margaret H. House, Springville, Utah County, UT

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Five years after arriving in Springville, Milan Packard married Margaret Jane Haymond, an Illinois native who came to Utah with her father, E. O. Haymond, and settled in Big Cottonwood, Salt Lake County in 1850. She moved to Springville in 1851 and lived there until her death in 1920. She and Milan had ten children of whom eight survived to adulthood.

During Milan's early years he was involved in freighting to points in California, Montana, and the Missouri River. He held interests in mining properties in Montana, and assisted in developing the Pleasant Valley coal mines in Utah. In 1875, the Utah and Pleasant Valley Railroad was organized to provide a link to the rich coal fields discovered that year in Pleasant Valley, south of Soldier Summit. Principals in the new railroad included M.P. Crandall, Nephi Packard and Milan Packard of Springville, each of whom also held extensive interests in the Pleasant Valley mines.

The nearest junction with an existing rail head was along the Utah Southern route just west of Springville. In 1877 work began on a narrow gauge line down Spanish Fork Canyon, connecting the coal fields with Springville, Provo and the coal consuming markets. Though the principal construction contractor was an Ogden firm, many Springville citizens are reported to have been employed on the project. A sizeable portion of their pay came in the form of credit at Milan Packard's mercantile store. The Utah and Pleasant Valley Railroad was completed to Springville in 1879 and extended to Provo the following year. The Utah and Pleasant Valley Railroad was bought out by the Denver & Rio Grande in 1882 and became an integral part of the company's Denver to Ogden branch.

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, (one of which, the Springville Banking Co., was founded in 1891 by a group including Milan Packard), 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.; H.T. Reynolds & Co.; and Packard Bros. & Co., of which Milan Packard was a partner with his son in law W.H. Meneray, and his brother Myron Packard. Principals in the latter three firms (including Milan Packard) 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.

Milan Packard lived in the house for only a short time before his death in 1911. Packard's son, Milan Owen (M.O.) Packard, inherited the house. M.O. Packard continued his family's prominence in Springville business circles. He was born in Springville in 1860, and during his early years was involved in his father's freighting work. He was married to Julia M. Crandall. He later was associated with his father in the mercantile business, working for Packard Bros. & Co. M.O. Packard also engaged in contracting work, in which he was associated with H.T. Reynolds, another prominent Springville businessman. He continued his father's interest in sheep raising, having extensive holdings in Utah and Nevada. In 1908, he bought an interest in Springville Banking Co., where he succeeded his father as vice-president and later served as bank president until retiring in 1941.

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

# **National Register of Historic Places Continuation Sheet**

Section No. 8 Page 5

Packard, Milan and Margaret H. House, Springville, Utah County, UT

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In 1921, 110 W. 100 South was purchased by William L. Grooms from Milan's daughter, Preal Packard.<sup>9</sup> Records do not indicate who resided in the home between the death of Milan Packard in 1911 and acquisition of the home by the Grooms. It is likely, however, that Margaret J. Haymond Packard lived there from the time of her husband's death in 1911 until her own death in 1920.

William Leslie Grooms was born in Illinois in 1865, a son of W. Nelson and Eliza Leslie Grooms. In 1889, he married Lydia Shriver in Kansas City, Kansas. They came to Utah in 1896, residing first in Salt Lake City until moving to Ogden in 1905. They settled in Springville in 1913. Lydia died in 1935. Mr. Grooms worked as a conductor for the Denver & Rio Grande Western Railroad. He retired in 1937. Shortly before his death in 1940, Mr. Grooms transferred title to the house to his children, W.N. Grooms of Salt Lake City and Minnie Leslie Hales of Spanish Fork. Minnie and her husband, G. Ray, subsequently moved into the Springville house. Mr. Hales taught at Springville High School until the mid-1950s, then worked at farming for a time before retiring in the early-1960s. Minnie Hales is the current owner, through a life estate. The house, which remains remarkably intact, is one of the best examples in Springville of the houses constructed as the town's prosperity increased and its economic base shifted from agriculture to transportation and industry.

\_\_\_\_ See continuation sheet



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

Packard, Milan and Margaret H. House, Springville, Utah County, UT

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## Bibliography

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Packard, Milan and Margaret, House  
Name of Property

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

## 10. Geographical Data

**Acreage of property** 0.39 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/7/9/0/0 4/4/4/6/1/0/0 B 1 1/1/1/1 1/1/1/1  
Zone Easting Northing Zone Easting Northing

C 1 1/1/1/1 1/1/1/1 D 1 1/1/1/1 1/1/1/1

### Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning SE corner Lot 1, Blk. 27, Plat A, Springville City Survey, N126.25 ft.; W 136.25 ft.; S 126.25 ft.; E 136.25 ft. to beginning.

Property Tax No. 06:027:0001:001

     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 Knight, Architectural Historian

organization Smith Balle Hyatt Architects

date March 1997

street & number 845 S Main

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 Minnie Hales Life Estate c/o Aileen H. Clyde

street & number 908 Hillcrest Drive

telephone (801) 489-6985

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 7

Packard, Milan and Margaret H. House, Springville, Utah County, UT

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**Common Label Information:**

1. Packard, Milan and Margaret H., 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 west.

**Photo No. 3:**

6. North elevation of building. Camera facing south.

**Photo No. 4:**

6. West elevation of building. Camera facing east.

**Photo No. 5:**

6. South elevation of building. Camera facing north.