

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received DEC 9 1982

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Crandall Houses

and/or common Crandall, Clarence L., House/Crandall, Nelson D., House

2. Location

street & number 112 and 136 East 200 North ___ not for publicationcity, town Springville ___ vicinity of ~~congressional district~~state Utah code 049 county Utah code 049

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	N/A <input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Carl Smith / Hugh Dougall

street & number 136 East 200 North / 112 East 200 North

city, town Springville ___ vicinity of state Utah

5. Location of Legal Description

courthouse, registry of deeds, etc. Utah County Courthouse

street & number Center and University Streets

city, town Provo state Utah

6. Representation in Existing Surveys

title Utah Historic Sites Survey has this property been determined eligible? yes nodate Summer 1980 federal state county local

depository for survey records Utah State Historical Society

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered (112)	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good (136)	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered (136)	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair (112)	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

s (136) (112)
Two twin houses, one on the east and one on the west half of one lot, appear to be patternbook copies of a Victorian residence. The Crandall houses are each two stories, being asymmetrically designed with projecting pavilions at the side and front which show various window styles. They are completed with hipped roofs and tall decorative chimneys. The two houses are practically identical and will be described as one.

The facade is composed of a pedimented pavilion and projecting bay on the east side, with an inset entrance porch set off by large Romanesque-type arches to the west. The bottom story is brick, which is set in decorative patterns to accent the arches and windows.

The three-faceted bay has windows on each side with double-mullioned windows in front. A stained-glass transom tops the central bay window, and the entire bay is capped by an entablature, the frieze of which is a rustic, rough-hewn stone. A balustrade may have at one time adorned the bay.

The second story is decoratively shingled in geometric patterns including circles, rectangles, and diamonds. The windows are framed by carved, wooden, decorative architrave trim. The pedimented gable front also has double-sash windows and a half-story window suggesting a third floor.

The majority of the windows are flat-topped, but some have segmental arches. The west pavilion has a unique, round, stained-glass window on the bottom floor that opens onto a staircase. The sill, as in all the windows on the ground floor, is of the same rough-hewn stone as the entablature of the bay. The window also has carved stone volutes as decoration.

The shingle story is set off from the brick by decorative, modillioned molding, and is capped with a cornice and entablature showing the classical detailing of dentils and modillions. The tall chimneys are decoratively capped with corbelling and are fluted to appear as three tied chimney stacks. The north chimney ascends from the ground. The east house has a third chimney at the back on a kitchen addition built before the 1930s. The chimney and kitchen addition were built in brick to match the rest of the house and the chimney is a replica of the originals.

The interior ground floor of the east house has been somewhat remodeled. It opens into a living room and dining room. There is a bedroom which had a bathroom added on to it. One of the ceilings has been lowered, and the base boards along the walls have been changed. The upstairs, which remains unaltered, has three bedrooms and one smaller room, as well as a bathroom.

The interior and exterior of the west house remain unaltered, although it is in poorer condition due to neglect.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c. 1900 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The Crandall houses in Springville, an identical pair built about 1900, are significant local examples of Victorian architectural eclecticism in rural Utah. During the Victorian era, an attempt to express modernity and status by following current high styles resulted in the adaptation of Victorian style ornamentation to local vernacular house plans in small towns. The Crandall houses are typical vernacular side-hall house plans, embellished on the exterior with Classical cornices and pediments, Romanesque entrance arches and heavy stone lintels, and Queen Anne decorative shingling. These "high style" houses document the period of growth and prosperity in Springville as it changed from an agrarian economy to a thriving transportation center. The owners, Clarence and Nelson Crandall, whose family was among the first to settle Springville in 1850, were a part of this transition as contractors for the railroads. The Crandall houses were identified among the most significant historic sites in Springville in an extensive survey which also documented eight other Victorian structures as potentially significant--none of them include Queen Anne trim which renders the Crandall houses as locally unique. In addition, the Crandall houses retain their historical integrity and are the only pair of identical houses on one lot in the state of Utah that have been identified and documented.

The Victorian period in America was a time of industry and growth. The energy and economic wealth of the age were manifest in the architectural styles which attempted to express their modernity and status by following the most current, popular high styles.¹ The period was also characterized by eclecticism, the mixing and matching of architectural styles and features in order "to create something comfortable and charming, using anything and everything that served the purpose," rather than striving for authenticity and integrity of style.² Builders' manuals, which published patterns and designs for houses and other buildings, circulated throughout America popularizing the current high-style designs and making them available to the general populous.³

Possibly copies of a patternbook house plan, the Crandall houses, built about 1900, exhibit an eclectic mixture of architectural features. Romanesque entrance arches, projecting bays and pavilions, and Classical cornices with pedimented gables are unified in a typically asymmetrical Victorian design. The detailed woodwork on the upper stories, which strikingly sets off the brick first floor, is typical of the Queen Anne style. The decorative shingle work, modillioned moldings, capping cornice and entablature with dentils and modillions, and the carved architrave trim on the windows, demonstrate the detail and intricacy often associated with the style, as also the colored glass windows which complement the textured wall surfaces.⁴

9. Major Bibliographical References

Daughters of Utah Pioneers. Memories That Live: A Centennial History of Utah County. Springville: Art City Publishing Company.

Huntington, Mae. "History of Springville: Written for the Crandall Reunion." Manuscript August 22, 1953, Brigham Young University Library Special Collections. (See Continuation Sheet)

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Springville, Utah

Quadrangle scale 1:24000

UMT References

A

1	2	4	4	8	2	4	0	4	4	4	6	5	1	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

All of Lot 3, Block 46, Plat A, Springville City Survey.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Cheryl Hartman, Researcher

organization Utah State Historical Society

date August 1982

street & number 300 Rio Grande

telephone (801) 533-6017

city or town Salt Lake City

state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Melvin T. Smith

title Melvin T. Smith, State Historic Preservation Officer

date 11-17-82

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I hereby certify that this property is included in the National Register

Beth Grosvenor

date 1/19/83

Keeper of the National Register

Attest:

date

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

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Springville was established in the early years of the settlement of Utah by the Mormons. Brigham Young, church president, chose eight teams to go to Hobble Creek (now Springville) in 1850 and build a fort in preparation for the winter. A city was planned and surveyed as soon as possible. It was set up with square city blocks marked off on a regular grid pattern and a north-south axis.⁵ The main occupation of the residents was farming, but scarcity of water led to a need for diversification. The opportunity for other industry was provided by the coming of the railroad to Utah. In 1869 the Atlantic to Pacific line was completed in Promontory, Utah with the driving in of the golden spike. Other lines quickly followed and Springville was soon involved as a freighting center and a supplier of men to railroad construction crews. It had come to be known that the "Mormons are good railroad builders," and Springville became tied up with the contract construction industry more than Salt Lake City or Ogden.⁶ The Union Pacific hired sub-contractors using Springville men to work on their lines in Idaho and Wyoming, and the Western Pacific lines used Springville men in California. Nelson D. Crandall, Jr., and Clarence L. Crandall, were successful railroad contractors and built the Crandall houses which expressed their prosperity. Nelson worked on the Idaho and Wyoming lines and Clarence on the California lines.

The father of Nelson and Clarence, Nelson D. Crandall, Sr., the first owner of this property, was born in Villanova, New York May 5, 1834. His parents had joined the Mormon church in 1833, and the family moved with the church from Kirtland to Missouri and to Nauvoo, where they were at the time that the prophet Joseph Smith was martyred. The Crandalls helped work on the Nauvoo Temple. While the aged parents stayed behind in Nauvoo, Nelson came to Springville, Utah, September 18, 1850 in the company of Myron Crandall, his brother, and other members of the Crandall family. Myron was head of one of eight teams sent by Brigham Young to Hobble Creek to settle the area.⁷

In 1871 the Mayor, Cyrus Sanford, deeded to Nelson the land that the two Crandall houses were later built on. Records seem to indicate that a house was built on the property by 1874. In 1892 Clarence bought the east half of the lot from his father for \$500. The two houses were built in 1900 by the sons Clarence L. and Nelson D. In 1902 Clarence's wife Lulu signed the east house over to cousins Elizabeth and Lucian Crandall--the latter was a grandson of Myron. The house remained in the family through Josephine Crandall, a daughter of Lucian. She was married to Marion R. Taylor who took over the house in 1927 through a tax sale. In 1936 the Provo Building and Loan Society received deed to the house, and sold it in 1944 to Albert H. Smith. His son Carl Smith now occupies the home. The west house was sold in 1909 to John W. and Harriet Dougall. The Dougall family was also prominent in the settlement of Springville. Their son, Hugh Dougall, still lives in the home.

It is very unusual to find twin houses built in Utah, and it is interesting that these were built by two brothers considered twins in the local community--they were born nine months apart in the same year, in January and September of 1864. The site of the Crandall houses was identified as one of the five most significant in Springville, Utah during an extensive survey

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Victorian structures were also identified, but none include Queen Anne trim. These two houses are outstanding representations of the eclectic Victorian style and reflect much care in detail of design and execution. The craftsmanship is excellent, and they exemplify fine architecture in rural America.

Notes

¹See Leland M. Roth, A Concise History of American Architecture (New York: Harper and Row, 1979), pp. 126-27.

²Walter C. Kidney, The Architecture of Choice: Eclecticism in America 1880-1930 (New York: George Braziller, 1974), p. 6.

³See Roth, pp. 150-51.

⁴John J.-G. Blumenson, "Queen Anne Style 1880-1900," Identifying American Architecture (Nashville: American Association for State and Local History, 1977), p. 63.

⁵For more information on the history of Springville, see Don Carlos Johnson, A Brief History of Springville (Springville: D.C. Johnson and William F. Gibson, 1900); Daughters of the Utah Pioneers, Memories That Live: A Centennial History of Utah County (Springville: Art City Publishing Company); also Wayne L. Wahlquist, "Settlement Processes in the Mormon Core Area 1847-1890," Dissertation, University of Nebraska, Lincoln, 1974.

⁶Daughters of the Utah Pioneers, Memories That Live, pp. 354-355.

⁷For more information on the Crandall family see, Mae Huntington, "History of Springville: Written for the Crandall Reunion," manuscript, August 22, 1953, Brigham Young University Library Special Collections; also Johnson, A Brief History of Springville.