



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 Senior Hotel

other names/site number Caffrey & Davis Furniture Company, Robinson Bros. Music Co.

2. Location

street & number 296 S. Main Street N/A not for publication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]
Signature of certifying official/Title Date 11/6/97

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:)

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

Senior Hotel
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>1</u>		buildings
		sites
		structures
		objects
<u>1</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)

COMMERCE/specialty store

DOMESTIC/hotel

COMMERCE/restaurant

Current Functions
(Enter categories from instructions)

COMMERCE/restaurant

COMMERCE/specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Romanesque

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other WOOD

Narrative Description

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

Senior Hotel
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

COMMERCE

ARCHITECTURE

Period of Significance

1900-1940s

Significant Dates

1900

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Name of repository:

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

Senior Hotel
Name of Property

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

10. Geographical Data

Acreage of property 0.08 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/8/0/2/0 4/4/4/5/8/5/0 B 1 11111 111111
Zone Easting Northing Zone Easting Northing

C 1 11111 111111 D 1 11111 111111

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at SE cor. of Lot 1, Blk 12, Plat A, Springville City Survey; N 35 ft; W 103 ft; S 35 ft; E 103 ft to beg.

Property Tax No. 06:012:0002:001

 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 Bradley F. & Elizabeth M. Petersen
street & number 242 N 100 E telephone (801) 489-9323
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.

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National Register of Historic Places Continuation Sheet

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Senior Hotel, Springville, Utah County, UT

Narrative Description

The Senior Hotel, built in 1900 at 296 South Main, is a two-story, two-part commercial block of brick construction on a corner lot in the center of town. The building abuts the sidewalk on two sides, has an alley at the rear, and shares a wall with an adjoining building. The Senior Hotel has a flat roof, and a parapeted cornice which displays decorative corbeled brickwork on the facade. The facade is three bays wide, the upper story having three segmental-arched window openings separated by brick pilasters. Within each opening are paired, double-hung sash windows, each sash having a single square light. Each window pair is topped by a single transom having a geometric muntin pattern around the perimeter.

The ground floor of the facade is notable in that it retains the original wooden-sash store front windows with only minor alterations. There is a centered, recessed entry flanked by round columns with Corinthian capitals. A painted panel of closed arcading spans the facade above window top level.

The upper and lower zones of the facade divided by a bracketed cornice of carved wood moulding. The north and south side walls are topped by stepped parapets. The upper story of the original (front) portion of the building features four tall narrow windows evenly spaced on both the north and south side walls. Each window consists of two-over-two lights, vertically divided, within a segmental-arched opening.

The rear portion of the building, though two stories in height, is substantially lower than the original portion. This addition was built in two stages: The first being added in about the early 1920's and the second between 1925 and 1931, as shown on Sanborn maps for those dates. Otherwise, the building has only minor alterations, which is uncommon for a downtown commercial building of such age. A small wooden planter box spans the base of the facade, and one window of the facade (immediately left of the entry) appears to have been slightly enlarged. Some upper-story windows have been painted over, and the middle transom no longer displays the muntin pattern shown in the 1985 photographs.

The building maintains its original materials and massing and contributes to the historic qualities of Springville.

____ See continuation sheet

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Senior Hotel, Springville, Utah County, UT

Narrative Statement of Significance

The number, size, complexity, and level of style of commercial and industrial buildings in Springville, like the Senior Hotel,¹ built in 1900, closely parallels the economic development of the town, and thus are significant under Criterion A for this association, as outlined in the "Historic Resources of Springville City" Multiple Property Submittal. The changes that Springville underwent with the arrival of the railroad in Utah and the success of Springville industries such as railroad contracting and agricultural processing led to the development of buildings such as the Senior Hotel, to house businesses selling goods imported to Springville from other markets newly accessed by the railroad and bought by increasingly prosperous Springville consumers. First used as a furniture and music store, the building was converted for use as a billiard parlor, and later a hotel, in the 1920s, operating as a hotel through the 1960s. The presence of the railroad, which had its depot around the corner at the end of 200 South Street, and later the influx of visitors in Springville arriving by automobile, provided a market for the hotel. The Senior Hotel is also architecturally significant as an excellent example of the two-part block commercial building type with Victorian stylistic influences. It retains its original fabric and contributes to the historic qualities of Springville.

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.² 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 1849.³

Industrial and commercial enterprises during the pioneer period tended to be small in scale, locally-based, and oriented toward supplying the utilitarian essentials of the community. In Springville, as in other early settlements established by the LDS church in Utah, emphasis was placed upon cooperative efforts which ensured the viability of the community as a whole. Material luxuries and private monetary gain to a back seat (officially) to the good of the community during this period of Utah's history.

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

¹The historic name used for this building is the Senior Hotel because it is the name most associated with the building and its use as a hotel was significantly longer during the historic period than the original occupants.

²Finley, Mary J. Chase, A History of Springville (Springville, Utah: Art City Publishing, 1989), 1.

³Finley, viii.

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Senior Hotel, Springville, Utah County, UT

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.⁴

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.

296 South Main St. was built in 1900 as the retail furniture store of James Caffrey and Samuel M. Davis, partners in the firm Caffrey & Davis ("Furniture, Carpets and Wallpaper"). Available references offer little information on the two principals. However, directory records indicate that James Caffrey and his family were Springville residents during the time the store was in operation.

Caffrey and Davis sought to capitalize on the growing prosperity of Springville residents and their increasing awareness of National trends and styles of consumer goods. This awareness was brought about largely by the arrival of the railroad and the contact with communities outside of the Intermountain West that the railroad enabled.

Samuel Davis evidently left the partnership after several years. For a time Mr. Caffrey ran the store in partnership with Michael W. Molen. Caffrey later operated the business on his own, up to the time of his death c.1907-08.

In July of 1908, 296 South Main was purchased from the estate of James Caffrey by Walter and Herbert Robinson. They together with their brothers Eli and Fred C. Robinson formed the Robinson Brothers Music Co. Headed by Walter Robinson, president, and Herbert Robinson, secretary, with Eli and Fred Robinson as employees, the company sold furniture and "musical merchandise" out of the store.

In 1914, Walter Robinson moved to Provo and together with his brothers opened a music, piano and furniture store on N. Academy (University) Ave. That business was operated in connection with Barton Furniture Co. and was organized as Robinson Bros. Piano Co. (Walter, Eli & Fred Robinson), and Robinson Bros. & Barton Co. (George E. Barton, president; Herbert Robinson, vice-president; Walter Robinson, secretary-treasurer).

⁴See 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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Senior Hotel, Springville, Utah County, UT

The Springville business was dissolved several years later, and the store at 296 South Main was sold in 1921. Concomitantly, Walter Robinson bought out his brothers' interests in the Provo business and proceeded to operate that store as Walter Robinson Music co. until closing in 1931. He then became a traveling representative of wholesale music firms, working up to the time of his death in 1939.

After leaving the Provo business, Herbert, Eli and Fred Robinson all eventually took up residence in Salt Lake City. Herbert Robinson operated a music and furniture store in Salt Lake for a number of years.

296 South Main was purchased from Robinson Bros. Music Co. in 1921 by Laura Senior. Her son, Oliver, operated a billiard hall in the building beginning in 1920. Sanborn maps for 1925 show a one story addition of approximately 35' x 20' spanning the rear of the two story building. However, 296 South Main apparently operated only as a billiard hall until about 1928 or 1929, when the business was expanded to include a hotel and cafe as well as billiards. At this time the rear addition was enlarged to approximately 35' x 40' and its height increased to two stories, as shown on 1931 Sanborn maps.

Through most of the 1930s the Senior Hotel was one of three hotels operating in Springville, the others being the Hotel Harrison and the Kearns Hotel. Later, only the Senior Hotel and the Valley Tavern Hotel (formerly Kearns) were in operation.

Following Laura Senior's death, title to 296 South Main passed in 1931 to Oliver Perry Senior. He and his second wife, Precilla, whom he married in 1921 or 1923, lived in the hotel together with their children, Max and Jacqueline. Max B. Senior, Oliver's son by his first marriage, worked as hotel clerk c.1944, and later as manager.

Following Oliver Senior's death in 1950, the Senior Hotel and Restaurant continued to operate, with Precilla acting as president, Jacqueline as vice-president, Max as secretary-treasurer, and Max's wife, Fern, as assistant manager. The billiard hall in the north half of the building was managed by Max B. Senior. Precilla Senior resided in the hotel (c.1953), while Max and Fern Senior resided at Senior Court, a "tourist court" built during the late 1940s on property just west of the hotel.

Though there was some shifting of residences and management roles in succeeding years, directory records indicate that the hotel and associated tourist court continued to be a family owned and operated venture through the 1960s and beyond. The hotel closed in the 1970s and the building sat vacant for some time. In 1992 the building's owners began a renovation that continues in 1997.

ARCHITECTURE:

The two-part block is the most common commercial structure found in Utah communities. This building type is composed of two distinct zones and may range in height from two to four stories. The street level portion of the structure incorporates public spaces such as stores and offices and is usually visible through large plate-glass windows. The upper zone usually contains more private spaces such

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Senior Hotel, Springville, Utah County, UT

apartments, hotel rooms, meeting rooms, or additional offices.⁵ The Senior Hotel is an excellent example of this building type. Its Victorian detailing also describes a period when Utah was exposed to the developments that were occurring on the national level, including the availability of mass-produced millwork and decorative ornamentation.⁶ With the introduction of the railroad, Springville was not isolated and during the late 19th and early 20th centuries, incorporated these stylistic influences into their architecture, both residential and commercial.

___ See continuation sheet

⁵Carter, Thomas and Peter Goss. Utah's Historic Architecture. Salt Lake City: University of Utah Press, 1988, p.62.

⁶Ibid, p.111.

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Senior Hotel, Springville, Utah County, UT

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Section No. PHOTOS Page 7

Senior Hotel, Springville, Utah County, UT

Common Label Information:

1. Senior Hotel.
2. Springville, Utah County, Utah
3. Photographer: Nelson Knight
4. Date: February 1997
5. Negative on file at Utah SHPO.

Photo No. 1:

6. East elevation of building. Camera facing west.

Photo No. 2:

6. South elevation of building. Camera facing north.

Photo No. 3:

6. Southwest elevation of building. Camera facing northeast.

Photo No. 4:

6. North elevation of building. Camera facing southeast.