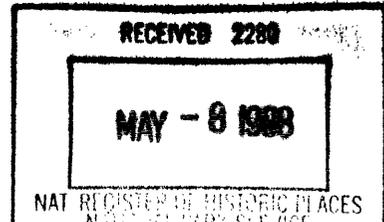


United States Department of the Interior
National Park Service

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 McBride, Sims, Garage

other names/site number Big John's Country Store

2. Location

street & number 600 North State Street N/A not for publication

city or town Orem N/A vicinity

state Utah code UT county Utah code 049 zip code 84058

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.)

William M. A. 4/21/98
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:)

Lawson R. Beall 6.11.98
Signature of the Keeper Date of Action

McBride, Sims, Garage
Name of Property

Orem, 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>	<u>1</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>1</u>	Total

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

Historic and Architectural Resources of Orem, Utah

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/business
OTHER: Garage/service station

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Commercial Style

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK

roof ASPHALT SHINGLES
other _____

Narrative Description

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

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

McBride, Sims, Garage, Orem, Utah County, UT

Narrative Description

The McBride Garage is a one-story, brick, one-part commercial building/garage. Built in c.1920, the garage follows a fairly conventional pattern for a one-part commercial block, and was probably one of the better constructed commercial buildings in Orem during that period.

The front facade, which faces west, is faced in a dark shade, probably red/brown, of fired brick, and is horizontally divided into three bays, and vertically into two sections. The bays each feature large square openings. The left opening is boarded over, the center bay features three single-pane windows divided by the original wooden mullions with a boarded-over transom above. The rightmost bay acts as the entrance with a centrally-placed doorway and two sidelights. The transom above this has also been covered with plywood. The upper section of the front facade is approximately half the height of the lower, and is also divided into three bays, although these have no fenestration. The bays are divided by decorative brick pilasters at both levels, the upper level crowned by a corbelled-brick cornice.

The north facade is stepped down toward the rear and is divided into four sections by brick pilasters. Each section of the concrete-capped parapet descends approximately one foot. It is a common feature of one-part block commercial structures to have a stepped parapet to shield the roof pitch. Each of the sections, except for the farthest right, is punctuated with a large, square window opening. The windows all have brick relieving arches and concrete sills. Above the window in the section second from right is a sign painted on the brick (see photo #2). The sign probably dates from the 1940s or '50s but most of the writing is indiscernible. Cut into the side of the rightmost section is a 1'x 1' framed opening with a wood panel infill. This could possibly have served as a drop-box. The south facade is similar to the north except that the second from right section has a garage door cut into it instead of a window. The door with its heavy timber frame takes up the entire section (approximately 10 feet). The leftmost section includes remnants of a brick chimney which begins halfway up the wall and extends to the roof line. The rear facade has a wood-frame, shed-roof addition built onto it which appears to be fairly recent. The addition is centrally placed and covers about half of the rear facade. This appears to have been constructed over a former garage entry.

The building has received several coats of paint, most of them white, which is the current color. The entire front (west) facade and south facade have been painted, but the east (rear) and north facades (except for the rightmost section) have not been painted and the buff-colored brick is in good condition with little spalling or structural cracking. The building retains much of its historic integrity and contributes to the historic qualities of Orem.

The site includes another commercial building immediately to the north which was constructed in 1948¹. Dividing these two buildings is a large irrigation ditch. A concrete sidewalk runs along the front, and a large asphalt parking lot extends to the south and east which two other buildings share.

¹ The property on which this building is located was combined with the McBride property when the current owner purchased both of them in the 1980s.

McBride, Sims, Garage
Name of Property

Orem, 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

C.1920-41

Significant Dates

c.1920-41

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

McBride, Sims, Garage, Orem, Utah County, UT

Narrative Statement of Significance

The Sims McBride Garage is significant for its association with the "Establishment of Orem: 1914-1941" category of the Historic and Architectural Resources of Orem, Utah, Multiple Property Submission. Built c.1920, the brick garage was a prominent fixture on Provo Bench's State Street (State Highway 91) when the automobile was just beginning to make its debut in the area. State Street, at the time, had very few commercial buildings, especially of brick construction. Most of them were small buildings, mainly fruit stands, of wood construction. The garage, apparently built by Sims McBride c.1920², is a good representation of the commercial changes occurring on the bench, particularly in transportation, which would bring greater prosperity to the area. Orem employed strip zoning rather than a downtown central core arrangement and this building reflects that pattern of development.

During the "Establishment of Orem" period, the Provo Bench saw more changes associated with growth than in the previous periods. After the first decade of the 20th century, fruit growers on the bench realized that if their prosperity was to continue they must market their produce outside of the area and outside of Utah. With the establishment of a rail line in Orem, the "Orem Line," plus the increasing popularity of the automobile, the fruit and produce industries were able to market their products all over the western United States. With the increased prosperity, the Provo Bench soon became Orem Town in 1919 (in honor of Walter Orem who brought the railroad to the area), and eventually, in 1941, Orem City.

The building now known as "Big Johns Country Store" has served different purposes, but historically the building served as a garage/service station under various owners. The land was first claimed by John Mills in 1887, after which he sold it to S.M. Duggins in 1890. It stayed in the Duggins family until 1908 when it was sold to Hyrum Nelson. The land then passed into Melissa L. Nelson, and Sims and Geneva McBride's hands in December 1917. According to Max Pederson the McBride garage was constructed around this time.

Sims McBride was born May 24, 1893, to Albert and Melissa Duggins McBride. He later married Victoria Jeneze (Geneva according to abstract record) Duggins. Pederson mentioned that local wrestling matches were held inside the garage where a makeshift mat was set up, with Sims McBride, himself, participating. The McBrides owned the garage until 1928 when it was sold to an investment company who then sold it to Fera Decker. Sims died March 12, 1970 while living in Inglewood, California.

Decker was born November 8, 1868 in Salt Lake City to Isaac Perry and Elizabeth Garrett Ogden

² The construction date was determined through a telephone interview with Max Pederson who owned a blacksmith shop across the street from the garage. He recalled the builder and first owner as being Sims McBride who, according to the Utah County Abstracts, purchased the property in 1917. This date corresponds with the period style of the building. Provo City Polk Directories were consulted for the years 1920, 1928, 1938, 1944, and 1946 and the garage does not

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

McBride, Sims, Garage, Orem, Utah County, UT

Decker. His father was part of the first pioneer company to enter the Salt Lake Valley in 1847. On February 24, 1891, he married Pearl Gay of Ogden, Utah. Decker worked at various jobs around the state including Z.C.M.I. as a traveling salesman, Shupe-Williams Candy Co., and Well Jewelry Co. which he owned. He was a prominent citizen in Orem after the turn of the century, owning farmland in the area. He owned the garage for almost seven years before deeding it to his son, Wayne Decker. Pearl and Fera continued to live in Salt Lake City until they both passed away; Pearl on May 11, 1953, and Fera September 25, 1957. Wayne Decker ran the garage until 1945 when it was sold to Roy Sumter and Reed Fietkau.

According to Reed's son Ben Fietkau, Roy and Reed operated the shop under the name of "Orem Auto Electric" and did auto repair as well as electric motor rebuilding. The two parted ways when Sumter moved to Moab, Utah, in 1957 to mine uranium. After this Reed worked for W.W. Clyde Construction for awhile before becoming a mechanic again in Salt Lake City.

Commercial buildings have been little studied, except for two major projects by Richard Longstreth, an architectural historian. In "Compositional Types in American Vernacular Architecture"³ he divides commercial architecture into several types including one-part block, two-part block, enframed window wall, temple front, vault, etc. This building falls under the category of one-part block, probably the most common type of commercial structure in the state from the late-19th and early-20th centuries. The one-part commercial block is distinguish by one level of windows at the street level, usually comprised of sections of large plate glass, with an unfenestrated section above which was often used for signs. Most of the false-front buildings in smaller western communities were one-part blocks.⁴ The older buildings were generally of wood-frame construction, with the later ones being constructed of brick. Many of these buildings still survive on Main Streets throughout the state although they might be unrecognizable, having undergone modernization with such materials as aluminum and carrera glass.

The Sims McBride Garage is a good example of a one-part block commercial building. This is one of only six commercial structures that remains in Orem to describe a pattern of commercial development that did not produce a downtown core but a business area that developed linearly through strip zoning. This building retains its original fabric and contributes to the historic qualities of Orem.

 See continuation sheet

³ In Camille Wells, ed. Perspectives in Vernacular Architecture, Vol. 2. Columbia: University of Missouri Press, 1986.

⁴ Thomas Carter & Peter Goss. Utah's Historic Architecture, 1847-1940: A Guide. Salt Lake City: Graduate School of Architecture, University of Utah & Utah State Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 4

McBride, Sims, Garage, Orem, Utah County, UT

Bibliography

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Deseret News & Telegram. September 26, 1957. Pg.B-5.

Deseret News. March 17, 1970. Pg.B-11.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.

Phillips, Steven J. Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600 to 1940. Washington D.C.: The Preservation Press, 1992.

Telephone interview with Mrs. Hans Burmiester, widow of former owner, by consultant. May 1997.

Telephone interview with Ben Fietkau, son of Reed Fietkau, former owner, by consultant. June 2, 1997.

Telephone interview with Max Pederson, shop owner near garage, who knew Sims McBride, by consultant. May 15, 1997.

__ See continuation sheet

McBride, Sims, Garage
Name of Property

Orem, Utah County, Utah
City, County, and State

10. Geographical Data

Acreage of property .55 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/0/6/1/0 4/4/6/2/0/0/0 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.)

COM SW COR LOT 11, BLK 5, FRUITLAND SUBDIVISION; N 18 DEG 23'08"W 84.183 FT; S 89 DEG 59'36"E 172.194 FT; S 21'28"E 46.866 FT; S 89 DEG 57'56"E .75 FT; S 02'03"W 33.001 FT; E 53.440 FT; S 01 DEG 23'42"W 55.683 FT; S 88 DEG 10'36"W 178.450 FT; N 18 DEG 23'08"W 64.644 FT TO BEGINNING

Property Tax No.
39:020:0029:005

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

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were historically and continue to be associated with the building.

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

11. Form Prepared By

name/title J. Cory Jensen/Preservation Consultant

organization _____ date January 1998

street & number 671 South 560 East telephone (801) 224-0955

city or town Orem state UT zip code 84097

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 Paul J. Abraham

street 8467 South Woodland Hills Drive telephone (801) 798-8235

city or town Spanish Fork state UT zip code 84660

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 5

McBride, Sims, Garage, Orem, Utah County, UT

Common Label Information:

1. McBride, Sims, Garage
2. Orem, Utah County, Utah
3. Photographer: J. Cory Jensen
4. Date: March 1997
5. Negative on file at Utah SHPO.

Photo No. 1

6. South and west elevations of building. Camera facing northeast

Photo No. 2

6. North and west elevations of building. Camera facing southeast

Photo No. 3

6. East elevation of building. Camera facing west

__ See continuation sheet