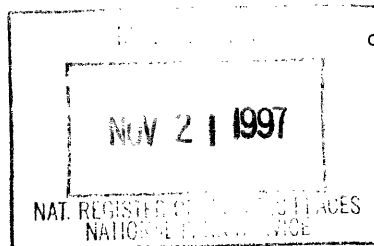


United States Department of the Interior
National Park Service

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 Deal, Roe A. and Louise R., House

other names/site number _____

2. Location

street & number 39 E. 200 North N/A not for publication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:)

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

Deal, Roe A. and Louise R., 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>1</u>		<u>2</u>		buildings
				sites
				structures
				objects
<u>1</u>		<u>2</u>		Total

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

Historic Resources of Springfield 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 VICTORIAN: Victorian Eclectic

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof WOOD: shingle

other _____

Narrative Description

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

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National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Deal, Roe A. and Louise R., House, Springville, Utah County, UT

Narrative Description

The Roe A. and Louise R. Deal house, built in 1900, at 39 E. 200 North in Springville is a one-and-a-half story, Victorian Eclectic brick building which employs a central-block-with-projecting-bays floor plan. There are two out-of-period structures, a garage and a storage shed, located to the rear of the house. The house is located two blocks north of the center of town. The yard is landscaped with mature trees and a brick and iron fence separates the front yard from the sidewalk.

The massing of the roof is irregular with wooden shingles and two corbeled brick chimneys . A small eyelid dormer appears in the south-facing slope of the main central-block. Visual complexity is seen in the asymmetrical massing and the use of polychrome materials. Polychrome brick accents the segmental, relieving and round arched window heads of rock faced brick, as well as a rock faced brick sill level belt course. All but the entry windows have arched window heads. Most windows are either topped by a half round, leaded stained or clear glass transom or have a small panel of decorative carved wood filling the space between the upper sash and the arched window heads. A one-story entry porch spans the east half of the facade with a pedimented gable with dentiled frieze, supported by round, classical columns and pilasters on square brick piers. The scrollcut brackets and trim between the columns are recent additions. Another, very small, entry porch with turned wood posts is in the corner formed by the junction of the rear extension and the rear wing. The house is supported by a stone foundation faced with concrete.

The brick and wrought iron fence enclosing the front yard appears not to be of original construction, and may be out-of-period. However, the color and texture of brick used closely resembles that of the house. There is a detached, out-of-period aluminum-sided two car garage with gabled roof located a short distance behind the house. Immediately north of the garage is a small out-of-period gambrel roofed storage shed.

The house retains its architectural integrity. The most significant exterior alteration is an out-of-period, one story aluminum-sided addition which spans the back of the rear hip-roofed extension. The addition is not readily visible from the facade.

____ See continuation sheet

Deal, Roe A. and Louise R., 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)

ARCHITECTURE

SOCIAL HISTORY

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

Primary location of additional data:

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

Name of repository:

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

Deal, Roe A. and Louise R., House, Springville, Utah County, UT

Narrative Statement of Significance

The c.1900 Roe A. and Louise R. Deal House is significant in the broad patterns of Springville history as an example of the larger, more substantially constructed homes built 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 to Utah in 1869, and to Springville in 1878, provided important links to and influences from outside communities. The first owner of the home, Roe A. Deal, was a successful businessman and farmer. A son of one of the first couples to settle Springville, and a member of one of the premier railroad contracting families, Roe and Louise were 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 Deal house was constructed of fired brick in multiple colors. Contact with the outside world brought awareness of popular architectural styles to Springville. Buildings such as the Deal 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 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 1849.²

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

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).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Deal, Roe A. and Louise R., House, Springville, Utah County, UT

Springville was uniquely affected by the coming of the railroad in 1878⁴ 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 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.

A number of Springville citizens gained their initial experience as railroad grade builders on the transcontinental railroad. Several thousand Utahns worked on grading crews for the Union Pacific and Central Pacific. Numerous camps from various Utah localities were set up along sections of the roadbed. Among these were the camps of Harvey Boys of Provo Valley, and Holtz & Wadsworth of Springville. Though many communities were represented in this early work, few emerged as enduring leaders in the business of railroad contracting. Springville rivaled Salt Lake City and Ogden as a contracting center, and at times totally dominated the field. The R.L. Polk & Co. Utah State Gazetteer for 1906-07 lists six grading contractors and six railroad contractors in the state, all of them working out of Springville. The 1911 Gazetteer lists fourteen grading contractors, again all in Springville.

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.

It is within the context of these events that Roe A. and Louise R. Deal built their house. Born in Springville in 1876, Roe Deal was the son of Romanzo A. and Helen Maycock Deal. He was a grandson of John Wesley and Eliza Crandall Deal, members of the first company of settlers to arrive in Springville in the Aaron Johnson Company. The Deals were highly prominent among Utah's pioneering families. John Deal was a Springville farmer and also was one of the community's first brick manufacturers. Four of John Deal's sons -- John W., Jr., Romanzo A., Lucian D., and Theodore M., -- joined with their brother-in-law Thomas L. Mendenhall to organize the Deal Brothers and Mendenhall Co., a mercantile company in 1888. The firm became one of the largest retail stores in Springville.

⁴Beginning in 1878, Springville merchant Milan Packard built a railroad to bring coal from Scofield to Utah Valley. The Rio Grande Railroad bought out the line in 1882." Jay Haymond. "Springville", Utah History Encyclopedia. Salt Lake City: University of Utah, 1995.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Deal, Roe A. and Louise R., House, Springville, Utah County, UT

Deal Brothers and Mendenhall Co. also entered the railroad contracting business, becoming a leading firm in the construction of railways throughout Utah and the west.⁵

During his youth, Roe Deal often accompanied his father⁶ on railroad building projects. He later was involved for a time in contract work in connection with Deal Brothers and Mendenhall Co. He subsequently entered into partnership with his cousin, Guy Mendenhall, doing business in railroad contracting and also in canal systems construction in Idaho. Roe eventually came to focus his attention on farming, fruit growing and cattle raising on the east bench of Springville, where he owned 107 acres of agricultural land as of 1919. Roe had previously attended the Agricultural College in Logan (now Utah State University) for four years, and had spent six years in Canada working in connection with his father's ranching operations there.

Roe Deal sold 39 E. 200 North to James Whiting in 1914 (possibly moving at that time to a site on or closer to his farming acreage).⁷ In 1921, Deal moved to Los Angeles, California, where he died in 1955. His wife, Louise Rorick Deal, of Morenci, Michigan, preceded him in death. They had been married in 1898 but had no children.

James W. Whiting, like the Deals, was a member of Springville's extensive and prominent community of railroad construction contractors. A Springville native, James was born in 1883. He married Harriet Johnson in 1906 in Springville. Harriet died in March 1908, following the birth of their child, Harold J. Whiting. James W. Whiting married Beulah Child in 1912; they had a son and two daughters. During his first years in the contracting business James was associated with Joseph Thorn's company. He subsequently established his own firm, devoted primarily to railroad construction work. About 1930, James shifted from railroad to highway building, which remained his company's specialty. In 1936, James died. His son, Harold, continued to operate his father's construction firm until about 1974. James' wife, Beulah, remained in the house until her death in 1971. Following her death, Harold and Marie Whiting sold 39 E. 200 North to the current owners Michael L. and Jan Groneman.

ARCHITECTURE:

Victorian forms were popular in Utah 1885-1915. The central-block-with-projecting-bays house type was an important basic form of the Victorian house. Projecting bays were added to the principal rooms to achieve a desired external irregularity of design and made the rooms larger and brighter. This house form is characterized by a roughly square central section punctuated by bays to one or several sides.

⁵Finley, 67.

⁶ Romanzo Deal (Roe's father) held the office of president of Deal Brothers and Mendenhall Co. He also was an original organizer of Springville's first bank, the Springville Banking Co., in 1891. In addition, he was a successful rancher, and a large landowner, including a five thousand acre ranch in Canada. Romanzo Deal served three terms as mayor of Springville in the 1890s, and a Utah County Commissioner.

⁷All ownership information is taken from the Title Abstracts in the Utah County Recorder's Office, Provo, Utah.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Deal, Roe A. and Louise R., House, Springville, Utah County, UT

The main roof is hipped or pyramidal, while the bays are usually gabled. The smaller, less expensive houses, usually entered directly into the living room or parlor.⁸

The style of the house also describes the early twentieth century and the changes that were occurring in Utah. This central-block-with-projecting-bays house type with Victorian Eclectic styling is important in describing the end of Utah's isolation in the late nineteenth century. Rural areas were less isolated from stylistic developments occurring on both the national and local levels. The pattern-book styles and standardized building components were available and easily adapted for use with local materials. The former isolation of rural areas was no longer an obstacle to building well and the quality of design and workmanship were also affected during the Victorian era.⁹

____ See continuation sheet

⁸ Carter, Thomas, and Peter Goss. Utah's Historic Architecture 1847-1940. p.44.

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National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

Deal, Roe A. and Louise R., House, Springville, Utah County, UT

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- Springville Herald, March 12, 1936, p.1 (J.W. Whiting); "Springville, Cradle of Western Contracting," March 26, 1936, p.1, sec. 2; June 30, 1955, p.1 (Roe Deal); May 5, 1971, p.17 (Beulah Whiting).
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Deal, Roe A. and Louise R., House
Name of Property

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

10. Geographical Data

Acreage of property 0.49 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/8 1/1/0 4/4/4/5/9/8/0 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.)

East 1/2 of Lot 2, Block 52, Plat A, Springfield City Survey.

Property Tax No. 06:052:0005:002

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 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 Michael L. & Jan R. Groneman

street & number 39 E. 200 North telephone (801) 489-7412

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

Section No. PHOTOS Page 7

Deal, Roe A. and Louise R., House, Springville, Utah County, UT

Photos Nos. 1-5:

1. Deal, Roe and Louise, 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. Southwest elevation of building. Camera facing northeast.

Photo No. 3:

6. Southeast elevation of building. Camera facing northwest.