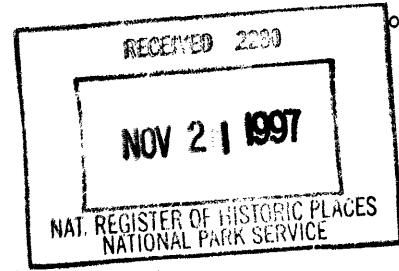


United States Department of the Interior
National Park Service



1579

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 Strang, James P. and Lydia, House

other names/site number _____

2. Location

street & number 306 S. 200 West

N/A not for publication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

Strang, James and Lydia, 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>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 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 VICTORIAN

Materials
(Enter categories from instructions)

foundation STONE: sandstone
walls BRICK

roof ASPHALT
other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Strang, James P. and Lydia, House , Springville, Utah County, UT

Narrative Description

The c.1895 Strang House is a central passage house type characterized by a hallway between two roughly square rooms.¹ Built of cream and rust colored brick, the house is one-and-a-half stories tall, with a one-and-a-half story kitchen ell to the rear of the house. A one story shed addition, probably of original construction, abuts the house in the area between the two wings on the west side of the house. Another one story wood framed shed addition on the west side enclosed a porch shown on 1931 Sanborn Maps. The house is located on a fully landscaped yard with mature trees.

The house has an uncoursed sandstone foundation. Bricks in the walls are laid in common bond pattern and have a mottled appearance due to the irregular use of several slightly different colors of brick. The house is topped by a gable roof, with a cross gable over the rear ell and another cross gable over a front central portion of the house that projects out from the house approximately two feet. Pedimented gable dormers are located on each side of the central projection. Two chimneys, one at the east interior end and another to the west of the center passage pierce the roof at the ridgeline.

The style of the house is a mixture of Victorian motifs, although the cross gable on the front of the house gives the building a slightly Gothic feeling. Windows throughout the house are, with one or two exceptions, one-over-one double-hung type wood windows, with recently installed storm windows covering the sashes. A buff-colored brick segmental arched window head tops most of the windows; the exceptions are the two dormer windows flanking the central gable on the front facade. These windows extend through the roof eaves and are covered with small gables adorned with elaborately carved wood decoration. Similarly, the other windows have carved wood lintels in the area between the window frame and the brick arched window heads. An out-of-period, Classically inspired wood porch shelters the front door. Four paired, square, wooden posts support a small gable roof, with an unadorned pediment and dentiled frieze. This porch, though out of period and not in style with the rest of the house, does not detract from the overall integrity of the building.²

Although a number of agricultural outbuildings appear on the 1925 and 1931 Sanborn Maps of the property, none of these buildings survive. The only other building on the site as of this writing (1997) is a noncontributing wood sided, gable roofed two car garage west of the main house. This building was constructed in approximately 1960, out of the historical period.

____ See continuation sheet

¹ Thomas Carter and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991, p. 20.

² The present house replaced another house mentioned in 1883 Utah County Deed Books.

Strang, James and Lydia, 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. 1895-1940s

Significant Dates

c. 1895

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

Strang, James P. and Lydia, House, Springville, Utah County, UT

Narrative Statement of Significance

The c.1895 James P. and Lydia Strang 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. 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 owners of the home, James P. and Lydia Strang, were successful farmers in the community. In contrast to Springville's early buildings, which were simple, utilitarian buildings most often constructed of locally produced materials, the Strang 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 Strang House were the result of such awareness.

SPRINGVILLE HISTORY:

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.³ 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 1849.⁴

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.⁵

³Finley, Mary J. Chase, A History of Springville (Springville, Utah: Art City Publishing, 1989), 1.

⁴Finley, viii.

⁵See 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

Strang, James P. and Lydia, House, Springville, Utah County, UT

Springville was uniquely affected by the coming of the railroad in 1878⁶ 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.

STRANG HISTORY:

The land upon which the Strang House sits was part of a large parcel patented by Cyrus Sanford, Mayor of Springville, in 1872. Sanford then divided the land into smaller parcels; this particular piece was deeded to Mary A. Fuller and Dr. Joseph S. Wing, Jr. Dr. Wing was one of Springville's first two physicians. They sold the property (at this time consisting of 44-1/2 acres) to Wing's stepson, James P. Strang, in 1883 for \$710.00. According to the Deed from this sale on file at the Utah County Recorder's Office, a house and a well stood on the property. No exact information for the construction date of the present house was found. The Roylance family tradition (the longtime and present owners of the house) holds that the house was built by Strang c.1895. Sanborn Maps from 1925 (the earliest

⁶"Beginning 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

Strang, James P. and Lydia, House, Springville, Utah County, UT

map that shows this portion of Springville) show the present house in the existing configuration on the site.

Little information exists on the Strangs. James' 1937 obituary, however, notes that he played a prominent part of the civic and political life of the community. The Strang family left Springville in 1905 for Alberta, Canada. The house was sold in 1907 to John McKellar. He sold it to F.M. Hartman, a city councilman, in 1911. Hartman owned the house until 1919, when Austin and Maud Roylance bought it.

Austin H. Roylance and Maude Carter were both Springville natives. Austin was born in 1876 to Alma and Emma Smith Mendenhall Roylance, Maude in 1881 to Samuel and Sarah James Carter. They married in 1900. He worked as a farmer and stockman and she served as an organist and visiting teacher for the LDS Church Relief Society. Their son, Arnold Roylance, grew up in the house and later served as Utah County Attorney.

Their daughter, Reta Swanson, is the current owner of the house with her husband Orville Swanson.⁷ The Strang 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.

ARCHITECTURE:

The central-passage house type usually incorporates a hallway or passage way between two roughly square rooms. There are one, one-and-one-half, and two-story examples with three- and five-bay forms common throughout Utah. Central-passage houses are usually large in scale and more elaborate than hall-parlor houses. Often the arrangement of the chimneys can help to identify the central-passage types. In its two-story form, the central-passage house became something of a national symbol of economic achievement during the nineteenth century. This house form was often the choice of successful farmers throughout the country, and often built in prosperous sections of cities and towns.⁸

The Strang house is an excellent example of the central-passage house form with Victorian detailing. The style of the house also describes the early twentieth century and the changes that were occurring in Utah. 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

⁷ She is listed as a survivor in her mother's obituary as Mrs. Reta Kelly. Reta acquired the property in 1970.

⁸Carter, Thomas, and Peter Goss. Utah's Historic Architecture. Salt Lake City: University of Utah Press, 1988, p.21.

⁹ Ibid, p.110-111.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 5

Strang, James P. and Lydia, House, Springville, 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.

Daughters of Utah Pioneers of Utah County. Memories That Live: Utah County Centennial History, Springville, UT: Art City Publishing, 1947.

Finley, Mary J. Chase. A History of Springville. Springville, UT: Art City Publishing, 1989.

Johnson, Don Carlos. A Brief History of Springville, Utah. Springville, UT: William F. Gibson, 1900.

Polk, R.L. & Co. Provo City Directory. Salt Lake City, UT: R.L. Polk & Co., 1891-92, 1903-1987 Editions.

Polk, R.L. & Co. Utah State Gazetteer and Business Directory. Salt Lake City, UT: Tribune Job Printing Co., 1900-1928 Editions.

Sanborn Map Company, Insurance Maps of Springville, Utah, 1890, 1898, 1908, 1925-corr.1931.

Strang, James and Lydia, House
Name of Property

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

10. Geographical Data

Acreage of property 0.33 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/8/5/5/0 4/4/4/6/9/2/0 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 25.77 chains W and S deg 15' W 1.97 chains and S 45' W 8.55 chains and W 75 feet along N line of 400 North Street, Springville, from NE cor of Sec 33, T7S, R3E, SLM; W 96.84 ft; N 30' /e 150 ft; E 97.49 ft; S 45' W 150 ft to beg.

Property Tax No. 23:039:0012:223

 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 Orville & Reta K. Swanson

street & number 293 E 400 N telephone (801) 489-4582

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 6

Strang, James P. and Lydia, House, Springville, Utah County, UT

Common Photo Information:

1. Strang, James and Lydia, 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. West elevation of building. Camera facing east.

Photo No. 3:

6. North elevation of building. Camera facing south.

Photo No. 4:

6. East elevation of building. Camera facing west.