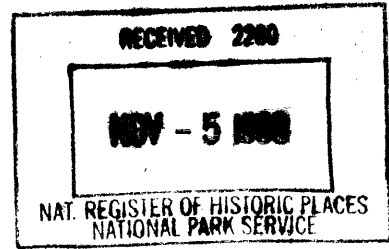


United States Department of the Interior  
National Park Service



1459

# 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 Eddington, Dr. Elmo and Rhea, House

other names/site number \_\_\_\_\_

### 2. Location

street & number 617 North 100 East N/A not for publication

city or town Lehi N/A vicinity

state Utah code UT county Utah code 049 zip code 84043

### 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.)

W. H. ... 10/20/98  
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:)

Gabriel M. Beall 12.4.98  
Signature of the Keeper Date of Action

Dr. Elmo and Rhea Eddington House  
Name of Property

Lehi, 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	Non-contributing	
<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 and Architectural Resources of Lehi, Utah

**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 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE  
walls BRICK  
roof TERRA COTTA  
other \_\_\_\_\_

**Narrative Description**

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

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

# **National Register of Historic Places Continuation Sheet**

Section No. 7 Page 1

Dr. Elmo and Rhea Eddington House, Lehi, Utah County, UT

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## **Narrative Description**

The Dr. Elmo and Rhea Eddington House is on the northwest corner of 600 North and 100 East Streets, in the original platted section of Lehi. It is surrounded by a mixture of historic and out-of-period houses; the Eddington house falls into about the middle of the age range of buildings in the neighborhood.

Built c.1932, the Eddington house is a 1-1/2 story, period cottage constructed of red, striated brick walls laid in a common-bond pattern, on a concrete foundation. Stylistically, it is a mix of Tudor Revival and Colonial Revival. The house's most prominent feature is its steeply pitched central projecting cross gable. The house's main entrance is through a Federal style, wood door surround, topped with a broken segmental pediment. Above the entry, centered inside the gable, is a narrow, six-paned, wood casement window. The remaining windows throughout the house are made up of similar paned windows (though slightly larger) that are either paired or placed four together to compose a larger window unit. The central gable and two flanking wall dormers are topped with steeply pitched gable roofs. The tops of each dormer gable are sheathed with aluminum siding, which appears to have replaced similar wood siding. The north and south gable ends of the house are similarly sided; the most prominent features of these two facades are two exterior end chimneys. These are connected to working fireplaces in the first floor living/dining rooms and office/study. A shed addition (part of the original house) projects from the rear (west facade) of the house.

The interior of the house remains much the same as it was when it was constructed. The only substantial modification to the building appears to be an enlarged garage on the north side which does not diminish the integrity of the house. The garage is constructed of matching brick, but the garage door appears to have been enlarged, and the roof pitch increased. These changes probably occurred at the same time, though the date of the changes is unknown. Other than this attached garage, there are no other outbuildings on the site.

\_\_ See continuation sheet

Dr. Elmo and Rhea Eddington House  
Name of Property

Lehi, 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.)

**Areas of Significance**

(Enter categories from instructions)

- ARCHITECTURE
- HEALTH/MEDICINE
- SOCIAL HISTORY
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

c.1932-1940s  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

c.1932  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown  
\_\_\_\_\_  
\_\_\_\_\_

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 # \_\_\_\_\_

**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

Dr. Elmo and Rhea Eddington House, Lehi, Utah County, UT

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## Narrative Statement of Significance

The Dr. Elmo and Rhea Eddington House, built c.1932, is significant for its association with the "Modernization, Steady Growth, and the War Years, 1900-1940s" context of the "Historic and Architectural Resources of Lehi, Utah" Multiple Property Submission. The house is a historically and architecturally significant example of the Period Revival style houses built in Lehi during the 1920s and 1930s. These houses reflect the stable economy of Lehi after soaring growth in industry and commerce around the turn of the 20th century. The Eddington house also reflects the shift in popular housing design away from elaborate Victorian styles, toward simpler styles such as the combination Tudor Revival style of this house. Such historically allusive styles evoked the pastoral lifestyle of the rural European Upper Classes, a quality of life to which many upper-middle class Americans of the time aspired. Professionals such as Dr. Eddington reinforced their standing in the community by evoking this image of restrained prosperity.

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Unlike the periods of dramatic growth during the late 19th century, Lehi's progress through the first decades of the 20th century was slower but steady. This environment of stability allowed the city to keep pace with growth and insure order and good management of the community. As the city matured, it began to acquire the trappings and infrastructure associated with a small city of the twentieth century. Among these was the Lehi Hospital, opened in 1914 in a former home at 518 North 100 East (the former John Y. Smith house, also nominated to the National Register in 1998 as part of the Lehi Multiple Property Submission). Dr. Fred Worlton, the first trained physician who was from Lehi, was the owner and operator of the hospital, which was located for several years in the Cutler House at 150 East State Street (National Register) and finally in the former Utah Commercial and Savings Bank Building at 206 East State Street.<sup>1</sup> Dr. Worlton died while on a hunting trip in 1931, leaving Lehi without a doctor for the hospital.

Dr. Elmo Eddington moved to Lehi in 1931, after Dr. Worlton's death. Eddington was born 1895 in Morgan, Weber County, Utah to William J. and Mary Anne Fry Eddington. His family moved to Salt Lake City when Eddington was a teen, and he graduated from Latter-day Saints High School and the University of Utah in Salt Lake City. After serving in the U.S. Navy medical corps during World War I, he married Rhea Felt, of Manti, Utah, in 1922. The newly married couple moved to Philadelphia, where Elmo attended the University of Pennsylvania Medical School. While in Philadelphia, the first of the couple's three children was born. After graduating in 1924, Dr. Eddington served an internship at St. Francis Hospital in Pittsburgh and a residency in surgery at Woodlawn Hospital in Chicago. Dr. Eddington's move to Lehi in 1931 was prompted by a phone call from his brother. After a car accident

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<sup>1</sup>Van Wagoner, 317-320.

United States Department of the Interior  
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# National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Dr. Elmo and Rhea Eddington House, Lehi, Utah County, UT

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in which he hit a small boy and rushed him to the Lehi Hospital, Dr. Eddington's brother learned of Dr. Worlton's recent death. He called his brother in Chicago; within a month Dr. Eddington and his family had moved to Lehi.<sup>2</sup> Eddington bought the Lehi Hospital from Dr. Worlton's widow and set up his office and living quarters there. Shortly after, he built the house at 617 N. 100 East.<sup>3</sup>

A staid example of the Tudor Revival style and the Colonial Revival style, the Eddington House embodies the selective characteristics of historical eclecticism adopted by many upper-middle class Utahns in the 1920s and 1930s. Frequently, as in the Eddington house, the historical allusion was reserved almost exclusively for the exterior of the house; the form of the house and interiors were undergoing separate evolutions into new forms adapted to the changing lifestyles of the 20th century.<sup>4</sup> By using historical styles associated with rural examples in Europe, the Eddington's pastoral cottage expressed the security and social standing many well-to-do Utahns aspired to recreate in Utah. This included an appreciation and desire for modernity and order (expressed clearly in the new open plans of the house), along with a quest for traditional association and community respectability.

Eddington soon gained the respectability he sought to evoke in his new house. In 1937, he arranged for the renovation of the outdated hospital by securing Works Progress Administration funds from the federal government. To make the project eligible, Eddington deeded the building to Lehi City. Eddington oversaw the project and remained the manager and primary physician at the updated hospital until 1942, when an appointed board took over its management. Concurrently to his practice at the hospital, Dr. Eddington was appointed to the post as the Lehi City Quarantine Physician. In that role, he oversaw the community's response to a polio outbreak in Utah in the summer of 1943. Thirty-five Lehi residents were infected with the disease in the years between 1943 and the introduction of the Salk polio vaccine in 1954.<sup>5</sup> Dr. Eddington also served as president of the Utah County Medical Association, and was a member of the State House of Delegates for the Utah State Medical Society.

As her family observed in her 1991 Lehi Free Press obituary, Rhea Felt Eddington fit the niche required of a doctor's wife of the time. Born in Manti to Nathaniel H. and Elvira Clark Felt, Rhea attended schools in Manti and Moroni and then went to Utah State Agricultural College in Logan (now Utah State University). Rhea met her future husband while a student at the college, and their relationship solidified while Rhea attended a course at the University of Utah, where Elmo was a student. Rhea and Elmo were married in 1922; shortly after that they moved to Philadelphia and then to Pittsburgh

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<sup>2</sup>Van Wagoner, 318.

<sup>3</sup>The exact date of construction is in conflict. Richard Van Wagoner states the construction began in 1932, a year after the Eddington's arrival (p.424). Title Abstracts on file at the Utah County Recorder's Office show, however, that the Eddingtons did not buy the property until 1935.

<sup>4</sup>Carter and Goss, 145-146.

<sup>5</sup>Van Wagoner, 26.

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# National Register of Historic Places Continuation Sheet

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Dr. Elmo and Rhea Eddington House, Lehi, Utah County, UT

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and Chicago. After the couple and their two sons Richard and Keith (later joined by a daughter, Jane) relocated to Lehi in 1931, Rhea became active in Lehi social circles. She was in the local LDS Relief Society and Sunday School presidencies, and she served as president of the Lehi Athenians Women's Club, a literary group. Early in Eddington's career, Rhea bottled fruit to feed patients at the hospital. She continued her interest in medicine as president of the Utah County Medical Auxiliary and the Women's Auxiliary to the Utah State Medical Association. Mrs. Eddington hosted many of her social events in her home, which was also the setting for Jane Eddington's wedding reception in 1956.<sup>6</sup>

In 1965, Dr. Eddington left private practice for a position as Director of the Utah County Health Department. The Eddingtons sold the house at this time and moved to Provo. Eddington returned to private practice in Lehi in 1967. His office was located in the couple's new house at 1015 East Ninth North, where it remained until his death in 1982.<sup>7</sup> Rhea Eddington remained in the house until her death in 1991.<sup>8</sup> Morgan and Charlyn Evans purchased the house from Doctor and Mrs. Eddington c.1963. They remained there until 1992, when it was sold to the current owners, Edward and Nann Frandsen.

The Eddington house is an excellent example of a combination of Tudor and Colonial Revival styles. The one and one-half story side gable form is characteristic of both styles. The front cross gable is also seen in both styles although its symmetrical position is more Colonial Revival in nature and the steepness of the roof pitch more Tudoresque. The symmetrical placement of the two wall dormers is reminiscent of a Cape Cod cottage and is not uncommon in Colonial Revival houses. To contrast with the Cape Cod form, the windows are not double-hung, but rather they are divided light casement windows in strings of four; this feature is typical of Tudor Revival. Period Revival houses are relatively uncommon in Lehi. This house is one of only 42 Period Revival buildings compared to 174 in the Victorian style. Of that 42, only 22 are rated as significant. This house is an excellent and significant example of the kinds of Period Cottages built in Lehi.

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<sup>6</sup>Lehi Free Press, 21 June 1956, p.4.

<sup>7</sup>Van Wagoner, 320, and Lehi Free Press, 26 August 1982, p.1.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 9 Page 5

Dr. Elmo and Rhea Eddington House, Lehi, Utah County, UT

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Dr. Elmo and Rhea Eddington House  
Name of Property

Lehi, Utah County, Utah  
City, County, and State

**10. Geographical Data**

Acreage of property 0.3 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

A 12 4 2 8 2 10 10 4 4 7 1 8 7 10  
Zone Easting Northing

B 1 11111 111111  
Zone Easting Northing

C 1 11111 111111

D 1 11111 111111

**Verbal Boundary Description**

(Describe the boundaries of the property.)

Commencing at SE corner of Lot 1, Block 84, Plat A, Lehi Survey; W 160 ft; N 83.40 ft; N 88 ° E 157.50 ft; S 1 ° 39'E 89 ft to beginning.

Property Tax No. 01:081:0002:001

     See continuation sheet(s) for Section No. 10

**Boundary Justification**

(Explain why the boundaries were selected.)

The boundaries of the nominated property include the entire parcel currently and historically associated with the building.

     See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Nelson W. Knight/Architectural Historian  
organization Smith Hyatt Architects date July 1998  
street & number 845 S Main Street 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 Edward R. and Nann B. Frandsen  
street & number 617 North 100 East telephone (801) 768-0284  
city or town Lehi state UT zip code 84043

**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 Reduction 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

Dr. Elmo and Rhea Eddington House, Lehi, Utah County, UT

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**Photo No. 1**

1. Dr. Elmo and Rhea Eddington House
2. Lehi, Utah County, Utah
3. Photographer: Kim A. Hyatt
4. Date: June, 1997
5. Negative on file at Utah SHPO.
6. N&E elevations of building. Camera facing SW.

**Photo No. 2**

1. Dr. Elmo and Rhea Eddington House
2. Lehi, Utah County, Utah
3. Photographer: Kim A. Hyatt
4. Date: June, 1997
5. Negative on file at Utah SHPO.
6. S&E elevations of building. Camera facing NW.