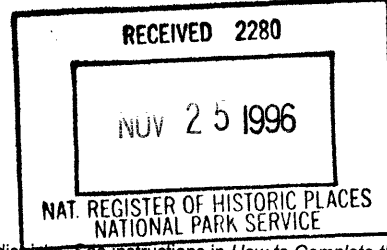


United States Department of the Interior  
National Park Service



# 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 Watkins/Tholman/Larsen Farmstead

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

### 2. Location

street & number 422 East 400 South N/A not for publication

city or town Mt. Pleasant N/A vicinity

state Utah code UT county Sanpete code 039 zip code 84647

### 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.)

Max Johnson/SHPO 11-15-96  
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:)  
\_\_\_\_\_

for  
Signature of the Keeper Date of Action  
Edson H. Beall 12-27-96

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Watkins/Tholman/Larsen Farmstead  
Name of Property

Mt. Pleasant, Sanpete 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>5</u>	<u>2</u>	buildings
		sites
		structures
		objects
<u>5</u>	<u>2</u>	Total

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

**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

AGRICULTURE: animal facilities, outbuildings,

storage

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURE: storage

### 7. Description

**Architectural Classification**  
(Enter categories from instructions)

LATE VICTORIAN, Vernacular

**Materials**  
(Enter categories from instructions)

foundation Log, STONE

walls Weatherboard, Log, STONE

roof ASPHALT

other \_\_\_\_\_

### Narrative Description

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

Watkins/Tholman/Larsen Farmstead  
Name of Property

Mt. Pleasant, Sanpete 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)

AGRICULTURE  
EXPLORATION/SETTLEMENT  
SOCIAL HISTORY

**Period of Significance**

c.1870-1943

**Significant Dates**

c.1870-1943

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Thomas Watkins and John Tholman

**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:

\_\_\_\_\_

X See continuation sheet(s) for Section No. 8

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

Watkins/Tholman/Larsen Farmstead  
Name of Property

Mt. Pleasant, Sanpete County, Utah  
City, County, and State

**10. Geographical Data**

Acreage of property 1.06 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

A 1/2 4/6/1/5/9/0 4/3/7/6/6/8/0 B 1 1/1/1/1 1/1/1/1  
Zone Easting Northing Zone Easting Northing

C 1 1/1/1/1 1/1/1/1 D 1 1/1/1/1 1/1/1/1

**Verbal Boundary Description**

(Describe the boundaries of the property.)

Township 15 So. Range 4E, Plot B (Watkins Survey), Block 13, Lot 2

Property Tax No. 16535

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 buildings of the farmstead.

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Julie Osborne, Architectural Historian; Arline Keeling, Owner

organization Utah State Historic Preservation Office date September 1996

street & number 300 Rio Grande telephone (801) 533-3500

city or town Salt Lake City state UT zip code 84101

**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 Ted and Arline Keeling

street & number 438 East 400 South #71 telephone (801) 462-3737

city or town Mt. Pleasant state UT zip code 84647

**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. 7 Page 1

Watkins/Tholman/Larsen Farmstead, Mt. Pleasant, Sanpete County, UT

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## Narrative Description

The Watkins/Tholman/Larsen Farmstead was established c.1870 and is located on a corner lot at 400 East and 400 South. A one-and-one-half story clapboard-sided log house, built c.1870, with a rear clapboard sided lean-to, faces 400 South, and there are four outbuildings located behind the house.<sup>1</sup> The granary, built c.1870, may have been the first building occupied by the family until the house was constructed.<sup>2</sup> A log and stone barn (c.1880s), wood blacksmith shop (c.1880s), and stone chicken coop (c.1880s) comprise the remainder of the structures on the site. A historic picket fence borders the property along the street edge. Historic large pine trees as well as fruit trees remain on the site. A new house has been constructed to the east of the farmstead, is separated visually from the historic buildings, and does not significantly impact the historic qualities of the site.

Constructed of log, this gable-roofed house is believed to have originally built with the intent to cover it with siding<sup>3</sup> on the exterior and lath and plaster on the interior.<sup>4</sup> The detailing of the lintels and cornice board, the symmetrical principal facade, side gables, and clapboard siding, are characteristics of the Classical period, popular between 1847-90.<sup>5</sup> Two-over-two double-hung windows are used throughout the building and probably date from the 1870s or 1880s. The front porch was constructed at an unknown date. However, because of its stylistic elements, it is believed that it was added c.1890. The carved, lathe-turned, and scroll-cut woodwork of the porch columns and balusters, as well as the front screen door, are characteristic of the Victorian Queen Anne style, popular in Utah 1885-1905.<sup>6</sup>

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<sup>1</sup> See attached site plan.

<sup>2</sup> There is evidence of whitewashing on the interior of the granary, suggesting that it was used as a residence initially.

<sup>3</sup> The current owners of the property, Ted and Arline Keeling, surmise from their research that the house was built and sided by the Watkins. The daughter of Christiana and Thomas Watkins married William Seely, a prominent member of Mt. Pleasant during its initial settlement phase, two months after their arrival to Mt. Pleasant. Seely's influence was not only religious. His family owned a mill that was located not far from this site. The Keelings believe that William Seely may have at least provided some of the materials for this house. Square nails were used in attaching the siding to this the log building. This type of nail was used through the 1880s-90s.

<sup>4</sup> The current owners have exposed a portion of the log wall on the interior to show the structural make-up of the house. The joinery is not well-executed as in the granary next to it. Also, the logs show no evidence of ever having been whitewashed and the unweathered, unused looking condition in which they were found suggests they were covered initially.

<sup>5</sup> 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, p.96.

<sup>6</sup> Ibid, p.112.

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## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Watkins/Tholman/Larsen Farmstead, Mt. Pleasant, Sanpete County, UT

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The interior of the house consists of a main room with a bedroom in the attic above, and a lean-to kitchen at the rear. The flooring consists of 6" wide pine planks downstairs with 12" wide pine planks upstairs. The original hardware remains throughout.

The log granary with rock cellar, built c.1870, is situated next to the house. There is a door on the north side in the long end of the building, and a covered stairway to the cellar on the east end. The dovetail notching is precisely executed and remains in good condition. The large logs are probably more than one kind of wood based on the varied log size, texture, warping, and graining. It appears that cottonwood was one of the tree types used in the construction of this building.

The large barn was built c.1880s with a rock foundation and lower wall about 10' high. On top of the rock wall red pine poles form a frame work with drop or novelty siding.<sup>7</sup> The novelty siding was attached with square nails. A stone chicken coop, built c.1880s, is located south of the barn. The blacksmith shop, c.1880s, contains the original large bellows as well as a smaller hand crank bellows that still work; however, there is currently no hood or chimney. All of the buildings on the site are in excellent condition and portray the lifestyle of the historic period.

The historic picket fence also appears to date from the 1870s.<sup>8</sup> The fence, along with the historically planted trees, and placement of outbuildings on the site, contribute to the historic association and feeling of the site.

\_\_ See continuation sheet

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<sup>7</sup> Larsen, Leo. "I Remember When ...", an unpublished autobiography, 1985.

<sup>8</sup> Based on the fact that square nails were used in its construction, because the nearby mill was able to produce pickets at an early date, and from the physical research conducted by the current owners, the fence appears to have been an early addition to the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Watkins/Tholman/Larsen Farmstead, Mt. Pleasant, Sanpete County, UT

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## Narrative Statement of Significance

The Watkins/Tholman/Larsen Farmstead was established c.1870 by the Watkins, apparently enlarged with the addition of significant outbuildings in the 1880s-90s by the Tholmans, and operated by the Larsen family during 1904-43. It is significant as one of the few remaining intact farmsteads in Mt. Pleasant, Utah. The house and four remaining outbuildings represent the farm settlement pattern that was the mark of early Mormon pioneers. Utah settlement patterns were based on the Plat of the City of Zion that was outlined by the Mormon prophet Joseph Smith. The plan, though not fully implemented, served as a model for Mormon settlements across the west under the direction of Brigham Young. The plats were one mile square, the blocks were ten acres each and forty rods square, and the lots were laid off alternately within the squares. The towns were set out in a grid pattern with the public buildings and church located in the center of town, surrounded by residences, with the outlying areas being used as farmlands. Mormon settlements became characterized by in-town family farmsteads with a daily trek to the outlying fields. Out-migration became inevitable as populations grew, but much of the old pattern originating in the Plat of the City of Zion has persisted to the present. The continued use of the farmstead by the Larsen family until 1943 illustrates the significance of farming in Mt. Pleasant. The Watkins/Tholman/Larsen Farmstead is one of the best preserved examples remaining in Mt. Pleasant.

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## HISTORY: MOUNT PLEASANT

First settled in 1852, the threat of Indian attack pushed the early Mt. Pleasant settlers out of the area for several years. In April 1859 work began on a permanent colony. The city was incorporated February 20, 1868. The lands were apportioned and afterward entered as homesteads, and water was supplied by appropriations from Pleasant Creek. Sawmills were placed at the mouth of each nearby canyon.<sup>9</sup> The first co-op store was started in 1867. The mercantile business proved to be very successful. Irrigation companies, banks, and wool and livestock concern, developed. The Rio Grande Western railroad assured that shipments of wool to markets such as St. Louis were profitable. After the railroad connected the city for commercial endeavors, electricity was introduced. Other businesses, mining, and milling operations were developed. However, with more than 10,000 acres of land under cultivation, raising grain, hay and potatoes, agricultural pursuits remained the chief business in the area.<sup>10</sup>

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<sup>9</sup> The sawmills were established early in Mt. Pleasant's history. The Seely Sawmill, which milled lathe, shingles, and pickets by 1868, was located on State Street, just several blocks from the Watkins/Tholman/Larsen farmstead.

<sup>10</sup> Longsdorf, Hilda Madsen. Mt. Pleasant 1859-1939. Mt. Pleasant Pioneer Historical Association, 1939, reprint 1989, pp.203-12.

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# National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Watkins/Tholman/Larsen Farmstead, Mt. Pleasant, Sanpete County, UT

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The settlement and development of Mt. Pleasant followed the typical pattern for Mormon towns of the period. A square-shaped townsite was surveyed (eventually containing about 100 city blocks), lots were drawn, and the land was distributed among the population. Although the townsite is large in scale, the density is relatively low due to the original layout allowing for only four lots per block.

Mormon influence was felt in all religious, political, economic, educational, and social aspects of life in early Mt. Pleasant. Self-sufficiency was a virtue and home-grown and home-manufactured food, clothing, and furnishings were far more available than rarely found imported items. Some of the first industries included tanning, shoemaking, blacksmithing, basket making, and freighting. Eventual modernization brought such improvements as the Deseret Telegraph in 1869, the Pyramid newspaper in 1890--still the county's largest--and a telephone system in 1891.

## HISTORY OF FARMSTEAD:

Thomas (1803-1875) and Christiana Walters (1801-84) Watkins were Mormon converts who emigrated from South Wales. They arrived in Mt. Pleasant in 1868 with their daughter. It is uncertain when they homesteaded the land and began building their farm just outside the city limits. However, it is believed it would have been sometime prior to 1870.<sup>11</sup> From evidence in the 1870 census records which lists Thomas as a laborer and their real estate at a value much less than others in the area at the time, it is difficult to determine the exact date of the building of the house and granary. It is assumed that because Thomas was not a farmer, Thomas and Christiana were in their sixties, and their daughter was the wife of a prominent religious and business leader whom may have contributed to the construction of their house, that the Watkins were involved only in the building of the house and granary. After Thomas died in 1875, Christiana remained here until she sold the property in 1878.<sup>12</sup> According to local history, Christiana asked that the land be incorporated into the city of Mt. Pleasant to more easily facilitate the selling of a portion of the homestead property to John Tholman (Johanes Thalman), and his wife, Anna, on April 2, 1878.

Anna died one year after the purchase of the home.<sup>13</sup> The 1880 census shows John, Lussana (his second wife), and six children living here, five of which were born in Switzerland, with the youngest, age 5, born in Utah.<sup>14</sup> From the little we know about the Watkins and the Tholmans, it appears that

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<sup>11</sup> The 1870 census shows that they did live in Mt. Pleasant, First Ward, an area that covered this property.

<sup>12</sup> The 1880 census records show that Christiana Watkins continued to live in Mt. Pleasant. A servant is listed as residing with her.

<sup>13</sup> Anna Tholman's headstone in the Mt. Pleasant cemetery shows a death date of April 5, 1879.

<sup>14</sup> 1880 census records.



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## National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Watkins/Tholman/Larsen Farmstead, Mt. Pleasant, Sanpete County, UT

John, listed as a farmer in the 1880 census, probably constructed most of the outbuildings, including the barn and stone chicken coop. John owned the property until 1891 when he sold it to Christiana Rasmussen. In 1896 Jerome (1871-1960) and Evelyn Cambron (c.1875 - 1949) Zabriskie purchased the property for \$500. Jerome and Evelyn had been married that same year on October 1, 1896, in Mt. Pleasant. They lived here for only about two years before selling the property to Mary Knudsen in 1898 for \$450, who sold the property to John Frederick (1875-1940) and Mary Ann Burton (1880-1937) Larsen in 1904 for \$350.

John Larsen was born on September 28, 1875, in Mt. Pleasant. He and Mary Ann were married on March 15, 1900, in the Manti Temple. Their three sons were born in the house. Their second son, Leo, born December 14, 1908, recalls much about growing up in Mt. Pleasant and the uses of the house and farmstead. He recalls his parents saying that they went into the mountains and dug up about eight sapling pine trees and four cedar trees and planted them around the house. The main room on the first floor of the house was the parents' bedroom and only used as a living room when they had visitors or on special occasions such as Christmas. The room was heated with a pot belly stove only on those rare occasions. The only room that was always heated was the kitchen as it was the most frequently used room, even for bathing when they would fill a washtub with hot water from the stove. The upstairs bedroom in the attic has no heat source and consequently was cold in the winter and hot in the summer.<sup>15</sup>

Leo recalls using the outbuildings on the site. The granary was used to store apples that were grown on the site, as well as other fruits and vegetables. Potatoes were grown in the outlying fields that the Larsens' farmed. There was a blacksmith shop next to the coal and wood shed. A rock chicken coop was made "to the same likeness as the barn." A pig pen and rabbit pen (no longer standing) were near the chicken coop and close to the garden. The barn's upper part was filled with hay in the summer to be used to feed livestock in the winter. The bottom of the barn was partitioned into stalls for the horses and cows where they were fed and milked.<sup>16</sup>

Leo also recalls the traditional Mormon pattern of farming the outlying fields. The Larsens spent many hours in the field. It was the rule instead of the exception to leave home before daylight so that work in the field would begin at first light, working until dark. They usually had five work horses, wagons, mowers, grain binders, pitch forks, shovels, and everything a small farm needed.<sup>17</sup>

Leo lived in this house for the first seventeen years of his life, later moving back here for the first seven years of his married life. Leo and Relia Shaw were married on July 8, 1937 in the Manti Temple. Leo

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<sup>15</sup> Larsen, Leo, unpublished autobiography.

<sup>16</sup> Ibid.

<sup>17</sup> Ibid.

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## National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Watkins/Tholman/Larsen Farmstead, Mt. Pleasant, Sanpete County, UT

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installed plumbing in this house just before they moved into it in 1938. Two their oldest children were born here. Leo operated a dairy business during 1939-73 at 189 East 400 South in Mt. Pleasant. Larsen Dairy was known as the first grade "A" dairy south of Provo.

Frank D. Rowe purchased the property in 1943 and sold it to D.E. Olsen in 1952. Several others have owned and/or occupied the property since that time. The current owners, Ted and Arline Keeling, purchased the property in April 1996. They have taken special care to maintain the buildings and site and to protect its historic integrity, feeling, and association of the farmstead.<sup>18</sup>

The house with supporting outbuildings describe the Mormon way of life that was structured by its settlement patterns based on the Plat of the City of Zion. The Watkins/Larsen farmstead retains the historic qualities associated with the lifestyle of many of the early residents of Mt. Pleasant and is an excellent example as one of remaining farmsteads.

\_\_\_\_ See continuation sheet

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<sup>18</sup> Developers who wanted to tear down the buildings and build new homes were also vying for the property.

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National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section No. 9 Page 7

Watkins/Tholman/Larsen Farmstead, Mt. Pleasant, Sanpete County, UT

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**Bibliography**

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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.

Larsen, Leo Christian. "I Remember When...", unpublished autobiography, 1985.

Longsdorf, Hilda Madsen. Mt. Pleasant 1859-1939. Mt. Pleasant Pioneer Historical Association, 1939, reprint 1989.

Interview with Leo Larsen, on site, May 31, 1996.

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National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section No. PHOTOS Page 8

Watkins/Tholman/Larsen Farmstead, Mt. Pleasant, Sanpete County, UT

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**Common Label Information:**

1. Watkins/Tholman/Larsen Farmstead
2. Mt. Pleasant, Sanpete County, Utah
3. Photographer: Julie Osborne
4. Date: July 1996
5. Negative on file at Utah SHPO.

**Photo No. 1:**

6. Northwest elevation of house. Camera facing southeast.

**Photo No. 2:**

6. Southeast elevation of granary. Camera facing northwest.

**Photo No. 3:**

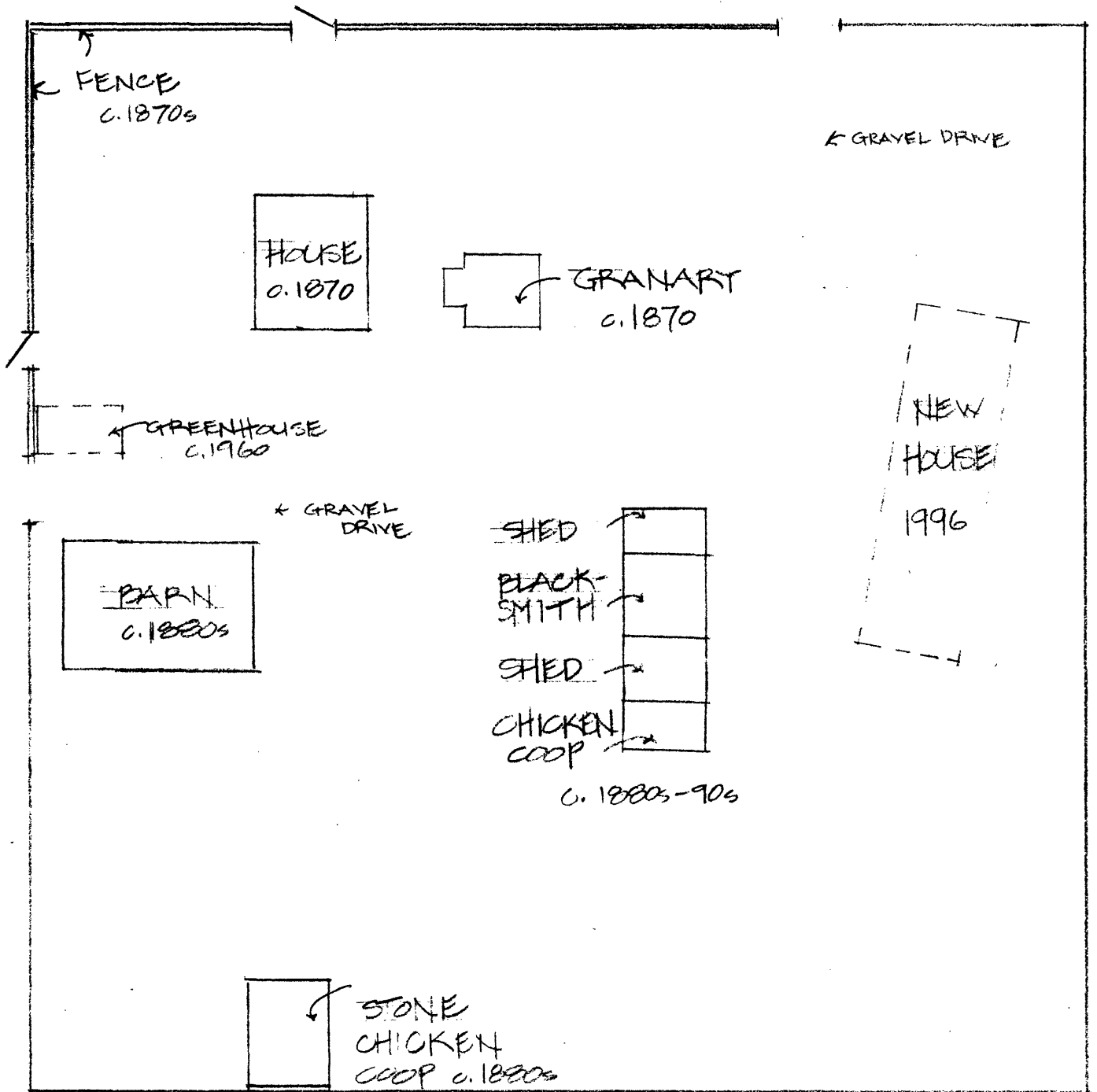
6. Northeast elevation of barn. Camera facing southwest

**Photo No. 4:**

6. East elevation of chicken coop. Camera facing west.

**Photo No. 5:**

6. West elevation of blacksmith shop and storage shed. Camera facing east.



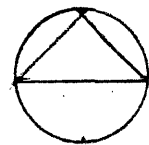
WATKINS/THOLMAN/LARSEN FARMSTEAD  
 MT. PLEASANT, UTAH

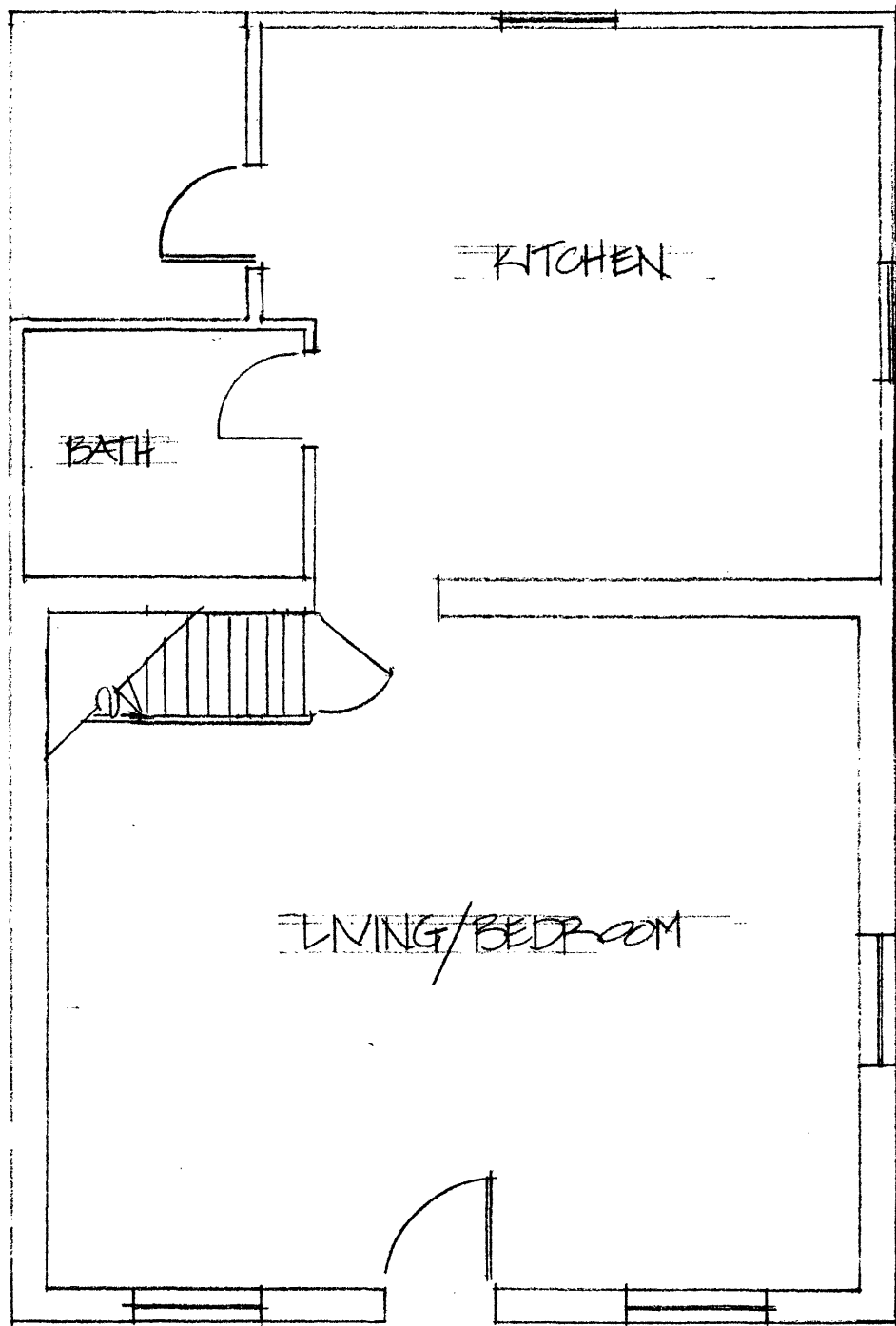
▭ CONTRIBUTING

▭-▭ NON-CONTRIBUTING

NOT TO SCALE.

1996

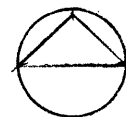




WATKINS/THOLMAN/LARSEN FARMSTEAD

HOUSE - MAIN FLOOR

NO SCALE



1996