

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For HCRS use only

received JUN 25 1982  
date entered

**1. Name**

historic Thomas Austin House

and/or common

**2. Location**

street & number 427 East 500 North \_\_\_\_\_ not for publication

city, town Lehi \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 01

state Utah code 049 county Utah code 049

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Mr. and Mrs. Wesley Dalley

street & number 427 East 500 North

city, town Lehi \_\_\_\_\_ vicinity of \_\_\_\_\_ state Utah

**5. Location of Legal Description**

courthouse, registry of deeds, etc. County Recorder, Utah County Courthouse

street & number South University Avenue (University and Center Streets)

city, town Provo \_\_\_\_\_ state Utah

**6. Representation in Existing Surveys**

title Utah State Historic Sites Survey has this property been determined eligible? \_\_\_\_\_ yes  no

date Summer 1980 \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records Utah State Historical Society

city, town Salt Lake City \_\_\_\_\_ state Utah

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

Standard elements of Victorian design suggest that pattern books were a starting point for this house's design, however, the irregularity of massing and unusual combination of various motifs indicate that it is more than likely a unique composition.

Hip and gable roof sections have been combined so that the house has several axes of differing lengths, and an irregular wall surface punctuated by projecting bays and a variety of window types. The west and south walls have both been accented by elaborate porches which make it difficult to ascertain which of the two was intended as the principle facade.

A square bay with a steep pyramid roof is set diagonally into the southwest corner separating those two walls. The first floor porch over the west entrance on the north half of the building is topped with a smaller portico. The pediment of the portico is out of proportion with respect to the size of the house. The pediment is supported on piers of varying dimensions, each of which is topped by a capital. The piers of the first floor porch may not be original, and the porch balustrade has been removed. The piers of the one story porch on the south side too are not original, but have been designed to resemble those on the front porch and are compatible with the design of the house. Its balustrade has also been removed, but the small pediment projecting from the roof over the entry is intact. It is echoed by the small pediment over the second story window of the diagonally set, three part bay. The south door is larger and more elaborate than the one on the west wall, and is flanked by a diamond shaped, and keyhole shaped stained glass window. That accentuation, and the fact that the door opens into a small vestibule suggests that the south entrance was intended as the primary point of entry. If that is the case, it is strange that the door on the west wall has been given so much emphasis.

The mix of elements, and variety of forms of this house have been tied together in several ways. A wide frieze decorated with dentils wraps around the upper edges of the house, and around each porch and pediment. The brick of the first and second stories varies slightly in color, that on the first floor being lighter. Two courses of rough faced brick define the division between the first and second stories, and a projecting course of red sandstone marks the division between the first floor and the foundation. That rough-faced brick has also been used at each of the corners in an alternating header and stretcher pattern. A simple double hung sash window has been used consistently on the second story, and a double hung sash window with a plain transom was used repeatedly on the first floor with the exception of a single sash window with a stained glass transom on the facade of the diagonal bay, and the smaller stained glass windows that flank the south entrance.

Alterations include those already mentioned with respect to the porches, the addition of a new roof, and the addition of a set of stairs at the back of the house. The balustrade of the new stairs was designed to approximate the design of the balustrade of the portico on the west wall, and do not greatly affect the original integrity of the building. The other changes too are compatible with the original design.

---

## 8. Significance

---

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

---

**Specific dates** 1901      **Builder/Architect** not known

---

**Statement of Significance (in one paragraph)**

This house was built in 1901 at a cost of \$4,000 for Thomas Austin, a wealthy Lehi livestock rancher. The house draws its significance from its association with Austin and as the best example in Lehi of Victorian domestic architecture.\* At a time when eclecticism and irregularity in house design was at a premium, the Austin House projects an asymmetry of massing and mixing of historical details which is truly exceptional.

\*Utah State Historical Society Architectural Survey, Spring 1980.

---

Thomas Austin was born in England in 1864 and came to Lehi in 1868 with his parents who were converts to The Church of Jesus Christ of Latter-day Saints. His father became a farmer and it seems likely that young Thomas was raised in this type of work. In the 1880s and 90s, both the cattle and the sheep industries became increasingly important commercial enterprises in Utah,<sup>1</sup> and Thomas Austin became involved in both of them. By the mid-1890s Austin was well established in sheep and cattle.<sup>2</sup> In 1896, for example, he opened sheep shearing corrals west of Lehi where he employed 35 men and sheared between 5000 and 6000 sheep a season.<sup>3</sup> Such success allowed Austin to build a large, elaborate house for his family in 1901. Combining decorative elements of several styles into a highly irregular format, the eclecticism of the Austin House is consistent with the prevailing architectural thinking of the period.

During the late-nineteenth century, the Queen Anne, Eastlake, and Stick Styles dominated the domestic architecture of Utah.<sup>4</sup> These styles were united by a picturesque aesthetic which stressed "highly irregular plans, discontinuous asymmetrically massed forms, and the manipulation of surfaces with varied textures."<sup>5</sup> In addition to a preoccupation with visual complexity, this picturesque tradition was by nature highly eclectic, with architects freely choosing among many diverse historical periods for suitable elements of composition and decoration.<sup>6</sup> The Austin House seemingly takes both main facets of the design model to their extremes: the floor plan and roof outline of the house are self-consciously asymmetrical and complex (there are few straight lines left intact for the eye to follow), while the mixing of Classical and Queen Anne exterior motifs is both unusual and invigorating. Only the use of masonry walls prevents the attainment of the third architectural principle--the texturing of wall surfaces. In all, the Thomas Austin House in Lehi is a fine extant example of Victorian architecture in Utah.

## 9. Major Bibliographical References

"Thomas Austin," Deseret News, September 18, 1923, 6, Section 2.  
Lehi Banner, March 6, 1896, 1.  
Lehi Centennial History, Lehi Free Press Publishing Company

## 10. Geographical Data

Acreeage of nominated property Less than one

Quadrangle name Lehi, Utah

Quadrangle scale 1:24000

### UMT References

A 

1	2	4	2	8	5	3	0	4	4	7	1	6	3	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

Part of Block 91, Plat A of the Lehi City Survey, Comm. at the SW corner of Block 91; thence east 125 feet; thence north 143.75 feet; thence west 125 feet; thence south 143.75 feet to point of beginning.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

## 11. Form Prepared By

name/title John McCormick, Historian/Deborah R. Temme, Architectural Historian

organization Utah State Historical Society date Summer 1980

street & number 300 Rio Grande telephone (801) 533-6017

city or town Salt Lake City state Utah 84101

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Melvin T. Smith*

title Melvin T. Smith, State Historic Preservation Officer

date June 7, 1982

### For NPS use only

I hereby certify that this property is included in the National Register

date 7-26-82

for Keeper of the National Register

Attest: *Emma Jane Saye*

date 7-22-82

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet 1

Item number 8

Page 2

Notes

<sup>1</sup>Charles S. Peterson, "The 'Americanization' of Utah's Agriculture," Utah Historical Quarterly 42:2 (Spring 1974), pp. 108-125.

<sup>2</sup>Deseret News, September 18, 1923, p. 6, section 2.

<sup>3</sup>Lehi Banner, March 6, 1896, p. 1.

<sup>4</sup>Peter L. Goss, "The Architectural History of Utah," Utah Historical Quarterly 43:3 (Summer 1975), pp. 221-222.

<sup>5</sup>Leland M. Roth, A Concise History of American Architecture (New York: Harper and Row, 1979), p. 154.

<sup>6</sup>See Richard W. Longstreth, "Academic Eclecticism in American Architecture," Winterthur Portfolio, 17:1 (Spring 1982), pp. 55-82; Roth, A Concise History of American Architecture, p. 54.