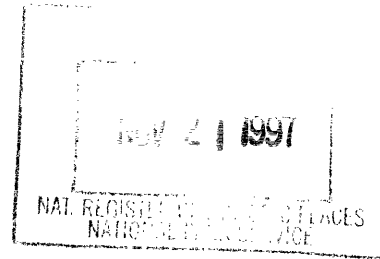


United States Department of the Interior
National Park Service



1575

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 Oakley, Ami and Amanda, House

other names/site number _____

2. Location

street & number 219 E. 400 North N/A not for publication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.)

Walter M. [Signature] 11/16/97
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:)

Boyer Edson H. Boyer 1.5.98
Signature of the Keeper Date of Action

Oakley, Ami and Amanda, 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>2</u>		buildings
		sites
		structures
		objects
<u>2</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 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 - covered with concrete
walls BRICK

roof WOOD: shingle
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

Oakley, Ami and Amanda, House, Springville, Utah County, UT

Narrative Description

The Ami and Amanda Oakley House built c.1895 at 219 E. 400 North in Springville is a well-preserved example of a one-and-a-half story brick Victorian Eclectic central-block-with-projecting-bays type home. It is located on a relatively large, fully landscaped lot. It has a pyramidal central block, but the facade is dominated visually by the gabled front and east-facing wings, and a third smaller gable that projects southeast, toward the corner the site.

The eclectic Victorian stylistic features of the c.1895 house are prominent, as are a number of Classical elements. The light colored brick walls rest on a rock foundation, which has since been covered with concrete. The color of the brick is common throughout Springville and Utah County. A rock faced brick beltcourse of darker brick is built into the wall at window sill level. Windows, which are a combination of fixed-sash and double-hung types, are generally tall and narrow and are paired in several places on the building. Window openings are topped with decorative segmental relieving arches of contrasting color rock-faced brick. Carved wood window heads are another accent feature over the windows. Above the windows, a dentiled frieze and returns on the gable ends mark the division between the walls and roof. The division between the walls and roof also is adorned with dormer windows that rise through the eaves of the roof, culminating in a small pedimented gable roof over each. The roof itself is covered with asphalt shingles. Six corbeled brick chimneys top the house.

A one story wood porch shelters the main entrance to the house in the area between the south and east facing gables. Wood, Tuscan-style columns and a Classical cornice under the porch eaves support the semicircular porch roof. A small pedimented gable tops the porch over the entry steps. This gable is echoed in another pedimented gable directly behind and above it. A one-over-one double hung window with arched transom window above pierces the wall in the south gable. Similar windows are found in the east gable.

Few changes have been made to the interior since the house's construction. There are five rooms downstairs, including a parlor, dining room, bedroom, bath, and kitchen. There are four bedrooms upstairs; a wood open stair connects the two floors. Remaining elements include twelve feet high ceilings in the front rooms, a large wood fireplace with flanking bookcases in the parlor, and a stained glass window in the front room of the house. Some hand-grained woodwork also remains in the house.

A one story lean-to kitchen wing projects off of the north side of the house. It is of brick construction, and was built c.1920. A wood fire stair descends off the roof of this addition. Another stair descends from a door off the interior stairway on the west side of the house. These additions do not significantly affect the house's integrity.

The lot where the Johnson house sits also retains a great deal of integrity. Surrounding buildings are similar in age and size to this building. There is only one outbuilding on the site, a small, single cell building north of the house. It is covered with wood clapboards, and topped with a gable roof. It appears to be quite old (and is in decrepit condition), but does not appear on the 1925 and 1931

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

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Oakley, Ami and Amanda, House, Springville, Utah County, UT

Sanborn Maps of the property. Three agricultural outbuildings in the northwest corner of the property that did appear on these maps have since been removed. The Oakley house retains its original features and contributes to the historic qualities of Springville.

___ See continuation sheet

Oakley, Ami and Amanda, 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:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Oakley, Ami and Amanda, House, Springville, Utah County, UT

Narrative Statement of Significance

The c.1895 Ami and Amanda Oakley 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. 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, in Utah 1869 and in Springville in 1878, through which there were important links to, and influences from, outside communities. The first owner of the house, Ami Oakley, was the son of pioneer settlers of Springville. In contrast to Springville's early simple, utilitarian buildings most often constructed of locally produced materials, such as that in which Ami Oakley would have spent his boyhood, the Oakley House was constructed of fired brick, with Victorian Eclectic and Classical stylistic features. Contact with the outside world brought awareness of popular architectural styles, such as the new eclectic Victorian styles exhibited on the Oakley House, to Springville. Buildings such as this house were the result of such awareness. The Oakley house is an excellent example of the high quality craftsmanship and design available in Springville near the turn of the century.

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 Hobbie 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

¹Mary J. Chase Finley, 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 4

Oakley, Ami and Amanda, House, Springville, Utah County, UT

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., of which the principal owner of this house, Henry T. Reynolds, Sr., was president. Principals in the latter three firms (including Reynolds, see below) 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.

Born in Springville in 1866, Ami Oakley was a son of pioneer settlers James and Cecelia Lane Oakley. He was engaged in farming and livestock raising for most of his life, owning more than 500 acres of Springville agricultural land, according to city directories.⁴ Ami also worked for a time with the Western Pacific Railroad, helping to build a line through the Feather River Canyon in California.⁵ He is said to have used his California earnings to build his Springville house. The same source asserts that Oakley built the house himself.⁶

Ami Oakley married Amanda Wing c.1888 (sources give various dates). Born in 1872, she was a daughter of Dr. Joseph Smith Wing and Sara Adelia Wright Wing, and was a lifelong resident of Springville. In 1891, the Oakleys acquired a building lot for their new home at 219 E. 400 North from Amanda's mother, who appears in title records as Sara Adelia Wing Diamond.⁷

Ami Oakley died in 1951, following which Amanda continued to reside at 219 E. 400 North for the remainder of her life. After her death in 1963, the home was occupied by Newell Lambson, a fireman for the Denver & Rio Grande Western Railway, and his wife, Alene. Title to 219 East 400 North passed to the Lambsons from the Ami Oakley estate in 1965. They sold the house in 1971 to BYU professor Charles W. Whitman and his wife, Dorothy. Mr. Whitman sold the house in 1991 after his wife's death to Dane C. and Nancy Calkins, the current owners.

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

⁴Polk, R.L. & Co. Provo City Directory. (Salt Lake City, UT: R.L. Polk & Co.), 1916, 1920 Editions.

⁵Springville Herald, January 18, 1951, p.1.

⁶Springville Community Progress Book, compiled by and on file at the Springville Historical Society, Springville, Utah.

⁷Ownership information is taken from the title abstracts on file at 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

Oakley, Ami and Amanda, House, Springville, Utah County, UT

sides. 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 This house is one of the best remaining examples of the Victorian Eclectic style in Springville due to its fine craftsmanship and attention to detail. It retains its historic fabric and displays intricate and well-executed brick and wood work.

___ See continuation sheet

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

Oakley, Ami and Amanda, 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.
- Sutton, Wain, ed., Utah: A Centennial History. New York: Lewis Historical Publishing Co., Inc., 1949, Vol. III, pp. 290, 452.

Oakley, Ami and Amanda, House
Name of Property

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

10. Geographical Data

Acreage of property 0.33 acres acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/8/4/5/0 4/4/4/6/8/8/0 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.)

Com. 339.10 ft. E and 6.17 chains. S from NW cor. NE 1/4 Sec. 33, T 7S, R 2E, SLM; E 104.3 ft., S 30' W 151 ft., W 104.3 ft., N 30' E 151 ft. To beg.

Property Tax No. 23:039:0015:223

__ 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 84103

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 Dane & Nancy Calkins

street & number 219 E 400 N telephone (801) 489-7261

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.

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

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 7

Oakley, Ami and Amanda, House, Springville, Utah County, UT

Common Label Information:

1. Oakley, Ami and Amanda, 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. Southeast elevation of building. Camera facing northwest.

Photo No. 2:

6. Southwest elevation of building. Camera facing northeast