



# State of Utah



Department of Community and Economic Development  
Division of State History  
Utah State Historical Society

**Michael O. Leavitt**  
Governor  
**Max J. Evans**  
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February 11, 2000

Carol D. Shull  
National Register of Historic Places  
Mail Stop 2280, Suite NC 400  
1849 C Street, NW  
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed please find the registration form and documentation for the following nominations that have been approved by the Utah Historic and Cultural Sites Review Committee (Utah Board of State History) and the Utah State Historic Preservation Officer for nomination to the National Register of Historic Places:

|                             |            |
|-----------------------------|------------|
| William & Julia Lyman House | Parowan    |
| Alvin & Annie Green House   | Sandy      |
| Cedar Fort School           | Cedar Fort |

Thank you for your assistance with these nominations. Please call me at 801/533-3559 or e-mail me at [cjensen@history.state.ut.us](mailto:cjensen@history.state.ut.us) if you have any questions.

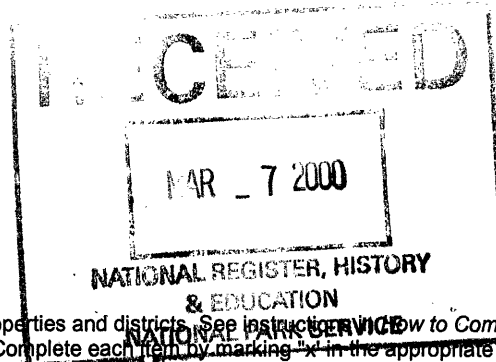
Sincerely,

J. Cory Jensen  
Architectural Historian/National Register  
Coord.  
Office of Historic Preservation

Enclosures

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 for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration 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 Lyman, William & Julia, House

other name/site number \_\_\_\_\_

2. Location

street & town 191 South Main Street  not for publication

city or town Parowan  vicinity

state Utah code UT county Iron code 021 zip code 84761

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] DSHPO 2/11/2000  
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 the 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] 4/6/00  
Signature of the Keeper Date of Action

William and Julia Lyman House  
Name of Property

Parowan, Iron County, Utah  
County and State

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- public-local
- private
- public-State
- public-Federal

- district
- building(s)
- site
- structure
- object

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            | 1               | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 1            | 1               | Total      |

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

**Number of contributing resources previously listed in the National Register**

N/A

N/A

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

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

OTHER: Victorian Eclectic  
\_\_\_\_\_  
LATE VICTORIAN: Gothic  
\_\_\_\_\_  
OTHER: vernacular central passage  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation STONE: \_\_\_\_\_  
walls BRICK: soft fired  
\_\_\_\_\_  
roof ASPHALT: shingle  
\_\_\_\_\_  
other \_\_\_\_\_

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

See continuation sheet(s) for Section No. 7

William and Julia Lyman House  
Name of Property

Parowan, Iron County, Utah  
County and State

**8. Description**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes 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" in all the boxes 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.)

**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)

ARCHITECTURE \_\_\_\_\_

SOCIAL HISTORY \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

c.1895 \_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

c.1895 \_\_\_\_\_

\_\_\_\_\_

**Significant Persons**

(Complete if Criterion B is marked above)

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

**Cultural Affiliation**

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

\_\_\_\_\_

**Architect/Builder**

William Horne Lyman (designer) \_\_\_\_\_

\_\_\_\_\_

See continuation sheet(s) for Section No. 8

**Previous documentation on file (NPS):**

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: \_\_\_\_\_

\_\_\_\_\_

See continuation sheet(s) for Section No. 9

William and Julia Lyman House  
Name of Property

Parowan, Iron County, Utah  
County and State

**10. Geographical Data**

**Acreage of Property** .63 acres

**UTM References**

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 3/3/9/2/8/0 4/1/8/9/3/6/0  
Zone Easting Northing

2 / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / /  
Zone Easting Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

Beginning at SW cor of BLK 6 S, PLAT A, Parowan City Survey; E 176 FT; N 115.5 FT; W176 FT; S 115.5 FT to POB. and Beginning at PT 176 FT E fr SW cor of BLK 6 S, PLAT A, Parowan City Survey; N 115.5 FT; E 60 FT; S 115.5 FT; W 60 FT to POB.

Property Tax No. A-0106-000-000 and A-0106-0003-0000

**Boundary Justification**

(Explain why the boundaries were selected.)

The boundaries are those that are and have historically been associated with the house.

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Tania A. Tully/Utah SHPO Staff  
organization \_\_\_\_\_ date January 21, 2000  
street & number 300 Rio Grande telephone 801-533-3527  
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 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/title William D. and Judith Ann Roda  
street & number 191 South Main Street, PO Box 394 telephone 435-477-8138  
city or town Parowan state UT zip code 84761

**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.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

William and Julia Lyman House, Parowan, Iron County, UT

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### Narrative Description

Built c.1895, the Lyman House is a one and one-half story, painted soft-fired brick, Victorian Eclectic style house with a central-passage plan. Located at 191 South Main Street, the house sits, today, at the top of Main Street Parowan. Despite some minor changes, the Lyman House retains its architectural integrity and stands as a good example of its type.

The Lyman house is a central-passage plan built of 14" thick soft-fired brick walls. The two symmetrically placed corbelled chimneystacks protruding from the gable roof delineate the passage clearly. While the primary (west) façade, with its three-bays, is symmetrical, the rear ell gives the house the asymmetrical plan that is common to the Victorian Eclectic style. The three gable-roofed dormers have original decorative bargeboards that are Gothic Revival in style. Shutters on the lower level windows are a modern addition that could easily be removed. Originally, a two-story porch covered the entire front (west), but due to deterioration, the central part was rebuilt and is all that remains. The porch features modified ionic columns on the corners and a white balustrade around the top. As late as the 1930s, the porch columns had Doric capitals. The gable ends of the house (north and south) have cornice returns and dentil molding as detailing. This mixture of Classical and Picturesque detailing is typical of the Victorian Eclectic style. The single story bay on the south side of the house is also indicative of the Victorian influence on the house. The bay's flat roof has a balustrade and serves as another second story porch. The rear (east) of the house has a one and one-half story "L" addition and a single story shed roof kitchen addition. These were likely built original to the house as they have the same gable end detailing as the west portion of the house. The porch and entrance on the south elevation now serves as the most commonly used entrance.

The interior of the house retains much original detailing such as baseboards, leaded-glass transom windows, door and window trim, and stair balustrade. The central passage with staircase remains intact. The main floor contains five rooms: living room, dining room, kitchen, bedroom and bath. The second floor has three additional bedrooms, one of which has been converted to a bath. The dining room boasts a fireplace mantle from the Salt Lake home of John Taylor who was president of the Church of Jesus Christ of Latter-day Saints during the late 19<sup>th</sup> century. The fireplace and accompanying chimney were added c.1950.

Situated on a large corner lot in town, the Lyman house retains much of its historical geographic context. Large trees now obscure some of the house, but the current owners have recently rebuilt a picket fence, similar to the original. There is one non-contributing garage on the property.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

William and Julia Lyman House, Parowan, Iron County, UT

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### Narrative Statement of Significance

The William and Julia Lyman House, built c.1895, is architecturally significant under Criterion C as one of four remaining central-passage plan house types in Parowan. The central-passage plan is important because of its link with American building tradition and as a symbol of individual standing within the Mormon community. The Lyman House is an excellent example of the use of the central-passage house by the local elite of Parowan. William Lyman, a rancher, was a Utah State legislator, State Land Appraiser, State Inspector of Livestock as well as a locally prominent in the Church of Jesus Christ of Latter-day Saints (LDS or Mormon church). His wife, Julia, was a member of the school board and active in state politics.

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### Architectural Significance

The Lyman House was likely built the year after William returned from England in 1894 where, according to family lore, he had drawn sketches of the house based on those seen abroad. Most of the land was acquired by 1885, before William and Julia married, but family history indicates the house was built after his mission, and the first record of a house in Iron County documents is the 1896 Assessment Rolls.

The Lyman House is one of four remaining central-passage plan houses in Parowan. Of these, the Lyman House is the latest example and probably the only one built of soft-fired brick. Two, built c.1865 and c.1870 are built of wood, and the third, built c.1889, is stucco. Thus, the Lyman House is the only one and one-half story brick central passage house built in the 1890s remaining in Parowan.

The central-passage house type is an important house form in Utah that was influenced by an American building tradition during the eighteenth century.

...the central-passage house (often called an I-house because of its widespread occurrence in Indiana, Illinois, and Iowa) became something of a national symbol of economic achievement during the nineteenth century. It was the house form of choice on successful farms in all parts of the country, and was also built widely in prosperous sections of cities and towns.<sup>1</sup>

The central-passage type may be considered a conceptual modification of the earlier hall-parlor house type. Although the hall-parlor house form was the most typically constructed dwelling in Utah, the central-passage form was favored by the local elite and began to surface in greater numbers in the 1880s in Utah.<sup>2</sup> As in early central-passage houses in Virginia, the passage serves as an entry space and allows the family more control over who enters the other areas of the house by separating public and private spaces.<sup>3</sup>

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<sup>1</sup> Thomas Carter 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), 21.

<sup>2</sup> Thomas Robert Carter, "Building Zion: Folk Architecture in the Mormon Settlements of Utah's Sanpete Valley, 1849-1890," (Ph.D. diss., Indiana University, June 1984).

<sup>3</sup> Mark R. Wenger, "The Central Passage in Virginia: Evolution of an Eighteenth-Century Living Space," *In Perspectives in Vernacular Architecture, II*, edited by Camille Wells. (Columbia: University of Missouri Press, 1986), 139.

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

William and Julia Lyman House, Parowan, Iron County, UT

The Mormon pioneers, as they were building new communities within the Utah Territory, constructed their houses with American building traditions that were appropriate within, and expressive of, their community-oriented lifestyle. They were free to use personalized displays of traditional American forms because cultural guidelines were imposed at the community level. The LDS church prescribed a town settlement pattern, a grid pattern that remains visible in Utah towns and cities to this date. This town grid and the building of large religious structures provided the Mormon framework that survived long after settlement and allowed for the more typical American house form to be an acceptable expression of individualism. The relatively late use of Classicism and the continued use of Classical elements on Victorian buildings in Utah show the strong conservatism that remained well into the Victorian era.

Because of the Lymans' firmly established church membership, the central-passage dwelling type was appropriate for displaying Mormon attitudes. The use of the central-passage plan in Utah is important because it ties the American building traditions of the Northeast and Midwest not only to the West, but also to Mormon and Utah settlements. The William and Julia Lyman House is significant as one of four central-passage houses remaining in Parowan as physical evidence of the kinds of individual and community expressions supported by Mormon philosophies.<sup>4</sup>

## Parowan History

Parowan, Iron County, Utah, settled in 1851 was the first Mormon settlement in southern Utah. Known statewide as the "Mother Town of the Southwest," Parowan served as the hub for the LDS church's colonization plans in southern Utah, Colorado and Nevada.<sup>5</sup> Like most early Mormon communities, Parowan was laid out based on Joseph Smith's "Plat of the City of Zion."<sup>6</sup> There was a grid with large lots and most families having additional farmland on the outskirts of town. This was the case with the Lyman family.

## Family History

William Horne Lyman was born February 19, 1859, in Parowan, the second son of Amasa M. and Paulina Phelps Lyman. William's parents were quite prominent in Parowan. His father was a member of the Quorum of the Twelve Apostles, the governing body of the LDS church, and his mother was the only doctor and midwife in Southern Utah for many years. Family history relates that in her later years, Paulina Lyman used the front bedroom of William's house as a birthing room.

Except for the two and one-half years spent on an LDS church mission to England, William lived his entire life in Parowan where he was a well-known civic and religious leader. He served three terms as mayor of Parowan and was the Iron County Representative in the Utah State Legislature from 1925-1926. He sat on the Board of Directors for the Bank of Iron County for ten years, and was a school trustee for three terms. William also worked as a State Land Appraiser, State Inspector of Livestock, as well as working as a rancher, farmer,

<sup>4</sup> "The church rather than the individual was responsible for differentiating Mormons from non-Mormons." Carter, 1984, 296.

<sup>5</sup> Parowan City, *Parowan: Southern Utah's First Settlement*, (n.d.)

<sup>6</sup> Joseph Smith, the founder of the LDS church, created "The Plat of the City of Zion" in the early 1830s. Blocks were one mile square with 20 half-acre lots per block. A large block in the center was designated for public and religious buildings and farmland was situated outside the grid.



## National Register of Historic Places Continuation Sheet

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William and Julia Lyman House, Parowan, Iron County, UT

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and horse breaker. An active member of the LDS church, William served on the Parowan LDS Stake (similar to a diocese) High Council for many years, including ten years in the Stake Presidency.

Julia Hannah McGregor was born in Parowan on June 18, 1865, to William Campbell and Sarah Fish Smith McGregor. William and Julia married in October 1888, in the Manti, Utah LDS temple. Typical of the era, Julia worked as hard at the house as William did with the stock. Besides milking the cows, she made butter and cheese. This she did while bearing and raising seven children. Julia was also involved in civic and religious leadership positions such as the Parowan LDS Stake Relief Society President, one of the highest positions for women in the LDS church. She ran on the Democratic ticket for the School Board and was elected, even though her strictly Republican husband, William, did not vote for her. Other political interests she held included achieving statehood for Utah and women's suffrage.

Julia and William lived in this house until their deaths in 1944 and 1948 respectively. After William's death, his youngest daughter, LaMar Lyman Whitaker and her husband, Ed Whitaker, occupied the home. In 1936, William and Julia sold the house to their son E. Ray Lyman who never lived in the house, but sold it to his sister, LaMar in 1965, shortly before he died. Ed, LaMar's husband was the grandson of LDS church President John Taylor, and added a fireplace mantle from the Salt Lake City home of John Taylor to this house. The house remained in the family until 1986 when it was sold to James and Cassilda Tucker, who then sold it to the current owners in 1997.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

William and Julia Lyman House, Parowan, Iron County, UT

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### 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.
- Carter, Thomas Robert. "Building Zion: Folk Architecture in the Mormon Settlements of Utah's Sanpete Valley, 1849-1890." Ph.D. diss., Indiana University, June 1984.
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Iron County Recorder
- "Life History of Julia Hannah McGregor Lyman." Unpublished manuscript.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.
- Parowan City. *Parowan: Southern Utah's First Settlement*, (n.d.)
- Wenger, Mark R. "The Central Passage in Virginia: Evolution of an Eighteenth-Century Living Space." In *Perspectives in Vernacular Architecture, II*, edited by Camille Wells. Columbia: University of Missouri Press, 1986.
- Whitaker, Edison T. "William H. Lyman." Unpublished manuscript.
- Wilks, Mary Ann. "Paulina Phelps Lyman." Unpublished manuscript.
- "William Horne Dame Lyman." Unpublished manuscript.
- "William Horne Lyman." Unpublished manuscript.

# National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

William and Julia Lyman House, Parowan, Iron County, UT

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**Common Label Information:**

1. William H. and Julia Lyman House
2. Parowan, Iron County, Utah
3. Photographer: Roger Roper
4. Date: March 1999
5. Negative on file at Utah SHPO.

**Photo No. 1:**

6. West elevation of building. Camera facing east.

**Photo No. 2:**

6. North elevation of building. Camera facing southwest.

**Photo No. 3:**

6. North elevation of building. Camera facing southeast.

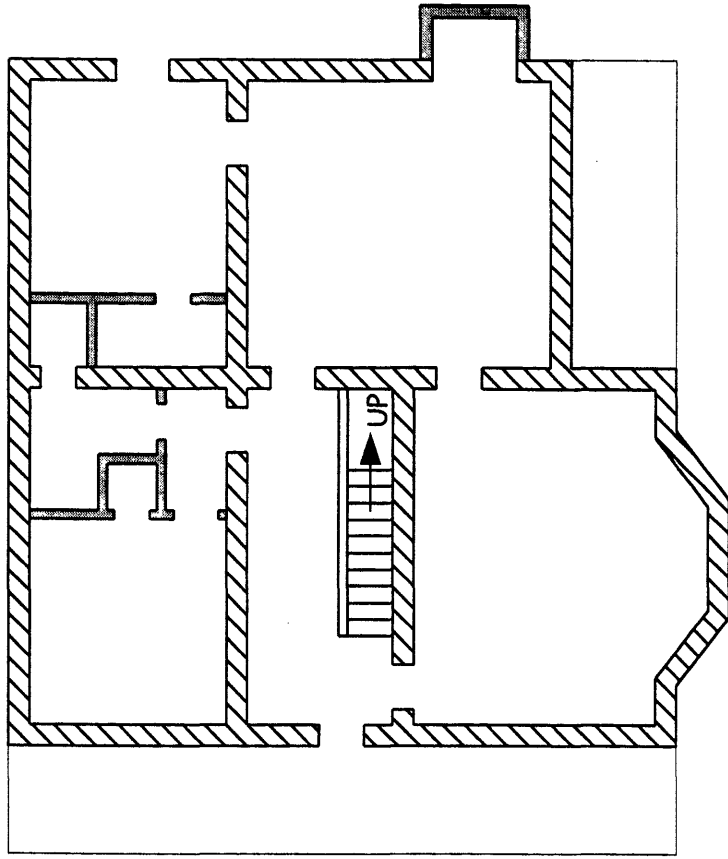
**Photo No. 4:**

6. East elevation of building. Camera facing west.
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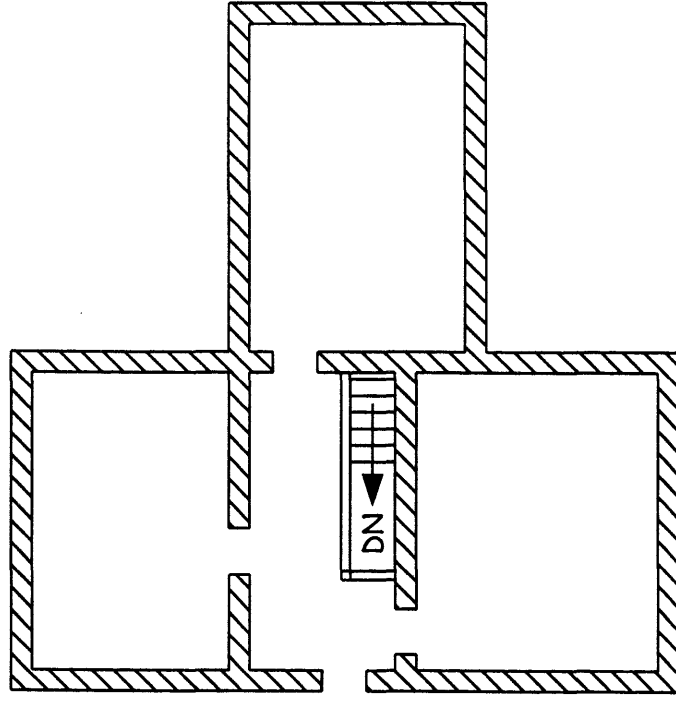
William and Julia Lyman House  
Parowan, Iron County, Utah  
Fall 1999



Not to Scale



1st Floor



2nd Floor