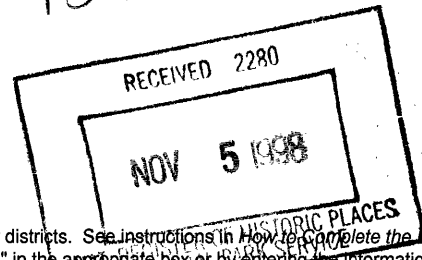


United States Department of the Interior
National Park Service

1537



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 Lehi Commercial and Savings Bank / Lehi Hospital

other names/site number Utah Banking Company

2. Location

street & number 206 East State Street N/A not for publication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 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.)

[Signature] 10/30/98
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:)

[Signature] 12-17-98
Signature of the Keeper Date of Action

Lehi Commercial and Savings Bank / Lehi Hospital
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)

- COMMERCE/TRADE: financial institution
- COMMERCE/TRADE: business
- HEALTH CARE: hospital
- HEALTH CARE: medical business/office

Current Functions

(Enter categories from instructions)

- VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE VICTORIAN

Materials

(Enter categories from instructions)

- foundation STONE: sandstone
- walls BRICK, STUCCO
- roof ASPHALT
- other _____

Narrative Description

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

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Lehi Commercial and Savings Bank / Lehi Hospital, Lehi, Utah County, UT

Narrative Description

The Lehi Commercial and Savings Bank / Lehi Hospital, located at 206 East State Street in Lehi, was built in 1891 to house the bank's offices. The building stands at the southwest corner of State and 200 East Streets, which intersect at an oblique angle. The bank building occupies the irregular corner site resulting from this intersection. The building is an example of the two-part block type of commercial building in the Victorian eclectic style, as outlined in Thomas Carter and Peter Goss's book Utah's Historic Architecture, 1847-1940.¹ Although the building's designer is unknown, Charles Ohran, a local mason who was prolific in Lehi and Utah County, was the builder.²

The original appearance of the building was more decorative and elaborate than it is today. The rock-faced sandstone foundation walls supported red brick walls. The main entrance, on the east side of the building, was (and remains) enframed by square sandstone pilasters in a roughly Doric style. These pilasters support a projection that continues up through the second story. The bank building is encircled by a pressed metal Classical cornice. An approximately two foot high parapet wall (now badly deteriorated) once flanked a round cupola, topped with a dome, that accented the top of the projecting east entrance. The south half of the rear facade is clipped away to accommodate the irregularity of the corner site. An entrance on this clipped portion of the facade once provided access for additional tenant offices. The north facade, also prominent from both State and Second East Streets, is adorned with an arcade of arched windows on the first story. A line of one over one double-hung windows run along the second story of the north facade, as on the east facade.

The interior of the building was once divided into space for the bank offices (on the north end of the building), a large first floor meeting room, and second floor tenant offices (on the south end). The bank occupied both floors of its end of the building.³ In 1925, the building was renovated to house a hospital on its second floor. In 1929 the hospital was expanded into the first floor. The newly created Lehi Hospital accommodated 14 patients and included an operating room, bathroom, reception room and kitchen.⁴ The exterior remained much as it was when built, until 1937. At that time the building was renovated using \$14,000.00 in WPA funds to better serve its hospital functions. Workers under the direction of W.W. Dickerson removed the dome on the east facade and stuccoed the brick exterior walls. The first floor doors and window openings were reworked and topped with stepped brick lintels. The interior was reworked, as well; the eastern portion of the ground floor was remodeled into a waiting

¹Thomas 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) pp. 62, 127.

²Richard S. Van Wagoner, Lehi, Portraits of a Utah Town, (Lehi, Utah: Lehi City Corporation, 1990), 223. Unless noted otherwise, the historical material in this nomination is taken from Mr. Van Wagoner's book.

³See Sheet 2 of the 1907 and 1922 Sanborn Maps of Lehi for a simplified floor plan of the building.

⁴Van Wagoner, 318.

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Lehi Commercial and Savings Bank / Lehi Hospital, Lehi, Utah County, UT

room, a rest room, a nursery, a delivery room, an emergency operating room, an x-ray facility, and kitchen and dining rooms. The west portion of the first floor became the business and doctor's offices, a reception area, and three examination rooms. The upper story became private and semi-private patient rooms, and operating room, labor room, shower, bathrooms, nurses' offices, nurses' bedroom, and closets. In addition to central heating and air conditioning, a water powered elevator was added to the building's south side. The elevator was converted to a hydraulic system in 1956.

The building remained in service as a hospital until 1967, when it closed. The building was used for offices and as apartments sporadically for several years. Although stripped of hospital equipment, the interior layout remains as it was after the 1937 remodeling. The exterior remains much the same, as well. As of 1998, the building has been vacant for several years, and is deteriorating.

 See continuation sheet

Lehi Commercial and Savings Bank / Lehi Hospital

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.)

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)

COMMERCE

HEALTH/MEDICINE

Period of Significance

1891-1948

Significant Dates

1891

1925

1937

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Charles Ohran, mason

W.W. Dickerson, contractor on 1937 renovation

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Lehi Commercial and Savings Bank / Lehi Hospital, Lehi, Utah County, UT

Narrative Statement of Significance

The Lehi Commercial and Savings Bank / Lehi Hospital (1891), located at 206 East State Street in Lehi, Utah, is nominated as part of the "Historic and Architectural Resources of Lehi, Utah" Multiple Property Submission. It falls within the historic contexts "The Coming of the Railroad and Economic Expansion, 1871-1899" and "Modernization, Steady Growth, and the War years, 1900-1940s." The building is significant under criterion A as the first bank in Lehi, as the home of other businesses important in Lehi's history, and as the Lehi Hospital from 1925-1967. Established July 16, 1891, the bank is associated with Lehi's increasing prosperity that arrived with the advent of the sugar industry in the 1890s. The sugar factory bought its raw material, sugar beets, from local farmers, who were paid in cash for their crop. This switch from a barter-based to a cash-based economy yielded a need for a local bank. The building at 206 E. State was built as the first permanent home of the Lehi Commercial and Savings Bank, which occupied the building for 31 years. Additional space in the building was rented to other businesses, such as the Lehi Commercial Club, and the Lehi Fourth Ward of the LDS church. In 1925, after the bank closed, the building was converted into the Lehi City Hospital and served in that function until 1967, when the hospital closed.

The economy of early Utah was based on bartering. Little cash was available, especially outside of the large towns in the Territory. In Lehi, most farmers exchanged their crops for credit at the People's Cooperative Mercantile. The Co-op was part of the cooperative movement instituted in Utah in the 1870s by members of the Church of Jesus Christ of Latter-Day Saint (LDS, or Mormon church). Although the cooperative movement was not successful, many of its stores were privatized and retained the popular Co-op name. The People's Co-op gave each farmer the value of their crops in scrip that could be exchanged for goods only at the Co-op's stores, located on State Street and Main Street in Lehi.⁵ The exchange of this scrip served as a local means of exchange for many years.⁶

In 1891, The Lehi Sugar Factory was completed. Farmers who sold their beets to the factory were paid in cash, instead of scrip. The infusion of cash into the Lehi economy prompted the need for a local bank. In response, a group of Lehi businessmen, many of whom also had an interest in the sugar factory, founded the Lehi Commercial and Savings Bank in June, 1891. Initial capital for the bank was \$50,000.00.⁷ Initial officers included businessmen Thomas R. Cutler, Ira D. Wines, William E. Racker,

⁵The People's Co-op Building (151 E State) is being nominated as part of the MPS "Historic and Architectural Resources of Lehi, Utah."

⁶Van Wagoner, 178.

⁷Van Wagoner, 178.

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Section No. 8 Page 4

Lehi Commercial and Savings Bank / Lehi Hospital, Lehi, Utah County, UT

William Clark Ole Ellingson, and Thaddeus Powell, all of Lehi, and Salt Lake businessmen Francis Armstrong, P.W. Madsen, J.E. Jennings, and M.E. Cummings.

Work immediately commenced on a new building for the bank. The bank purchased a small piece of property for the new building from William W. Taylor, at the corner of State Street and 200 East, across State Street from the People's Cooperative Mercantile. The two story brick building, crowned with a cupola facing State Street, was built by Charles Ohran, a local mason who, in partnership with Andrew Fjeld, would go on to construct many of Lehi's buildings built in the early twentieth century. The building housed the bank's offices and extra office space to be rented. Nearly a dozen other businesses occupied this extra space, including the Utah Sugar Company (a number of whose officers also served in official functions at the Bank, 1891-92, 1895-97), Lehi Leaching Works (1892), Deseret Telegraph Co. (1893), Mosiah Evans-Notary Public (1894) Ancient Order of United Workmen (A.O.U.W.) Lodge (1895), A.J. Evans - Attorney (1905), and the Lehi Commercial Club (1905-1911).⁸

The Lehi Commercial Club, in particular, played a sizable role in Lehi's history. The Club was founded on 22 May 1905 at a meeting in the Lehi Commercial and Savings Bank. The initial members of the all-male club were Lehi's most prominent businessmen, including John Y. Smith, cashier of the Lehi Commercial and Savings Bank, who was elected to the first Board of Governors of the Club.⁹ The Commercial Club was formed to encourage new industry in Lehi, foster the interests of Lehi's existing businesses, and to furnish social diversion for its members. The club was successful in its mission, bringing the Mount Pickle Factory and the Lehi Mill and Elevator Company to town in 1906. Most importantly, the Club was instrumental in establishing a water system in Lehi, which was constructed 1907-1909.¹⁰ In addition to office space, there was a ballroom on the first floor of the bank building. This was used for community functions for many years, including serving as a meeting hall for the Fourth Ward of the LDS church, which met there from 1903 until 1911, when the ward members moved their meetings into a newly completed building.

By August 1891, the bank had \$18,000.00 in savings accounts. The bank continued its success in the community over the next fifteen years. In 1897, the bank deposits had increased to \$63,000.00, most of it from small local depositors. By 1905, however, the financial makeup of the bank had changed, with depositors from outside the community now making up eighty percent of the bank's business. Despite this shift of focus of the bank's mission, the institution enjoyed healthy growth: business gains in the 1905 fiscal year were sixty percent higher than the previous year's. In 1906, the Lehi Commercial and Savings Bank extended its interests into the neighboring community of American Fork, consequently reorganizing in November 1906, as The Utah Banking Company. The

⁸Van Wagoner, 178.

⁹For more on John Y. Smith see the National Register nomination for the John Y. and Emerette C. Smith House.

¹⁰Van Wagoner, 330.

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Section No. 8 Page 5

Lehi Commercial and Savings Bank / Lehi Hospital, Lehi, Utah County, UT

reorganization, however, occurred during a period of economic downturn in the United States. The bank made efforts to reassure its depositors through such means as a December 12, 1907, advertisement published in the Lehi Banner, which stated that the bank possessed a surplus of \$15,000.00.¹¹ Despite such efforts, the bank fell into financial trouble and was placed in the receivership of the Utah State Bank Examiner in January 1911. The statement of financial affairs published after the bank was closed by the examiner valued the bank's building at \$20,000.00. A reorganization of the board and officers of The Utah Banking Company helped re-open the bank in May 1912, under the leadership of Ira D. Wines, president, Thomas Webb, vice-president, and Charles C. Friel, cashier.¹² A period of stable financial footing ended in 1921 when the bank, now renamed the People's Bank of Lehi, again was closed by the Utah State Banking Examiner. This time the bank remained closed.

In 1923, the building was sold to N.O. Malan, who owned a nearby auto garage. Malan used the building for his unlikely business pairing of automobile garage and funeral parlor for only a short time. In 1925, the Lehi Hospital moved into the upper floor of the building. Previously, it had been housed in the nearby Thomas R. Cutler Mansion, located near the bank building.¹³

The Lehi Hospital was begun by Dr. Fred Worlton in March 1914. The first such facility in Lehi, it began in the John Y. and Emerette C. Smith House which Dr. Worlton rented for four months before relocating to the Cutler mansion in October. The house was Worlton's office and residence as well as the hospital until 1925 when he purchased the former Lehi Commercial and Savings Bank building. The upper floor was remodeled into a hospital that provided medical and surgical treatments. In 1929, The hospital, under the leadership of Dr. Fred Worlton, renovated the building into a fourteen bed hospital with operating room and space for Dr. Worlton's offices.¹⁴ Dr. Worlton died in a duck hunting accident in 1931. His replacement, Dr. Elmo Eddington, bought the hospital from Dr. Worlton's widow.

Another upgrade was needed, and in 1937, in order to secure Works Progress Administration funds for a remodeling, Dr. Eddington deeded the hospital to the City of Lehi. A \$14,000.00 grant from the WPA funded expansion of the facility into an eighteen-bed hospital. The renovation transformed the building to its present appearance. The landmark dome on the west facade was removed and the building was stuccoed. The interior was reconfigured to house an up-to-date hospital facility. New heating and air

¹¹Van Wagoner, 179.

¹²For more information on Thomas Webb see the National Register nomination for the Thomas and Mary Webb House.

¹³The Thomas R. Cutler mansion was listed in the National Register on July 12, 1984, but little mention is made of the house's use as the hospital.

¹⁴Van Wagoner, 318.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Lehi Commercial and Savings Bank / Lehi Hospital, Lehi, Utah County, UT

conditioning systems were added, as well as a water powered elevator housed in a brick addition on the building's south side. The elevator was switched to a hydraulic system in 1956.

After several years of being leased and operated by Dr. Eddington, a hospital board was established in 1940 to manage the hospital. Although the hospital was Lehi's only health care facility for many years, there were other doctors besides Eddington who attended patients there. These include Dr. Boyd Larsen from Lehi and others from American Fork. In 1967, the building was closed, falling victim to new hospitals in nearby Utah County and south Salt Lake County communities. For several years, the building housed apartments and offices, but is currently vacant and for sale.

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Section No. 9 Page 7

Lehi Commercial and Savings Bank / Lehi Hospital, Lehi, Utah County, UT

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Lehi Commercial and Savings Bank / Lehi Hospital
Name of Property

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

10. Geographical Data

Acreage of property 0.17 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/8/2/8/10 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 a point in the west line of Block 86, Plat A, Lehi City Survey; Said point being N 1 deg. 46' W 163.78 feet along block line from SW corner Lot 3, Block 86; N 1 deg. 46' W along block line 114.74 feet to NW corner of said Block 86; with N-ly line of Block S 62 deg. 55' E 94.33 feet; S 1 deg. 25' E 69.23 feet; S 88 deg. 14' W 82.26 feet to beginning.

Property Tax No. 01:083:0011:003

 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 E. Russell and Phebe W. Innes

street & number 2295 Sublette Place telephone (801) 843-1328

city or town Sandy state UT zip code 84093-1050

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 Project (1024-0040), Washington, DC 20503.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 8

Lehi Commercial and Savings Bank / Lehi Hospital, Lehi, Utah County, UT

Photo No. 1

1. Lehi Commercial and Savings Bank
2. Lehi, Utah County, Utah
3. Photographer: Kim A. Hyatt
4. Date: June, 1997
5. Negative on file at Utah SHPO.
6. NE elevation of building. Camera facing SW.

Photo No. 2

1. Lehi Commercial and Savings Bank
2. Lehi, Utah County, Utah
3. Photographer: Kim A. Hyatt
4. Date: June, 1997
5. Negative on file at Utah SHPO.
6. SE elevation of building. Camera facing NW.