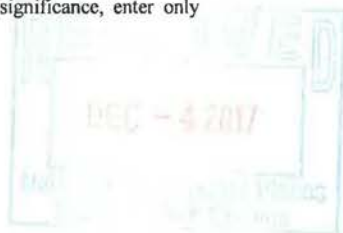


National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Coddington, Thomas & Elizabeth, House

Other names/site number: N/A

Name of related multiple property listing:

Historical and Architectural Resources of American Fork, Utah

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

2. Location

Street & number: 190 North 300 East

City or town: American Fork State: Utah County: Utah

Not For Publication: Vicinity:

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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

| | |
|---|-----------------|
|  | <u>11.20.17</u> |
| Signature of certifying official/Title: | Date |
| <u>Utah Division of State History/Office of Historic Preservation</u> | |
| State or Federal agency/bureau or Tribal Government | |

| | |
|---|--|
| In my opinion, the property ___ meets ___ does not meet the National Register criteria. | |
| Signature of commenting official: | Date |
| | |
| Title : | State or Federal agency/bureau or Tribal Government |

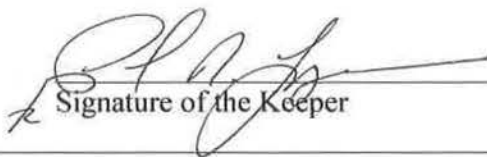
Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

1/13/2018
Date of Action

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

Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|-------------------|-------------------|------------|
| <u>1</u> | <u>0</u> | buildings |
| <u> </u> | <u> </u> | sites |
| <u> </u> | <u>1</u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>1</u> | <u>1</u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Victorian Eclectic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: FOUNDATION: Stone; WALLS: Adobe, Brick; ROOF: Asphalt Shingle

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Thomas and Elizabeth Coddington House is a single-family one and one-half-story Victorian Eclectic residence. The house, constructed in 1898 is located at 190 North 300 East in American Fork, Utah County, Utah. The house is an unusual and nearly rectangular, T-shaped cross-wing with a third gable parallel to and behind the side gable. The third gable closely matches the original cross-wing construction and brickwork, with only the lack of contrasting yellow brick on the window hood-molding and discontinuous joints indicating that the gable was added at a slightly later date. The original front porch and front parlor window were replaced with a bungalow style wrap-around porch and tripartite window circa 1915. The house also has a circa 1960 shed-roof addition located at the rear intersection of the projecting and secondary gables. The main house is constructed of double- and triple-wythe adobe brick covered by a soft-fired red brick exterior with elaborate decorative detailing in red and yellow accent brick on a coursed ashlar stone foundation. The elaborate Victorian Eclectic architectural style and detailing of the Thomas and Elizabeth Coddington House make it a landmark in American Fork. The interior of the house has been remodeled, but portions of the original parlor plank wood flooring, transom windows, wood casing and trim elements remain and are in excellent condition.

The Coddington House faces west and sits on a 0.17-acre parcel on 300 East Street in American Fork. There is one non-contributing shed outbuilding circa 1990 on the southeast corner of the property. The immediate neighborhood of the Coddington House is single-family residential, with Victorian houses and

Thomas & Elizabeth Coddington House

Utah, Utah

Name of Property

County and State

out-of-period infill and development, primarily constructed after 1970.¹ The American Fork Historic District is located two blocks to the south along Main Street and 100 South.² The Thomas and Elizabeth Coddington House is in excellent condition and is a contributing historic resource in American Fork, Utah.

Narrative Description

The Thomas and Elizabeth Coddington House is a one and one-half story, nearly rectangular, T-shaped cross-wing structure with a third gable parallel to and behind the porch side-gable. The inclusion of a third gabled-roof element in T- or L-shaped cross-wing houses is very unusual in early Utah architecture, but there are several examples among the remaining American Fork cross-wing residences constructed in the two decades surrounding 1900. The Thomas and Elizabeth Coddington House is an excellent early example of the T-shaped cross-wing structure with an additional gable creating a valley extending between the two parallel gabled roofs. Other examples with three gabled wings in American Fork are also found on L-shaped cross-wing structures with the third gable (and sometimes hipped) roof in the front covering a front parlor. The cross-wing variations appear to be an early expression of the Victorian form central-block-with-projecting-bays house type, created by adding complexity to the simpler cross-wing form. Early examples had a valley extending between the two parallel gabled roofs and later versions have a square or rectangular low-slope roof section between the parallel gables.³

The Thomas and Elizabeth Coddington House is constructed of double- and triple-wythe adobe brick covered by soft-fired red brick laid in a running bond with flush mortar joints over a stone foundation. The foundation is composed of coursed rock-faced ashlar stone on the façade and random ashlar stone on the secondary elevations. The house features decorative contrasting red and yellow brickwork on the upper and lower stringcourses. The upper course is yellow denticulated brick and the lower course features yellow dogtooth brick.⁴ All windows are original except the front parlor window which was replaced with a tripartite window circa 1915 and a few windows along the rear façade. Windows located on the original walls, except on porches and the rear façade have decorative brick hood-moldings featuring red and contrasting yellow brick in a corbelled pattern of dogtooth, header, and rowlock brick, a regionally unusual but locally common decorative design. The carved wood arched lintels feature a paterae and decorative scrollwork. The woodwork on the house is painted light brown, tan and white. The roof is covered with replacement asphalt shingles. There is one shortened brick chimney in the center of the east wing.

The main (west facing) façade has a typically cross-wing construction, with a front gable on the left and a side wing fronted by the large brick-fronted wrap-around circa 1915 porch. The porch deck and steps are concrete. The lower-slope bungalow style porch roof with wide overhangs is supported on bungalow style

¹ Descendants of Thomas and Elizabeth Coddington sold the entire back portion of the lot to develop the small Karen Dell subdivision in 1978, so most of the close infill dates from that time.

² Knight, Nelson (1998) (#98001447) *American Fork Historic District National Register of Historic Places Registration Form*

³ Another variation is a T-shaped cross-wing with a third gable perpendicular and behind the porch gable. Examples of the L-shaped variation with a low-slope rectangular roof are located at 372 and 388 West Main Street. An example of the T-shaped early variation with valley is located at 740 East 50 South.

⁴ According to Historic Architect Don Hartley, the color variations in Utah soft-fired brick were created by reducing the temperature used to fire the brick, not changing the clay/brick composition. The red brick was fired at higher temperatures and yellow brick was created using lower temperatures during the process.

Thomas & Elizabeth Coddington House

Utah, Utah

Name of Property

County and State

decorative tapered square double-columns on concrete-capped rectangular brick pedestals, with three columns located on the exposed southeast corner. The porch brick retaining wall has a corbelled denticulated brick pattern which closely matches the upper stringcourse of the original house. The front door is a replacement glass door in the original opening with a replacement stained-glass transom window. The fixed-frame original wood sash window found in the projecting wing has a large, colored and leaded-glass transom window. The wood-carved lintels feature a paterae and scrollwork, which is common to all arched window lintels on the house except for the rear gable addition. The gable trim features a full cornice return, circular shingling and decorative inverted cove pattern on the frieze. In the gable end, two decorative corbelled wood brackets flank a small double-hung window and support a small wooden cornice lintel.

The north façade features two Victorian-style one-over-one double-hung windows with decorative brick hood moldings and decorative contrasting red and yellow brickwork on the upper and lower stringcourses. The upper course is yellow denticulated brick and the lower course features a dogtooth red brick course between two corbelled yellow brick courses. A Tuscan-style cornice continues along both façades, with decorative inverted cove pattern on the frieze above the corbelled upper stringcourse.

The south façade features offset parallel gable ends, with the rear projecting 5 1/2 feet beyond the front cross-wing side gable. A valley extends from the perpendicular front projecting gable roof between the two parallel gable ends. Both gable ends feature two small windows with circular shingling and the same cornice trim pattern found on other façades. The front gable features an off-center narrow, double-hung window with simple brick arched lintel with wood paterae and scrollwork. The rear gable end features two narrow double-hung windows under a larger single arched window lintel, with carved scrollwork. The window has red brick decorative corbelled hood-molding, which matches the brickwork but not color of the other original exterior windows. The rear gable upper and lower stringcourses and hood-molding are all in red soft-fired brick, without the contrasting yellow brick found on the front and north façades. The lower stringcourse has three corbelled brick courses, rather than the dogtooth brick flanked by two corbelled brick courses found on the original façades. The south façade also has a basement stair entrance with concrete steps circa 1930, and the original stone foundation on the rear gable-end has a concrete finish around the stairwell addition.

The east (rear) façade (from south to north) contains a narrow door and three smaller double hung windows with plain segmental arched headers with decorative scrollwork and wood sills. The rear gable has circular shingling on its north facing gable end and junction with the original projecting gable. The north wing has cornice returns and brick to the gable apex. The upper level window in the gable appears to be a later addition, date unknown. On the northeast corner, a circa 1960s shed-roofed, oversized brick on concrete foundation addition fills in the rear gable intersection and contains a square single-hung vinyl window. A large redwood deck extends across most of this façade.

On the interior, the house has 1,214 square feet of space on the main floor and approximately 800 square feet on the upper floor. The basement is a cellar under the rear gable accessed by a staircase in the kitchen and a staircase on the exterior. The front half of the house main floor is divided between the living room on the south and a parlor on the north, with the bedroom behind the parlor. The rear gable is divided between a kitchen, closets and large bathroom, which have all been remodeled. Historic features such as interior transom hopper windows, early steam radiators, and original wood floor and window molding are intact on the main and upper floors.

The house sits in the center of a 0.17-acre rectangular lot. The front yard is landscaped with lawn and flower beds flanking a center walkway. A large concrete driveway is located along the south property

Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

line. There is a circa 1990 non-contributing shed in the southeast corner of the property. The back yard is primarily lawn with one mature tree.

The immediate neighborhood of the Coddington House is single-family residential, with Victorian houses and out-of-period infill and development, primarily constructed after 1970. The American Fork Historic District (#98001447) is located two blocks to the south and extends west along Main Street and 100 South. The Thomas and Elizabeth Coddington House is in excellent condition and is a contributing historic resource in American Fork, Utah.

8. Statement of Significance

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.)

- 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

Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

AGRICULTURE

SOCIAL HISTORY

Period of Significance

1898-1931

Significant Dates

1898

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Thomas and Elizabeth Coddington House, constructed in 1898 in American Fork, Utah County, Utah has local significance under Criteria A and C. The Thomas and Elizabeth Coddington House is significant under Criterion C for its elaborate Victorian Eclectic architecture, exterior decoration and also as an early and unusual example of a T-shaped cross-wing with a third parallel gable. The inclusion of a third gabled-roof element in T- or L-shaped cross-wing houses is very unusual in early Utah architecture, but there are several examples found among remaining American Fork cross-wing residences constructed in the two decades surrounding 1900. The Thomas and Elizabeth Coddington House is also significant under Criterion A for its association with the agricultural and social history of American Fork, Utah especially during the "Post-Railroad Growth, Maturation of Municipal Institutions, 1880-1911" category of the Historic and Architectural Resources of American Fork, Utah, Multiple Property Submission. A sheep rancher, Thomas Coddington exemplified the successful development of agriculture in American Fork from its founding in 1850 until World War I, culminating around the turn of the Twentieth Century in a prosperous and successful town. He was also involved in local government, with a term as American Fork Mayor, and as a Director of the Bank of American Fork. The house, constructed in 1898, is a representative example of the home of a successful rancher and civic leader in American Fork during this period of agricultural expansion. Thomas Coddington purchased this parcel from its original title holder, George and Eliza Robinson on October 17, 1898 when he and his wife Elizabeth constructed the house. The period of significance spans from when Thomas Coddington built and resided in the house from its completion in 1898 until his sudden death on April 24, 1931, .⁵ The Thomas and Elizabeth Coddington house retains its architectural integrity and is a contributing historic resource in American Fork.⁶

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C Significance: Architecture

The Thomas and Elizabeth Coddington House is significant under Criterion C for its elaborate Victorian Eclectic architecture, exterior decoration and also as an early and unusual example of a T-shaped cross-wing with a third parallel gable behind the side gable. The Thomas and Elizabeth Coddington House is a single-family one and one-half-story Victorian Eclectic residence constructed in 1898 and is located at 190 North 300 East in American Fork, Utah County, Utah. The third gable closely matches the original cross-wing construction and brickwork, with only the lack of contrasting yellow brick on the window hood-molding and discontinuous joints indicating that the gable was added at a slightly later date.

The Coddington house combines a transitional house type with many of the Victorian Eclectic features common in Utah and American Fork residences constructed between 1880 and 1911. After 1880, the cross-wing house replaced the hall-parlor as the most common Utah house type. Although the cross-wing was initially associated in Utah with additions to classical house types, it soon became very popular in smaller Victorian styled forms which were popular in Utah from 1885 through 1915. The pattern-book

⁵ Utah County Recorder's Office. *Plat maps. Title Abstract Books.*

⁶ Knight (1998) and Abram (2017) *Historic and Architectural Resources of American Fork, Utah Multiple Property Submission*

Thomas & Elizabeth Coddington House

Utah, Utah

Name of Property

County and State

styles and standardized building components were available and easily adapted for use with local materials, and the quality of design and workmanship also improved during the Victorian era.⁷ Including this house, there are seventy four remaining examples of contributing Victorian Eclectic cross-wing houses in American Fork built from 1880 through 1911.⁸

The Thomas and Elizabeth Coddington House Victorian features include contrasting red and yellow brickwork on elaborately detailed upper and lower stringcourses, elaborate red- and yellow-brick hood moldings with a corbelled pattern of dogtooth, header, and rowlock brick with wood-carved patarae and scrollwork on the arched lintels on all elevations except the rear. The front elevation has a large fixed window with a geometric colored- and leaded-glass transom window on the projecting bay. The gable trim features a full cornice return, circular shingling and decorative inverted cove pattern on the frieze. The house interior contains elaborately decorated, patterned and carved wood door and window moldings as well as original transom windows.

The Thomas and Elizabeth Coddington House is an early and unusual example, of a T-shaped crosswing with a third parallel, side-facing gable. The inclusion of a third gabled-roof element in T- or L-shaped cross-wing houses is very unusual in early Utah architecture, but there are thirty eight examples found among extant contributing American Fork cross-wing residences constructed in the two decades surrounding 1900. Twenty seven of the remaining examples are T-shaped houses with the additional gable, but only twelve of those have the complex roof design with a valley between parallel gables projecting from the side or rear of the house.⁹ Only one or two of the remaining crosswings have the side-facing gable variation found on the Coddington House. Early examples had a valley extending between the two parallel gabled roofs and later versions have a low-slope (flat) rectangular roof spanning between the parallel gables. Most examples of this variant are T-shaped cross-wing structures with the additional gabled (and sometimes hipped) roof in the rear, with a perpendicular gable. This crosswing variation appears to be a unique early expression of the more complex Victorian forms which became the central-block-with-projecting-bays house type, created by adding complexity to the known, simpler cross-wing form.

Criterion A: Thomas Coddington, Agriculture and Growth of American Fork Municipal Institutions

Under Criterion A, the Thomas and Elizabeth Coddington House is significant for its close association with the agricultural and social history of American Fork, Utah especially surrounding the "Post-Railroad Growth, Maturation of Municipal Institutions, 1880-1911" category of the Historic and Architectural Resources of American Fork, Utah, Multiple Property Submission. As a sheep rancher, Thomas Coddington exemplified the successful development of agriculture which occurred in American Fork after 1850 and prior to World War I, culminating around the turn of the Twentieth Century in a prosperous and successful town. Thomas Coddington was also significant in the community planning and development of

⁷ Carter, Thomas and Peter Goss (1988) *Utah's Historic Architecture: 1847-1940*, Salt Lake City: Utah State Historical Society. p. 110-111

⁸ There are probably fewer examples extant, as this number is based on a database of reconnaissance surveys of American Fork in 1987, 1995 and 2007 and there has been substantial development and infill in American Fork in the past thirty years.

⁹ The T-shaped crosswings with valley roofs between parallel gables are located at 167 North 100 East, 158 South 200 East, 394 East 200 South, 135 North 200 West, 190 North 300 East, 91 East 400 North, 74 South 500 East, 336 North Center Street, 365 North Center Street, 192 North Grant Avenue, 367 East Main Street, 397 East Main Street and 740 East Main Street.

Thomas & Elizabeth Coddington House

Utah, Utah

Name of Property

County and State

American Fork as a businessman and community leader in American Fork, serving as a Director of the Bank of American Fork and Mayor in 1924-1925, among many civic leadership positions.

John Thomas Coddington, an English immigrant child in the care of his grandparents, moved to American Fork in 1878, some twenty five years after the founding of the American Fork in 1850, and just after the first railroad lines provided increased transportation and facilitated agricultural development and mining.¹⁰ Thomas was born in Lincolnshire, England on April 10, 1872 to John Coddington and Hannah Whitaker. Thomas' father died shortly after his birth and his mother went into domestic service, taking Thomas with her and leaving his two year old sister with her grandmother. Thomas' mother remarried within a few years, and it was decided that Thomas, then six years old would be better off with his grandmother, who had joined the Church of Jesus Christ of Latter-day Saints (LDS) and the mixed family soon departed for Utah with other members of the Church. In 1878, the family settled in American Fork, Utah. Thomas had little formal education and was employed as a shepherd from the age of eight or nine years old. As a young man, Thomas was also worked in transporting freight, as a farm laborer, and other odd jobs. On December 19, 1895 Thomas married Catherine Elizabeth Chadwick and moved to Mercur, Utah to work in the precious metal mines for three years. In 1898, Thomas and Elizabeth returned to American Fork and purchased the parcel where they constructed their house. Thomas continued farming and working in the sheep industry as a foreman for local businessman J.E. Jensen, eventually becoming a partner and later starting his own herd.¹¹

Thomas Coddington became prominent and prosperous in the northern Utah County sheep industry. A description of his activities in 1919 stated: "He owns several sections of land in the mountains and also leases grazing land, in addition to which he has a forty-acre farm and a two and a half acre lot where he resides in American Fork. His home is an attractive and commodious brick residence."¹² Thomas Coddington served as treasurer for the Utah County Wool Growers and was an officer in the Utah state Wool Growers' Association. In addition to raising sheep, he was a stockholder in the Chipman Mercantile Company and Director of the Bank of American Fork. Thomas Coddington also served on the American Fork city council between 1916 and 1923 and as mayor between 1924 and 1925. Thomas and his two sons invested in a large land and livestock concern in 1927 and for two years all went well, but with the 1929 stock market crash, depression and the failure of the Bank of American Fork, the family was left without cash to operate their sheep business, which was eventually sold to pay debts. Thomas Coddington died suddenly of a heart attack on April 24, 1931 and his oldest son Raymond died just over one year later after an accident on June 29, 1932.¹³

Additional Historical Context: Catherine Chadwick Coddington and subsequent owners

Catherine Elizabeth Chadwick Coddington was born in American Fork on December 7, 1872. Thomas and Elizabeth had three children: Thomas Mark, Myrtle, and Raymond. Elizabeth held numerous church leadership positions, was a member of the State Wool Growers' auxiliary, and was president of the Ladies Literary Club. In her later years, she was an active worker in the American Red Cross organization. The census records indicate that the family lived on 300 East for most of their lives; however, at the time of the 1940 census Elizabeth Coddington was living at 173 South Main Street in American Fork. This is the

¹⁰ The Utah Southern Railroad reached American Fork in 1872.

¹¹ "Life Sketch of Thomas Coddington" *American Fork Citizen Newspaper (Utah)*, May 1, 1931. pp. 1, 8

¹² Warrum, Noble (1919) *Utah Since Statehood - Historical and Biographical*, Chicago; Salt Lake City, Utah: S. J. Clarke Publishing Company p. 1140.

¹³ "Life Sketch of Thomas Coddington" *American Fork Citizen Newspaper (Utah)*, May 1, 1931. p. 8 and unpublished personal history of Mark Thomas Coddington accessed on Familysearch.org website.

Thomas & Elizabeth Coddington House

Utah, Utah

Name of Property

County and State

same house that historian C. Bland Giddings described as the Tom Coddington house in 1925, so it may be that the Coddingtons had two homes in their later years.¹⁴ Elizabeth Coddington died December 1, 1941.

On February 7, 1941, Elizabeth Coddington deeded the property at 190 North 300 East to her son, T. Mark Coddington and his wife, Ida. Thomas Mark Coddington (1906-1982) and Ida Wagstaff Coddington (1906-1979) were married in Davis County, Utah on September 5, 1924. Probably in 1931, but certainly before 1935, Mark and Ida Coddington moved to and lived in the house at 190 North 300 East.¹⁵ Mark Coddington was a sheep rancher like his father, but also earned a degree in accounting. He worked for the county assessor and the state tax commission for many years.¹⁶ Ida Coddington worked for the Firmages department store in Provo for many years. The couple had two children. The property still had several agricultural outbuildings in the 1960s.¹⁷ Their son John Mark "Jack" Coddington (1925-2001) was living in the house on 300 East by the early 1970s. Jack and his wife, Raola, had four children. The property was sold to Boley Realty Inc. on December 6, 1978, who subdivided the property and created the Karen Dell subdivision on the back of the lot. Between 1978 and 2010, the property changed hands seven times before being acquired by the Barbara A. Adams, who sold the property to the current owners Stephen and Jessica Archibald on July 19, 2016.

¹⁴ Giddings, C. Bland. *American Folk - Its Settlement and Its People, Sesquicentennial, 1850-2000*. Mesa, Arizona: B. Giddings, 2000.

¹⁵ Mark and Ida rented at 240 Center Street in the 1930 American Fork census, but the 1940 American Fork U.S. Census indicated that they had resided in the house at 190 North 300 East in 1935.

¹⁶ "Thomas Coddington Obituary" *Salt Lake Tribune Newspaper (Utah)* March 22, 1982. p. 14B

¹⁷ Utah County tax assessment cards

Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Abram, Angie (2017) *Historic and Architectural Resources of American Fork, Utah Multiple Property Submission* (draft).
- Ancestry.com. *U.S. City Directories, 1821-1989* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
- Carter, Thomas and Peter Goss (1988) *Utah's Historic Architecture: 1847-1940*, Salt Lake City: Utah State Historical Society,
- Broschinsky, Korral (2012) *Coddington, Thomas and Elizabeth, House Intensive Level Survey*. American Fork Certified Local Government.
- Giddings, C. Bland. (2000) *American Folk – Its Settlement and Its People, Sesquicentennial, 1850-2000*. Mesa, Arizona: B. Giddings
- Holzappel, Richard Neitzel. (1999) *A History of Utah County*. Utah Centennial County History Series. Salt Lake City, Utah: Utah State Historical Society.
- Knight, Nelson (1998) *American Fork Historic District National Register of Historic Places Registration Form*. (#98001447) Accessed online at <https://npgallery.nps.gov/nrhp> July 2, 2017
- "Life Sketch of Thomas Coddington" *American Fork Citizen Newspaper* (Utah), May 1, 1931
- Shelley, George F. (1945) *Early History of American Fork. With Some History of a Later Day*. American Fork, Utah: American Fork City, 1945.
- Spencer, Betty G. (2006) *American Fork City: The Growing Years*. American Fork, Utah: American Fork City.
- "Thomas Coddington Obituary" *Salt Lake Tribune Newspaper (Utah)* March 22, 1982. p. 14B
- "United States Census, 1910," database with images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/M5X8-1HN> : accessed 17 August 2017), Thomas Coddington, American Fork, Utah, Utah, United States; citing enumeration district (ED) ED 184, sheet 26B, family 497, NARA microfilm publication T624 (Washington D.C.: National Archives and Records Administration, 1982), roll 1609; FHL microfilm 1,375,622.
- "United States Census, 1920," database with images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/M8PL-38Q> : accessed 17 August 2017), Thomas Coddington, American Fork Ward 4, Utah, Utah, United States; citing ED 189, sheet 5A, line 17, family 97, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 1868; FHL microfilm 1,821,868.
- "United States Census, 1930," database with images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/XH62-6Q8> : accessed 17 August 2017), Mark Coddington, American Fork, Utah, Utah, United States; citing enumeration district (ED) ED 6, sheet 1B, line 58, family 13, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 2423; FHL microfilm 2,342,157.
- "United States Census, 1940," database with images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/VT4H-RJP> : accessed 17 August 2017), Mark Coddington,

Thomas & Elizabeth Coddington House

Utah, Utah

Name of Property

County and State

Ward 4, American Fork, American Fork Election Precinct, Utah, Utah, United States; citing enumeration district (ED) 25-6, sheet 6B, line 72, family 126, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 4219.

Utah County Recorder's Office. *Plat maps. Title Abstract Books.*

Utah County Archives. *Tax Assessment records and photographs.*

"Utah, County Marriages, 1887-1940", database, FamilySearch (<https://familysearch.org/pal:MM9.1.1/VRLT-L9L> : 31 July 2017), Thomas Coddington and Elizabeth Chadwick, 1895.

"Utah Death Certificates, 1904-1964", database with images, FamilySearch (<https://familysearch.org/pal:MM9.1.1/XZP6-W3R> : 11 September 2015), Thomas J. Coddington in entry for Catherine Elizabeth Coddington, 1941 and John Thomas, Jr. Coddington, 1931.

Utah State Historic Preservation Office (SHPO) building information files, 190 North 300 East, American Fork, Utah County, Utah.

Utah State Archives and Records Service, Salt Lake City, Utah; Department of Health, Center for Health Data and Informatics. Vital Records and Statistics Division. Death Certificates, Series 81448.

Warrum, Noble (1919) *Utah Since Statehood – Historical and Biographical*, Chicago; Salt Lake City, Utah: S. J. Clarke Publishing Company.

Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government American Fork City Library
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 0.17

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 40.225043 | Longitude: -111.472526 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

COM S 60 FT FR NW COR BLK 28, PLAT A, AMERICAN FORK; N 89 51'55"E 100 FT;
S 73 FT; S 89 51'55"W 100 FT; N 73 FT TO BEG. AREA .17 AC.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the current legal parcel for the property and represent a portion of the original parcel.

11. Form Prepared By

name/title: Angie Abram/Historic Architect
organization: Storiagraph, LLC
street & number: 1086 East Range Road
city or town: Millcreek state: Utah zip code: 84117
e-mail angie.abram@storiagraph.com
telephone: 801-558-9344
date: October 26, 2017

Additional Documentation

Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Thomas and Elizabeth Coddington House

City or Vicinity: American Fork

County: Utah

State: Utah

Photographer: Angie Abram

Date Photographed: July 14, 2017

Location of original digital files: 1086 East Range Road, Millcreek, Utah 84117

Description of Photograph(s) and number, include description of view indicating direction of camera:

Thomas & Elizabeth Coddington House

Name of Property

Utah, Utah

County and State

1 of 15. View of west (front) façade. Camera facing east.



2 of 15. View of southwest façade. Camera facing northeast.



Thomas & Elizabeth Coddington House

Name of Property

Utah, Utah

County and State

3 of 15. View of south façade. Camera facing north.



4 of 15. View of southeast façade. Camera facing northwest.



Thomas & Elizabeth Coddington House

Name of Property

Utah, Utah

County and State

5 of 15. View of east (rear) façade. Camera facing west.



6 of 15. View of northeast façade. Camera facing southwest.



Thomas & Elizabeth Coddington House

Name of Property

Utah, Utah

County and State

7 of 15. View of north façade. Camera facing southwest.



8 of 15. View of northwest façade. Camera facing southeast.



Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

9 of 15. South-facing parallel gable ends and chimney. Camera facing northeast.



Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

10 of 15. Projecting wing detail. Camera facing east.



Thomas & Elizabeth Coddington House

Utah, Utah

Name of Property

County and State

11 of 15. Porch columns and tripartite window detail on front façade. Camera facing east.



12 of 15. Interior bi-fold door between living room and parlor. Camera facing north.



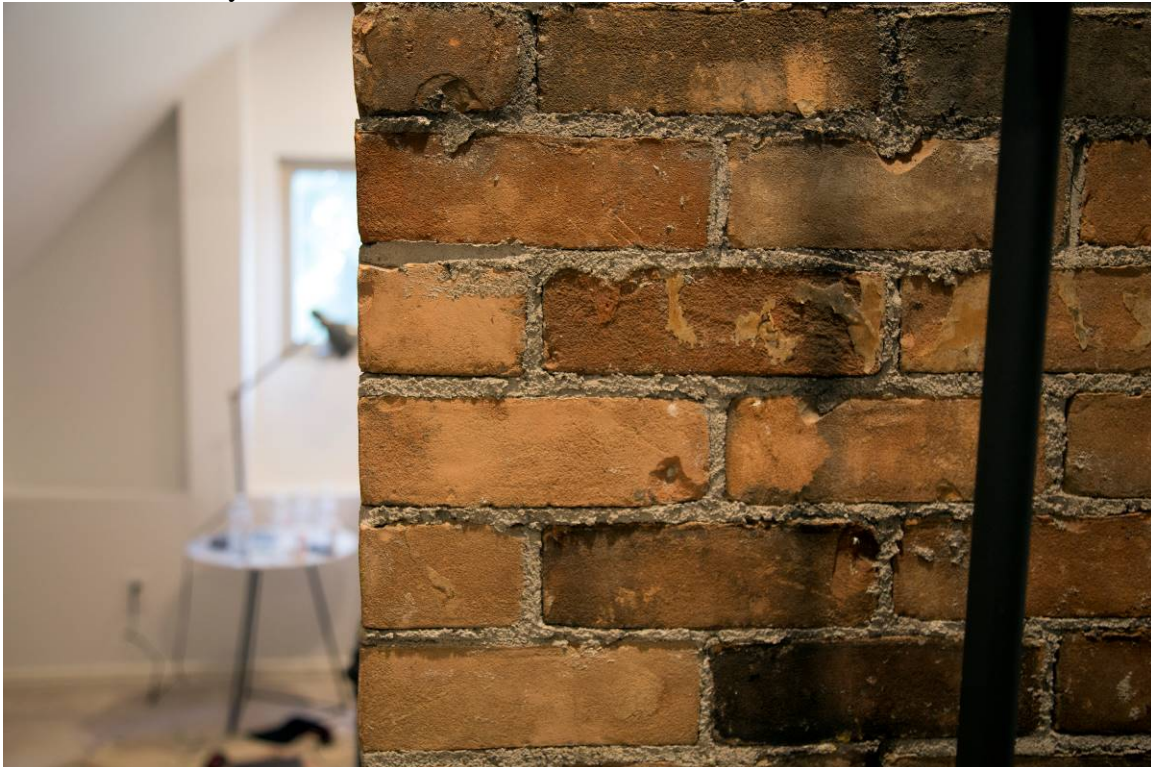
Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

13 of 15. Transom window and casing/trim detail. Camera facing south.



14 of 15. Chimney brick and mortar detail. Camera facing south.

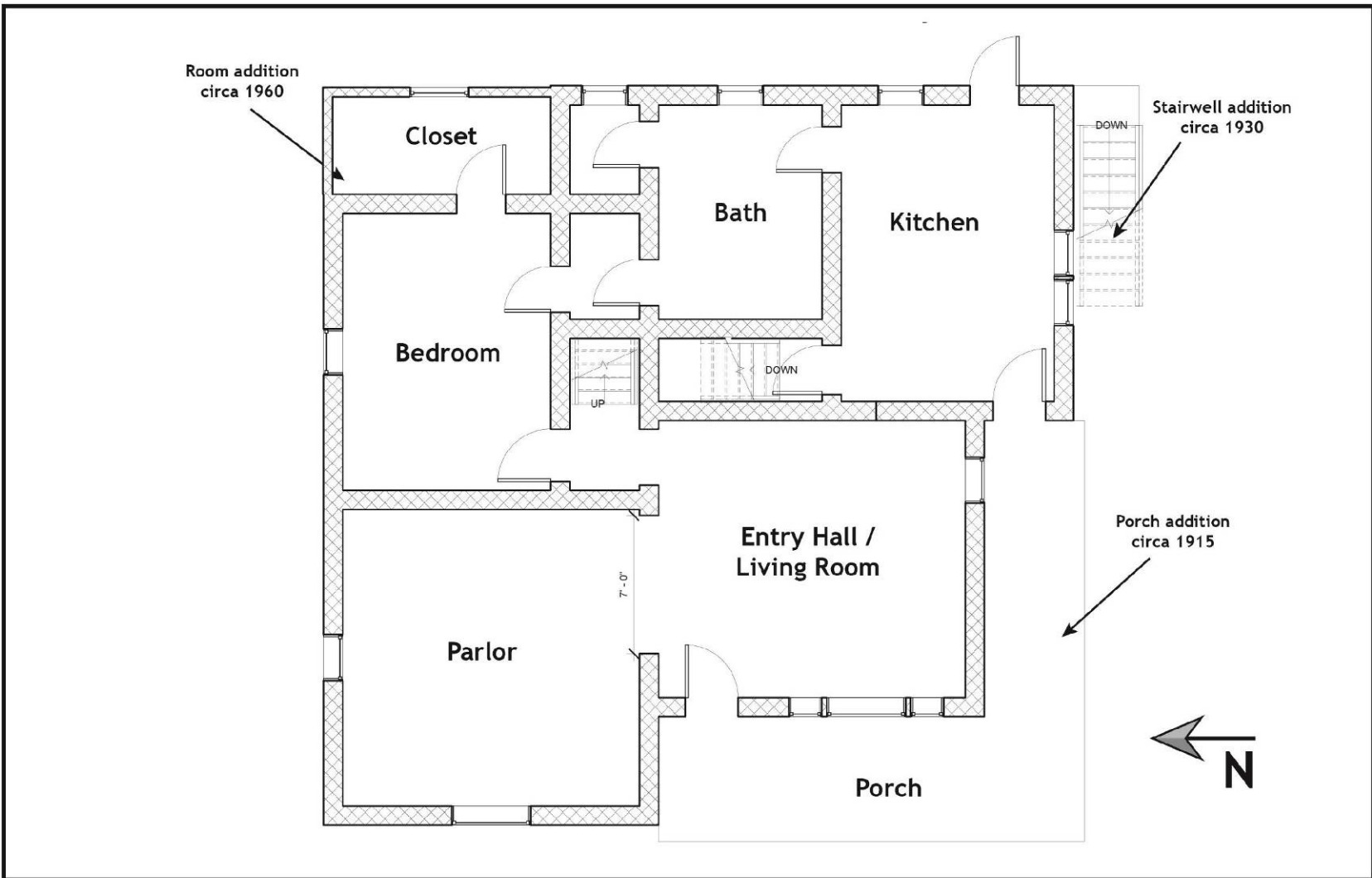


Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

15 of 15. Window casing decorative woodwork detail. Camera facing north.





Coddington, Thomas and Elizabeth Floor Plan

190 North 300 East, American Fork, Utah County, Utah

Latitude 40.225043° Longitude -111.472526°

Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State



Coddington, Thomas and Elizabeth Lot Map
190 North 300 East, American Fork, Utah County, Utah
Latitude 40.225043° Longitude -111.472526°

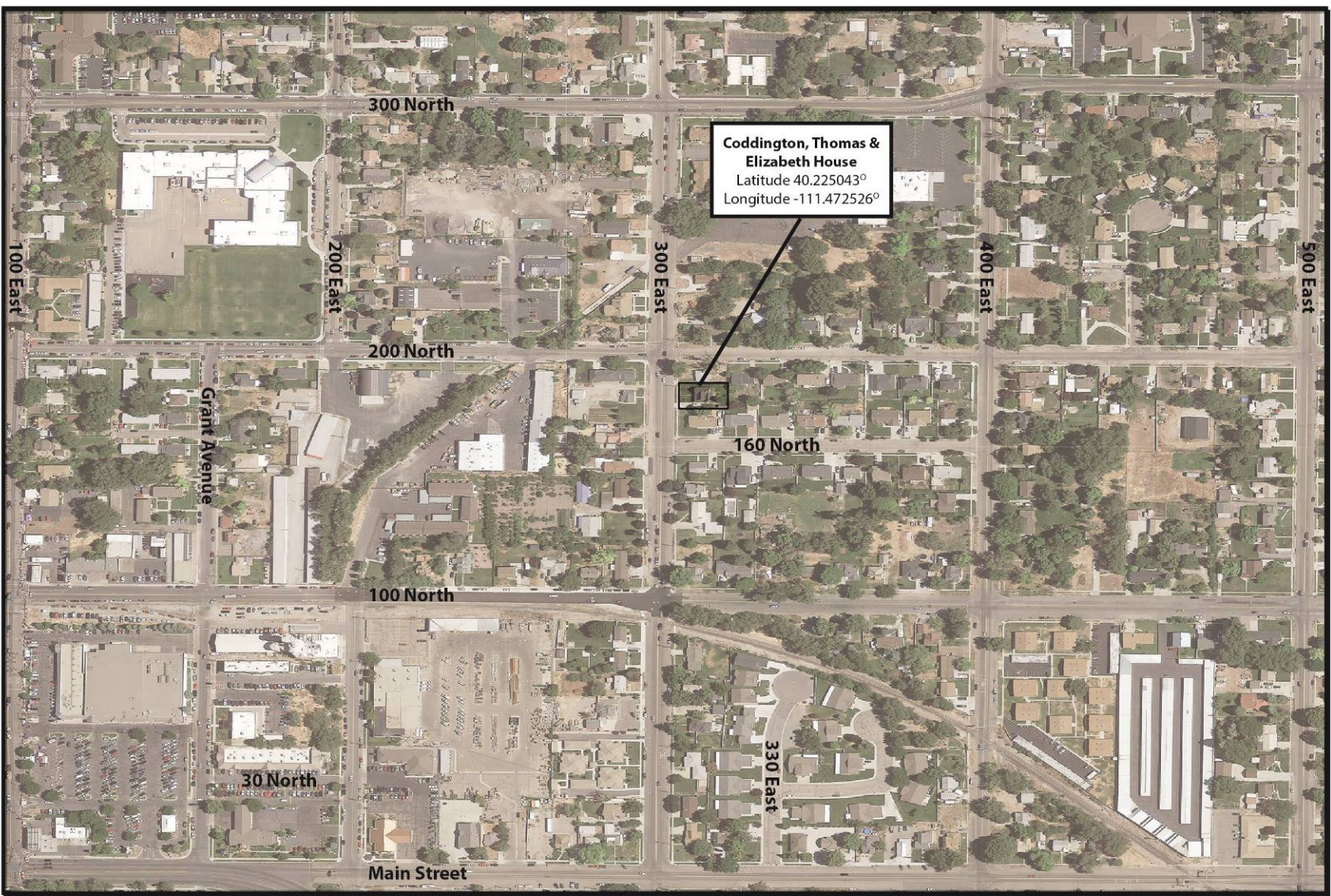


State of Utah 2016 Orthophotographic image



Thomas & Elizabeth Coddington House

Utah, Utah
County and State



Coddington, Thomas and Elizabeth Area Map

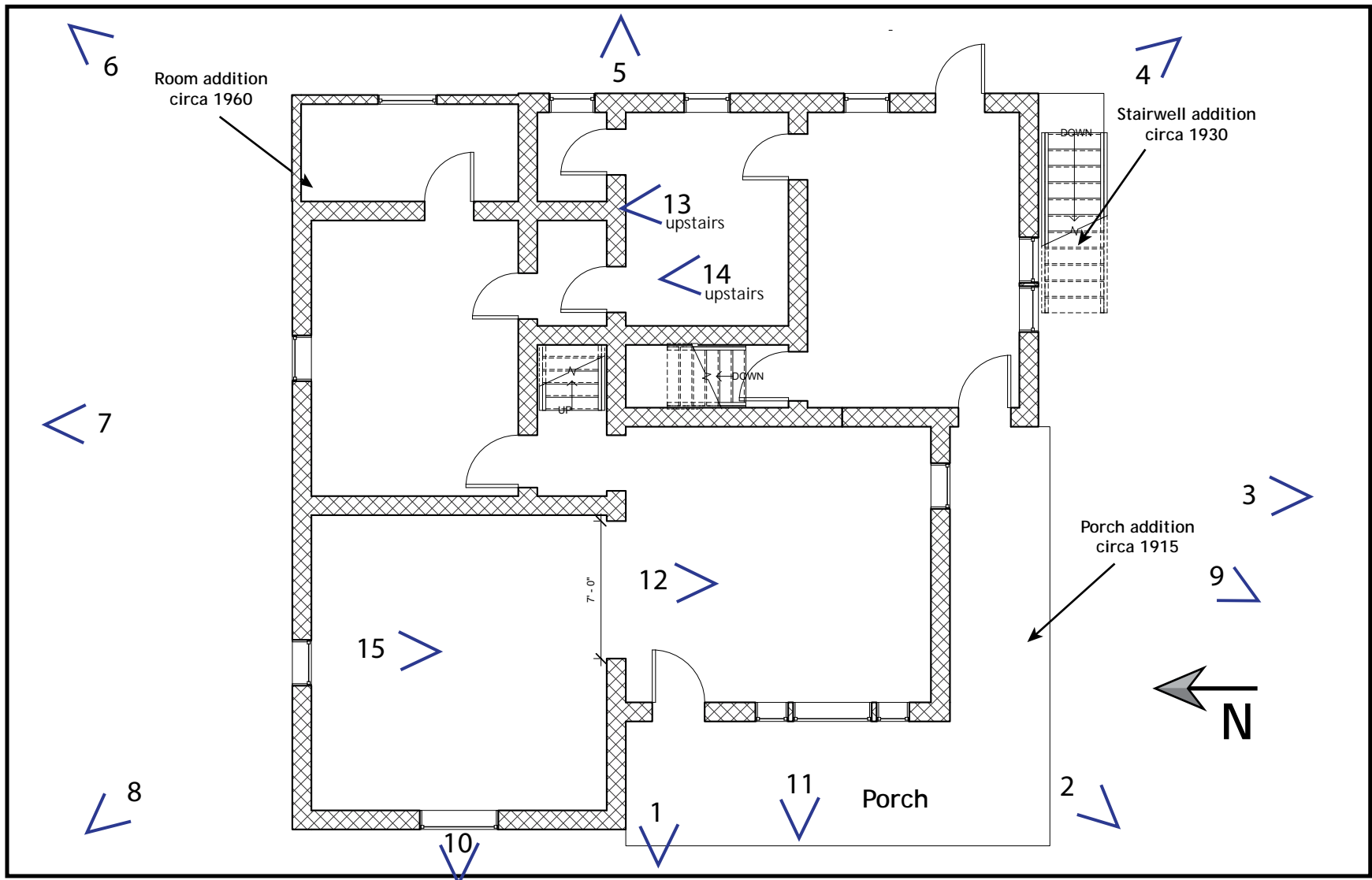
190 North 300 East, American Fork, Utah County, Utah

Latitude 40.225043° Longitude -111.472526°



State of Utah 2016 Orthophotographic image

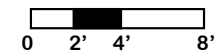
200 feet



Coddington, Thomas and Elizabeth Photograph Key

190 North 300 East, American Fork, Utah County, Utah

Latitude 40.225043° Longitude -111.472526°



Thomas & Elizabeth Coddington House
Name of Property

Utah, Utah
County and State

Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

Name Stephen & Jessica Archibald

Address 190 North 300 East

City or Town American Fork State Utah Zip code 84003

Telephone/email 435-862-7599

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



190















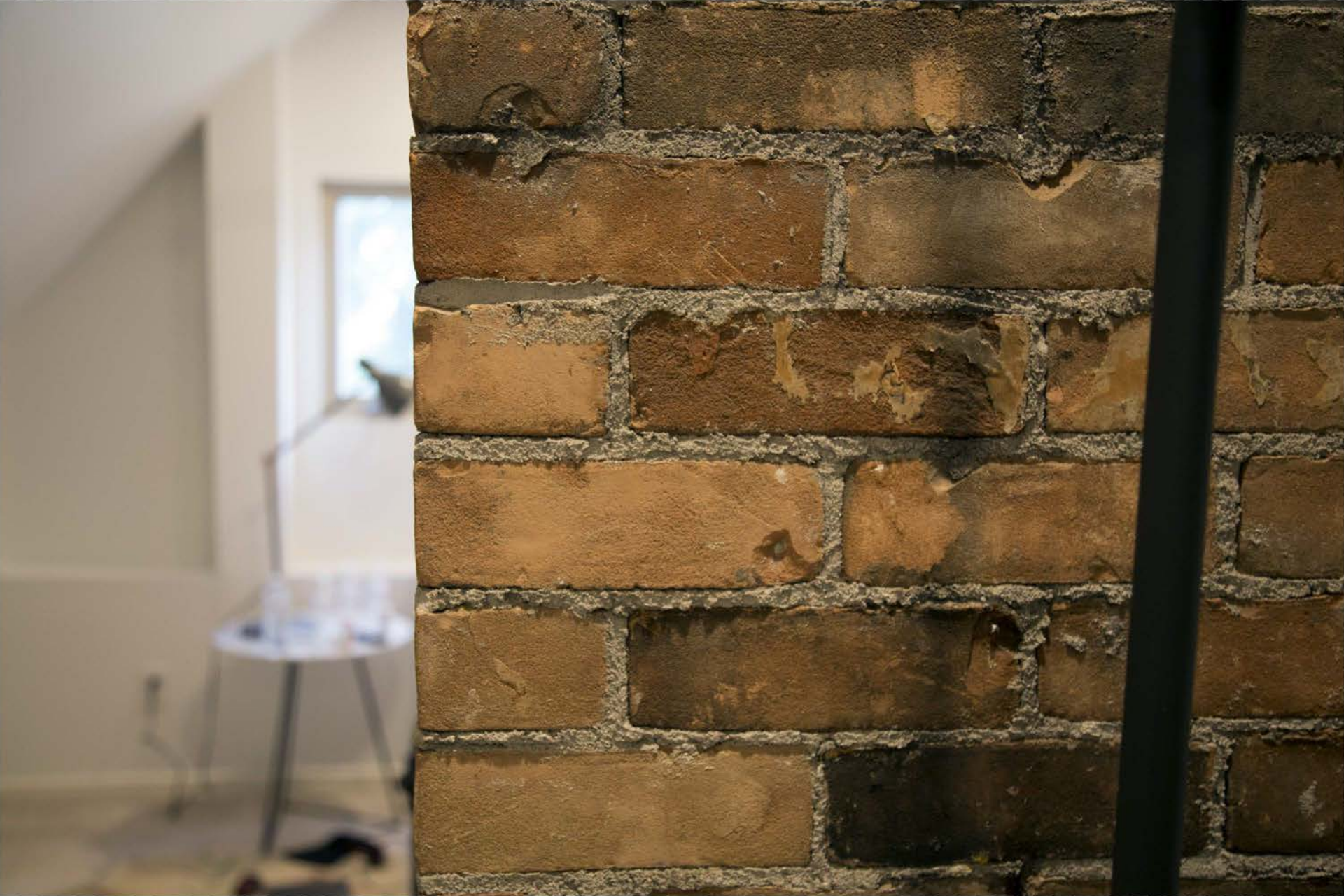














UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Coddington, Thomas and Elizabeth, House

Multiple Name: American Fork MPS

State & County: UTAH, Utah

Date Received: 12/4/2017 Date of Pending List: 1/4/2018 Date of 16th Day: 1/19/2018 Date of 45th Day: 1/18/2018 Date of Weekly List:

Reference number: MP100001982

Nominator: State

Reason For Review:

X Accept Return Reject 1/18/2018 Date

Abstract/Summary Comments: The Thomas and Elizabeth Coddington House is locally significant under National Register Criteria A and C in the areas of Architecture, Agriculture, and Social History. Constructed in 1898 for sheep rancher Thomas Coddington, the adobe and red brick building is a significant, well-maintained example of local Victorian Eclectic residential design. The building's double cross wing plan and decorative brick and stone detailing are local hallmarks of the period. As a prominent rancher Coddington exemplified the successful local development of agriculture, which served as the basis for much of American Fork's early growth. Coddington also served important roles as local banker and mayor, contributing to the early twentieth century commercial, civic and economic development of the community, while Elizabeth Coddington also served in a series of important social and civic positions. The property meets the Registration Requirements of the American Fork MPS.

Recommendation/ Criteria: Accept NR Criteria A and C.

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 1/18/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Brad Westwood
Director



November 28, 2017

TO: Mr. J. Paul Loether, Keeper and Chief
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

FROM: J. Cory Jensen, National Register Coordinator
Utah State Historic Preservation Office

RE: Thomas & Elizabeth Coddington House, Utah County, National Register of
Historic Places nomination

Mr. Loether,

The enclosed disk contains the true and correct copy of the nomination form for the **Thomas & Elizabeth Coddington House** to the National Register of Historic Places. The other disk contains the photograph image files of the property in TIF format. Should you have any questions, please contact me at coryjensen@utah.gov or 801/245-7242.

Thank you,

J. Cory Jensen

Enclosures:

- _____ 1 _____ CD with PDF of the NRHP nomination form and correspondence/additional info
- _____ 1 _____ CD with digital images (tif format)
- _____ 1 _____ Physical Transmission Letter
- _____ 1 _____ Physical Signature Page, with original signature
- _____ Other:

Comments:

- _____ Please ensure that this nomination receives substantive review
- _____ The enclosed owner(s) objection(s) do _____ do not _____
- _____ constitute a majority of property owners.
- _____ Other: