

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 in *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 Bell/Johnson House

other name/site number _____

2. Location

street & town 12 North 200 East not for publication

city or town Richmond vicinity

state Utah code UT county Cache code 005 zip code 84333

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] Aug 20 2004
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] 10/2/04
Signature of the Keeper Date of Action

Bell/Johnson House
Name of Property

Richmond, Cache County, Utah
City, County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

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

Category of Property

(check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3	0	buildings
		sites
		structures
		objects
3	0	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

Historic and Architectural Resources of Richmond, Utah, 1859-1954

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: single family

Current Function

(Enter categories from instructions)

DOMESTIC: single family

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN
LATE 19TH CENTURY & EARLY 20TH CENTURY REVIVALS

Materials

(Enter categories from instructions)

foundation STONE
walls WOOD
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

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Bell/Johnson House, Richmond, Cache County, UT

Narrative Description

The Bell/Johnson House, built circa 1875, is a 1½-story frame with drop siding central passage house with rear additions (circa 1905) and an attached garage (circa 1940). The house is located on a corner lot at 12 North 200 East. The property includes two contributing outbuildings. The property is landscaped with mature trees and lawn. The house is located near the northeast corner of the Richmond Fort, built 1860-1861. Family tradition states that the house is built over part of the old fort and that logs are found inside the walls of the house.¹ The style of the house combines elements from popular styles of the late nineteenth century, mostly a vernacular Classicism with some Victorian decoration. In addition to the intact nineteenth-century elements, there are also several twentieth-century modifications (porch, windows, garage, etc.) to the house, which date from the 1940s and contribute to the history of the property.

The house is built on a stone and concrete foundation, barely visible above grade. The original roof is a simple gable with the ridgeline parallel to 200 East. The rear addition is a cross-wing gable with shed extensions. The attached garage has a "salt-box" shaped roof. The front porch features a steeply pitched roof (circa 1930s). The original gable is covered in seamed metal (circa 1980). The other roofs are covered in a variety of asphalt shingles and corrugated metal (circa 1930s-1950s). The house, with the exception of the attached garage, is covered in drop-novelty siding. There are some fish-scale shingles in the south gable trim. The north gable trim is covered with faux-brick asphalt shingles (circa 1930s). The north end of the garage is sheathed in wide flat siding (date unknown, possibly 1940s). The rear addition may have been built as a whole (probably around 1905), or may have evolved over time. (Several seams in the siding seem to be pieced together). There are corner boards on the corners of the building and a plain cornice under the eaves.

The façade, which faces west, was originally symmetrical with five bays. It retains a central door sheltered by the simple-gable porch roof supported on decorative square posts (circa 1940s). The gable trim consists of vertical slats with a scalloped edge. North of the door are two original six-over-six double-hung wood sash windows. Similar windows were to the south, but the spaces were filled in with siding and the addition of a horizontal picture window. The historic tax photograph (date unknown) shows the picture window divided into six horizontal panes suggesting an early 1940s remodeling. There is a similar window on the north elevation. Both windows have been replaced with single-pane picture windows (date unknown). All the windows have wood lintels and sills. There are no openings on the upper level of the façade (west elevation).

The north and south elevations are similar. The main level of the original north elevation is obscured by the attached garage. On the upper level are two small six-over-six double-hung windows and the asphalt shingling in the gable trim. The second level of the south elevation also has two windows, although the upper sash appears to have replacement glass. In addition to the picture window noted above, the main level of the south elevation also features a window with three horizontal divided lights (probably a circa 1940 replacement for a double-hung window). The rear (east) elevation of the original house is completely obscured by the addition.

¹ Bea Lufkin, Historic Site form for the *Heber J. and Jocosa Jane Johnson House*, 2002: 2.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Bell/Johnson House, Richmond, Cache County, UT

A two-story exterior brick chimneystack visually divides the east elevation of the addition. To the north is a simple shed roof structure with several small window openings (various sizes in wood sash). The rear door is in the northeast corner. South of the chimney stack the elevations are an upper and lower shed roof with a wood sash window at each level. There is a horizontal picture window in the lower level of the addition and another window with horizontal lights is found in the upper level. There is a west facing side door in the projecting addition. The north elevation of the addition is mostly obscured by the attached garage.

On the interior, the house has 1,009 square feet of space on the main floor and 355 square feet on the upper level. The interior of the house has been modified through the years. The parlor and living room are in the front with the kitchen in the rear. Bedrooms are in the upper level. The first major change occurred around 1910 with the addition of the rear wing. Other modifications were made in the 1940s, including the staircase construction by Calvin Housley, a carpenter and the owner, in 1947.

The 12 ft. x 25 ft. garage (circa 1940) is attached to north elevation of the house. The property includes two contributing outbuildings, both tool-equipment sheds (frame, circa 1910s). The property is a rectangular parcel of 0.42 acres. There are narrow sidewalks along the streets and to the west facing doors. The concrete drive is north of the house. The yard is covered with lawn with the exception of a small garden plot in the rear. There are several mature trees near the house and sheds. The Bell/Johnson House is located in a neighborhood that includes a mix of pioneer-era and early twentieth-century residences with some newer infill. For the most part, the older houses retain their large lots and semi-rural feel. The property has good integrity and is a contributing resource in Richmond.

Bell/Johnson House
Name of Property

Richmond, Cache County, Utah
City, 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.)

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)

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

Period of Significance

1875-1954

Significant Dates

circa 1875

circa 1905, circa 1940

Significant Persons

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown

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

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Bell/Johnson, House, Richmond, Cache County, UT

Narrative Statement of Significance

The Bell/Johnson House, a frame residence built circa 1875 and modified in the early twentieth century, is eligible for the National Register of Historic Places under Criterion A for its association with the late-nineteenth and early twentieth-century development of Richmond, Utah. Both the Bell and Johnson families were long-term owners who participated in the settlement, diversification, and community development of Richmond. Mathew and Jane Bell were early settlers of Richmond and had a family farm in the area for four decades. Heber and Jane Johnson, along with their nine children, had various occupations associated with the diversification of Richmond's economy in the late-nineteenth and early twentieth centuries. The property is eligible within the *Historic and Architectural Resources of Richmond, Utah, 1859-1954* Multiple Property Documentation. The associated historic contexts are *Diversification and the Early Industry Period, 1874-1903* and the *Dairy and Agriculture, and the Early Twentieth-Century Community Development Period, 1904-1954*. The Bell/Johnson House is in good condition and contributes to the historic resources of Richmond, Utah.

History of the Bell/Johnson House:

The community of Richmond was established in 1859 more than a decade after the arrival of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) to the Salt Lake Valley in 1847, and about the same time as other settlements in the Cache Valley. Richmond was settled the same year as Logan fourteen miles to the south. Prior to that time, Native American Shoshone used the valley for hunting and camping. Fur trappers were also frequent visitors to the area. In 1859, seventeen families of Mormon converts built a fort and spent the winter on the banks of the City Creek. After an influx of new settlers beginning in the spring of 1860, the land was planted and roads were built. Irrigation ditches were dug to obtain water from the Cherry and City Creeks. A second fort large enough for ninety families was built in 1860-1861 along present-day Main Street from 200 West to 300 East. The Bell-Johnson House is located near the northeast corner of this second Richmond Fort, and family tradition states that the house logs found inside the house were from the fort building period.

The town site was surveyed in 1861 into ten-acre blocks of eight 1.25-acre lots. Farm acreage was surveyed to the west of the town. Additional blocks were surveyed and annexed in the 1891. The plan of Richmond followed the "plat of Zion" recommendations espoused by LDS Church leader Brigham Young and appearing in town site variations throughout the Intermountain West. Like other Mormon settlers, the citizens of Richmond built their houses congregated within the town site and worked on farms in the outlying areas. Each lot usually had a single-family dwelling uniformly set back from the street. Animal shelters and agricultural storage, along with vegetable gardens and orchards, were built at the rear of the large lots. The main road into town originally ran along the route currently followed by State Street.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Bell/Johnson, House, Richmond, Cache County, UT

The residents moved quickly beyond subsistence farming. The valley proved especially conducive to the raising of dairy cattle. The settlement had the first two creameries in the valley, as well as a number of sawmills, gristmills, and other early industries. Richmond was incorporated as a city on February 26, 1868. In 1874, the Utah & Northern Railway (later the Oregon Short Line) came to Richmond and became the last stop on the line before crossing the Idaho border. In 1890, the community had a population of 1,232. By 1900, the town boasted two general merchandise stores, a drug store, multiple creameries and mills, two saloons and a plow-bobsled factory. The community also had a number carpenters, painters, masons, a brick kiln and an architect. In the half century between 1904 and 1954, the city of Richmond experienced a population plateau and a stable economy based on agriculture and the dairy industry. In 1903, construction started on a condensed milk plant near the railroad. Historically the population peaked in 1910 at 1,562, six years after the milk processing plant went into operation. There were also several schools and three different religious sects holding services.

Wallace K. Burnham (1838-1913) held the first title to the property. The Burnham family was one of the first families to settle in Richmond and live in the fort. On February 25, 1881, a deed was recorded for the sale of the property from Wallace K. Burnham to Matthew F. Bell, but because of the relative position of the Bell family on the 1880 census of Richmond it is likely they were living on the property before that time. The best estimate for the construction date of the house is 1875 based on the house type and information about the family. Mathew Francis Bell was born on May 14, 1829, in Yorkshire, England.² His wife, Jane Metcalfe, was also born in Yorkshire on December 3, 1827. They were married on November 26, 1851, and immigrated to Utah shortly after. The Bells originally settled in Grantsville where they had four children. They moved to Richmond around 1861 and probably lived in the fort for a time. The couple had four more children in Richmond. One son and four daughters lived to maturity. Mathew and Jane Bell could not be located on the 1870 census. By the time of the 1880 census, Mathew Bell had married a second (polygamous) wife, Elizabeth Deseret Lang, and was living in a separate household from Jane. There is little information about Elizabeth Lang. She was born in England sometime between 1833 and 1856. She and Matthew are listed with two little girls on the 1880 census. Her death date is unknown and she may have remarried. The census lists Mathew Bell as a farmer

Jane Metcalfe Bell's household is listed on 1880 census near other known families on 200 East, so it is likely she was living in the 1½-story frame house.³ She was listed with one unmarried daughter Jane M. Bell (1824-1923) and her son, Mathew Thomas Bell (1861-1937).⁴ The younger Mathew Bell's occupation was listed as "works on a farm." By the time of the 1900 census, Mathew F. and Jane are back together in the same household with their daughter Jane, most likely on 200 East. Elizabeth and her daughters could not be located. Jane Metcalfe Bell died in Richmond on November 22, 1902. Mathew Francis Bell died in Provo, Utah, on June 18, 1904. In September 1905, the property was sold to Heber J. Johnson for \$975.

² Mathew Bell's first name is mostly commonly spelled with one "t."

³ Census enumerations for rural Utah only rarely list the households by address or street. No enumerations for Richmond include addresses, but known families can be used to determine the general neighborhood for each enumeration.

⁴ Jane and her family are listed as "Ball" on the census.

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Bell/Johnson, House, Richmond, Cache County, UT

Heber Joseph Johnson was born in Richmond on November 6, 1871, the son of Danish immigrants. He married Jane Whitehead on December 2, 1896. Jocosa Jane Whitehead was born in Richmond on July 3, 1877. She grew up as a neighbor to the Bell family. Heber and Jane had seven daughters and two sons, born in Richmond between 1898 and 1918. The size of the family may account for the circa 1910 rear addition to the former Bell house.

According to the census records, Heber J. Johnson had a variety of occupations during his lifetime: manager of the soda water confectionary (1910), salesman at a hardware store (1920), and city marshal (1930). His obituary states he was the city marshal and water superintendent for fourteen years prior to his death. Heber J. Johnson died on March 27, 1935. J. Jane W. Johnson died in Idaho at the home of her son on March 23, 1944. They are buried in the Richmond Cemetery. The census records indicate that the Johnson children were involved in a number of occupations outside of farm work while living with their parents. These occupations include saleslady, laundress, electrician, and work in both the local milk and sugar factories. The family represents the diversification of the economy from agricultural to commercial-industrial.

After Jane's death, the property was sold to Don Farnes (1916-1978). Don Farnes worked in farming and was a World War II veteran. His wife was Armina J. Farnes. They sold the property to Calvin and Edna P. Housley in 1947. Calvin Housley was a carpenter who did some work on the interior of the house. The Housleys owned the property until 1973 when it was deeded to their daughters, Marilyn H. Hill and Carolyn H. Bright. In September 2000, the current owners, Chad and Savon Hill, purchased the property. Chad Hill is the grandson of Calvin and Edna Housley.

Architecture

While the Bell-Johnson House does not qualify for architectural significance due to the nature of the many modifications, it should be noted that the house is one of only two eligible central-passage houses in Richmond and the only frame example. The two-story form of the central-passage-type house (often called an I-house because of its ubiquitous presence in Indiana, Illinois, and Iowa) became a national symbol of economic achievement during the nineteenth century and was the house form of choice on prosperous farms throughout the United States.⁵ Moreover, the Bell-Johnson House, with its various materials, veneers, and fenestration, is an interesting example of the evolution of a house adapting to changing taste as it ages.

⁵ Thomas Carter and Peter Goss, *Utah's Historic Architecture: A Guide, 1847-1940* (Salt Lake City, Utah: University of Utah Press, 1988), 21

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Bell/Johnson House, Richmond, Cache County, UT

Bibliography

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Broschinsky, Korral. *Historic and Architectural Resources of Richmond, Utah: 1859-1954.* National Register of Historic Places Multiple Property Documentation Form, 2004. Available at the Utah State Historic Preservation Office.

[Cache County Tax Cards and Photographs]. Available at the Cache County Assessor's Office.

[Cache Title Abstracts and Plat Maps]. Available at the Cache County Recorder's Office.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture: A Guide, 1847-1940.* Salt Lake City, Utah: University of Utah Press, 1988.

[Family Search Database.] Maintained online at family search.org by the Church of Jesus Christ of Latter-day Saints.

Hill, Savon. Telephone interview by author, Summer 2003.

Lufkin, Beatrice. Historic Site form for the *Heber J. and Jocosa Jane Johnson House*, 2002. Available at the Utah State Historic Preservation Office.

Peterson, F. Ross. *A History of Cache County.* Utah Centennial County History Series, Utah State Historical Society. Salt Lake City, Utah: Utah State Historical Society, 1996.

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Stewart, Barbara L., comp. *Richmond Family Histories*, Vol. 3, July 2001.

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Utah History Encyclopedia, Allan Kent Powell, ed. Salt Lake City, Utah: University of Utah Press, 1994.

United States Department of the Interior
National Park Service

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Section No. 9 Page 2

Bell/Johnson House, Richmond, Cache County, UT

Utah State Gazetteers, 1872 – 1937. Published by R.L. Polk & Co. *Available at the Utah State Historical Society and the Marriott Library, University of Utah.*

Utah State Historic Preservation Office. *Reconnaissance Level Survey, Richmond, Utah, October 2000.*
Unpublished TMs, 2000. Prepared by Tania Tully, Cory Jensen for the Richmond Historic Preservation Committee/CLG. Available at the Utah State Historic Preservation Office.

Bell/Johnson House
Name of Property

Richmond, Cache County, Utah
City, County and State

10. Geographical Data

Acreage of Property 0.42 acres

UTM References

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

1 1/2 4/3/3/5/4/0 4/6/4/1/5/4/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

BEG AT SW COR LT 4 BLK 26 PLT A ERICKSON'S PLAT OF RICHMOND CITY SVY & N 110 FT TH E 165 FT TH W 165 FT TO BEG. CONT 0.42 AC (DEED READS 110 FT BY 180 FT)

Property Tax No. 09-062-0029

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those historically and currently associated with the property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky, Preservation Documentation Resource

organization prepared for the Richmond Historic Preservation Commission date July 15, 2004

street & number P.O. Box 58766 telephone (801) 581-1497

city or town Salt Lake City state UT zip code 84158

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 Chad and Savon Hill

street & number PO Box 442 telephone (435) 764-0926

city or town Richmond state UT zip code 84333

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. PHOTOS Page 1

Bell/Johnson House, Richmond, Cache County, UT

Common Label Information:

1. Bell-Johnson House
2. Richmond, Cache County, Utah
3. Photographer: Korral Broschinsky
4. Date: Summer 2003
5. Negatives on file at Utah SHPO.

Archival:

Photo No. 1

6. West and south elevations of house. Camera facing northeast.

Photo No. 2

6. East and south elevations of house. Camera facing northwest.

Supplemental:

Photo No. 3

6. West and north elevations of house and attached garage. Camera facing southeast