

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 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 Goodwin, Samuel I. and Olena J., House

other names/site number _____

2. Location

street & number 80 West 400 North _____ N/A not for publication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:

[Signature] 12-4-98
Signature of the Keeper Date of Action

- 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:)

Samuel I. and Olena J. Goodwin House
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)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN
LATE 19TH AND 20TH CENTURY REVIVALS:
Classical Revival

Materials
(Enter categories from instructions)

foundation STONE: Limestone
walls BRICK
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

Samuel I. and Olena J. Goodwin House, Lehi, Utah County, UT

Narrative Description

The Samuel and Olena Goodwin house lies on a corner lot in one of the oldest developed sections of Lehi. It is surrounded by homes of similar age, though the Goodwin house is one of the largest houses in the area. Built in 1896, the house was originally a one-story, cross-wing, Victorian Eclectic style house, as evidenced by a 1898 Sanborn Map of Lehi. It stood west of a house built by Samuel Goodwin's grandfather. Original windows topped with leaded glass transoms remain in the oldest portion of the house. By 1907 the house was expanded with a large addition to the west. Part of this addition was a prominent one-story circular turret on the southwest corner of the house. The roof of the house was replaced by a hipped roof with flared, overhanging eaves. One-over-one double-hung windows probably replaced the original windows on the house at the time of the addition. The 1922 Sanborn Map of Lehi shows that the Goodwin house had by then achieved its present form, with a rear kitchen ell added to the north side of the house.

A large porch, added between 1907 and 1922, stretches across the front and north sides of the house.¹ The porch is supported by paired Tuscan-style columns, one of many Classical details the Goodwins added to the house and are commonly used in the Victorian Eclectic style. Another is the circular vent in the pedimented gablet above the main entrance to the house, on the south facade. The gablet projects through the roof, as do several other dormer windows. Two brick chimneys crown the ridges of the asphalt-shingled roof. A small brick kitchen addition on the north side of the house was constructed in the 1920s. A shed roofed porch projects from the addition's east side.

The house remains in the hands of its second owners, who bought it from the Goodwin family in 1946. They have maintained the exterior in its historic form. The interior of the house, with its six bedrooms, has also been similarly maintained. Historic outbuildings on the property no longer remain, however. The home of Goodwin's grandfather, located east of the house, was demolished by 1922. A wood frame stable found northeast of the house and built between 1898 and 1907 was demolished at some time after the historic period. In the place of these buildings are mature gardens.

__ See continuation sheet

Samuel I. and Olena J. Goodwin House
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
- SOCIAL HISTORY
- _____
- _____
- _____

Period of Significance

1896-1946

Significant Dates

1896, 1907

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

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

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Samuel I. and Olena J. Goodwin House, Lehi, Utah County, UT

Narrative Statement of Significance

The Samuel I. and Olena J. Goodwin House, built in 1896, is significant for its association with the "Coming of the Railroad and Economic Expansion, 1871-1899" and "Modernization, Steady Growth, and the War Years, 1900-1940s" categories of the Historic and Architectural Resources of Lehi, Utah, Multiple Property Submission. It is a historically significant example of the houses associated with the growing prosperity of Lehi in the late 19th and early 20th century. The arrival of the railroad in Lehi in 1872 gave access to wider markets for Lehi's goods and produce, leading, in part, to a period of explosive growth in Lehi around the turn of the twentieth century. Merchants such as Samuel Goodwin, the builder of this house, benefitted from this expansion and could build larger, more stylish houses. In contrast to Lehi's early homes, which were simple, vernacular buildings most often constructed of locally produced materials, the Goodwin house was constructed of fired brick, and was expanded in c.1906 after becoming involved with the lucrative cooperative movement in Lehi.

The 1890s were an expansive decade in Lehi. The leading development of the decade, and perhaps the most important industry in Lehi's history, was the Utah Sugar Company Factory, the first of several such structures built by the company throughout Utah and Idaho. Started in 1890 at Mulliner's Pond, the factory employed many local people and continued to do so until its close in 1924.² Due to the factory, together with the statewide boom of mining, transportation and agricultural industries, Lehi experienced great prosperity in the 1890s. The construction of many fine commercial, industrial, governmental, educational, religious and residential buildings during the Victorian Era attests to its healthy urban nature.

In this phase of Lehi's development, larger, more elaborate houses were more prevalent. These buildings reflect the growing prosperity and sophistication that links to outside communities brought to Utah towns such as Lehi. Not only did Lehi's citizens have the financial means to build larger, more stylish homes, they were more aware of the popular architectural styles through contact with the rest of the nation. The Samuel and Olena Goodwin House is a significant example of this trend.

The Goodwin house was built in 1896 on a lot once part of Samuel Goodwin's grandfather's (Ozias Goodwin) pioneer property. Several additions and alterations were made to the house until it reached its present form in the early 1920s. Samuel I. Goodwin was a native of Lehi, born in 1869 to Edwin A. and Anna Harwood Goodwin.³ His wife, Olena J. Anderson, was born in Salt Lake City in 1872 to

²Van Wagoner, 238-247.

³Biographical information for Samuel and Olena Goodwin is taken from Thomas F. Kirkham, ed., Lehi Centennial History 1850-1950 (including reprint of Hamilton Gardner's History of Lehi [Salt Lake City: Deseret News, 1913])(Lehi, Utah: Lehi Free Press Publishing Co., 1950), 758-759.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Samuel I. and Olena J. Goodwin House, Lehi, Utah County, UT

Andrew R. and Mariane Pederson Anderson. Samuel and Olena were married in 1891 in Manti. In 1903, Samuel Goodwin became manager and superintendent of the Lehi People's Co-operative Mercantile Institution; he remained in the position for twenty-three years.

The cooperative mercantile system, an integral part of the economic history of Utah, was first put into practice in Lehi. Israel Evans, son of Lehi Bishop David Evans, visited a co-operative mercantile in England while on a mission for the Church of Jesus Christ of Latter-day Saints (LDS or Mormon church) from 1853-57. Upon his return, he advocated for such a mercantile in Lehi. The outgrowth of this, the Lehi Union Exchange opened in 1868.⁴ Within the larger framework of the LDS church, Lorenzo Snow, then a member of the church's governing body, the Quorum of the Twelve Apostles, was advocating a similar cooperative system. The co-op system was significantly expanded during 1868. In that year, Zion's Cooperative Mercantile Institution (Z.C.M.I.) was organized at Salt Lake City. Lehi's Union Exchange became a branch of the Z.C.M.I. organization.

The early success of Lehi's cooperative system was destined to be short-lived, however. As happened in other Utah communities, the cooperative ideal fell victim to increasing competition from private concerns. Completion of the transcontinental railroad in 1869 was an event that undoubtedly contributed to the demise of the cooperative system (which had been formally launched less than one year earlier). It also exerted strong influences upon the subsequent course of Lehi's history. The coast-to-coast transportation system ended Utah's geographic isolation. It made goods from the outside more readily available, created new markets for Utah-produced commodities, stimulated commerce and the development of new industries, and brought in more settlers and more outside influences.

In 1871, the Lehi People's Cooperative Mercantile Institution (People's Co-op) was organized to take advantage of the railroad's arrival in Lehi, and to compete with the established Lehi Union Exchange.⁵ Located on North State Street near the new railroad depot, the People's Co-op flourished, and indeed soon drove the Union Exchange out of business in 1880. By the time of Samuel Goodwin's arrival as manager of the Co-op in 1903, the company was Lehi's largest merchant. Two branches, the "uptown" and the "downtown" locations, were supplemented by clothing, furniture, farming implements, livery, lumber, coal, shoes and harness departments. In 1904 the People's Co-op sold their downtown branch and concentrated their resources into their uptown location, at 151 East State Street. In 1912, the Co-op bought the adjacent Union Hotel, which the company remodeled into a movie theater in 1914.

⁴Van Wagoner, 123-124.

⁵Van Wagoner, 127.

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Samuel I. and Olena J. Goodwin House, Lehi, Utah County, UT

The Goodwin family was among those who directly benefitted from the prosperity in Lehi during this period. During Goodwin's tenure as manager, the People's Co-op thrived. Numerous additions and alterations made to his house up until the early 1920s reflect Goodwin's success. A major addition to the house c.1906, reflects Goodwin's prosperity in his co-op job. The average size cross-wing was expanded into a larger and more elaborate structure with a hip roof and turret. The new configuration was more fitting to his position within the community. Another piece of evidence of his (and Olena's) increasing prominence in the community was their civic and religious positions. Samuel was the Bishop of the LDS Lehi Second Ward from 1917 until 1937. From 1938, he served as High Councilor in the Lehi Stake. He also was a member of the Lehi City Council (1906-1909), president of the Alpine School Board, and vice-president of the State Bank of Lehi. Olena was a member of the LDS Alpine Stake Relief Society Board from 1917-1928. When the Lehi Stake was organized in 1928, Olena became the first counselor of the Lehi Stake Relief Society. She served in this position until 1938. This group of Relief Society leaders remained close after their terms in office, and held a semiannual social which Olena attended regularly up until her death.

In 1926, Samuel Goodwin left the People's Co-op to start his own mercantile, Goodwin's Golden Rule. The store was in the west half of the former downtown location of the People's Co-op and was associated (like all Golden Rule stores) with the J.C. Penney Company. Goodwin ran the store until his retirement in 1946. At that time the Goodwins moved to Inglewood, California. Olena Goodwin died in California in 1950; Samuel Goodwin died in 1963. The family sold the house to LeRoy and Edna Gammon. Mrs. Gammon continues to reside in the house.

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Section No. 9 Page 5

Samuel I. and Olena J. Goodwin House, Lehi, Utah County, UT

Bibliography

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- "Lehi Reconnaissance Level Survey," prepared by Allen Roberts, AIA, for the Utah State Historic Preservation Office, October, 1992, and February, 1994. Copy on file at the Utah SHPO.
- Owens, G., Salt Lake City Directory, Including a Business Directory of Provo, Springville, and Ogden, Utah Territory, Salt Lake City, 1867.
- Polk, R.L., & Co., Provo City Directory. Salt Lake City: R.L. Polk & Co., 1891-92, 1903-1987.
- Polk, R.L., & Co., Utah State Gazeteer and Business Directory. Salt Lake City: Tribune Job Printing Co., 1900-1931.
- Reeder, Clarence Andrew, Jr., "The History of Utah's Railroads, 1869-1883," unpublished Ph.D. dissertation, University of Utah, 1970.
- Sanborn Map Company, New York, Insurance Maps of Lehi, Utah, 1890, 1898, 1907, 1922, 1934.
- Richard S. Van Wagoner. Lehi: Portraits of a Utah Town. Lehi, Utah: Lehi City Corporation, 1990.

Samuel I. and Olena J. Goodwin House
Name of Property

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

10. Geographical Data

Acreeage of property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/7/8/9/0 4/4/7/1/4/9/0
Zone Easting Northing

B 1 11111 11111
Zone Easting Northing

C 1 11111 11111

D 1 11111 11111

Verbal Boundary Description

(Describe the boundaries of the property.)

Commencing at SE cor Lot 2, Block 73, Plat A, Lehi City Survey, N 140 ft 6 in; E 11 rods; S 140 ft 6 in; W 11 rods to beginning.

Property Tax No. 01:070:0004:002

 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 Edna Gammon

street & number 80 West 400 North

telephone (801) 768-3027

city or town Lehi

state UT zip code 84043

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.

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National Park Service**

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 6

Samuel I. and Olena J. Goodwin House, Lehi, Utah County, UT

Photo No. 1

1. Samuel I. and Olena J. Goodwin House
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.

Photo No. 2

1. Samuel I. and Olena J. Goodwin House
2. Lehi, Utah County, Utah
3. Photographer: Kim A. Hyatt
4. Date: June, 1997
5. Negative on file at Utah SHPO.
6. NW elevation of building. Camera facing SE.