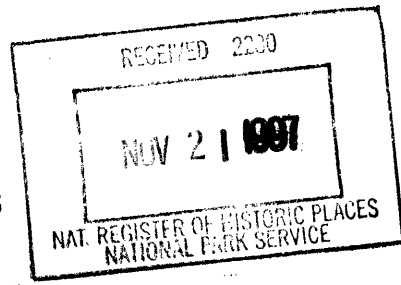


United States Department of the Interior
National Park Service



15711

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 Johnson/Kearns Hotel

other names/site number Johnson Hotel, Kearns Hotel, Manitou Hotel, Valley Tavern Hotel

2. Location

street & number 94 West 200 South N/A not for publication

city or town Springville N/A vicinity

state Utah code UT county Utah code 049 zip code 84663

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.)

Wils M. H. 11/6/97
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

W. J. M. H. 11/15/98
Signature of the Keeper Date of Action

Johnson/Kearns Hotel
Name of Property

Springville, 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	Noncontributing	
<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 Resources of Springville City

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: hotel

COMMERCE: restaurant

Current Functions
(Enter categories from instructions)

DOMESTIC: hotel

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Materials
(Enter categories from instructions)

foundation _____

walls BRICK

WOOD: weatherboard

roof ASPHALT

other _____

Narrative Description

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

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Johnson/Kearns Hotel, Springville, Utah County, UT

Narrative Description

The Johnson/Kearns Hotel, built in 1892 at 94 W. 200 South in Springville, is located at the edge of the downtown commercial district. The building is a Victorian Eclectic has a two-story, hip roof over the main block, and a one-and-a-half story gabled wing to the east side. The original building was enlarged sometime between 1908 and 1925 with a two story rear wing that is slightly lower than the main block. The building stands alone on a corner, set back from the sidewalk about three feet. The setback area is landscaped and there are mature trees in the parking strip.

The first story of the original section of the hotel is brick, accented by a dogtooth soldier brick beltcourse at the foundation line and dogtooth soldier brick segmental arched window heads connected with another dogtooth soldier brick beltcourse at the line of the tops of the windows. The windows themselves are tall and narrow, and are primarily one-over-one double-hung, although the central window on the first floor of the front (south) wing is a fixed sash with a leaded glass transom window above. The hotel has dual front entrances; both doors face the front porch. An additional entrance to the building is through the basement on the west side of the hotel, which accesses additional hotel rooms in the basement.

The second floor of the original wing is frame construction with wood shingle siding. A strip of fishscale wood shingles flares out above the first story in the area below the second floor windows. Another, frieze-like, strip of fishscale shingles adorns the area above the tops of the windows. The fishscale shingle pattern is continued on the gable end of the east wing. The windows on this level continue the fenestration pattern of the first floor, and are similarly tall, narrow double-hung type. A simple wood cornice with narrow, paired brackets, adorns both the hipped and gable roofed sections of the hotel, with asphalt shingles covering the entire roof.

There is a two story frame addition with a one story utility porch at the rear (north end) of the structure. Sanborn Maps indicate this addition was constructed between 1908 and 1925.¹ It is of frame and clapboard construction. The shingle stylistic elements of the main block's second story are continued in the addition. Other alterations, probably dating from the same period, include a replacement front porch and small extension to the second floor above the porch. The porch possesses bungalow style elements such as massive square brick piers and a brick railing wall topped with a coping. The small extension at the second floor includes an access door to the porch roof.

The interior of the building has a room layout commensurate with its use as a hotel. The floor plan is highly compartmentalized, with public spaces and private living spaces for the owner on the first floor and private guest rooms on the second floor, with additional rooms in the basement. The 1992 renovation of the building added entrances to second floor rooms by a balcony on the north side of the building, and outside entrances to rooms on the west side through original doorways that once accessed public rooms of the building.

____ See continuation sheet

Johnson/Kearns Hotel
Name of Property

Springville, 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)

SOCIAL HISTORY

COMMERCE

ARCHITECTURE

Period of Significance

1892-1940s

Significant Dates

1892

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:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Johnson/Kearns Hotel, Springville, Utah County, UT

Narrative Statement of Significance

The 1892 Johnson/Kearns Hotel (also known later as the Manitou Hotel and Valley Tavern Hotel) is significant under the "Growth and Commercial Expansion" context of the "Historic Resources of Springville City" Multiple Property Submittal as a reflection of the growth and increasing prosperity in Springville in the late nineteenth and early twentieth centuries. The changes that Springville underwent with the arrival of the railroad in Utah and the success of Springville industries such as railroad contracting and agricultural processing led to the development of buildings such as the Johnson/Kearns Hotel. Originally operated by Moses and Ann Kearns Johnson and called the Johnson Hotel, it was one of three hotels doing business in Springville at the turn of the century. The presence of the railroad, which had its depot at the end of 200 South Street, and later the influx of visitors in Springville arriving by automobile, provided a market for the hotel. During 1910-37, it was operated by the Kearns family and known as the Kearns Hotel.

Springville City, in Utah County, Utah, was settled in September, 1850 by a company of pioneers of the Church of Jesus Christ of Latter-Day Saints (LDS or Mormon Church) led by Aaron Johnson.² The colonizing families had crossed the plains during the summer as part of a train of 135 wagons captained by Johnson. Upon arriving in Utah, they were called by church leader Brigham Young to establish a permanent community on the banks of Hobbie Creek, in Utah Valley. The suitability of the area for settlement and agriculture had been noted earlier by William Miller and James Mendenhall, who had traveled the length of Utah Valley during the winter of 1849.³

Industrial and commercial enterprises during the pioneer period tended to be small in scale, locally-based, and oriented toward supplying the utilitarian essentials of the community. In Springville, as in other early settlements established by the LDS church in Utah, emphasis was placed upon cooperative efforts which ensured the viability of the community as a whole. Material luxuries and private monetary gain to a back seat (officially) to the good of the community during this period of Utah's history.

The pioneering period of establishing Springville as a viable community was followed by an era of growth and diversification of industry and commerce. Promotion of the organized cooperative movement may have helped to initiate this new phase of development. The greatest impact, however, was brought by the railroad. Completion of the transcontinental rail line in 1869 ended Utah's geographic isolation, linking the state to the products and markets of the entire nation. 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 together with more

²Finley, Mary J. Chase, A History of Springville (Springville, Utah: Art City Publishing, 1989), 1.

³Finley, viii.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Johnson/Kearns Hotel, Springville, Utah County, UT

outside influences. The pioneer period, with its emphasis upon basic essentials of community survival, self-sufficiency, and cooperative group effort, was brought to a final close.⁴

By the early 1900s, Springville had grown to a city of approximately 3,500. The 1911 R.L. Polk & Co. Directory shows Springville to have two banks, fourteen grading contractors, three hotels/rooming houses, one flour mill, one canning factory, and a municipal electric power plant. There were four general stores in operation: G.S. Wood Mercantile Co.; Deal Bros. & Mendenhall Co.; Packard Bros. & Co.; and I.T. Reynolds & Co. Principals in the latter three firms also were prominent in the field of railroad contracting. Springville was served by two railroads: the Denver & Rio Grande western, and the San Pedro, Los Angeles & Salt Lake Railroad of the Union Pacific system.

The Johnson/Kearns Hotel at 94 W. 200 South was built for Moses and Ann Kearns Johnson about 1892. It was known as the Johnson Hotel until 1910, when it was renamed the Kearns Hotel. The present building replaced an earlier log house that appears on early Sanborn Maps of the site. The original owner of the site (by mayor's deed, 1870) was Mary Williamson Snelson, widow of Thomas Snelson. She sold the property (1890) a year and a half before her death, to her grandson William Henry Kearns. William sold it the following year to local businessman and contractor Henry Taylor Reynolds. H.T. Reynolds Company had a lumber yard and general store on the same block and to the east. Henry Reynolds sold the ground the following year (April 1893) to Moses Johnson.

Moses Johnson (Mose) was the youngest surviving son of Springville pioneer, LDS Church bishop and postmaster Aaron Johnson, and his third wife Jane Scott. Moses was born in Springville in 1860 and married Anna Kearns, a half sister of William Henry Kearns' father, in 1888. Mose was a prominent actor and devoted his early life almost entirely to dramatics. He traveled with various theatrical troupes throughout the western states. His greatest success as an actor was as Karihor in the play Korianton. He was also an early teacher of dramatics. Moses is listed in the 1891 Polk Directory as a teacher of elocution. In 1911 he retired from theatrical work and died at the home of his son in 1936.

The Johnsons began construction of the hotel c.1892, and probably completed construction in the summer of 1900, after taking a \$600 mortgage. H. T. Reynolds & Company also files a notice of lien against the property in August of 1900 for the nonpayment of a \$263.62 bill for building materials. The building was completed by the end of 1900 and appears in Don C. Johnson's history of Springville (Don C. was Moses' oldest full brother). The photo caption indicates that Anna ran the hotel, known at the time as the Manitou Hotel, and was listed as the proprietor. The Johnsons were divorced in June of 1906. Anna received a 1/3 interest in the hotel, in lieu of alimony. Anna returned her 1/3 interest the following year (1907) for \$400. Moses sold the property in 1909 to William Henry Kearns⁵ and Loretta Chase Kearns for \$1000.

⁴See Leonard J. Arrington, Great Basin Kingdom: An Economic History of the Latter-Day Saints 1830-1900 (Cambridge, Massachusetts: Harvard University Press, 1958).

⁵ Who had owned the property in 1890 and sold it in 1891.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Johnson/Kearns Hotel, Springville, Utah County, UT

Loretta Chase was born in Springville on 15 January 1873, daughter of John Edwin Chase and Hannah Elizabeth Fuller. William lived in and managed the hotel, newly renamed the Kearns House, with Loretta and their five surviving children. Before purchasing the hotel, William worked for twenty years as a clerk in the Deal Brothers Department Store. Loretta was prominent in local art circles. Howard LaSell Kearns, their second from youngest son, achieved some acclaim as an oil painter and concert pianist. Loretta and William sold the hotel in 1937 to Gladys C. Nielsen, Leonard Nielsen's widow, three years before William's death.

Gladys continued to operate the hotel, renaming it the Valley Tavern Hotel, until 1945, when the operation of the hotel was taken over by Albert B and Gertrude H. Snyder. She sold the building in 1949 to Otis A and Emma C. Snyder, who sold it to Albert and Gertrude Snyder in 1953.

The Snyders changed the name of the hotel to "Valley Tavern," then back to "Valley Tavern Hotel," and finally, (c.1958) to "Valley Hotel." They operated the hotel until retiring in 1980. The hotel was vacant from 1980 until 1990, when the Snyders sold it to Nancy and Lyle Poulsen. The Poulsons completed an extensive renovation of the building in 1991, reopening it the Johnson/Kearns Hotel Bed and Breakfast. The Paulsen's work was recognized with a 1991 Heritage Project Award from the Utah Heritage Foundation. In 1995, the present owners, Sherman and Beulah Langford, bought the hotel from the Poulsons.

ARCHITECTURE:

The Johnson/Kearns Hotel's unique qualities of Victorian detailing, with the patterned brickwork and wood shingling combined in an irregularly massed building, demonstrates the skill and level of craftsmanship available in Springville near the turn of the century. Victorian forms were popular in Utah 1885-1915. Projecting bays were added to the principal rooms to achieve a desired external irregularity of design and made the rooms larger and brighter. The style of the house also describes the early twentieth century and the changes that were occurring in Utah. This central-block-with-projecting-bays house type with Victorian Eclectic styling is important in describing the end of Utah's isolation in the late nineteenth century. Rural areas were less isolated from stylistic developments occurring on both the national and local levels. The pattern-book styles and standardized building components were available and easily adapted for use with local materials. The former isolation of rural areas was no longer an obstacle to building well and the quality of design and workmanship were also affected during the Victorian era.⁶

___ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 5

Johnson/Kearns Hotel, Springville, Utah County, UT

Bibliography

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

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Finley, Mary J. Chase. A History of Springville. Springville, UT: Art City Publishing, 1989.

Johnson, Don Carlos. A Brief History of Springville, Utah. Springville, UT: William F. Gibson, 1900.

Polk, R.L. & Co. Provo City Directory. Salt Lake City, UT: R.L. Polk & Co., 1891-92, 1903-1987 Editions.

Polk, R.L. & Co. Utah State Gazetteer and Business Directory. Salt Lake City, UT: Tribune Job Printing Co., 1900-1928 Editions.

Sanborn Map Company, Insurance Maps of Springville, Utah, 1890, 1898, 1908, 1925-corr.1931.

Johnson/Kearns Hotel
Name of Property

Springville, Utah County, Utah
City, County, and State

10. Geographical Data

Acreage of property 0.27 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/7/9/7/0 4/4/4/5/9/8/0 B 1 ////// //////
Zone Easting Northing Zone Easting Northing

C 1 ////// ////// D 1 ////// //////

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at the SE cor. Of Lot 2, Bl. 21, Plat "A", Springville City Survey of Building Lots; thence East 75 feet; thence North 154 2/3 feet; thence West 75 feet; thence South 154 2/3 feet to the place of beginning.

__ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries include the entire city lot that has historically been associated with the property.

__ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Nelson W. Knight, Architectural Historian

organization Smith Hyatt Architects

date March 1997

street & number 845 South Main St.

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 Sherman and Beulah Langford

street & number 94 W. 200 South

telephone (801)489-0737

city or town Springville

state UT zip code 84663

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.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 6

Johnson/Kearns Hotel, Springville, Utah County, UT

Photos Nos. 1-4:

1. Johnson/Kearns Hotel
2. Springville, Utah County, Utah
3. Photographer: Nelson Knight
4. Date: February 1997
5. Negative on file at Utah SHPO.

Photo No. 1:

6. South elevation of building. Camera facing north.

Photo No. 2:

6. West elevation of building. Camera facing east.

Photo No. 3:

6. North elevation of building. Camera facing south.

Photo No. 4:

6. East elevation of building. Camera facing northwest.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____


SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97001571 **Date Listed:** 1/5/98

Johnson--Kearns Hotel	Utah	UTAH
Property Name	County	State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for 
Signature of the Keeper

1/9/98
Date of Action

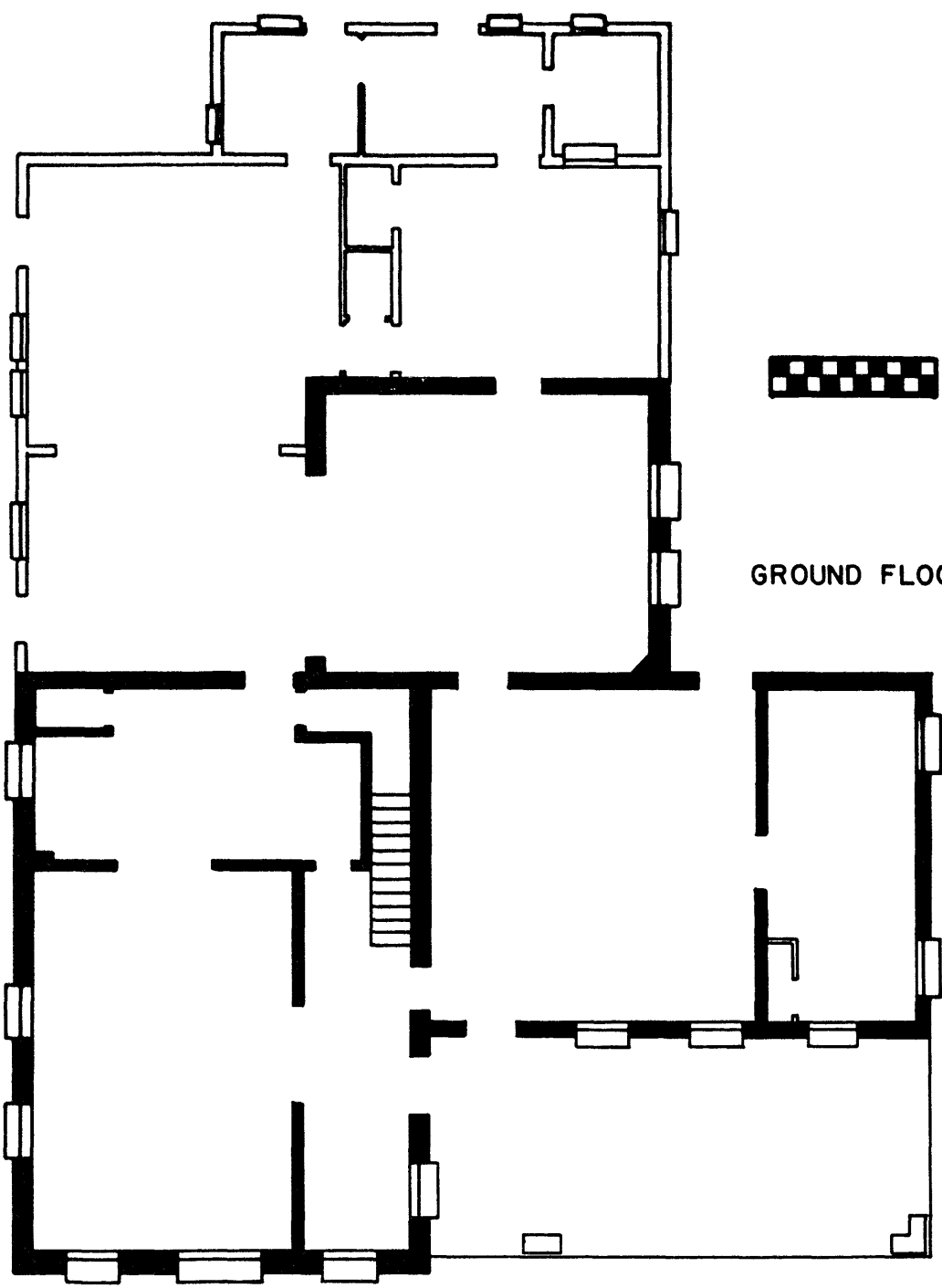
=====
Amended Items in Nomination:

Section No. 8

This nomination is amended to delete Criterion A and Commerce and Social History as areas of significance. The documentation does not provide a sufficient context to evaluate the property under Criterion A.

These changes have been confirmed with the Utah SHPO.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)



GROUND FLOOR

JOHNSON/KEARNS HOTEL