

GNP NO. 1984-018
EXT. 200-103

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JUN 11 1984

date entered JUL 12 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Thomas R. Cutler Mansion

and/or common

2. Location

street & number 150 East State Street not for publication

city, town Lehi vicinity of Congressional district 01

state Utah code 049 county Utah code 049

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. Wallace B. Olsen

street & number 150 East State Street

city, town Lehi vicinity of state Utah 84043

5. Location of Legal Description

courthouse, registry of deeds, etc. Utah County Courthouse

street & number University Avenue and Center Street

city, town Provo state Utah

6. Representation in Existing Surveys

title Utah Historic Sites Survey State Register has this property been determined eligible? yes no

date February 6, 1974 federal state county local

depository for survey records Utah State Historical Society

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Built in 1900, the Thomas R. Cutler Mansion is a two story box designed in the Colonial Revival style. It is a brick house which was stuccoed and the plaster scored to resemble stone. It has a low hip roof with three part classically decorated dormers projecting from the north and west roof sections, and a swan's neck pedimental dormer projecting from the east roof section. A pair of impressive chimneys frame the east dormer. They are very tall, have inset panels, and have bands of simple classical moldings near the top. The other two chimneys, located behind the west dormer and at the south gable end, are simpler, and are also topped with bands of classical moldings. There is an original two story extension attached perpendicular to the rear of the house. Because the extension is attached fairly close to the west wall of the original section, the house and its extension has an L-plan. A porch which begins at the main entrance on the north facade, spans the east side of the north facade, wraps around the northeast corner of the building, and spans the entire width of the east side of the building. It is composed of classical revival elements. The section of porch over the entrance resembles a portico, consisting of a semi-circular projection off the front of the porch. The porch has a flat roof, is supported on Tuscan columns, has a broad entablature with a boxed cornice, and has a balustrade of lathe-turned balusters. Decorative posts with inset panels are attached to the ends of segments of the balustrade and frame the bases of many of the columns. A three part bay projects from the west side of the building. It has a pair of double hung sash windows in the center section, and a single window of the same type in each of the side panels. The broad entablature of the bay extends beyond the bay to cap a porch attached to the west side of the rear extension. The porch was enclosed, but that change is unobtrusive.

The facade is symmetrical with a tripartite configuration of openings. The door is centered on the facade, and is flanked by broad single pane windows with transoms. The entrance opening is divided into three sections, consisting of a door centered between two panels of side lights. The transom section above the door and side lights has also been divided into three parts. A three part bay window is centered over the main entrance, and is flanked on each side by pairs of double hung sash windows. The bay window has a large single pane window centered between small double hung sash windows. Again, the transom section was divided into three sections which correspond with the three window sections.

Most of the other windows of the main section of the house are the one over one double hung sash type, and all of the double hung one over one light windows have decorative stickwork on the upper sashes. There is a large window with a semi-circular transom in the south wall. Simple two over two double hung sash windows were used on the rear extension.

The Cutler House reflects the Colonial Revival style at the turn of the century in its symmetrical facade and classical detailing. Classical elements include: the broad entablature with a boxed cornice; the dentils on the frieze; the ornate classically decorated dormers; the decorative quoins; and the classical porch that wraps around the northeast corner of the house.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 7

Page 2

Except for the enclosing of the porch on the west side, the house is essentially unaltered. It is unclear whether the exterior layer of plaster was part of the original design, but it complements the design and style of the house, and does not affect its overall character.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1900 **Builder/Architect** Unknown--possibly Walter Ware

Statement of Significance (in one paragraph)

Built in 1900, the Thomas R. Cutler Mansion is both historically and architecturally significant. It is historically significant as the home of Thomas R. Cutler, a prominent Utah businessman. As the general manager of the Utah Sugar Company from 1889–1917, Cutler is credited with bringing about the success of the beet sugar industry in the intermountain west. Cutler also had great influence on the development of the business community of Lehi, a town in northern Utah County where the first successful beet sugar factory was established. This house is the only house associated with Cutler during his years in Lehi. Architecturally, the house is significant as one of a very limited number of Colonial Revival boxes in Utah, and as the only documented extant example of the type in a small town in Utah. Sophisticated examples of the Colonial Revival style comparable with the Cutler House were built in Salt Lake City, Ogden, and Provo, and were often architect designed. The Colonial Revival box, however, was not the stylistic choice for residences in smaller communities. The Cutler House very closely resembles the Jesse Knight Mansion in Provo, designed by the Salt Lake City architectural firm of Ware and Treganza in 1905. It is likely that Ware and Treganza were responsible for the design of the Cutler Mansion as well, although no evidence has been produced that would confirm that possibility.

History

Thomas R. Cutler was born at Sheffield, England on June 2, 1844. At the age of fifteen he began working with S. & J. Watts and Company, a large wholesale and foreign mercantile house. He remained working for this company until 1864 when he and his family converted to The Church of Jesus Christ of Latter-day Saints (Mormons or L.D.S.) and emigrated to Utah. Upon arriving in Utah, he settled at Lehi in Utah County and began working for another mercantile store, T. & W. Taylor Mercantile Company when they opened a branch in Lehi. Cutler married Laura Elizabeth Coons on December 26, 1870. They had twelve children, of which ten survived. Then in 1880, in keeping with the L.D.S. church practice of polygamy at that time, Cutler took Rhoda Juliet Barnes as an additional wife. From this marriage Cutler had seven more children, of which, five lived.

After a few years in Lehi, Cutler began raising sheep and cattle, which he continued to do until April of 1872, when he organized the People's Cooperative Institution of Lehi. Cutler was the president and manager of that store until 1889, when he gave up his managerial position to become the manager of the Utah Sugar Company. He remained as the president of the People's Cooperative until his death. In 1891 Cutler and three other men organized the Lehi Commercial and Savings Bank which was the first bank in Lehi. That same year Cutler and two other men erected the Union Hotel which

9. Major Bibliographical References

- Alter, J. Cecil. Utah, the Storied Domain, Vol. II. Chicago and New York: The American Historical Society, Inc., 1932.
- Arrington, Leonard J. "Utah's Pioneer Beet Sugar Plant: The Lehi Factory of the Utah Sugar Company." Utah Historical Quarterly, 34 (Spring 1966): pp. 95-120.

10. Geographical Data

Acree of nominated property less than one acre

Quadrangle name Lehi Quadrangle

Quadrangle scale 1:24,000

UMT References

A

1	2	4	2	8	2	8	0	4	4	7	1	8	1	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification Lehi Plat A Block 88. Commencing 231.6 feet South 48 degrees 30 minutes of monument at Intersection 100 East and State Road in Lehi City; South 62 degrees 48 minutes East 164.8 feet; South 8 degrees 09 minutes

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Debbie Randall/Architectural Historian and Jill Thorley Warnick/Researcher

organization Utah State Historical Society date April 26, 1984

street & number 300 Rio Grande telephone (801) 533-6017

city or town Salt Lake City state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national X state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

A. Kent Powell

A. Kent Powell

title Deputy State Historic Preservation Officer

date May 25, 1984

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date

7/12/84

for Allene Byers
Keeper of the National Register

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 2

Street. Cutler was also instrumental in getting the Utah Sugar Company to build its first factory in Lehi. In addition to his involvement in Lehi businesses, Cutler was involved in numerous other businesses; he was a director of the Provo Woolen Mills, Cutler Brothers Company in Salt Lake City, Utah State Bank, the Bank of Monroe, Consolidated Wagon and Machine Company, Continental Life Insurance Company, McCormick and Company and "numerous other banks and business concerns."¹ He was also the vice-president of the Inter-Mountain Life Insurance Company and served as a member of the State Board of Regents.

Cutler was also prominent in the religious affairs of his community and served for twenty-four years as the Bishop of the Lehi Ward (an ecclesiastical division--Bishop is a leadership position over approximately 300 to 500 people). Cutler was made a Bishop in 1879 and was released from that position on January 1, 1904 when Lehi was divided into four wards.

Thomas Robinson Cutler died, at the age of 77, on April 3, 1922. One of Cutler's biographers said of him, "Bishop Cutler is a natural financier, instinctively a business man, of quick and far-reaching calculation. As a result he is well-to-do. He would be wealthy if he were less generous and sympathetic, his disposition in that direction amounting almost to a fault; if such qualities can be called faults."² Cutler's management and knowledge of the Utah Sugar Company was crucial in the success of the sugar industry in Utah, Idaho, and other western states. In the edition of The Cossette (a newsletter of the Utah-Idaho Sugar Company) that announced Cutler's death, it was said of him, "Mr. Cutler, an indefatigable worker, wrought the miracle against odds, and after the first years, with their inevitable discouragements, the company began to prosper. It was not long before new factories were built and additional areas developed for growing beets."³ Cutler retired as the general manager of the Utah Sugar Company on June 1, 1917.

Cutler originally had an adobe house built on this site in about 1879. His wife describes that house as "a seven room house with a twenty foot porch on the front."⁴ That adobe house was replaced in 1900 by the stuccoed brick house that currently sits on the property.⁵ Cutler left Lehi in 1904 when the Utah Sugar Company offices were moved to Salt Lake City.⁶ Some of Cutler's children occupied the home until the end of 1914 when Dr. Fred D. Worlton purchased the home. Doctor Worlton remodeled the entire second floor to serve as a hospital and used the rest as his home. This was Lehi's first hospital and continued to serve as a home and hospital until 1927 when Dr. Worlton purchased the Commercial Bank Building and remodeled it into a hospital. The house was then converted back into living quarters and has served as a home since then.

Thomas R. Cutler's contribution in directing the beet sugar industry in Utah and the intermountain west came at a crucial time and helped to insure the success of the industry. In the early years of Utah's settlement attempts

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 3

special interest in making sugar from sugar cane, sorghum cane and sugar beets. In 1887 he received a \$5,000 bounty prize from the state legislature for producing 7,000 pounds of marketable sugar in the territory. Through his personal promotion efforts he gained the backing of the L.D.S. church and on September 4, 1889 the Utah Sugar Company was formed. The company sent a committee to visit several sugar companies in the West. After visiting two beet sugar companies in California and a failing sorghum factory in Kansas, the committee favored beet sugar production. The next step was to determine the feasibility of raising sugar beets. The company had to obtain sugar beet seed, distribute it to farmers and educate them on the cultivation of sugar beets. Finding that Utah raised beets produced a satisfactory sugar content, it was determined that the production of sugar from sugar beets in Utah would be profitable.

Thus, in the Spring of 1890 the company decided to build a factory. The most substantial portion of subscriptions of the company's \$1 million capital stock was made by a group of people in Lehi (among the group was Thomas R. Cutler). This group of Lehi citizens also offered a forty acre site on which to build the factory and the city offered \$1,000 to go for the purchase of additional ground. On November 18, 1890 Lehi was chosen as the site for the factory. One of Lehi's prime attractions was its excellent railway connections with both the Union Pacific and the Denver and Rio-Grande railways.

The factory began operation October 15, 1891. This first "campaign" ran from October 12 to December 17.⁷ The demand was so great for sugar that all of the 12,500 100 pound bags of sugar produced were sold in Utah.

During its first years the company had to deal with heavy interest and dividends, technical problems in manufacturing, lack of understanding of beet growing and irrigation, and the decline of world sugar prices. Due to problems in obtaining quality seed the company decided to grow its own seed. "This was the first attempt to grow beet seed in an arid, irrigated region."⁸ Sugar beets were a labor intensive crop and very little was known about growing them in the arid west. As historian Leonard J. Arrington states,

Sugar beets are a relatively temperamental crop; they require special care and intensive cultivation. The ground must be well prepared; good stands depend upon proper planting, irrigation, and cultivation; and until mechanization of recent years, the heavy labor required at thinning, weeding, and harvest-time has tended to discourage all but the hardiest farmers.⁹

Company officials instructed farmers to irrigate only once or twice a year in midsummer. They also told the farmers not to fertilize because that would produce large beets that were considered to be of inferior quality; beets larger than 3 and 1/2 pounds were refused. Because crops were not rotated a nematode problem developed in the Lehi area. A system of crop rotation and screening processes were adopted but were used too late. The parasite problem eventually caused the closing of the Lehi factory. (Carrington, 1984)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 4

Also, during the early years, the company experienced a lack of trained workers to man the machinery. The men who operated the machines during a campaign were usually farmers who had raised the beets. During each campaign the factory operated twenty-four hours a day, split into two twelve hour shifts.

Even with the problems of the initial period, by the 1897 season the Lehi plant was considered technically and financially successful. The Lehi factory became the parent of what became known as the Utah-Idaho Sugar Company which built and acquired 29 factories in Utah, Idaho, and Washington. Workers in the Lehi factory became the teachers for other beet sugar factories throughout the United States. After the 1924 season the Lehi factory was closed down. In 1939 the factory was dismantled and parts of it were used in other beet sugar factories throughout the west.

Footnotes

¹ The Lehi Sun, April 6, 1922.

² Orson F. Whitney, History of Utah, (Salt Lake City: George Q. Cannon & Sons Co., Publishers, October 1904), p. 520.

³ Naomi Cutler Pond, comp. "Interesting Information About my Grandfather, Thomas Robinson Cutler," 1969; (available in State Register Files).

⁴ Laura Elizabeth Coons Cutler, "The Life of Laura Elizabeth Coons Cutler." Provided by Naomi Cutler Pond, 1955.

⁵ The Lehi Banner, July 19, 1900; Aug. 9, 1900; Aug. 16, 1900; Sept. 6, 1900; Oct. 4, 1900. Also Sanborn Insurance Maps for Lehi, Utah, 1898, 1907.

⁶ In Salt Lake City Cutler resided at 2000 South 5th East, known as the DeGollier house and now demolished, from 1906-1916. He then had a home built at 1126 Michigan Avenue where he lived from 1917 until his death in 1922.

⁷ A "campaign" is the period the factory ran, after the beets had been raised, to produce sugar from the beets.

⁸ Leonard J. Arrington, "Utah's Pioneer Beet Sugar Plant: the Lehi Factory of the Utah Sugar Company." Utah Historical Quarterly 34(Spring 1966):106.

⁹ Ibid. p. 108.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 9

Page 2

Whitney, Orson F. History of Utah. Salt Lake City: George A. Cannon and Sons Co.,
Publishers; October 1904.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 10

Page 2

West 121.3 feet; North 88 degrees 30 minutes East 48 feet; South 1 degree 49 minutes East 14.6 feet; South 80 degrees West 171.6 feet; North 1 degrees 14 minutes West 215.5 feet to Beginning. Together with right-of-way, Begin South 149 degrees East 80.1 feet from northeast corner of Block 88; South 149 degrees East 10 feet; South 89 degrees North 53 feet; North 14 degrees 9 minutes West 10 feet; North 80 degrees East 53 feet to beginning.