

5. Classification

Ownership of Property
 (check as many boxes as apply)

Category of Property
 (check only one box)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Noncontributing

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

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

Contributing

282	204	buildings
3	0	sites
4	0	structures
1	2	objects
290	206	Total

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

Number of contributing resources previously in the National Register
 337

6. Function or Use

Historic Function (Enter categories from instructions)

- DOMESTIC: single dwelling _____
- COMMERCE/TRADE: business, general store _____
- GOVERNMENT: city hall, fire station, post office _____
- RELIGION: religious facility _____
- EDUCATION: school _____
- AGRICULTURE/SUBSISTENCE: processing, storage _____
- FUNERARY: cemetery _____
- RECREATION & CULTURE: theater, dance hall _____

Current Function (Enter categories from instructions)

- DOMESTIC: single dwelling _____
- COMMERCE/TRADE: business, specialty store _____
- COMMERCE/TRADE: restaurant, art gallery _____
- RELIGION: religious facility _____
- FUNERARY: cemetery _____
- AGRICULTURE/SUBSISTENCE: processing, storage _____
- GOVERNMENT: city hall, fire station, post office _____

7. Description

Architectural Classification (Enter categories from instructions)

- LATE VICTORIAN: Italianate _____
- LATE VICTORIAN: Victorian Eclectic _____
- _____
- _____
- _____

Materials (Enter categories from instructions)

- foundation STONE, CONCRETE
- walls STONE, BRICK, LOG, WOOD, STUCCO, ADOBE, CONCRETE
- roof ASPHALT, WOOD, METAL
- 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

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

Areas of Significance

(enter categories from instructions)

EXPLORATION/SETTLEMENT

ARCHITECTURE

AGRICULTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1859-1972

Significant Dates

1859, 1870, 1891, 1911, 1957, 1972

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Various builders

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
U-70 Spring City Area Study (selective survey)
- recorded by Historic American Engineering
Record # _____

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

10. Geographical Data

Acreage of Property 1,366 acres

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

See Section 10 and Map #3.

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

See Section 7 and Maps for detailed boundaries.

Property Tax No. Various

Boundary Justification (Explain why the boundaries were selected.)

The boundaries have been slightly modified from the original nomination boundaries in 1980. See Section 7 for justification.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky, Preservation Documentation Resource

organization prepared for Friends of Historic Spring City date August 18, 2022

email kbro@kbropreservation.com telephone 801-913-5645

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 photographs of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Multiple

email _____

street & number _____ telephone _____

city or town Spring City state UT zip code 84662

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. 7 Page 1 *Spring City Historic District (Addition Documentation)*, Spring City, Sanpete County, UT

Narrative Description

Summary

The *Spring City Historic District* located in Spring City, Sanpete County, Utah, was listed on the National Register of Historic Places (NRHP) on October 22, 1980 (NRIS #80003957). This form amends the original nomination with additional documentation to extend the period of significance and update the count of contributing resources. In the original nomination, the period of significance spanned 1851 to 1915. For this nomination, the period of significance is extended to 1972, the point when the city's architectural development virtually ceased and the population reached its nadir, preserving the historic integrity of the community as described in 1980.¹ The original nomination noted 337 (76 percent) resources contributed to the historic character of the district. In 2021, an updated survey of the district evaluated 402 buildings with 51 percent contributing. A supplemental survey of significant outbuildings, structures, and sites, conducted in 2022 brought the number of resources to 496 with 290 (58 percent) contributing. A comparison of the 1980 and 2022 statistics are in the following table:

Evaluation	1980 Original Nomination		2022 Amended Nomination	
Eligible	337	76%	290	58%
Ineligible	106	24%	206	42%
TOTAL	443	100%	496	100%

Despite a lower ratio of contributing resources, there are a number of factors that have preserved the historic integrity of the semi-rural district: 1) the 33 buildings identified as significant in the 1980 nomination are still extant and have been maintained and/or restored; 2) the majority of resources constructed after 1915 have good integrity and have achieved architectural significance in the four decades since the initial NRHP listing; 3) the development patterns of Spring City have changed very little since the early twentieth century despite recent construction within the boundary of the historic district; and 4) a high percentage of outbuildings within the historic district have good historic integrity and enhance the historic character of the district's setting.

In the original 1980 nomination, only a few significant outbuildings were considered primary resources and were included in the count of contributing buildings. However, a number of individual outbuildings, as well as representative outbuilding types, were noted in the nomination. For this amended nomination, the extant examples of these outbuildings from the original period of significance were evaluated as primary resources and included in the count of contributing buildings. A few larger outbuildings, built outside of the original period of significance, have also been counted as contributing buildings if they are significant within the later contextual periods. A small number of significant sites, structures, and objects, not included in the resource count for the original nomination, have been included as contributing resources from the four historic contextual periods in this amended nomination. To support the integrity of the district's setting, this nomination also includes a refinement of boundaries for the approximately 1,500-acre original district to reconcile several discrepancies between existing boundary maps and more accurately represent the areas of significance. The amended acreage of the historic district is 1,366 acres.

¹ Tom Carter, *Spring City Historic District*, National Register of Historic Places Inventory — Nomination Form, (1980). The nomination was based on extensive research conducted by Cindy Rice and Tom Carter.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2 *Spring City Historic District (Addition Documentation)*, Spring City, Sanpete County, UT

Location and Setting of the Spring City Historic District (Additional Documentation)

Spring City, Utah, is located 100 miles south of Salt Lake City and 17 miles north of Manti, the Sanpete County seat. The Sanpete Valley runs north to south between the Wasatch Mountain Range to the east and the San Pitch Mountains to the west. Spring City is tucked into the southeast corner of the northern half of the valley beneath the Wasatch Plateau. The community has been described as “life under the horseshoe,” a reference to the horseshoe-shaped mountain bowl to the southeast [Photograph 1]. Oak Creek and Canal Creek run diagonally through the community from the canyons to the east. Water also flows from several natural springs located near Main and Center Streets. A line of low-lying limestone hills to the west visually isolates Spring City from the larger valley. The setting of Spring City within the overall landscape of the Sanpete Valley has changed very little since the 1980 nomination.

The Spring City town plat is a rectangular gridiron of 110 five-acre blocks, although about fifteen percent of blocks and streets remain under-developed today. The city is surrounded by open agricultural land. The fields are mostly cultivated to the west, north, and south. The land between the city and the canyons to the east is open range. Main Street was part of the original north-south corridor connecting Spring City to Mt. Pleasant to the north, and to Ephraim and Manti in the south half of the valley. In 1937, the road was designated US Highway 89. Twenty years later, US 89 was rerouted one mile west of Spring City parallel to the Denver & Rio Grande Western rail line. Though now isolated from the main traffic corridor through Sanpete County, Spring City is connected to US 89 at four points. South Main Street becomes Pigeon Hollow Road and meets US 89 five miles north of Ephraim [Photograph 2]. North Main Street is part of State Highway 117 and meets US 89 just south of Mt. Pleasant. Highway 117 turns west from Main Street at 300 North and then extends 200 North just over one mile west to US 89. Historically 200 North was the main east-west road into Spring City, running past the second Spring City Cemetery and terminating near where the Spring City train station was located (now demolished). The only road extending east from the city is the Spring Canyon Road (originally called Oak Creek Canyon Road).

Boundary Description of the Spring City Historic District (Additional Documentation)

The *Spring City Historic District* was the first NRHP historic district in Utah to encompass an entire town. However, contrary to a common assumption, the original NRHP boundary did not “coincide with the city limits.”² The 1980 nomination produced two maps: a street map with resources designated with square markers, but no boundary line, and a USGS topographic map plotted with eight UTM reference points.³ For this amended nomination, these maps have been updated using GIS-generated reference points. Map #1 is a street map with resources represented by footprints.⁴ Map #2 shows the USGS topographical map with the amended district boundaries plotted with longitude and latitude reference points. Map #3 shows the district overlaid over a current aerial photograph of Spring City with Latitude-Longitude points (See Section 10). Maps #4 to #8 display the quadrants and the south end of the district with evaluation status, address numbers, and photograph keys to this section.

The amended boundaries were guided by four principles. First, keep the boundaries as close to the original nomination as possible, particularly maintaining the strong east and west boundaries, which have been consistent throughout the historic period. Second, do not exclude any contributing properties that had been included in the original nomination. Third, consider the location of outbuildings, structures, and sites that contribute to the historic character of the district. Fourth, produce a map that represents the amended period of significance. A variety of historic sources were used to define the city’s development by the late 1960s and early 1970s.

² “Spring City, Utah,” Wikipedia: The Free Encyclopedia, (last updated March 30, 2021) en.wikipedia.org/wiki/Spring_City,_Utah.

³ When plotted using ArcGIS software, the UTM historic district boundary shifts slightly to the south and east.

⁴ Only the primary buildings are designated by contributing and non-contributing status.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3 *Spring City Historic District (Addition Documentation), Spring City, Sanpete County, UT*

The analysis included a 1964 aerial photograph produced by the USDA, a 1966 USGS topographic map, and a Historic American Buildings Survey (HABS) produced in 1968 for the Spring City Study Area.⁵ By comparing these sources to the 1980 nomination maps and a 1939 USDA aerial photograph, it became clear that there have been no substantial changes to the development of Spring City from the early twentieth century to the early 1970s.⁶ Prior to 1975, when the population of Spring City began to increase after a period of decline, construction was confined to the extents of the existing historic development from the 1930s. It has only been in the past two decades that new housing stock has appeared outside of the historic development of the city.⁷

Beginning at the northeast corner of the historic district, the boundaries are described as follows: The northeast corner of the district is located at 800 North and 700 East, which marks the north limits of city development by 1972. The east municipal boundary follows the north to south line of 700 East, which is also the east boundary of the historic town plat. Both the original and amended east boundary of the district parallel 700 East, but approximately 435 feet to the east so as to include a historic farmstead at 725 E. 600 North and two historic corrals (contributing structures) on Spring Canyon Road. The district boundary runs along 700 East to 300 South, then west along 300 South to approximately 550 East, then south again to 500 South. This staggered southeast corner reflects the development pattern of the 1960s where the north-south streets dead-ended at 500 South.

The south boundary runs west along 500 South to Main Street, which was a segment of US 89 until 1957. Main Street is called Pigeon Hollow Road as it leaves the municipal boundary at 600 South, where the district boundary turns west. The southwest corner of the original historic district is the only section that is outside and not adjacent to the historic townsite plat. The south boundary moves west from Main Street to 200 West, the west boundary of the town plat. The amended district retains the same jog down to the point where 200 West meets Pigeon Hollow Road. The original district included a number of historic farmsteads on the west side of 200 West from 740 South to 400 North [Photograph 3]. The west boundary of the amended district has been moved further west to include more of the outbuildings associated with the farmsteads and to align more closely with the municipal west boundary. The amended boundary extends to approximately 500 North where it turns east to meet the municipal boundary at the rear of the properties on the west side of Main Street. The amended boundary extends north to 800 North, thence east to the northeast. The northwest corner includes a small section of fields that were not included in the plat but have a corral (contributing structure) and the significant remnants of a historic slaughterhouse (contributing site).

Development Patterns in the *Spring City Historic District*

As with most early Utah settlements, the historic development patterns of Spring City were partially defined by the acquisition and distribution of water. In addition to improvements to the natural springs and the Oak and Canal Creeks, the early settlers dug several ditches and canals, including the Big Ditch (inside the townsite), and Point Ditch, Mill Race Ditch, and Last Chance Ditch (outside the townsite). The system of canals and ditches was used to provide water to both the agricultural fields and the town lots. The creeks and canals have not been culverted and have good integrity, but new vehicular and foot bridges have replaced historic bridges that once spanned the waterways [Photograph 4].

⁵ Unfortunately, no maps or aerial photographs could be located for the early 1970s.

⁶ The 1939 aerial photograph provides the best view of Spring City's early development patterns. There is a 1917 Sanborn Fire Insurance Map (updated in 1931), but the two-sheet map only covers the blocks on either side of Main Street. A 1934 map of the city waterworks system show the extents of the plat system but was drawn to include streets that did not exist with limited information about the buildings of the period.

⁷ This conclusion can be reached by examining updated maps of the district produced in 1990 and 1999, as well as more recent topographic maps and aerial photographs.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 4 *Spring City Historic District (Addition Documentation), Spring City, Sanpete County, UT*

Unfortunately, only a few remnants of the town lot ditches are extant. Most have been filled with dirt after the original NRHP listing. The loss of the ditches has an impact on the district's integrity, but because the ditches were below grade, the visual impact is minimal. A system of piped culinary water from the springs east of town was not installed until 1935 when federal subsidies were available to fund municipal projects.

The most distinctive characteristic of Spring City's historic development are the uniformly square blocks, the streets that divide them, and the placement of the buildings that occupy them. In 1852, one hundred acres of the settlement was divided into five-acre blocks. A second survey was performed in 1857, but only shows the settlement as an abandoned village. The first official townsite survey was completed in 1859 when the settlers returned to the area permanently. This survey included 640 acres of adjacent farmland. This survey grid is still visible in the city's streetscapes and landscapes. Soon after Spring City was incorporated in 1870, the seven north-south streets and eight east-west streets were named by city ordinance.⁸

A second city plat was drawn in 1888 and accepted by city in 1891. It was likely at this time the east west streets were renamed First through Tenth (with Main Street as Third Street), and the east-west streets were designated by the letters "A" to "N" extending the townsite to the current city limits. It was not until June 2, 1976, that the City Council officially changed street names to the current names using Main and Center as the origin point. For example, First Street became 2nd West (or 200 West) and "A" Street was renamed 4th South (or 400 South).⁹ Although Spring City looks tidy on paper maps, on the ground the town still feels very rural. Address numbers were not commonly used until the 1990s with the original district nomination map using site numbers.¹⁰

Spring City's 80-foot wide streets are another characteristic of a typical Mormon village. In 1913, a cement sidewalk project was completed along Main Street. It would be sixteen more years until the street was paved with cement. Today Main Street is the only street in town that is paved with asphalt for its full width and features a full complement of sidewalks, curbs, and gutters [Photograph 2]. An examination of aerial photographs from the 1930s to the 1960s shows unpaved streets with a few sidewalks along the blocks near Main Street. The same aerial photographs show that in the east and north sections of the townsite, there is little to no development and many of the streets appear as meandering footpaths. Several streets that existed on paper are missing completely in the historic aerials. At the time of the 1980 listing, most of the city streets remained unpaved dirt or gravel.

Today approximately two-thirds of the city streets are paved with recycled asphalt; however, with the exception of Main Street only the center of all Spring City streets are paved, with widths of asphalt varying from 25 to 35 feet, leaving between 20 to 30 feet of unimproved shoulder on either side [Photograph 5]. In a few cases, the pavement has followed historic usage with some intersecting streets offset. Most intersections have been paved with curves accommodating the common practice of cutting the corners of the excessively wide streets. A 2021 aerial photograph shows that in the formerly undeveloped parts of the city, some of the footpaths have been widened and straightened to accommodate new construction, but the streets remains unpaved, covered with red dirt, and mostly serve as a driveway for one or two residences. In several places, the old footpaths still remain between the blocks and sometimes a fence line indicates where a street exists on paper only.

⁸ Starting at the west side of town from First to Seventh, the north-south streets were named Parley, Washington, Main, Jackson, Fifth, Johnson, Polk, and East. Starting at the south end of town from First to Eighth, the streets were named John's, Mill, Hyde, Dallas, Chestnut, Douglas, Walnut, and Mulberry. Kaye Watson, *Life Under the Horseshoe: A History of Spring City*, (Salt Lake City, Utah: Printed by Publishers Press, Published by Spring City Corporation and the Spring City D.U.P., 1987), p. 35.

⁹ The 1934 city waterworks map includes all three street names with the current designations added later in a different hand. The map also includes a notation for "Spit'n Whittle Ave" along 100 North between Main and 100 East.

¹⁰ A 1990 update of the district map includes a table to convert the site numbers to addresses. The 1999 survey map uses only the address numbers.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 5 *Spring City Historic District (Addition Documentation)*, Spring City, Sanpete County, UT

Probably the most salient feature of Mormon town planning was the placement of the buildings on the blocks. In an early settlement, central blocks devoted to church meetinghouses, schools, and other public buildings.¹¹ Spring City represents a slight aberration from the ideal as the public square (Block 20) where the meetinghouse is located is on the west side of town, rather than in a more centralized location [Photograph 6]. Block 37, where two historic schools are located, is closer to the center of the townsite plat, but its identity as a public block was not part of the initial settlement and has evolved over the years. The Spring City School was listed on the National Register in 1978 prior to the designation of the district (NRIS# 78002691) [Photograph 7].

In order to give each household enough space for gardens, orchards, and barns, Spring City's blocks were divided into four 1.25-acre lots. As the settlers began to build permanent homes on their town lots, they strictly followed the principles of uniform setbacks and placed the houses near the street corners.¹² Many of the historic homes in Spring City have two principal elevations, particularly those built in the Victorian styles [Photographs 8 & 9]. With the exception of the blocks with Main Street frontage near the town center, the nearly universal pattern of four houses per block, one at each corner, is consistent throughout the expanded period of significance.

The 1934 map shows that even with only one or two houses on the underdeveloped blocks, the building is at the corner. On the block devoted to the two schools, there is an extant older home on the southeast corner in 1934. Aerial photographs from the 1960s indicate there were very few deviations from this pattern. Remarkably, aerial photography from 2021 shows the same patterns. Almost all of the newer houses are built at the corner of an undivided 1.25-acre lot. The only discernable deviation is that several recent homes have been built at 45-degree angle to face the intersection; a choice not without precedent, for example, in 1912 the historic home at 121 E. Center Street was built diagonally to face corner [Photograph 9]. The continuity of the four-house per block pattern of development is one of most important contributing factors to the historic integrity of the *Spring City Historic District*, in both 1980 and 2021.

Streetscapes and Landscape Features in the *Spring City Historic District (Additional Documentation)*

The original nomination for the *Spring City Historic District* cited several streetscape and landscape features that contribute to the historic character of the town. The square blocks and wide streets have been discussed in the previous section, but it cannot be overstated that the historic character of a Mormon village is intact. An observer standing on a typical Spring City street today can still experience a distinctive rural streetscape: a strip of asphalt flanked by unimproved shoulders of dirt or gravel, with lawn, weeds, or other greenery growing over the former lines of the irrigation ditches [Photograph 3]. With the exception of 500 South where a new home has been built in the middle of 100 East at its apex, the same observer can look down any street and see outlying crop and range land that has changed little since the late nineteenth century [Photograph 5].¹³ Also, unchanged are the views of the Wasatch Plateau, the Stone Quarry Hills, and the Horseshoe [Photograph 1].

Spring City's earliest residents were encouraged to plant street trees. Fast-growing Lombardy poplars were preferred, but cottonwoods, lindens, and elms were also popular. Some of the oldest trees have disappeared, particularly after the street irrigation ditches ran dry, but Spring City still has a large number of mature trees gracing the older neighborhoods. Historically property owners were encouraged to beautify their front yards with flowerbeds and flowering shrubs. While most front yards now have a little lawn, most of the townsite acreage is in a more natural state.

¹¹ Richard H. Jackson, "City Planning" in *Encyclopedia of Mormonism*, (New York: Macmillan Publishing Company, 1992), p. 283.

¹² *Spring City Historic District* (1980), sec. 8, p. 4. The placement of the oldest houses at the corners of lots is one of the most ubiquitous features of early Mormon settlements, including Salt Lake City.

¹³ The steeple of a new LDS Church meetinghouse located outside the city limits can be seen from the north end of 100 East, but because there are crops and pastures between the town and the meetinghouse, the view has minimal impact.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 6 *Spring City Historic District (Addition Documentation), Spring City, Sanpete County, UT*

Fencing was also an important landscape feature in town, as “it was not uncommon in the spring and fall to witness large flocks of sheep being driven” through the streets.¹⁴ Though there are fewer historic wood picket fences than in 1980, many have been preserved. There are also a number of front yards fenced with historic wrought-iron or post & wire. The rear yards are fenced with more utilitarian materials, including historic posts, pipe, and chain link. There is very little vinyl fencing in the district. There are a few historic retaining walls built from the ubiquitous oolite limestone found in Sanpete County.

One trend that is typical of the current community are the newer fencing walls built with stone salvaged from demolished buildings [Photograph 10]. The landscape of Spring City also includes the canals, ditches, and creeks that cut across the town through various properties. The waterways are only culverted under the streets so the riparian growth is visible throughout the district, mostly along the Big Ditch near 200 East. A few remnants of the old irrigation system, such as headgates, are extant. Footbridges have been replaced but are mostly in the same locations as they were historically [Photograph 4]. In most early Mormon settlements, formal landscaping was confined to public spaces. Within the town limits, Spring City has three large greenspaces. True to its original intent, the church block features a manicured lawn, mature trees, and flowerbeds facing Main Street between 100 and 200 South [Photograph 6]. Next to the north parking lot is a 1979 stone marker commemorating the permanent settlement of Spring Town in 1859.¹⁵ The west (rear) half of the block is planted in lawn and has a non-historic picnic pavilion. The parking lot behind the meetinghouse is the only vehicular through-block access in the entire town.

On the school block between Center and 100 South, and 100 and 200 East, the 1899 Victorian school building and the 1916 junior high school are located in the north half of the block [Photograph 11]. The remaining portions are part of the Spring City Park, which has non-historic structures, including a playground and a baseball field. The school block is one of the few blocks with historic sidewalks on all four sides. Most sidewalks are only found on the frontage sides of the block, and later sidewalks have been left to individual property owners. The third large public greenspace is the Spring City Pioneer Cemetery at 250 N. 100 East (contributing site) [Photograph 12]. The location of the L-shaped cemetery is an indication of the limits of the early settlement at a time when cemeteries were rarely established in town. The Pioneer Cemetery has 81 documented deaths from 1857 to 1910.¹⁶ The Pioneer Cemetery features a commemorative stone marker erected in 1988 and an unusual, notched plank fence.¹⁷ The much larger Spring City Cemetery, half a mile west of the town limits and historic district, was established in 1869 and is still in use.

Architectural Types and Styles by Period

This amended nomination acknowledges that the ratio of contributing to non-contributing resources has decreased since 1980; however, the above description of the district is still apt with a few mitigating factors. Although 57 buildings were demolished between 1980 and 2021, all thirty-three significant buildings identified in the nomination are extant. Moreover, because of the highly motivated preservation efforts supported by the local government, an active preservation non-profit (Friends of Historic Spring City), and individual property owners, the historic resources of Spring City have never been in better condition. Most of the significant buildings have been restored and there are no longer clusters of vacant and dilapidated homes.

¹⁴ *Spring City Historic District*, NRHP Nomination (1980), sec. 7, p. 2.

¹⁵ The marker was erected by the Daughters of Utah Pioneers in 1979 and is therefore, a non-contributing object.

¹⁶ A small child who died in Kaysville, Utah, 1857 is listed on a headstone with other family members. The marker was probably installed when the family moved to Spring City in 1860.

¹⁷ The marker is a non-contributing object. The fence is later replica of the original and compatible with the historic character of the site.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 7 *Spring City Historic District (Addition Documentation), Spring City, Sanpete County, UT*

While 93 new buildings have been added to the district since 1980, most have been constructed on previously undeveloped blocks, and contribute to the continuity of the development patterns. Among those that were built as infill, only a handful were built with a style or scale that would be considered intrusive. The historic LDS Church meetinghouse and the Victorian Eclectic school remain the tallest buildings in the town. There are no large commercial buildings. Several recent residences have been built in styles that pay homage to their historic house neighbors.

The amended historic district is primarily residential (81 percent). Other building uses include agricultural (eight percent), commercial (six percent), public (four percent), and other (one percent). The most common construction material is brick (32 percent) with stone, wood, and stucco/veneers also common (all around 20 percent). Adobe accounts for seven percent of resources but could be higher due to the common practice of stuccoing adobe buildings. There are only two percent concrete block buildings. Late nineteenth-century styles were used for 64 percent of contributing buildings in the district, split evenly between Classical/Vernacular (31 percent) and Victorian (33 percent).

Perhaps the most distinctive part of the character of the district are the hundreds of outbuildings, which were not quantified in the original nomination. Mormon town planning recommended the interior of the town lots be devoted to outbuildings (e.g. barns, granaries, stables, pens, root cellars, well/spring houses, summer kitchens, wash houses, chicken coops, outhouses, etc.) [Photographs 10, 13 & 14]. The condition of Spring City's auxiliary resources varies from pristine to almost ruin, but they represent over one hundred years of agricultural and transportation activity on the town lots.¹⁸ The most significant, oldest, and largest, of these historic outbuildings have been included in the resource count for this amended nomination. The majority of historic outbuildings, mostly sheds and garages, are not included in the resource count, but those with good integrity enhance the historic character of the district are.

The narrative description for the original nomination was not organized by contextual periods or by architectural types and styles. Furthermore, the nomination was inconsistent in evaluating examples of resources built after 1915, labeling some later buildings as contributory. In this amended nomination, contextual periods have been provided in order to give a better sense of the district over time.¹⁹ Each period provides a statistical breakdown of the resources, as well as representative or significant examples of specific architectural types and styles. Each period also includes a brief discussion of modification trends that have impacted the resources over time.

Settlement Period (1859-1869)

This period begins with the resettlement of the town in 1859. Nine primary resources have been identified from this period: eight residences and the Spring City Pioneer Cemetery (a contributing site). The cemetery is the earliest resource with the first documented death in 1857 with a headstone from the early 1860s; however, earlier burials may be unmarked. Early construction in the Allred settlement was sporadic because of ongoing conflicts between the Native Americans tribes and incoming settlers. Log cabins were clustered within a fortification and the early meetinghouses of log (1860) and adobe (1863) were little used while permanent settlement was delayed. No remnants of the fort or the early meetinghouses remain. The Olsen/Jensen house is a rare surviving example of a log cabin with an adobe addition (269 E. 300 North, built 1869-1875) [Photograph 15]. The stucco covered Bohlin house, at 164 N. 100 West (built circa 1859 and expanded in 1884), is likely the oldest surviving adobe building. Other examples of log or adobe construction from the 1850s or 1860s may be incorporated into expanded houses now covered with stucco or other veneers.

¹⁸ Graduate School of Architecture, University of Utah, "A Way of Seeing: Discovering the Art of Building in Spring City, Utah." Edited by Thomas Carter and Julie Osborne. (Salt Lake City, Utah: Graduate School of Architecture, 1994.) Mormon outbuildings usually remained unpainted. Scholars have been unable to come up with a definitive reason why.

¹⁹ The contextual periods are partially based on chapter divisions in Watson's *Life Under the Horseshoe: A History of Spring City*.

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Some surviving early log or adobe dwellings were repurposed as outbuildings, most likely within the historic period. Log cabins were easily moved to other lots for use as agricultural outbuildings, making them especially difficult to date accurately. Most of the dwellings from this period have at least one associated historic outbuilding that boosts the overall historic integrity of the property, although it is likely that the majority were built in a subsequent contextual period.

Three houses from this period were constructed of oolite limestone, Sanpete County's most distinctive historic building material, which was used for houses in the valley as early as 1850s. The Kofford House, built as a single cell in 1860, is the oldest extant stone house in Spring City (11 E. 100 South). The Reuben Allred house has both a stone and an adobe wing (415 S. Main, built 1864). The Hyde and Borresen houses, which stand across from each other at the corner of 200 South and Main, are two-story houses with similar massing built in 1864-1865 (respectively 209 S. and 197 S. Main); however, they are very different. The Hyde house was built for the settlement's highest-ranking church leader, Orson Hyde, of coursed ashlar limestone in Greek Revival style. The house features a classical façade with classical details in the wood trim. The Borresen house is less ornate with random ashlar courses. The house has two front doors and an asymmetrical façade, which may reflect a Scandinavia or folk influence. The Borresen family came to Spring City as part of an influx of Danish immigrants, at which time the Allred settlement was briefly called "Little Denmark" [Photograph 16]. Both homes are significant and have undergone detailed restorations.

Incorporation and Growth Period (1870-1911)

This period bookends forty years of growth and prosperity in Spring City, corresponding to the highest percentage of contributing buildings in the district. The period begins with a construction boom that occurred after the incorporation in 1870. The period ends with the completion of the Spring City LDS Church meetinghouse, the last significant stone building, which features a steeple that dominates the city skyline. The end of this period roughly corresponds to the period of significance in the original nomination. There are 190 primary resources within this period, of which 152 are contributing. Thirty-one of these resources are significant buildings. There are 119 additional contributing buildings, one contributing site (an adobe yard), and one contributing structure (the Big Ditch) [Photograph 4]. Thirty-four buildings are non-contributing due to out-of-period modifications, the most common being aluminum or vinyl siding and incompatible window replacements, and in some cases, relocation. It is important to note that many of these altered resources are non-contributing houses that have outbuildings and landscape features that enhance the historic character of the district.

This period is architecturally significant for both a continuity and an overlap of architectural types and styles. While log and adobe construction methods fell out of favor when local lumber mills and fired brick yards were established, the use of oolite limestone continued, possibly sustained by a large number of stone masons recruited to work on the nearby Manti LDS Temple in the 1880s. There is also an interesting overlap in the transition from the Classical vernacular to Victorian pattern-book styles. In Spring City, it is possible to see similar versions of a Gothic Revival house, one in stone (19 E. 100 North, built 1883), and one in brick (92 S. 100 West, built circa 1884), constructed at the same time [Photograph 17]. Both of these houses have a cross wing and are excellent examples of the two-façade corner house in Spring City.

The continuity of type and style through this period can be seen in the most common house type: a one or 1½-story hall-parlor with a central door flanked by one or two windows. These houses are found throughout the district during this period with extant log (383 E. 300 South, 1880), adobe (560 N. 200 East, 1880), stone (378 S. 100 East, 1878), frame (165 W. 100 North, 1895), and brick (441 S. 200 West, 1899) examples [Photographs 18 & 19].

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Log buildings were constructed in Spring City through the 1880s, all hewn or sawed. Ten extant examples from this period were identified as primary resources in 2021. Only a few can be definitively tied to their original location. The log cabin at the rear of 19 E. 100 North was built in the early 1870s while Isaac Behunin worked on his large stone house. After the house was completed in 1883, the log cabin was converted to a granary. The Higsby-Christensen log house at 415 S. 400 East, built in 1875, has sat vacant for decades on its original lot. A frame section (circa 1885) extended the use of the cabin as a residence into the twentieth century. The historic stucco has partially dissolved over the years to reveal the willow lathe and hewn logs [Photograph 1]. The property includes a contributing log barn. Another example of a log cabin on its original lot, the Nielsen cabin (275 S. 200 West), was built in 1885 and was derelict by the 1970s. In the 1990s, it was shifted approximately 30 feet and turned 90 degrees before it was rehabilitated for use as a residence [Photograph 3].²⁰ The log cabin at 205 E. 200 North is an example dating from 1880. It was moved one block east from an earlier site when a new home was built in 2012. The log cabin is believed to associated with the Borresen family and may have been the summer kitchen previously attached to their stone house [Photograph 16 & 20].²¹

Log was commonly used for outbuildings in this period, either by original design or repurposed. Among the nine contributing outbuildings associated with the 1892 house at 379 N. Main is a hog house built with logs. The 2021 survey of the district identified eight extant log granaries, all have a new use either as storage or rehabilitated as a guest cabin, for example, the log cabin next to the Gothic Revival stone house at 385 E. 100 South (built circa 1880). The 2021 survey identified seven extant log barns, although two have been partially disassembled. This number is down from the thirteen identified in 1980. Barns have been particularly difficult to preserve since the large size of a disused barn presents a greater safety issue than the smaller outbuildings. A good extant example is associated with the adobe brick house at 184 E. 200 South (built 1884) [Photographs 21 & 22].

In contrast to Spring City in 1980, today there are only a handful of extant buildings with exposed adobe walls. With the exception of the Olsen/Jensen addition of the previous period, all are outbuildings. Several factors contributed to the survival of this 1884 double-cell adobe house 184 E. 200 South [Photograph 21]. It was covered in stucco historically, which was painted and scored to resemble red brick. Frame and concrete additions made it livable for many years. After a period of vacancy, the house was restored in 2003. The adobe brick house at 87 W 200 North has been in continuous use as a residence.²² During a recent rehabilitation, aluminum siding was removed to reveal the adobe brick, which was subsequently covered with stucco when a wrap-around porch was added. Spring City has a relatively high number of adobe outbuildings compared to other settlements of the same period. Examples include a shed (92 S. 100 West, circa 1884), a coop (323 E. 500 North, circa 1900), and a garage (488 N. Main, circa 1908, covered with stucco). Adobe brick was also used in the inner wythes of some fired-brick houses, a common Utah practice in late-nineteenth century construction.

The Sanpete Valley did not have an abundance of trees capable of producing good quality lumber, so there are only fifteen contributing frame houses extant from this period. The most significant is the James Anderson Allred house built in 1874 (297 S. 100 West) [Photograph 23]. This two-story, Federal-style house has a central passage plan, unusual in Spring City, and a frame rear addition. The redwood siding was shipped from California. The property includes an excellent example of one of the most distinctive buildings in the Mormon rural landscape, the “inside-out” granary with the studs visible on the exterior walls [Photograph 24]. A more modest example of a frame house is the Robinson house at 95 E. 400 South (frame over log, built in 1875). This house features original wood siding and trim. It is among the numerous properties with multiple in-period resources, including a summer kitchen, hay barn, granary, and plank fencing.

²⁰ This log cabin retains its historic integrity and is contributing. It was moved because it was on the property lines and did not comply with city code.

²¹ 2021 Reconnaissance Level Survey List of Buildings.

²² The 2021 survey gives a 1913 date for this house, but it likely much older, as it appears as adobe on the 1917 Sanborn map.

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Later frame houses are typically cross wing plans, such as the 181 E. 100 North (built in 1903). This pattern-book house has been recently sheathed in vinyl siding that resembles the original drop siding, and the historic integrity of the property is enhanced by a cluster of unaltered wood outbuildings: a small barn, granary, and garage. The vast majority of frame buildings in the district are outbuildings. Several large frame outbuildings are significant contributors to the rural landscape. Examples include 317 E. 700 North (barn, circa 1890), 470 N. 500 East (circa 1894, hay barn and log cow shed), 190 W. 200 North (hay shelter, circa 1910), and 55 E. 300 North (granary and barn) [Photographs 10, 13 & 14].

Spring City's Main Street business district began to develop during this period, although it would not reach peak commercial activity until the 1920s. A few Main Street commercial buildings were destroyed by fire or torn down prior to 1980. There has been only one Main Street demolition since the original nomination.²³ The only substantial change to Main Street since 1980 has been the restoration of nearly all of the commercial and public buildings. Extant commercial buildings from this period include the Baxter & Blain Store (190 N. Main, built in 1895), a stone building with a false front [Photograph 25]. The Johnson Meat Market is a Victorian Eclectic two-part block, built in 1905 (278 S. Main). The wood false front hides a gambrel roof, recently rebuilt from an older gambrel roof. The two-story building at 37 N. Main was originally a pool and dance hall when built in 1911 [Photograph 26]. It has recently been sheathed in new materials, but structurally it was one of the last adobe buildings constructed in Spring City.

It is important to note that Spring City's Main Street has always been primarily residential. Two of the largest houses on Main Street were built as residences and later converted to hotels. The Crisp house at 59 N. Main, a large two-story Greek Revival stone house (built between 1881-1884), was originally built as a residence but was operated as a hotel by the Allred family between 1900 and 1925 [Photograph 27]. In contrast, the Osborne house is an excellent brick example of Victorian Eclectic pattern book architecture. The two-story cross wing house at 216 S. Main (built in 1894) features polychrome brick, corbelled relieving arches, bracketed eaves, and colorful imbrication in the gable trim. It was known as the Osborne Hotel by 1896 [Photograph 28]. Some of the traveling salesmen who stayed in these hotels may have shown their wares at the "Sample Room" built around 1900 (38 N. Main) [Photograph 29].²⁴ Later this one-story false front frame building was converted to the town's firehouse.

Just north of the old firehouse is the old city hall. It is one of only a handful of extant nineteenth-century civic buildings in Sanpete County. Built in 1893 of limestone, the temple form building is influenced by the Greek Revival style and includes a bell tower [Photograph 2]. It was used as a schoolhouse for seven years before being occupied by city offices from 1900 to 1988. The second Spring City jail sits behind city hall. This wood building was constructed of stacked 2x4s in 1900 (vehicle door installed in the 1980s). This jail's predecessor was a stone building (circa 1885), now used as an outbuilding at 275 S. 200 East (windows have replaced the original bars).

The most significant public building in the historic district is the three-story Spring City School at 45 S. 100 East, built in 1899 [Photograph 7]. This Victorian Eclectic school was designed by Provo architect Richard C. Watkins. The building is architecturally notable for its polychromatic brick masonry, arched central entry with a second-floor balcony, stepped parapets, and corbelled chimneys. The Spring City School was listed on the National Register of Historic Places on November 14, 1978 (NRIS# 78002691). The school remains the only property individually listed within the boundaries of the historic district.²⁵ A restoration of the building was completed in 2017 for use as the current city offices by the Friends of Historic Spring City.

²³ Based on an analysis of Sanborn maps, RLS surveys, and research by Kaye Watson, *Life Under the Horseshoe*: p. 122-123.

²⁴ The building is labeled "Sample Room" on the 1917 Sanborn Fire Insurance Map.

²⁵ The only other individually listed property with ties to Spring City is the *Crawford, Charles, Farmstead* (NRIS #80003956). The farmstead is located approximately two miles south of the boundary of the historic district.

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The 1980 district nomination noted that Spring City has a number of buildings that “display the prominent role the LDS Church played in town.”²⁶ Although almost every Mormon settlement had similar LDS buildings, the cluster of extant buildings in Spring City from this period is remarkable. The oldest is the Relief Society granary located at 69 W. 300 South (built early 1870s), a 1½-story stone building used for food storage and meetings by the LDS Church women’s auxiliary [Photograph 29]. The Greek Revival stone building next door at 63. W. 300 South (built 1876) was used as a schoolhouse between 1878 and 1898, but its initial use remains a mystery.²⁷ The Methodists who came to Utah to teach Mormon children built a combined church/school/teachers’ quarters at 49 E. 100 North and provides an interesting contrast to the LDS Church’s stone buildings. The chapel section of the 1889 frame building was demolished around 1926 when the living quarters were converted to a family residence.²⁸ An addition was recently added to the front on the same footprint as the chapel [Photograph 31].

The crown jewel of religious buildings in Spring City is the LDS Church Meetinghouse at 164 S. Main Street. Built between 1902 and 1911, it was one of the last major buildings to be constructed entirely of oolite limestone in Sanpete County [Photograph 6]. Richard C. Watkins was also the architect for this Victorian Gothic meetinghouse. A compatible limestone addition was completed in 1977 by the church, a marked departure into preservation from an entity that prefers to replace chapels as programmatic needs change. During the construction of the meetinghouse, the LDS Church also built a Bishop’s Storehouse in 1905 (95 E. Center) [Photograph 32]. The building is one of five similar storehouses in the Sanpete Valley built from standard plans issued by the church building department. The building has a rock-face limestone foundation but with walls of fired brick. The arched entryways represents a transition from the Victorian era to styles of the early twentieth century. Contributing to the integrity of the yard is the original wrought-iron fence.

Another transitional building is the home of district judge Jacob Johnson at 390 S. 100 West. The largest historic house in Spring City, it was built in two phases: a two-story classical stone hall-parlor facing 400 South circa 1875 and a 2½-story stone addition in 1896 facing 100 West [Photograph 33]. The addition features a Queen Anne style tower and an Eastlake style porch. Both sections of the building have been plastered and scored. The Johnson property includes a complex of well-preserved stone buildings from the 1870s: the judge’s office, a granary, and a large carriage house/barn [Photograph 34].²⁹ Jens Peter Carlson, a mason who worked on the Manti temple and Johnson house, built his own house across the street starting in 1896 (350 S. 100 West) [Photograph 35]. The Carlson house, another transitional house, is perhaps the finest example of stone masonry in Spring City with only an eighth of an inch of mortar between the stones. The 1½-story house is a central-block-with-projecting-bays, a common house type of the Victorian era.

The 2021 survey of Spring City identified 32 contributing primary stone buildings versus 37 contributing brick buildings from this period; however, the visual impact of stone buildings is greater. Examples range from the one-story, single-cell, unadorned, Justesen house (circa 1887, 85 W. 400 North) to the two-story, cross wing, Victorian Eclectic, Erickson house (built 1888, 119 W. 200 North) [Photograph 36]. Of particular note in Spring City are examples of the rare Scandinavian house type known as the “parstuga” or pair house. The type is characterized by a central room flanked by two smaller rooms in the front wing.

²⁶ *Spring City Historic District*, NRHP Nomination Form (1980), sec. 7, p. 2.

²⁷ Some believe the masonic symbol above the door indicate it was a masonic lodge. The LDS Church uses some symbolism similar to the masons. Others suggest it was used for Mormon temple rituals prior to the completion of the Manti temple in 1888. The building is known locally as the Allred School, Old Rock School, or the Endowment House (named for a temple ritual possibly overseen by Orson Hyde prior to the schoolhouse period).

²⁸ Other church buildings have been demolished, including the settlement-era meetinghouses, a separate meetinghouse for Danish immigrants, and a building used as a Presbyterian school.

²⁹ In the 1968 HABS documentation, the Johnson office and barn, are mistakenly referred to as the tithing office and tithing barn. There is no record these buildings were associated with the church tithing program. There was a granary, barn, and root cellar, associated with the Bishop’s Storehouse on 100 West, but they were demolished many years ago. Reportedly Judge Johnson used the granary like a bank, lending surplus grain to Spring City residents. *Spring City Historic District*, Site #24A Form.

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The 1980 nomination noted three pair houses in the district. The Hansen house (93 N. 200 East, built 1874) and the Monson/Larsen house (85 N. 100 East, built 1883) are both stone houses. The third, an adobe house, was demolished in the 1980s. The Hansen house has been partially remodeled, but a stucco layer was recently removed to show the stone and the original plan is still discernable. The Monson/Larsen house has exceptional historic integrity with an original Victorian porch and balcony [Photograph 37]. The second floor was originally unfinished and used as a ballroom.

There are numerous historic granaries in Spring City. The gable roof of the Moulter/Kofford granary extends three feet over the entry of the 1½-story stone granary, built circa 1870 as part of a larger farmstead at 194 N. 300 East [Photograph 38]. The associated buildings had been demolished by 1980. Another good example of an “inside-out” granary is at 55 E. 300 North, which is next to a circa 1900 “inside-out” barn.³⁰ One of the losses in the district has been the demolition of barns [Photograph 13]. In particular, at least three large log and frame barns with side stone stables, were demolished in the 1980s and 1990s, although some stones appear to have survived as garden walls on nearby properties. An extant example (circa 1890) is found at 115 E. 500 North associated with an 1881 house and a large “inside-out” granary. The partially collapsed barn behind a non-contributing house at 87 E. 200 North is believed to be the last historic stone barn in Spring City to use traditional Danish building techniques [Photograph 39].

During this period, summer kitchens were a popular improvement to the town lot, usually doubling as a wash house. The 1980 nomination noted five extant summer kitchens and the 2021 survey enumerated seven additional examples. However, there appear to be more surviving examples. Identifying summer kitchens that have been incorporated into rear additions is difficult and some look like sheds today. The frame building at 93 E. 100 North, is not a cabin or shed, but a circa 1890 summer kitchen left abandoned when the associated house was demolished. At 323 E. 500 North, a circa 1910 frame kitchen has been attached to the restored brick house with an enclosed breezeway [Photograph 40]. The 1884 stone house at 112 W. 200 North has a frame summer kitchen in the rear, which is not mentioned in the 1980 site forms and may have been moved in later [Photograph 41]. The Anderson house at 560 N. 200 East is a typical one-story adobe dwelling (built in 1880). Among the several outbuildings associated with the house is a summer kitchen, which is covered in stucco to match the house [Photograph 18].

In 1891, the Sanpete Valley Railroad (later Denver & Rio Grande) was completed one mile west of Spring City. The railroad altered the architectural landscape by providing access to decorative milled woodwork, manufactured windows, and builder’s pattern books that were more compatible with the possibilities of fired brick masonry. The Hansen house at 280 E. 300 South is a modest 1½-story cross wing built circa 1890 of fired yellow brick. The east elevation is a typical symmetrical hall-parlor with the pedimented window heads pervasive in Spring City. The north elevation features a Victorian-style covered porch tucked into the cross wing. The Justesen house features an unusual T-shaped footprint with an octagonal front wing (187 N. Main, built 1898) [Photograph 42]. The house is notable for its decorative Victorian woodwork and a collection of five contributing outbuildings.

The Baxter house at 12 W. 200 North (built in 1903) is a central-block-with-projecting-bays house with equally elaborate Victorian Eclectic elevations facing Main Street and 200 North [Photograph 8]. The house was the closest rival to the Osborne Hotel in size and ornamentation for the period, and in fact, the family rented out rooms while they lived there. The red brick Victorian pattern book Pedersen house at 74 N. 300 East features the elaborate detailing of brick Victorians found in Utah’s urban centers, though the construction date of 1910 is about ten to fifteen years later than the average age of a similar house in Salt Lake City.

³⁰ The house associated with these outbuildings was demolished in the 1980s.

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Civic Improvement and Specialized Agriculture Period (1912-1956)

The first half of the twentieth century was mostly placed outside of the period of significance in the original district nomination, but a high percentage of resources built during this contextual period have achieved significance in their own right. A total number of 57 resources have been identified from this period. Thirty-seven buildings have been evaluated as contributing. There are three contributing structures, one contributing site, and one contributing object. Fifteen buildings are non-contributing due to out-of-period modifications. This period begins as Spring City ceased stone construction, although the local quarries continued to export limestone as a building materials for projects from Colorado to California.³¹

The only stone construction from this period is the contributing object: a Daughters of Utah Pioneers (DUP) monument that both honors and pipes the main spring in Spring City (located at the corner of Main Street and 100 North) [Photograph 43]. Only one public building was constructed during this period, the Spring City Junior High School, in 1916 (150 E. Center) [Photograph 11]. The school is a one-story brick building with a stylized classical entry that is located just east of the 1899 school. When the older school closed, the junior high became the new elementary school from 1957 to 1986. Most recently, it was used for city offices, community events, and a fire station.

The period ends in 1956, the year before Highway 89 was rerouted one mile west of Spring City, an event that had a devastating impact on the economic life of the community. The years between 1912 and 1956 are represented by two themes, the stability provided by civic improvement projects in Spring City and the economic impact of specialized agriculture in Sanpete County. Unfortunately, these themes did not result in an abundance of identifiable historic resources. Early civic improvement projects have been replaced (e.g. electric power lines from the 1910s), are not visible (e.g. water system improvement between 1916 and 1934) or have only a minimal visual impact on the district (cement sidewalk projects beginning 1913).

The few city streets paved with cement in this period are mostly covered in modern asphalt, but two historic gas stations have survived to represent the rise of the automobile era. Spring City's first fuel pump was built in 1924 at the corner of 500 North and Main Street [Photograph 43]. The Aiken service station is a one-room frame building with a projecting canopy over the drive-through pump area (pumps long gone).³² The Sinclair service station at 87 N. Main Street was built of concrete block in 1949. The station was expanded in 1982 and the pumps have been updated for current use, but the historic building is still visible on the north half [Photograph 44].

Main Street continued to see new construction of commercial buildings throughout this period. The Lyceum Theater was built in 1915 and remains the town's first and only movie theater (35 N. Main) [Photograph 26]. This two-story brick building has modest elements of the Victorian Commercial style. The one-story Baxter Confectionary, also built in 1915, has a recent façade remodel, but remains a one-part brick commercial building. The Baxter & Blain store became the Schofield Mercantile in the 1930s and the painted Squirt advertisements from the 1940s are still visible on the north and south elevations [Photograph 25]. The Osborne Mercantile was established in 1925 in a one-part block at 76 S. Main. The storefront features the distinctive purplish brick popular in the later 1920s [Photograph 45]. The building was restored in 2016 for use as a restaurant. Most commercial buildings had changes in use during this period. Sandstrom's pool and dance hall was used as a grocery, the post office, and a WPA library in this period.³³

³¹ William L. Parry, "A Majestic Building Stone: Sanpete Oolite Limestone." In *Utah Historic Quarterly*, vol. 81, no. 1 (Winter 2013): 46-64, p. 59.

³² While outside of the period of significance, the 1980 nomination evaluated this 1924 building as significant.

³³ Although Spring City was a fairly established town, it never had a Carnegie-sponsored library building.

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Across the street from the Osborne Merc, Strate's garage, also built in 1927, is the largest commercial building on Main Street. The brick building features a stepped parapet and corner storefront. The façade has been covered in stucco and it is now used as an art gallery. Kelsey's Garage, at 407 N. Main, is a service bay building from 1940 [Photograph 46]. The building was built from concrete block, with metal-sash windows, and a stepped parapet hiding a low-pitch gable roof. The only alteration has been a new garage-bay door. The Andersen Slaughterhouse/Beef Gallows was located within the district at approximately 650 N. 100 East [Photograph 47]. This contributing site includes remnants of a building and the original wheel hoist.³⁴ The booming livestock industry of the period is represented by three contributing structures. One is a corral with associated outbuildings located just northeast of the slaughterhouse site. Two large-scale corrals are located at 700 East on either side of the canyon road. The larger south corral was built circa 1915 for sheep. The north corral was built for cattle, probably in the 1940s.³⁵

Several production-scale agricultural buildings from this period are located within the historic district. For example, the Sorensen farm has two large frame chicken coops, built circa 1930. The poultry business must have been doing well as the 1894 farmhouse was updated with asbestos-cement siding in the 1940s or 1950s. The two long turkey coops located at 405 N. 100 East, were built circa 1940, with concrete block walls [Photograph 48]. Though partially collapsed, they represent the beginnings of a regional turkey industry that lasted many decades. The 1940s barn behind the 1895 house at 260 N. Main is similar to older barn types in plan. The barns that have survived were maintained during this period. A good example is at 323 E. 500 North. One farmstead that has been continually used throughout this period adjoins the townsite at 725 E. 300 North. The farmhouse was built circa 1915 and updated in 1955. Not limited by the size of a townsite lot, the complex includes a mix of old and new outbuildings in use today as a four-acre market garden farm. One of the most unusual outbuildings of the period is the two-story plank grain cleaning shed, built circa 1930, at approximately 250 E. 100 North [Photograph 49].

Fifty-five residences were identified from this period, with 41 contributing and 14 non-contributing due to out-of-period modifications. In-period modifications to older houses were common. The stone house at 112 W. 200 North has a 1940s concrete addition [Photograph 50]. The earliest house from this period is the Freeman Allred home, which sits angled to the corner at 121 E. Center Street. This late Victorian-style brick cross wing was built in 1912 [Photograph 9].³⁶ Bungalows were common in Utah between 1910 and 1925, but out of twelve, Spring City has very few pure examples of the style. The brick bungalows at 125 S. Main and 147 N. Main have similar Arts & Crafts porches (circa 1914-1915) that may have been taken straight from a builder's pattern book, but most examples are highly individualized [Photograph 51]. A pyramidal cottage, built in 1914, is a pattern book hybrid of the Victorian and bungalow eras (181 E. 300 North). An unusually large bungalow is the Beck house at 287 S. 100 East (built 1920). The bungalow's triple-gable façade has been updated, but the type is unmistakable. The historic district features several older residences with bungalow-style porches. For example, the circa 1880 hall-parlor at 80 W. 300 North, was updated to the clipped gable bungalow style in the 1940s. A clipped gable cottage at 190 E. 500 North is a one-of-kind frame example from 1941 [Photograph 52].

The district's four period revival cottages were all built during this period. The large home at 80 N. 100 East, built in 1937, has been evaluated as significant as an excellent example of the English cottage style, executed in purple brick [Photograph 53]. The smaller red brick house, built in 1948, at 94 W. 400 South is a rare post-war residence in Spring City [Photograph 54]. There were only six contributing residences identified in the district in the post-war period, prior to nearly a decade of no building activity in the 1950s. Spring City has one example of a "hope" or basement house,

³⁴ It was associated with the Andersen Meat Market just north of the stone Spring City Co-op (the co-op store was destroyed by fire in 1934, the meat market was demolished in 1968 as part of a city beautification program).

³⁵ The north corral does not appear on the 1939 aerial of the city. The corrals were not included in the original nomination but have been included in this amended nomination adjacent to the townsite grid. Small corrals on the town lots were not evaluated as primary resources but contribute to the historic integrity of individual properties.

³⁶ Freeman Allred was a surveyor, who situated his home, not for the views, but based on what he said were the true cardinal points of the compass.

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built in 1948 at 419 N. 200 East. The double-gable house (built 1950, 551 N. Main) is an example of the Early Ranch style. One of the biggest changes to the residential landscape during this period was the proliferation of garages. The majority of contributing garages are single-car examples built for homes from the late nineteenth or early twentieth-century houses. Most were built close to the shoulder of the street. Later examples are more likely to be set back and have double-car garages, perhaps as paved driveways became more common.

Isolation and Decline Period (1957-1972)

This period is significant for the lack of development in Spring City, thereby setting the stage for remarkable preservation of the town's setting and resources that were later identified in the original historic district nomination. The dearth of construction projects during this period can be attributed to two factors: 1) a loss of nearly 50 percent of the town's population between 1950 and 1970, and 2) the drop in economic development after US 89 was moved one mile west. During the 2021 survey, no buildings were identified in the period from 1951 to 1960, and only ten between 1961 and 1972. The only public building was a new Modern-style United States post office in 1962 (one-story, flat-roof brick building at 24 N. Main) [Photograph 2]. The turkey barn built at 575 E. 100 South in the early 1960s is the only large-scale agricultural building from the period [Photograph 56].³⁷ There are eight contributing ranch-style houses built during this period, six are faced with brick. The best example was built in 1967 at 185 E. 300 South, a white brick house with an attached garage. A similar house could be found in any 1960s suburb in Utah. By the 1960s, a few mobile homes were brought to Spring City, but no extant examples have been definitively identified for this period.

Preservation and Expansion Period (1973-2021)

The years between 1973 and 2021 are out of the historic period of significance but represent nearly a half century of balance between the remarkable efforts to preserve Spring City historic resources and the desire for new construction in the city's redevelopment. With the population rising, by 1980, 51 new buildings had been constructed in Spring City, including about 30 one-story ranch-style houses considered "intrusions" in the original district nomination. One example is at 157 E. 400 South, built circa 1980 [Photograph 57]. North Sanpete High School shop classes built three A-frame homes within the district (e.g. 192 N. 300 East, 1975). It was common for older homes to be modernized by stucco, siding, and new windows. Most of the Victorian pattern-book houses have minor updates or additions but retain historic integrity [Photograph 55]. In two decades after the National Register listing, the city added 34 new buildings in the 1980s and 36 new buildings in the 1990s. The majority were residences, mostly manufactured and ranch-style homes (320 S. 200 West, circa 1990) [Photograph 58]. A trailer court was built at the east edge of town in the 1990s and many in-town trailers were replaced or remodeled into permanent homes (117 E. 200 North, 1976). Surprisingly, a number of new home builders left the historic outbuildings on their lots intact.

The construction of a new Spring City Elementary School in 1986 was a sign that the population had bounced back to its post-war levels. Around the same time, incoming part and full-time residents began buying historic buildings and restoring them (e.g. 13 N. Main, 63 W. 300 South, 197 S. Main, 278 S. Main) [Photograph 16 & 30]. When the four walls of a modest stone house were destroyed by fire, the house was rebuilt nearly identical to the original built in 1874 (147 N. 100 East) [Photograph 59]. As noted, moving outbuildings around to preserve them has become a common practice [Photograph 20]. Buildings have even been moved in from other towns. The most ambitious move was the Chester School & Meetinghouse, a circa 1892 stone building. In 1987, the school was disassembled and moved from Chester, three miles west of Spring City, and reassembled at 490 E. 400 South within the historic district (non-contributing) [Photograph 60].

³⁷ The barn appears in aerial photographs after 1958 and before 1964.

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Spring City's decades of successful preservation efforts are attracting more residents each day. In 2021, the population of Spring City is just a few residents away from reaching its peak population from 1900. There will always be new homes that don't quite fit in, such as the Modern house at 160 N. 700 East (built 2019) 285 E. 300 South [Photograph 61]; and others that perhaps fit in a little too well, for example, the Neo-Traditional house at 50 E. Center (built 2015) [Photograph 62]. Despite the changes, *Spring City Historic District* still has much of its historic integrity: significant landmark buildings, high numbers of contributing outbuildings, twentieth-century historic buildings that illustrate the architectural evolution of the town, and patterns of development that have not changed in 169 years.

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Narrative Statement of Significance

Summary Paragraphs

The *Spring City Historic District* located in Spring City, Sanpete County, Utah, was listed on the National Register of Historic Places (NRHP) on October 22, 1980 (NRIS #80003957). This amendment provides additional documentation to define the period of significance to a beginning date of 1859 and to extend the period of significance to an ending date of 1972. This amended nomination also updates the NRHP eligibility of each primary resource within the district, delineates historic contextual periods, and refines the boundaries to better support the significance and integrity of the district. The *Spring City Historic District (Additional Documentation)* is significant at the local level under Criterion A for the district's association with broad patterns of history in the areas of Exploration/Settlement, Agriculture, and Community Planning & Development. The historic district is also significant under Criterion C in the area of Architecture for embodying the distinctive characteristics of rural Sanpete County architecture throughout the historic period of significance.

Under Criterion A, the original district nomination prepared in 1980 focused on two areas: Exploration/Settlement and Agriculture with a period of significance between 1851 and 1915. The *Spring City Historic District* as documented in 1980 was an excellent example of the patterns of Mormon town planning during the settlement period and well as the agricultural practices that distinguished rural village living in the mid-to-late nineteenth century. The beginning date of the period of significance has been revised to 1859 for three reasons: 1) it is the year of the first town plat that is still visible on the landscape; 2) the 1859 plat was based on the principles of Mormon town planning as described in both the original and this amended nomination; and 3) the survey plat has informed the architectural development of all subsequent periods. Spring City was the first historic district in Utah to encompass an entire town. The additional documentation provided in this amendment confirms the district's continuing historic integrity of location, setting, design, and feeling, which has not changed substantially since 1980. Spring City is still a quintessentially rural village. The town's layout, architecture, agricultural outbuildings, streetscapes, and landscapes, continue to contribute to the overall historic characteristics described in the original nomination. This amendment defines two contextual periods for the timeframe covered in the 1980 nomination: the *Settlement Period (1859-1869)* and the *Incorporation and Growth Period (1870-1911)*.

The period of significance for this amended nomination extends the ending date to 1972, which recognizes historic resources that have achieved significance since 1915. The 1972 is significant as the year Spring City was included in a book on Utah ghost towns after a two-decade period of population decline and virtually no construction. These conditions preserved the historic character of the community and attracted the attention of architectural historians, including the authors of the 1980 nomination who described Spring City as the "best example of Mormon village development" in the Sanpete Valley.

The *Spring City Historic District (Additional Documentation)* includes Community Planning & Development as an additional area of significance under Criterion A. Prior to the incorporation of Spring City in 1870, the settlement was only sparsely developed with scattered residences. The majority of public and commercial buildings in town were built during the *Incorporation and Growth Period (1870-1911)*, including 30 of the 33 buildings identified as significant in the original historic nomination. A third contextual period, the *Civic Improvement and Specialized Agriculture Period (1912-1956)*, defines a significant historic period not included in the original nomination. During this period of population stability, the architectural development Spring City decreased and a number of civic improvement projects brought the community into the twentieth century without compromising its nineteenth-century character. The

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significance of the fourth and final historic contextual period, *Isolation and Decline Period (1957-1972)*, begins with a single event: Utah Highway 89 bypassed Spring City's Main Street to become Sanpete County's primary north-south corridor. This period is defined by a precipitous decline in development that mirrored a decrease in Spring City's population by 50 percent as Spring City was transformed into a "living" ghost town.

The *Spring City Historic District (Additional Documentation)* is eligible for the National Register of Historic Places under Criterion C in the area of Architecture for its association with the evolution of architectural types and styles from the mid-nineteenth century to the mid-twentieth century within a rural Utah community. The *Spring City Historic District* is remarkable for its enduring historic integrity from the settlement period to the 1880s, which the original nomination described as the "folk design" period, representing limited access to materials and the knowledge local builders brought with them from their places of origin.

Spring City features excellent examples of the truly vernacular (e.g. log cabins), while there are also many distinctive examples of traditional styles such as the Greek and Gothic Revivals. The district also has significance and historic integrity for the period from the 1880s to the early 1900s, which is described in the original nomination as the "pattern book" period. The two periods overlap as Spring City's local builders gradually embraced methods of construction and materials associated with national trends: for example, the Italianate, Victorian Gothic, Queen Anne, and the Victorian Eclectic. The district includes the high artistic work of master masons (e.g. Jens Sorensen, John Bohlin, and Jens P. Carlson), as well as two designs from the prominent Utah architect, Richard C. Watkins.

Under Criterion C, the *Spring City Historic District (Additional Documentation)* is also architecturally significant for the two periods outside of the original nomination's period of significance. Starting in the 1910s, local builders constructed types and styles popular throughout the United States in the twentieth century (e.g. bungalows, period cottages, ranch houses, etc.). Notably, Spring City's local builders chose to maintain the one-home-per-block pattern established by the settlement builders. It is important to note that older homes were rarely demolished in this period and there are numerous examples of log, adobe, and stone houses with mid-century modern upgrades and additions, or converted to outbuildings. There are also several excellent examples of larger agricultural buildings that represent the shift from subsistence/local to large-scale agricultural production. The few examples of commercial and public buildings from this period have excellent historic integrity. Though not individually distinctive, the more modest buildings and outbuildings from this period represent the architectural evolution of the district and enhance its historic character.

Criterion A: Exploration/Settlement Significance

The *Spring City Historic District (Additional Documentation)* is significant under Criterion A in the area of Exploration/Settlement for its association with the development patterns of rural Utah in the mid-nineteenth century. The contextual period for this area of significance is the *Settlement Period (1859-1869)*. The 1980 district nomination states that out of the eleven historic communities in the upper Sanpete Valley, Spring City "best represents the original nineteenth century character of the settlements" and "effectively documents the pattern of Mormon exploration and settlement in the West and the particular agricultural practices which accompanied village living."³⁸ Because Spring City retains many of the distinctive features of the early settlement, the historic district remains significant in this area.

³⁸ Tom Carter, *Spring City Historic District*, National Register of Historic Places Inventory — Nomination Form, (1980), sec. 7, p. 2.

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The vast majority of early settlements in Utah were based on the “City of Zion” plat advocated by Brigham Young, colonizer and president of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church). The City of Zion concept began with church founder Joseph Smith in 1833, who espoused the advantages of living in compact communities, rather than on isolated farms. The original City of Zion plat is more urban than rural in character with fairly narrow lots. In the Intermountain West, Brigham Young and local church leaders adapted the plat to support an emphasis on family-level subsistence agriculture within a compact village. The individual town lots were generous, usually at least an acre, allowing room for the property to be used for vegetable gardens, fruit trees, and outbuildings for livestock and poultry. Larger-scale agricultural lands were located on outskirts of the town plats. The initial settlement usually occurred on a creek with the water source meandering diagonally through the gridiron of the later town plat. One of the first public works was a cooperative system of canals and irrigation ditches. Water rights were assigned to each property owner. The system was designed to promote self-sufficiency and efficient land use, provide security, and discourage social isolation. Within the community, opportunity and space were provided for education, worship, social gatherings, and the arts. Scarce resources such as timber and water were to be held in common with no private ownership.

Spring City is one of an estimated 400 settlements founded on the principles of “Mormon Town Planning” before Young’s death in 1877.³⁹ Because of Spring City’s relative isolation and slow growth, these planning principles are more intact today than most settlements of the same period. The original nomination documents the initial settlement of Spring City beginning in 1851, when James Allred arrived in Utah and was advised by Brigham Young to move to the Sanpete Valley and “select a place for a settlement where he could locate with his numerous posterity and kindred and preside over them.”⁴⁰ James Allred moved his family and built a log cabin near today’s Canal Creek at the south end of today’s Spring City in 1852. That year one of Allred’s sons, James T. S. Allred, completed the first survey of the area, dividing a tract of one-hundred acres into five-acre blocks. Crops were planted and twelve families spent the winter of 1852 in what was then known as the Allred Settlement.

Conflicts with the native Sanpitch Utes, who used the area for fishing and hunting, forced the settlers to fashion a log fort from their cabins, even after the settlement was reinforced by 50 Danish families in October 1853. For a time, the settlement was nicknamed Little Denmark. Due to extreme temperatures, a lack of food, and Ute skirmishes, the settlement was abandoned in 1854. After five years living in the nearby settlement of Manti, and later, in Fort Ephraim, the settlers returned in 1859. That year, Albert Petty, the county surveyor, completed the first townsite survey, including 640 acres of farmland adjoining it. The outlines of this rectangular grid of 110 five-acre blocks divided into four 1.25-acre lots remains visible today, though the townsite is partially still undeveloped.

Little Denmark had been renamed Spring Town by the time of the 1860 census enumeration. The population was 263 persons divided into 54 households. Nearly all of the male heads of household were listed as farmers. Several men were listed as farm laborers. John Davis was a shoemaker and Orson Hyde, the highest-ranking LDS church leader, was a minister. Five of the six female household heads had occupations: Anna M. Larson, seamstress; Mary A. Donnelly, servant; Mary Allred, weaver; Emma Allred, seamstress; and Victoria Black, tailoress. Most of these women appear to be polygamous wives with their own homes. Other sources note that two men established mercantile in their homes, in addition to being farmers.

During the settlement period, the townsite plat and the few remaining settlement buildings set the precedent for the patterns of development that continue in the community today. Salient features include the wide streets, semi-rural blocks, and the placement of houses with uniform setbacks at the corners of the lots. Spring City’s relatively small five-acre town blocks precluded one aspect of the City of Zion plat: lots configured so that houses face alternating streets on

³⁹ Richard L. Jensen, “Colonization” in *Encyclopedia of Mormonism*, (New York: Macmillan Publishing Company, 1992), p. 290-294.

⁴⁰ As quoted in *Spring City Historic District*, NRHP nomination (1980), sec. 8. p. 2.

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each block.⁴¹ Block 20 on the west side of Main Street was the site of the first fort, although no traces survived beyond the settlement period. The first log and adobe meetinghouses were built on Block 20 in the 1860 and 1863 respectively (both demolished). For many years, today's Main Street was simply a well-worn trail between the Allred settlement and Fort Ephraim. The Spring City Pioneer Cemetery is a contributing site from this period.

Criterion A: Agricultural Significance

The *Spring City Historic District (Additional Documentation)* is significant under Criterion A in the area of Agriculture based on four factors. First, the pattern of development established in the settlement period, a compact village with adjacent agricultural lands, is still visible on the landscape. Second, remnants of the vital nineteenth-century system of canals and ditches have survived decades of progress in culinary and irrigation water improvements. Third, the town lots within the historic district have an extraordinary number of surviving agricultural outbuildings and structures, which boost of the integrity of the district. Fourth, there are several large-scale agricultural buildings and structures that were built in the twentieth century when farmers and ranchers transitioned into specialized agricultural enterprises.

The large town lots originally used for family subsistence-level agricultural can be easily distinguished from the outlying agricultural fields and reinforce the agrarian patterns of a Mormon settlement town. The 1980 district nomination stated that Spring City is "typical of the Mormon village plan" in its townsite plat and its irrigation patterns.⁴² As with most early Utah settlements, the historic development patterns of Spring City were partially defined by the acquisition and distribution of water. During the *Settlement Period (1859-1869)*, the early settlers tap the natural springs and dug ditches from the Oak, Canal, and Cedar Creeks. Spring City has been described as "life under the horseshoe," a reference to the horseshoe-shaped mountain bowl that local farmers use to calculate summer water supply by checking the snowpack in July.⁴³

Throughout the *Incorporation and Growth Period (1870-1911)*, Spring City residents completed communal water projects, including several canals: the Big Ditch (a contributing structure inside the townsite), and Point Ditch, Mill Race Ditch, and Last Chance Ditch (all outside the historic district). For many decades, the irrigation system of provided water to both the agricultural fields and the town lots. During the *Civic Improvement and Specialized Agriculture Period (1912-1956)*, the irrigation companies made numerous improvements, including a reservoir. Piped culinary water from springs east of the townsite was installed in 1935 when the city received federal subsidies. Sturdier vehicular and foot bridges over the creeks and canal have replaced the historic ones at the same locations.

Unfortunately, only a few remnants of the town lot ditches, which carried "water to each shareholder in town," as described in the 1980 nomination are extant.⁴⁴ Nevertheless, these remnants of the historic irrigation systems are important contributors to the landscape of the Spring City. At the corner of Main Street and 100 North, a monument piping the main spring in Spring City was dedicated in 1951 to honor the importance of water to the community. The stone monument, installed by a local chapter of the Daughters of Utah Pioneers (DUP marker #158), is a contributing object.

⁴¹ Jackson, p. 284. One of the most unique aspects of Mormon town planning, Joseph Smith gave no explanation for why the alternating frontage would be advantageous.

⁴² *Spring City Historic District*, NRHP Nomination Form (1980), sec. 7, p. 2.

⁴³ Kaye Watson, *Life Under the Horseshoe: A History of Spring City*, (Salt Lake City, Utah: Printed by Publishers Press, Published by Spring City Corporation and the Spring City D.U.P., 1987), p. 7.

⁴⁴ *Spring City Historic District*, NRHP Nomination Form (1980), sec. 7, p. 3.

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The census enumerations and other records indicate that agriculture was the primary driver of the economy for the majority of Spring City residents throughout the historic period. The early settlers were mostly subsistence farmers, although the 1960 census lists 16 men as farm laborers, rather than owners. During the *Incorporation and Growth Period (1870-1911)*, the community added more artisans and other occupations, but farming remained the focus of the economy. On the 1870 census enumeration, in addition to the farmers, two men were in livestock, Green Allred was a herder and Valentine Acord was a ranchman. The 1880 census also shows a majority of farmers and farm laborers, but also included Munroe Allred, horse dealer; Abram Acord, stock raiser; and Erastus Erasmussen, gardener. At least 20 men were working in the “canon” or canyon, probably harvesting lumber, milling, or improving the communal waterworks projects. Seven men were freighters.

In contrast to some other communities, the coming of the Sanpete Valley Railroad in 1891, did not change the essential character of Spring City. The depot was located one mile west of town and the road to Chester was improved, but agricultural innovations were adopted slowly. As Spring City historian, Kaye Watson observed, “With the Railroad’s arrival it became much easier to obtain the new tools and machinery which became available for farmers; however, the problem of how to pay for them was more difficult.”⁴⁵ The Deseret Livestock Company was established in Spring City the same year as the railroad’s completion. By 1900, the census had a closer ratio of farm laborers to day laborers.⁴⁶ Sheep herding had emerged as an important occupation for both heads of households and their teenage sons. Charles Hyde and Peter Michel were a stock raisers. Nels Anderson was a provision dealer and Frederich Everett sold hides and pelts. The year 1900 is also when Spring City reached its peak population of 1,135 persons. The number of sheep herding and cattle ranchers in Spring City increased again on the 1910 census, but farmers were still in the majority by far. There were also large, local production facilities, with men employees as laborers and teamsters, for example, the Herman C. Hermansen’s flour mill, L. A. Kemp’s creamery, and Nils Anderson’s butcher shop, which also employed a salesman.

The majority of extant agricultural outbuildings in Spring City were constructed during the *Incorporation and Growth Period (1870-1911)*. These includes the livestock outbuildings, such as barns, hay shelters, stables, and corrals. Unfortunately, several of the larger animal and hay barns have been demolished since 1980; however, there are sufficient extant examples that contribute to the semi-rural feel of the townsite. These include log and stone barns in addition to traditional frame examples. Spring City has a number of good examples of the Utah “inside-out” granaries with vertical studs on the outside. There are also adobe, log, stone and brick granaries. According to the 1980 nomination, the Moulter/Kofford granary, a 1½-story stone structure built circa 1870s, is “easily the most spectacular granary” in Spring City.⁴⁷ The town lots within the historic district have an extraordinary number of surviving agricultural outbuildings and structures that were used for household production. These include pens, coops, root cellars, and well/spring houses, etc., which are important contributors to the integrity of the district. Many are repurposed log cabins, possibly dating from the 1860s to 1880s. Of note are fifteen contributing surviving summer kitchens dating from the 1880s to 1910s, more than any other rural community in Utah. Most have a more domestic than agricultural feel and are architecturally significant for their scarcity.

During the *Civic Improvement and Specialized Agriculture Period (1912-1956)*, Spring City’s farmers became increasingly specialized in small and large agricultural enterprises. The 1920 census lists Lorin Jensen as a wool grower, James Ellis as a beekeeper, and A. P. C. Thompson as a dairyman. In 1930, Albert Sandstrom and Fred Thompson were listed as the first large-scale poultry producers in Spring City. Herding and ranching were still important with employees becoming more specialized, working as foremen, livestock buyers, sheep shearers, and bookkeepers, for the larger

⁴⁵ Watson, p. 59.

⁴⁶ The 1890 census enumeration sheets for Spring City and most of the United States were destroyed in a Washington D. C. building fire in 1921.

⁴⁷ *Spring City Historic District* NRHP Nomination, Site #161A Form.

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enterprises. Despite national and international competition, sheep raising and wool growing remained important occupations in the mid-twentieth century. World War II boosted some production, particularly in the poultry industry. The 1950 census lists four turkey producers in Spring City. This census also highlighted a reality for many residents: the garage proprietor, the school bus driver, and the art teacher, all listed farming as a secondary occupation. Hyrum Jensen listed himself as both his sheep herder and his part-time mayor jobs. The larger historic resources are mostly found at the edges of the historic district, for example, large-scale chicken/turkey coops, milking barns, livestock corrals, and the ruins of the slaughterhouse. Other buildings were not large but had a special function. An example is the grain cleaning shed, built in 1930, at 250 E. 100 North.⁴⁸ A few were located just outside the district and the city limits: a flour mill, creamery, and icehouse (in full production in the first quarter of the twentieth century) provided employment for many residents during this period, but were later demolished.

Criterion A: Community Planning & Development

The *Spring City Historic District (Additional Documentation)* remains eligible for the National Register of Historic Places under Criterion A in the area of Community Planning & Development for its remarkable historic integrity in the qualities of location, setting, and association with the patterns of development established during the settlement period. The features that contribute to the historic character of the district are the distinctive boundaries, wide streets, the mostly intact 1.25 lots with a house on each corner, and the outbuildings visible in the block interiors. The preservation of the community was a product of two factors: population and pragmatism. After reaching a high of 1,135 persons in 1900, the population of Spring City remained just over 1,000 until dipping to 902 in 1930, 839 in 1940, and 703 in 1950. Three years after Highway 89 bypassed Spring City, the population dropped in 1960 when the population fell to 463. The city's population nadir came in 1970 when there were only 456 residents in Spring City.

The slow development of the town was accompanied by a general practicality and reverence for the resources of the preceding generations. Houses were more likely to be maintained or updated than demolished. Log cabins and old granaries were reused for workshops and tool sheds. Spring City was incorporated as a town on February 11, 1870, and immediately the community leaders began to plan for civic improvements. Soon after Spring City was incorporated in 1870, the seven north-south streets and eight east-west streets were named by city ordinance.⁴⁹ Among the distinct features of an ideal Mormon village that separates it from other early American settlements are the "broad streets oriented to the cardinal points."⁵⁰ Spring City's 80-foot-wide streets are fifty feet narrower than those in Salt Lake City, but relatively wide for the time period and rural setting.⁵¹

A second city plat was drawn in 1888 and accepted by city in 1891. It was likely at this time the north-south streets were renamed First through Tenth (with Main Street as Third Street), and the east-west streets were designated by the letters "A" to "N" extending the townsite to the current city limits. Spring City historian Kaye Watson has noted that "It does not appear that these designations were used by the populace, who seem to have always indicated directions by asking — 'You know where John Smith lives?' — leaving a stranger to the town at a definite disadvantage."⁵²

⁴⁸ Watson, p. 188.

⁴⁹ Starting at the west side of town from First to Seventh, the north-south streets were named Parley, Washington, Main, Jackson, Fifth, Johnson, Polk, and East. Starting at the south end of town from First to Eighth, the streets were named John's, Mill, Hyde, Dallas, Chestnut, Douglas, Walnut, and Mulberry. Watson, p. 36.

⁵⁰ Cindy Rice, "Spring City: A Look at a Nineteenth-Century Mormon Village" *Utah Historical Quarterly*, vol. 43, no. 3 (Summer, 1975), p. 260.

⁵¹ An apocryphal story relates that Brigham Young said of Salt Lake City, "A man should be able to turn a wagon and team around in the street without cussing." John W. Reys, *Cities of the American West: A History of Frontier Urban Planning*, (Princeton, New Jersey: Princeton University Press, 1979), p. 290.

⁵² Watson, p. 37.

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A map of the city produced in 1934 for a proposed new water system shows up to three different names for each street. It was not until June 2, 1976, that the Spring City council officially changed street names to the current names using Main and Center as the origin point. For example, First Street became 2nd West (or 200 West) and “A” Street was renamed 4th South (or 400 South).⁵³ Address numbers were not commonly used until the 1990s.⁵⁴

Historian, Tom Carter, in his study of Sanpete County development patterns stated, “In the early days the [settlements] were characterized by small clusters of houses standing at each intersection separated by large open spaces on the block interiors.”⁵⁵ This community planning pattern can be seen in Spring City throughout the period of significance. Carter describes the general feeling in this way: “Houses were invariably placed on the corner closest to the street intersections, yielding a crossroads effect. This was especially true before the lots began to be subdivided.”⁵⁶ In contrast to some of the larger cities in the Sanpete Valley, the majority of lots in Spring City were never subdivided, a pattern that continues to the present. The only exception to the pattern is along Main Street, where most of the frontage lots have been subdivided at least once, or more in the historic business district between 200 South and 200 North.

The “crossroad effect” can be seen on the 1917 Sanborn fire insurance map, a 1934 map of Spring City’s waterworks, USDA aerials photographs (beginning in 1939 to 1964), and high-resolution satellite photographs available today. The population of Spring City has continued to grow since 1980, from a population of 671 to 949 on the 2020 census. There are no subdivisions in Spring City, past or present. Even the southwest quadrant where has most of the growth has occurred since 1980, almost all the newer homes are on a corner of an undivided 1.25-acre parcel.

These patterns of development have been perpetuated even through a series of civic improvements. A new cemetery outside of the town limits superseded the Pioneer Cemetery in 1869. In 1881, the telegraph lines reached Spring City. The city’s first telegraph operator was John L. Allred, who was listed on the 1870 census as a telegraph operator at only thirteen-years old. The first telephone was installed on November 20, 1900. The Spring City Light & Electric brought electricity to Spring City in 1901. The first sidewalks were installed in 1913. A modern system of piped culinary water was completed in 1935. Main Street improved and designated part of US Highway 89. The realignment of US 89 one mile west in 1957 was the event that preserved Spring City for the historians who began coming to document the town in the late 1960s and early 1970s.

Criterion C: Architectural Significance of the Spring City Historic District

The *Spring City Historic District (Additional Documentation)* is significant under Criterion C is the area of Architecture for a number of individual properties that embody the distinctive characteristics of three periods: the traditional/vernacular period, the pattern book period, and the twentieth-century American architecture period. The original 1980 nomination uses the term “folk design” to describe the traditional and vernacular buildings built from the settlement period and to the 1880s. The 1980 nomination defines the pattern book period as the 1880s to the early 1900s. Overall the examples from these periods have good historic integrity in the qualities of design, materials and workmanship. Several represent the work of master stone masons. Two are the based on the designs of noted Utah architect Richard C. Watkins.

⁵³ The 1934 city waterworks map includes all three street names with the current designations added later in a different hand. The map also includes a notation for “Spit’n Whittle Ave” along 100 North between Main and 100 East.

⁵⁴ A 1990 update of the district map includes a table to convert the site numbers to addresses. The 1999 survey map uses only the address numbers.

⁵⁵ *Building Zion*, p. 83-85.

⁵⁶ *Ibid*, p. 83.

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This amended nomination extends the period of significance to also include a number of excellent examples in Spring City that represent the twentieth-century Americanization of architecture in rural Utah. Spring City is also architecturally significant for its collection of buildings that lack individual distinction but contribute to the historic character of the district as a whole. Along with the rare extant resources that are significant in the area of Exploration/Settlement, there are hundreds of mostly modest residences with historic outbuildings that physically reinforce the significance of the historic district in the areas of Community Planning & Development and Agriculture.

Settlement Period (1859-1869) and the Incorporation and Growth Period (1870-1911)

The architectural significance of the *Spring City Historic District* as described in the original nomination was based on four distinct factors: 1) the abundance of well-preserved buildings and outbuildings constructed from Sanpete County's oolite limestone; 2) a number of exemplary examples of vernacular and folk design, including rare examples of the Scandinavian influence of early immigrants; 3) an unusually high number of extant buildings with strong links to the predominant religion of the early settlement; and 4) excellent examples of the transition from the vernacular to pattern book designs that reflect the community's prosperity. As far as overall historic integrity is concerned, the original nomination noted the "quality which serves to distinguish Spring City from other towns in the valley is the large number of buildings which appear much as they did in the years before the First World War."⁵⁷ There are a high number of extant log and adobe buildings contribute the historic character of the district; including many that are not easy to distinguish in the landscape because they have been covered with later veneers or repurposed for outbuildings. The adobe yard in the southwest corner of the city has been evaluated as a contributing site.

Buildings constructed with oolite limestone are ubiquitous throughout Sanpete County, Spring City's collection of limestone resources stand out compared to settlement-era towns with similar histories. William Parry, who conducted the first study of the oolite limestone in Sanpete County noted that the widespread use of the material was "due to its cream color, ease of quarrying and carving, durability, and its exposure in easily accessible sites near the valley floor."⁵⁸ Manti, the county seat and location of the cream-colored limestone LDS Temple, has a slightly higher number of extant stone buildings than Spring City, but other Sanpete Valley towns have far fewer. Because of population decline and ongoing preservation efforts, Spring City's stone buildings are particularly well-preserved and prominent within the setting. In addition, the historic district includes numerous examples of limestone outbuildings, including barns, granaries, root cellars, well houses, etc.

The first stone mason recorded on a Spring City census record was Thomas Bywatter, a Welsh mason in 1870. Between 1880 and 1900, the census recorded a dozen men working as stone masons. Cindy Rice, who published the first definitive study of Spring City architecture, noted three in particular: "Jens J. Sorensen, John [Jens] Peter Carlson, and John Bohlin, were the principal craftsmen. All three helped with the construction of the ward chapel as well as the Manti Temple. Many of the rock homes in Spring City can also be attributed to their efforts."⁵⁹ John Bohlin was the only man listed as a stone mason on the 1910 census of Spring City. The Spring City LDS Meetinghouse, completed in 1911, is a magnificent example of a Victorian Gothic chapel executed in limestone. The design of the meetinghouse is attributed to Richard C. Watkins, a master architect based in Provo, Utah.⁶⁰

⁵⁷ *Spring City Historic District* (1980), sec. 7, p. 3.

⁵⁸ William L. Parry, "A Majestic Building Stone: Sanpete Oolite Limestone," in *Utah Historic Quarterly*, vol. 81, no. 1 (Winter 2013), p. 46.

⁵⁹ Cindy Rice, p. 263. The other masons are Christian Nielsen, Wylie Allred, Abednego Olsen, Nils Larsen, Bertle Christiansen, Mahonri Christensen, and Nils Omareen and sons.

⁶⁰ The date 1914 on the building is a reference to the dedication date. Traditionally, LDS meetinghouses were not dedicated until all construction debt had been paid off by the local congregation.

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The extant oolite limestone masonry spans the *Settlement Period (1859-1869)* and the *Incorporation and Growth Period (1870-1911)*. From the oldest surviving stone house (1860) to the last stone building, the meetinghouse (1911), the oolite limestone resources of the historic district are significant as representatives of the vernacular to high-end architecture, and everything in between. There are classical examples of the Greek Revival and Gothic Revival in stone, including religious buildings, such as the Relief Society granary. While many of the later examples, show the influence of pattern books, with Victorian Gothic and Victorian Eclectic details.

The Judge Jacob Johnson house is a perfect example, which features a two-story Greek Revival hall-parlor (1870s) facing south and a grand Queen Anne addition facing east (1896). The Johnson complex includes a large stone barn and the judge's stone office. Jens Peter Carlson, who worked on the Manti temple and Johnson complex, built his own house in 1896. The Carlson house is perhaps the finest example of stone masonry in Spring City, with only an eighth of an inch of mortar between the stones. The 1½-story house is a central-block-with-projecting-bays, a common house type of the Victorian era. Carlson quarried the rock himself and "dressed [the stones] with a chisel" and "rubbed them with a special tool . . . to give an almost marble quality."⁶¹

The original nomination for the historic district notes a number of exemplary examples of the folk vernacular. One of the most controversial examples is the old rock schoolhouse, also known as the John Allred school. This building appears in scholarly works as an example of "folk design" because of a beehive, words and two masonic symbols carved in a panel above the door. The symbols were removed during a later rehabilitation, and though it has been thoroughly documented as an early schoolhouse, some still believe religious rituals were conducted there. Richard Poulsen's study of material culture in Sanpete County suggests that the best examples of "folk design" are the symbolic carvings on the headstones in Spring City's two cemeteries.⁶²

The original nomination cites rare examples of the Scandinavian influence in the early architecture of Spring City. In his extensive research in Spring City, Tom Carter discovered that while "oral tradition maintains a strict division between the Scandinavians in the north half of town and the Anglos in the south, land ownership patterns reveal a much more diverse and ethnically integrated community."⁶³ It is therefore not surprising that so few examples are extant. Research in 1980 identified eight log granaries that featured full-dovetail notching and sawn square logs, probably built by Scandinavian immigrant craftsman. Remarkably these granaries have survived throughout the historic district, most repurposed as storage sheds. Only two of the four Scandinavian barns identified in the original nomination have survived. For example, the last Danish stone and wood barn still stands on 200 North. A Scandinavian log stable is located on 400 South. Of the three "parstuga" or Swedish pair houses identified in 1980, a type characterized by a central room flanked by two smaller rooms, the two stone extant examples are in the north half of the historic district. The third, an adobe example, demolished in the 1980s, was located near the southwest corner.

The *Spring City Historic District* has an abundance of excellent examples of the transition from the vernacular to pattern book designs that reflect the community's prosperity in the late nineteenth to early twentieth centuries. The use of pattern books began in the *Incorporation and Growth Period (1870-1911)*. The 1880s was a period of architectural transition with vernacular buildings contemporaneous with Victorian Eclectic types and styles, the latter becoming more prominent after the railroad reached the Sanpete Valley in 1891. The popularity of the more picturesque styles in domestic architecture can be seen in both new houses of the period and additions to older homes.

⁶¹ *Spring City Historic District*, Site #31 Form. See also Rice: p. 276.

⁶² Richard C. Poulsen, *Folk Material Culture of the Sanpete-Sevier Area: Today's Reflections of a Region Past*. In *Utah Historical Quarterly*, vol. 47, no. 2 (Summer 1979), p. 136-137. One source suggests that the masonic markings may have been placed there by "a local man in mockery of the Church." Watson: p. 51.

⁶³ *Building Zion*, p. 77

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With the placement of the residences at the corners of the blocks, a pattern of cross-wing and central-block type houses with two façades emerged. Some examples were built in two phases, such as the Judge Johnson house described above, but most appear to be built in a single phase. The James Allred House (1874) is a rare frame example. The Behunin-Beck House (1879) and the Baxter House (1903) on Main Street are excellent stone and brick examples, respectively. About the corner placement, Tom Carter has noted:

Such positioning created problems for house builders, however, for the corner placement gave the house two possible fronts. Many Mormon families solved this problem by using house designs that had essentially two principal elevations, one symmetrical and the other off-balance, usually with the end of the front-facing wing with a side wing at a right angle . . . The ‘houses with two fronts’ pattern becomes an idiosyncratic aspect of the Mormon town that often goes unrecognized.”⁶⁴

While this phenomenon occurs throughout Utah, the semi-rural character of the undivided blocks make this pattern, not only recognizable, but a significant and distinctive contribution to the picturesque architectural character of the historic district. The only non-domestic example is the LDS Church tithing office/bishop’s storehouse (built in 1905). While this building was one of the standardized plans produced for the LDS Church with variations extant in several small towns, the brick building’s dual porches appear specifically designed for the corner of its Spring City lot.

As Spring City grew more prosperous in the late nineteenth, the number of men occupied in the building trades diversified and specialized. There was one carpenter and one cabinet maker listed on the 1870 census. In 1880, there were seven carpenters and one wood turner, along with John K. Strate whose occupation was brick maker. The 1900 census does not distinguish stone masons from brick masons but it is likely the men who do not appear in previous enumerations worked as brick masons. Marenes Larsen appeared on the 1900 census as a brick maker. Later in 1910, he was listed as a brick maker *and* house builder, as was Wilford Schofield. Three different families operated local sawmills during the historic period. The number of carpenters in Spring City remained around half a dozen in the early years of the nineteenth century.⁶⁵

Main Street between approximately 200 North and 200 South became a busy commercial district between 1890 and 1910, which contributes to the small-town architecture that emerged from the *Incorporation and Growth Period (1870-1911)*. The blocks with frontage on the commercial district are the only blocks that were subdivided multiple times during the historic period. Approximately one-third of the historic commercial storefronts had either burned or been torn down prior to the NRHP listing in 1980, giving Main Street a more spread-out appearance that it had in the mid-twentieth century. However, the only substantial change to Main Street since 1980 has been the restoration of nearly all of the commercial and public buildings.

The public buildings include the frame schoolhouse with a bell tower (later city hall), the former firehouse, and the old city jail. Examples of commercial buildings include the first pool hall (1905, later Johnson Meat Market) and the Lyceum Theater (1911). The best-preserved example is the Baxter & Blain Store (1895, later Schofield’s). This unusual stone and frame building has been described as the “best surviving example of 19th century commercial architecture in Spring City.”⁶⁶

⁶⁴ Ibid, p. 83-85.

⁶⁵ It is not clear how many carpenters in Spring City were builders. Other carpenters between 1870 and 1910 include: R. T. Schneider, Axel Fulgren, George Downard, Peter Hanson, Joseph A. Allred, Dan Beckstrom, Jens Thomasen, Christian H. Nielsen, Oren Mortensen, Louis T. Larsen, Willis Allred, Olaf Petersen, Jans Thompson, James Nelson, and Axel Erickson.

⁶⁶ Peter L. Goss and Kaye Watson, “A Guide to the Architecture and History of Spring City: A National Register Historic District,” ([Spring City, Utah]: The Friends of Historic Spring City, 2007. Revised edition.): p. 37.

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As is the case in many small towns, the buildings on Main Street corridor do not represent the bulk commercial activity during the period of significance. Many of the town's blacksmiths, shoemakers, coopers, tanners, and wagonmakers had workshops next to their homes, several are extant as contributing outbuildings. There were a few uncommon occupations among the residents, such as the ropemaker, the traveling salesman, and the trombone musician. Many men, in addition to agricultural workers, were employed outside of the town's boundaries, in mines or the canyons, as freighters, or railroad workers.

The historic houses in Spring City represent the economic contributions of women in the town's economy. Four homes on or near Main Street were operated as hotels intermittently with female proprietors: Accord, Frantzen, Baxter, and Allred. Among those working from home in this period were seven dressmakers, two milliners, Mable Nelson, a weaver, and Ellen Bunnell, who manufactured leather gloves. Women also works in the health and service industries. Mary Meek was a nurse on the 1870 census, Mary Pederson was a midwife in 1880. In 1910, eight women worked as store clerks. The Christensen sisters were employed as a bookkeeper, a hotel clerk, and a telephone operator. Mrs. George Maxfield was the city treasurer. Following her divorce, Sarah Ellen Hyde was the general contractor for her pattern-book Victorian house at 185 S. 200 East, built in 1900 by local builders.⁶⁷

Spring City appears to have an abundance of schoolteachers, both male and female, over the years. There are three extant historic education-related buildings in the district: the old Rock School (1876), the Spring City School (1899), and the Spring City Junior High (1916).⁶⁸ The most architecturally significant is the three-story Spring City School, the first in Spring City completed after Utah created a public school system in 1890. This Victorian Eclectic school was designed by Provo architect Richard C. Watkins. The building is architecturally notable for its polychromatic brick masonry, arched central entry with a second-floor balcony, stepped parapets, and corbelled chimneys. The Spring City School was listed on the National Register of Historic Places on November 14, 1978 (NRIS# 78002691). The school remains the only property individually listed within the boundaries of the historic district.⁶⁹ After the school closed in 1957, the building was used for storage. In 1972, one observer mused, "To see Spring City today one wonders how it ever supported such a large pretentious school."⁷⁰ A restoration of the building was completed in 2017 for use as the current city offices by the Friends of Historic Spring City.

Civic Improvement and Specialized Agriculture Period (1912-1956)

The Spring City Junior High School was the only public building constructed during the *Civic Improvement and Specialized Agriculture Period (1912-1956)*. The one-story brick building, completed in 1916, features a neo-classical entry. Its historic integrity has been somewhat compromised by a 1990s fire station addition to the east when the building was used as a city hall. Although there are fewer architecturally significant buildings from this period, all examples represent the Americanization of commercial and domestic architecture in rural Utah in the twentieth century. The Osborne Mercantile at 76 S. Main Street, built circa 1925, is similar to older one-part blocks, but the façade is clad in the distinctive red-purple face brick that was popular throughout Utah in the 1920s.

⁶⁷ *Spring City History District*, Site #89 Form.

⁶⁸ Two other early schools were demolished decades ago. The Presbyterians and Methodists had schools in Spring City (now demolished). The living quarters for the Methodist Church ministers and teachers, built in 1889, is extant.

⁶⁹ The only other individually listed property with ties to Spring City is the *Crawford, Charles, Farmstead* (NRIS #80003956). The farmstead is located approximately two miles south of the boundary of the historic district.

⁷⁰ Stephen L. Carr, *The Historical Guide to Utah's Ghost Towns*, (Salt Lake City, Utah: Western Epics, 1972, revised and enlarged edition, 1987): p. 100.

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The three other commercial buildings on Main Street from this period are all from the automobile industry. Strate's Garage, built in 1927, is across the street from Osborne's Mercantile. The oldest extant gas station is located at the north end of the business district, the Aiken Service Station, built in 1924, although the non-functioning pumps were moved from the demolished Baxter service station that came from farther south on Main Street. The Thompson service station, was built in 1949 of concrete block, and is still an operating Sinclair station today. The convenience store portion was added in 1982. During this contextual period there were between two and four men working as mechanics and at least two automobile salesman.

The architectural impact of the popularity of the automobile can be seen throughout the district with the addition of a garage on most of the town lots. The earliest examples are mostly frame, but there are several brick examples, and at least one adobe garage. The older garages can be found near the street frontage. Later as the dirt roads were improved, newer mid-century garages are setback with a driveway in a more suburban pattern. The automobile culture appears to have influenced the assignment of addresses in the 1990s. A majority of Spring City's "houses with two fronts" have addresses that correspond to the garage side of the house.

By the 1940s and 1950s, Spring City was a bustling small town with multiple cafes, hotels, a pool hall, a theater, a bakery, a confectionary, and a newspaper. However, it is mostly the homes that have represent the residents of this period. Several residents were employed in depression-era programs with the WPA, CCC, and NYA, working mostly in road and trail construction. There were over twenty teachers and school staffers in Spring City. Some women worked in the relatively new professions as hairdressers and stenographers. The two women-owned businesses on Main Street, a millinery shop operated by Lovinia Rasmussen and Diantha Larsen's ice cream parlor, unfortunately no longer exist. Several Spring City residents commuted to work for Sanpete County in Manti or Snow College in Ephraim.

The contributing houses constructed during the *Civic Improvement and Specialized Agriculture Period (1912-1956)* are significant as representative of the popular housing types and styles in the United States in the first half of the twentieth century. Most of the dozen bungalows built in Spring City are similar to bungalows throughout Utah in the 1910s to 1920s. There are only four period revival cottages, all in the English Cottage style, with one built after World War II. Each design is highly individualized, for example, the large purple brick English Cottage at 80 N. 100 East. Just as there were no subdivisions, there are no examples of tract housing in Spring City. The period is also significant for a number of older buildings that were expanded with frame, brick, or concrete block additions. The census records for 1920 to 1950 list 22 Spring City residents working in the building trades. There were only two masons, August Amanson and John Carlson. Five men were specifically "house" carpenters: Fred Thompson, John W. Crawford, James Thompson, Emil Sandstrom, and Evan Larsen.⁷¹ A few men who worked in construction were specialists: Arthur Nunley, painter/interior decorator; Claude Harrison, house painter; and Vernal Justensen, plasterer.

This period is also architecturally significant for a surprising number of large-scale agricultural buildings and structures within the historic district as farmers and ranchers transitioned into specialized agricultural enterprises (e.g. chicken coops, turkey pens, milking barns, oversized granaries, and corrals for large herds of sheep and cattle). Most of these outbuildings are frame, but many builders used more modern materials, such as concrete block and corrugated metal. For example, the 1940s barn behind the 1895 house at 260 N. Main is similar to older barn types in plan. The original nomination noted, that while "non-contributory" in 1980, "This barn demonstrates the tenacity of the vernacular tradition in the area."⁷² Because of its importance in the original nomination, the barn has been updated to a contributing primary resource for this amended nomination.

⁷¹ Other carpenters were Clarence Mikelson, Willard Black, Fred Clark, William E. Ball, C. Thomson, Leo Lund, and James H. Peterson. J. E. Thompson and George Allred gave their occupation as both carpenter and farmer. Three men worked as plumbers.

⁷² *Spring City History District, Site #185A Form.*

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Isolation and Decline Period (1957-1972)

This period is architecturally significant for the few, typically American, suburban ranch houses built in the historic district, but even more significant for a lack of construction. The only significant non-domestic buildings from this period are a largescale turkey barn (1960) and a new brick post office (1961), the only Modern-style building in town. Historic preservation was not necessarily on the minds of the residents during this period. An earthquake in 1961 may have contributed to the safety concerns for some buildings, particularly large disused barns.

In 1968, the same year that several Spring City buildings were documented by the Historic American Buildings Survey (HABS), the mayor and city council passed an ordinance giving the Beautification Committee the power to “tear down unsightly, obsolete buildings.”⁷³ As a result, three stores, a service station, seven homes, 50 trees, and 29 stumps were removed, and the city received a certificate of merit from the state. Despite the committee’s best efforts, a large number of vacant buildings and outbuildings were left to the ravages of time. In 1972, Spring City was declared a “semi-living ghost town.”⁷⁴

Preservation and Expansion Period (1973-2021) — Outside of the Period of Significance

The years between 1973 and 2021 are out of the historic period of significance but represent a balance between the remarkable efforts to preserve Spring City historic resources and the desire for new construction in the city’s redevelopment as the population in 2020 has almost regained its peak from 1900. In 1974, a group of architectural historians began documenting the historic resources of Spring City. Their efforts resulted in the listing of the *Spring City Historic District* on the National Register of Historic Places in 1980. At the time, the ranch houses were considered intrusions. The nomination preparers seemed particularly dismayed by an increase in mobile homes, noting “In 1973 there were thirteen trailers in town; today there are about twenty-two.”⁷⁵ The construction of a new Spring City Elementary School in 1986 was a sign that the population had bounced back to its post-war levels.

In the 1980s, artists, academics, and artisans, began buying historic buildings and restoring them, many as second homes. Craig Paulsen, a general contractor, became a restoration specialist after he moved his family to Spring City. The stone houses, many unoccupied, were particularly sought after by the newcomers. Restoration projects were also started by long-time residents, including descendants of the original settlers. Preservation became so baked into the consciousness of the community that when a fire in the 1980s left an unremarkable one-story stone house with just its four walls, it was restored with the same attention devoted to much grander Spring City homes (147 N. 100 East, built in 1874). A few projects have restored “non-contributory” in the 1980 nomination to contributing status.

Moving outbuildings around to preserve them followed a long-established pattern in Spring City. Throughout the history of Spring City, buildings have been moved and repurposed, typically a log cabin, or other wood building. One of the best examples is the original “baptismal cabin” built over the Main Street spring in 1889. After a baptismal font was included in the 1911 LDS meetinghouse, the cabin was moved to become an addition for a house at 300 East and 200 South.⁷⁶ More recently, residents have begun saving unwanted outbuildings for preservation’s sake, with neighbors offering to move outbuildings to their own lot. This trend may wreak havoc with the historic integrity of individual resources, but the impact on the overall integrity of the district has been minimal as the rural ambiance provided by the outbuilding remains.

⁷³ Watson, p. 188-189.

⁷⁴ Carr, p. 100.

⁷⁵ *Spring City Historic District* (1980), sec. 7, p. 2.

⁷⁶ Watson, p. 44.

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Buildings have even been moved in from other towns. The circa 1870s Norwegian log house now at 151 W. 200 North was originally located in the town of Central, Utah. The move to Spring City in 1984 (its second move) saved the building, but also provided an academic study of logs that required no chinking (currently non-contributing). The most ambitious move was the Chester School & Meetinghouse, a circa 1892 stone building, under threat of demolition in 1987. The school was disassembled and moved from Chester, three miles west of Spring City, and reassembled within the historic district (non-contributing).

Summary of Areas of Significance

The *Spring City Historic District (Additional Documentation)* was originally listed on the National Register of Historic Places in 1980 (NRIS #80003957). This amendment provides additional documentation refines the period of significance from 1859 to 1972. This amended nomination also updates the NRHP eligibility of each primary resource within the district, delineates historic contextual periods, and refines the boundaries to better support the significance and integrity of the district. The *Spring City Historic District (Additional Documentation)* is significant at the local level under Criterion A for the district's association with broad patterns of history in the areas of Exploration/Settlement, Agriculture, and Community Planning & Development. The historic district is also significant under Criterion C in the area of Architecture for embodying the distinctive characteristics of rural Sanpete County architecture throughout the historic period of significance. Spring City was the first historic district in Utah to encompass an entire town. The additional documentation provided in this amendment documents the district's continuing historic integrity of location, setting, design, and feeling, which has not changed substantially since 1980. Spring City is still a quintessentially rural village. The town's layout, architecture, agricultural outbuildings, streetscapes, and landscapes, continue to contribute to its overall historic character, which was described in the original nomination as the "best example of Mormon village development" in the Sanpete Valley.

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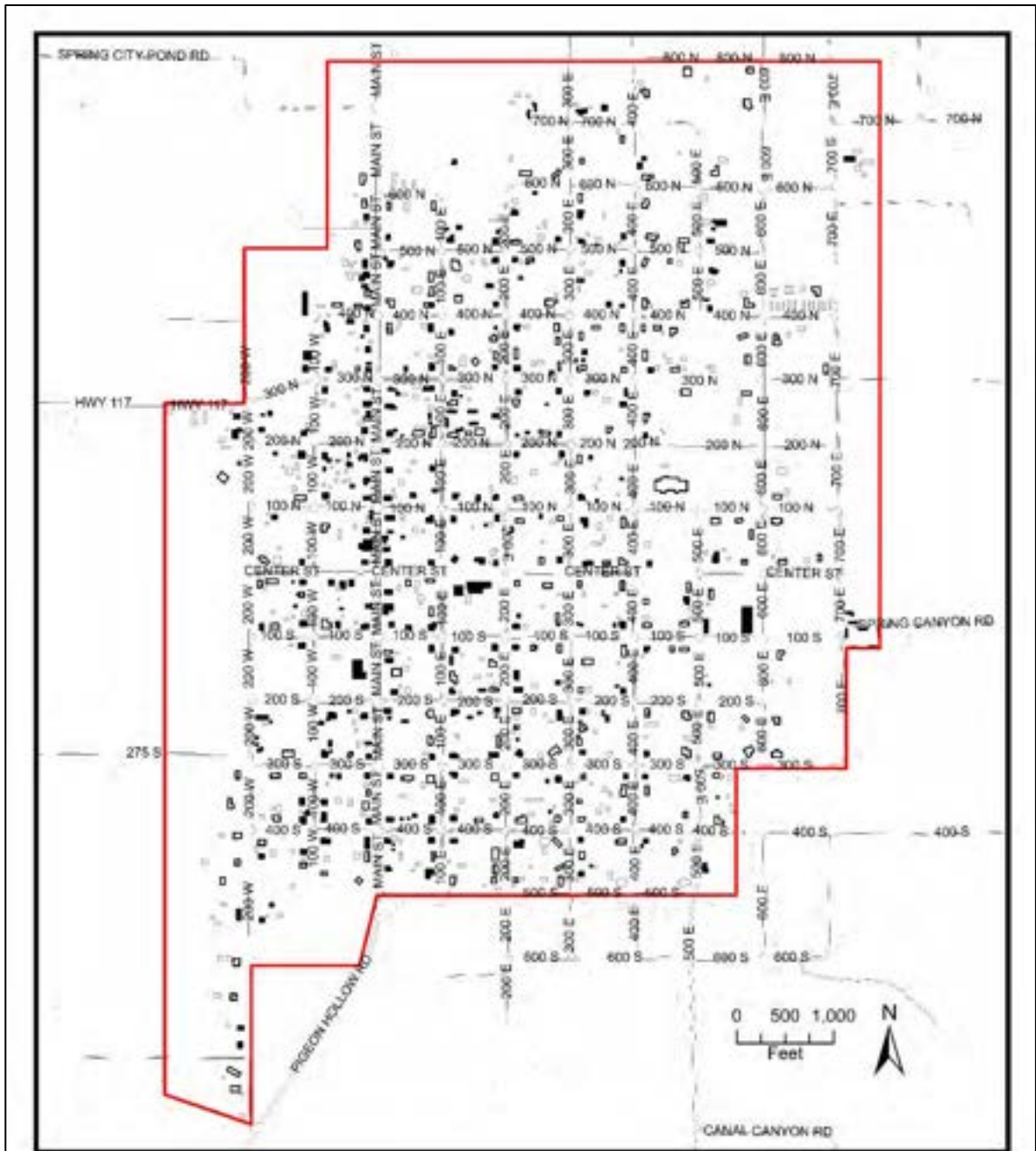
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<i>Spring City Historic District (Additional Documentation), Latitude – Longitude Points, Keyed to Map #3</i>		
A	39.489290	-111.497508
B	39.489289	-111.481890
C	39.476488	-111.481890
D	39.476489	-111.482836
E	39.473861	-111.482839
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National Register of Historic Places
Continuation Sheet

Section No. MAPS & PHOTOKEYS Page 1

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



SPRING CITY HISTORIC DISTRICT **ADDITIONAL DOCUMENTATION BOUNDARY**

National Register of Historic Places
Spring City, Sanpete County, Utah

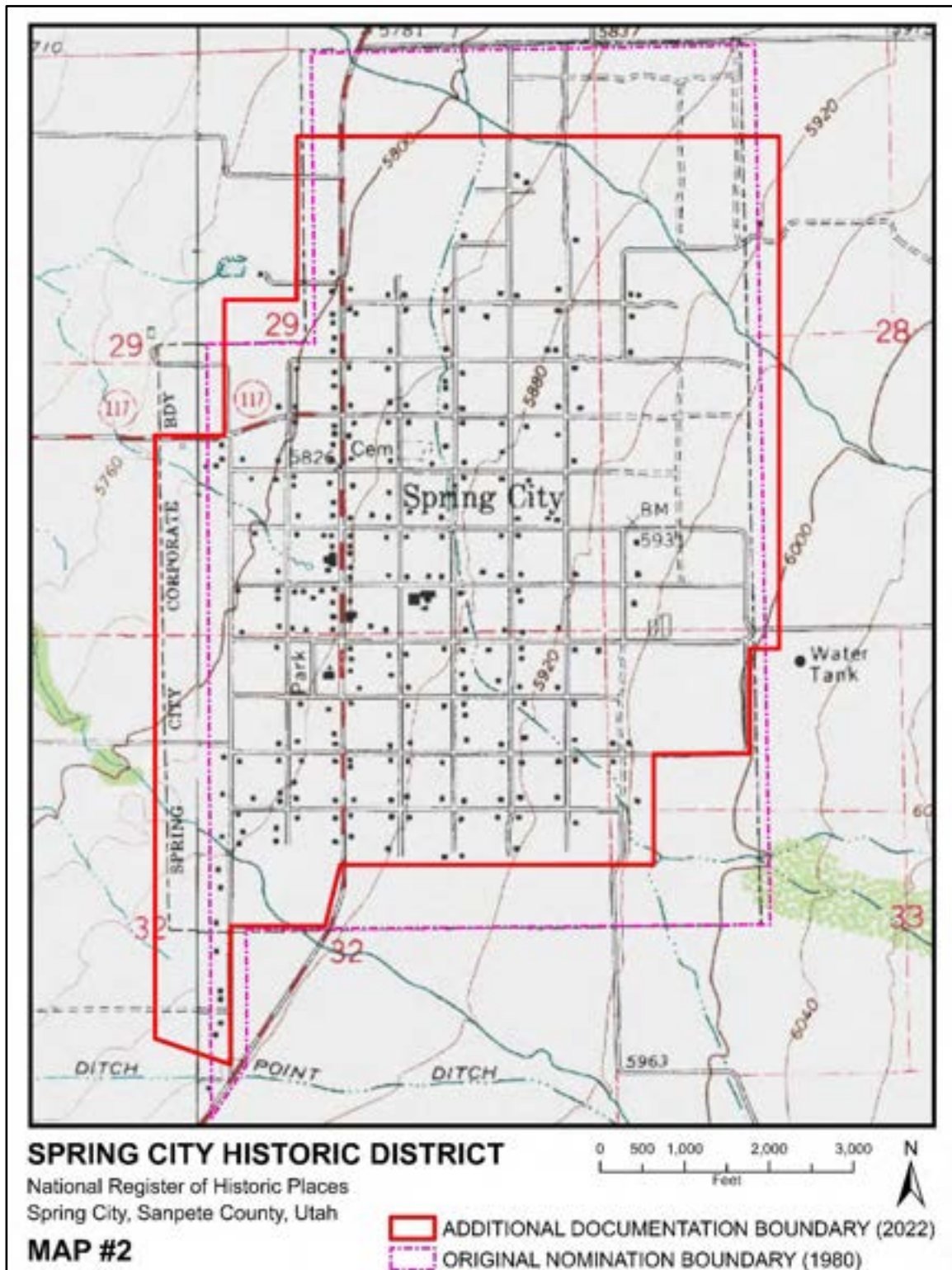
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| Contributing Building | Out-of-Period |
| Contributing Other Type | Secondary Outbuildings |
| Non-Contributing | Out-of-Boundary |

MAP #1

National Register of Historic Places
Continuation Sheet

Section No. MAPS & PHOTOKEYS Page 2

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



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Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



SPRING CITY HISTORIC DISTRICT (Additional Documentation)

National Register of Historic Places
Spring City, Sanpete County, Utah

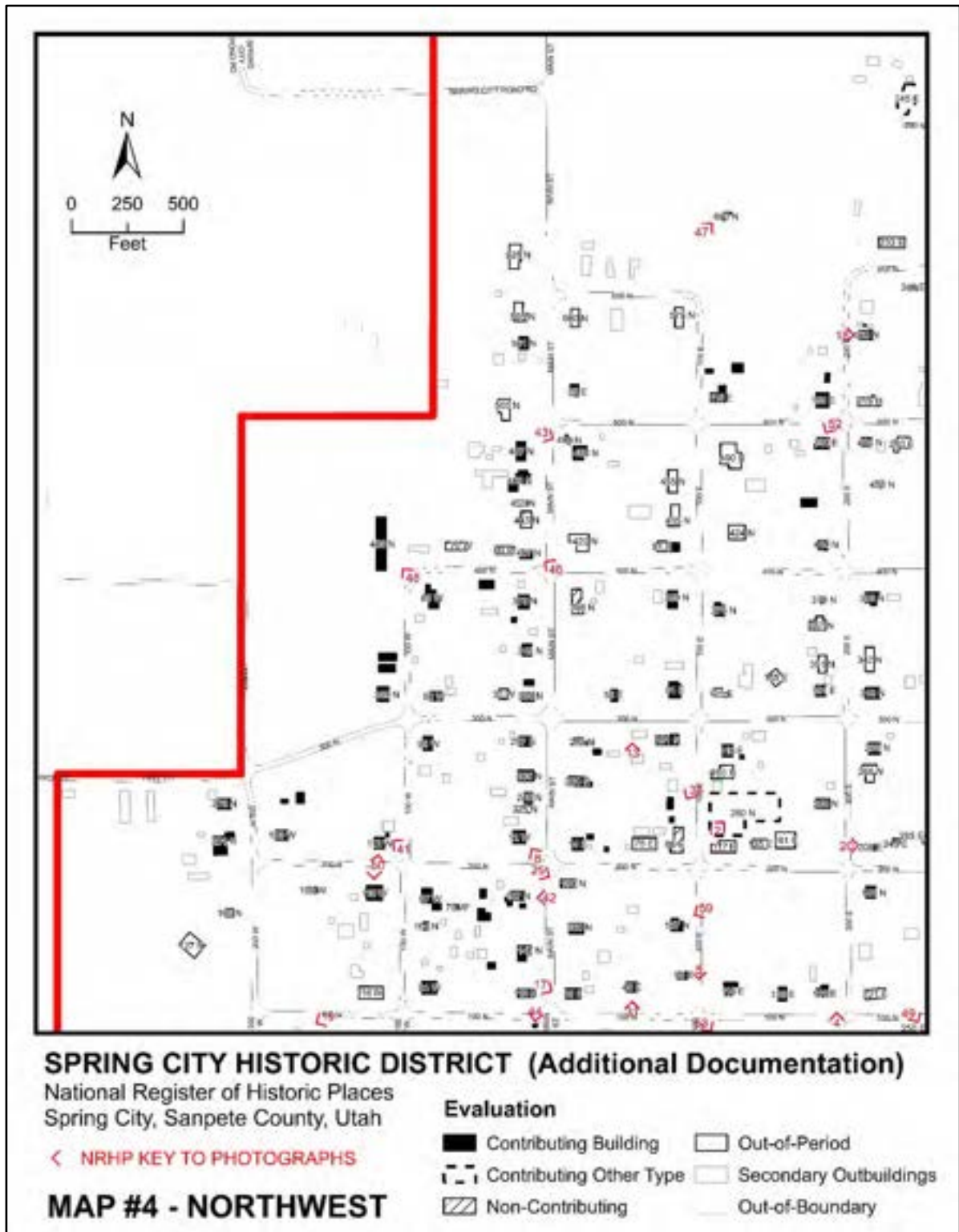
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SEE SECTION 10 FOR LATITUDE AND LONGITUDE COORDINATES

MAP #3

National Register of Historic Places
Continuation Sheet

Section No. MAPS & PHOTOKEYS Page 4

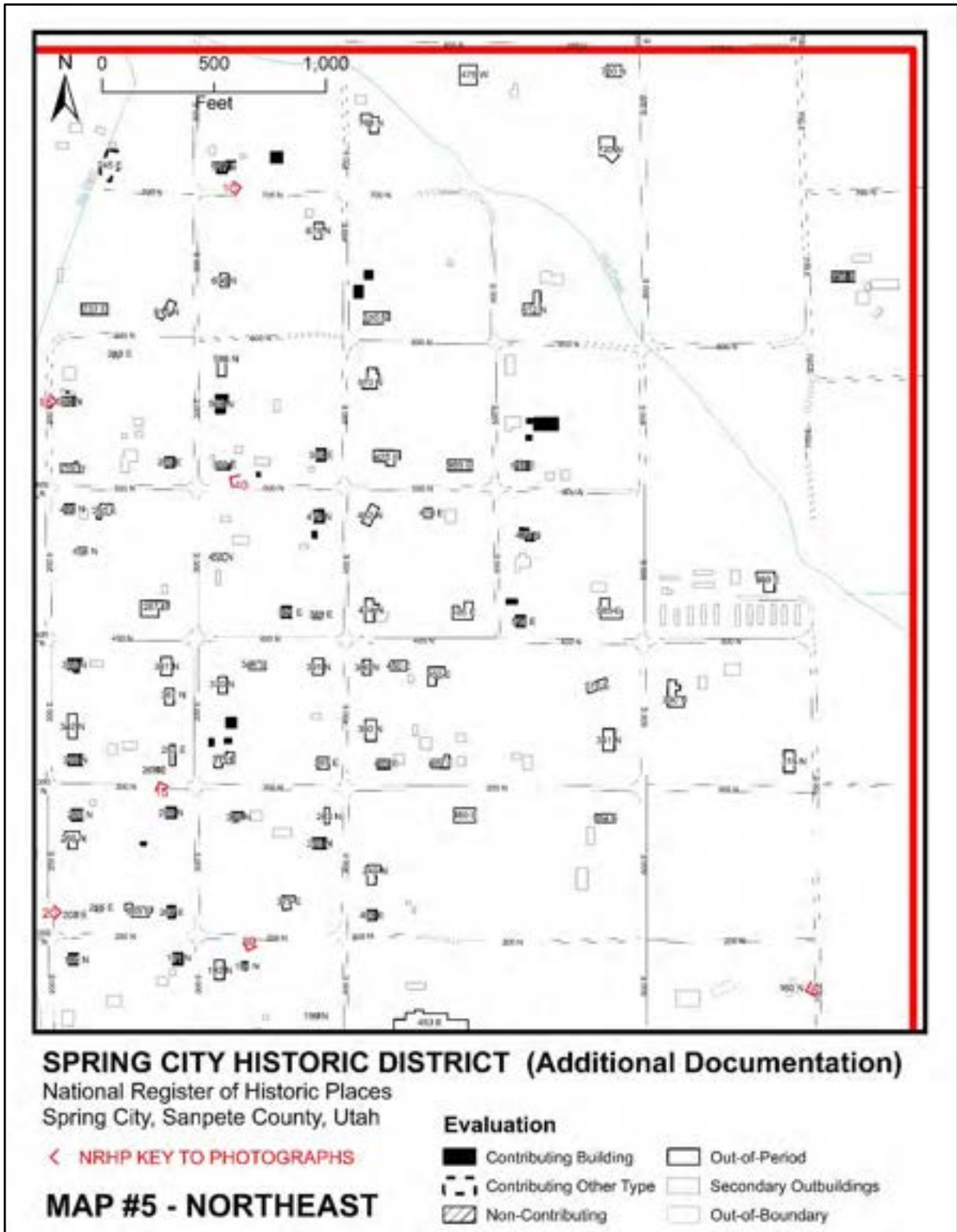
Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



National Register of Historic Places
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Section No. MAPS & PHOTOKEYS Page 5

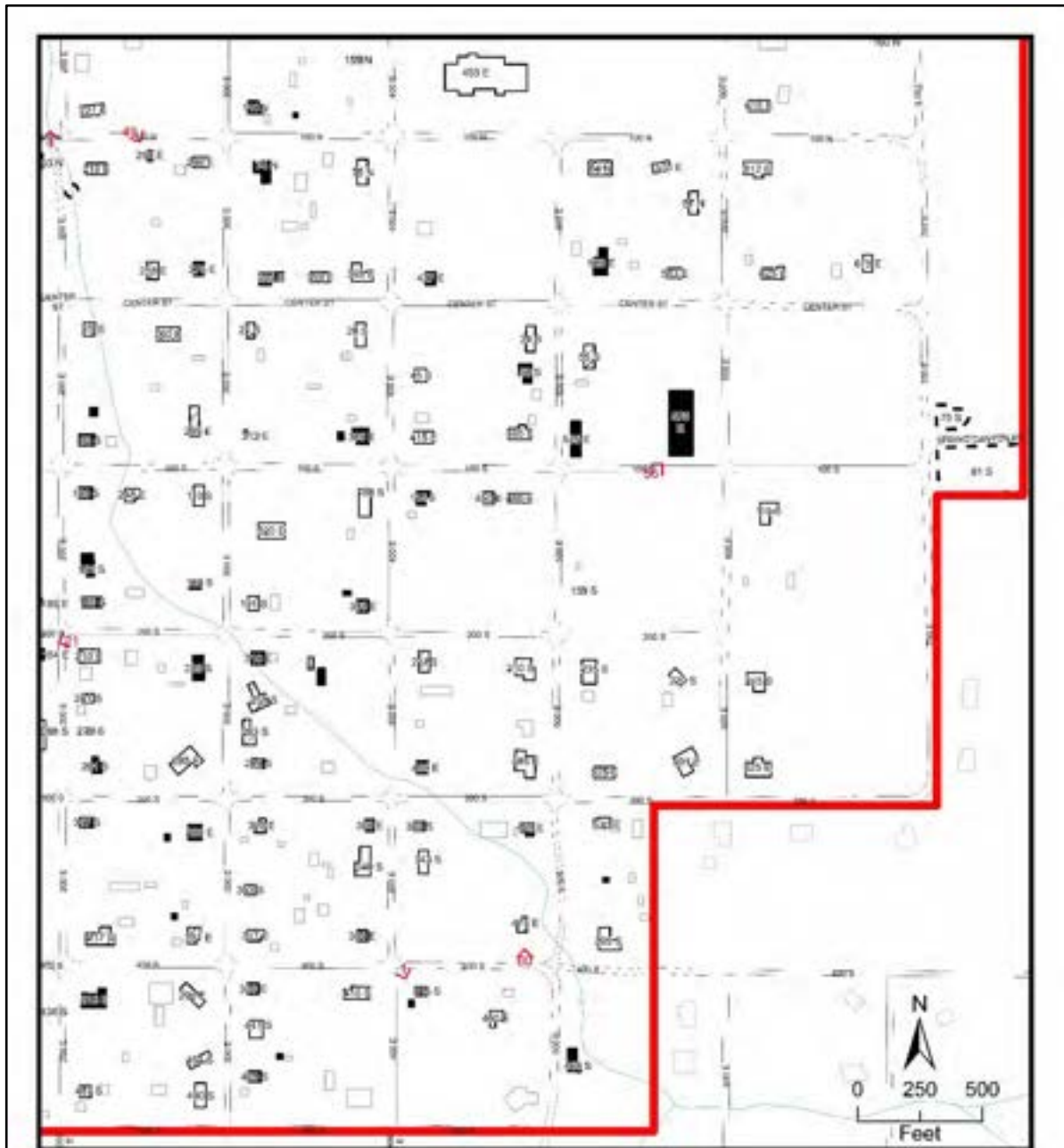
Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



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Section No. MAPS & PHOTOKEYS Page 6

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



SPRING CITY HISTORIC DISTRICT (Additional Documentation)

National Register of Historic Places
Spring City, Sanpete County, Utah

< NRHP KEY TO PHOTOGRAPHS

MAP #6 - SOUTHEAST

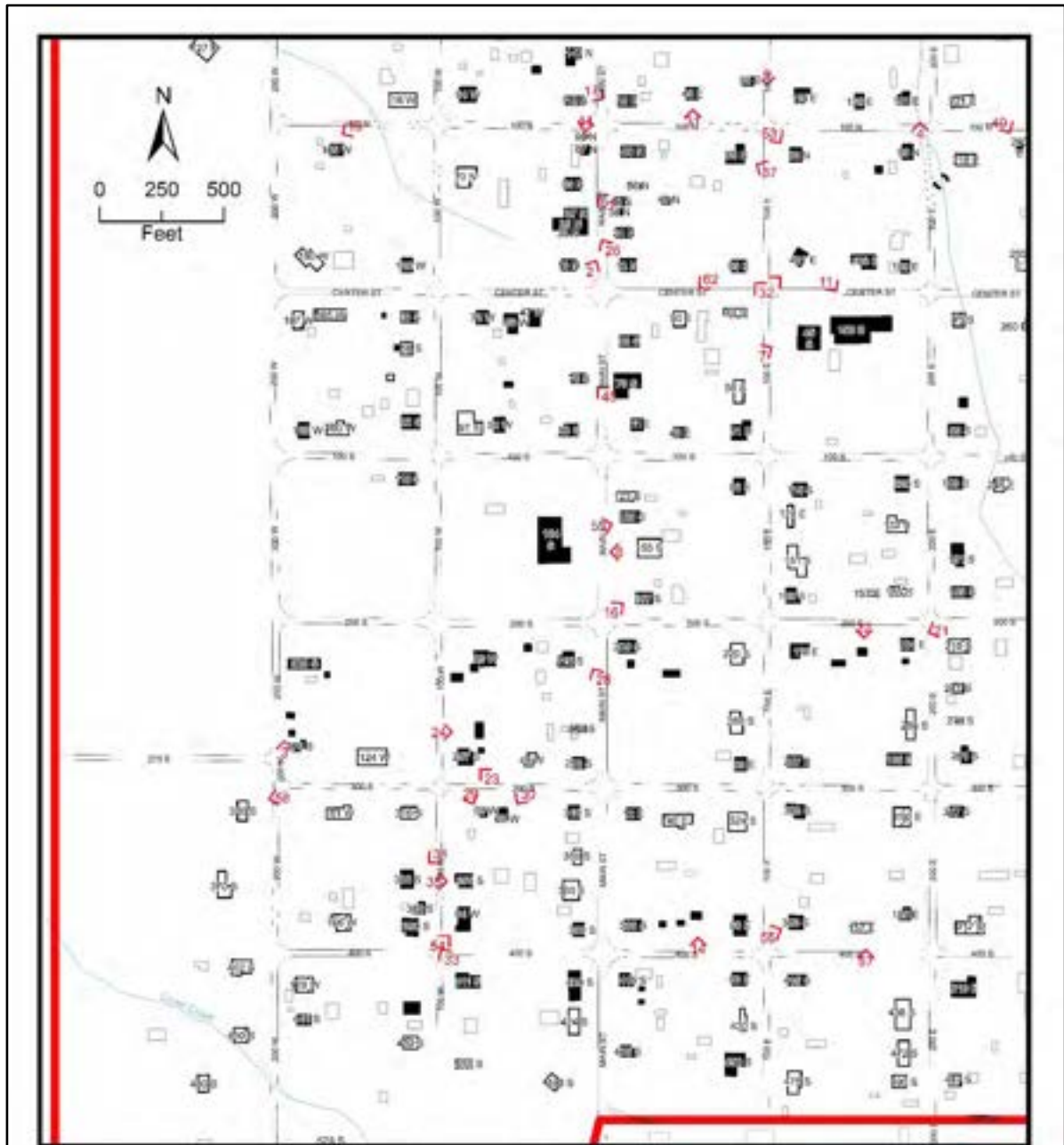
Evaluation

- | | |
|-------------------------|------------------------|
| Contributing Building | Out-of-Period |
| Contributing Other Type | Secondary Outbuildings |
| Non-Contributing | Out-of-Boundary |

National Register of Historic Places
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Section No. MAPS & PHOTOKEYS Page 7

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



SPRING CITY HISTORIC DISTRICT (Additional Documentation)

National Register of Historic Places
Spring City, Sanpete County, Utah

< NRHP KEY TO PHOTOGRAPHS

MAP #7 - SOUTHWEST

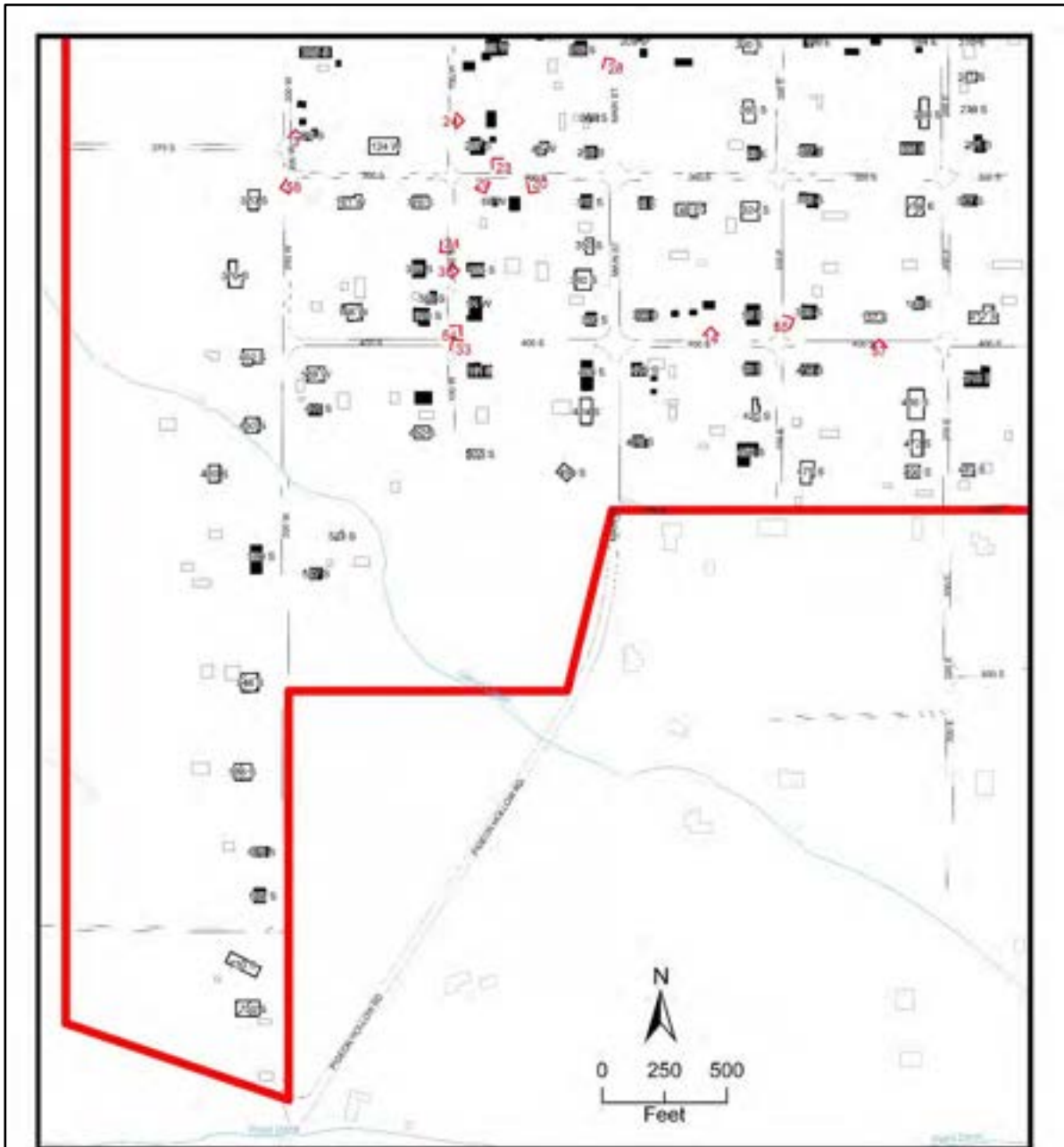
Evaluation

- | | |
|-------------------------|------------------------|
| Contributing Building | Out-of-Period |
| Contributing Other Type | Secondary Outbuildings |
| Non-Contributing | Out-of-Boundary |

National Register of Historic Places
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Section No. MAPS & PHOTOKEYS Page 8

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



SPRING CITY HISTORIC DISTRICT (Additional Documentation)

National Register of Historic Places
Spring City, Sanpete County, Utah

< NRHP KEY TO PHOTOGRAPHS

MAP #8 - SOUTH END

Evaluation

- | | |
|---------------------------|--------------------------|
| ■ Contributing Building | □ Out-of-Period |
| ▨ Contributing Other Type | □ Secondary Outbuildings |
| ▧ Non-Contributing | □ Out-of-Boundary |

**National Register of Historic Places
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Section No. PHOTOGRAPHS Page 1

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT

Common Label Information:

1. *Spring City Historic District (Additional Documentation)*
2. Spring City, Sanpete County, Utah
3. Photographers: Korral Broschinsky, Peter Goss, Craig Paulsen, Roger Roper
4. Dates: June 2020 to November 2021.
5. Image files available at Utah SHPO.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 2

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 1

415 S. 400 South, with the horseshoe canyon between house and log building.
Camera facing southeast.



Photograph 2

View of Main Street, historic municipal buildings and post-war post office. Camera facing northeast.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 3

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 3

View north of 200 West from 200 South (west boundary of district). Camera facing north.



Photograph 4

The Big Ditch, parallel 200 East, showing newer foot bridge at 100 North. Camera facing north.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 4

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 5

View of 100 East, a typical wide street in Spring City. Camera facing south.



Photograph 6

Spring City LDS Meetinghouse at 150 S. Main Street, addition to the right.
Camera facing west.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 5

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 7
Spring City School, 45 S. 100 East. Camera facing east.



Photograph 8
Brick house at 12 West 200 North. Camera facing northwest.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 6

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 9

Brick house at 12 E. Center Street. Camera facing northeast.



Photograph 10

View of barn and stone wall at approximately 317 E. 700 North.
Camera facing northeast.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 7

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 11
Spring City Junior High School. Camera facing south.



Photograph 12
Spring City Pioneer Cemetery at 260 N. 200 East.
Camera facing east.

**National Register of Historic Places
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Section No. PHOTOGRAPHS Page 8

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 13
Inside-out barn and granary at 55 E. 300 North. Camera facing northeast.



Photograph 14
Barn at 94 E. 400 South. Camera facing north.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 9

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 15

Log and adobe house at 269 E. 300 North. Camera facing north.



Photograph 16

Stone house at 197 S. Main Street. Camera facing northeast.

**National Register of Historic Places
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Section No. PHOTOGRAPHS Page 10

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 17
Stone house at 19 E. 100 North. Camera facing southeast.



Photograph 18
Stucco-covered house at 560 N. 200 East, summer kitchen on left. Camera facing east.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 11

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 19

Frame house at 165 W. 100 North, garage on right. Camera facing southwest.



Photograph 20

Outbuildings at 205 & 245 E. 200 North. Camera facing east.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 12

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 21

Stucco-covered house at 184 E. 200 South, root cellar on left, log barn on right.
Camera facing southwest.



Photograph 22

Log barn at 184 E. 200 South. Camera facing south.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 13

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 23
Frame house at 297 S. 100 West. Camera facing northwest.



Photograph 24
Inside-out frame barn and granary 297 S. 100 West. Camera facing east.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 14

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 25

Stone store with false front at 190 N. Main Street. Camera facing southeast.



Photograph 26

35-37 N. Main Street commercial buildings. Camera facing northwest.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 15

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 27
Stone house at 59 N. Main Street. Camera facing northwest.



Photograph 28
Brick house at 216 S. Main Street. Camera facing northwest.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 16

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 29
Spring City Relief Society granary at 69 W. 300 South. Camera facing south.



Photograph 30
Rock school at 63 W. 300 South. Camera facing southwest.

**National Register of Historic Places
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Section No. PHOTOGRAPHS Page 17

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 31

Methodist school housing at 45 E. 100 North. Camera facing north.



Photograph 32

Spring City Bishop's Storehouse & Tithing Office at 95 E. Center Street. Camera facing northwest.

**National Register of Historic Places
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Section No. PHOTOGRAPHS Page 18

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 33

Judge Johnson house with office on right 390 S. 100 West. Camera facing northwest.



Photograph 34

Johnson stone barn at 386 S. 100 West. Camera facing southwest.

**National Register of Historic Places
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Section No. PHOTOGRAPHS Page 19

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 35
Stone house at 355 S. 100 West. Camera facing east.



Photograph 36
Stone house at 119 E. 200 North. Camera facing south.

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Section No. PHOTOGRAPHS Page 20

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 37
Stone house at 85 N. 100 East. Camera facing west.



Photograph 38
Stone barn (right) and log granary (left) at 87 E. 200 North. Camera facing southwest.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 21

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 39
Stone granary at 194 N. 300 East. Camera facing south.



Photograph 40
Brick house with newer breezeway to summer kitchen at 323 E. 500 North. Camera facing north.

**National Register of Historic Places
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Section No. PHOTOGRAPHS Page 22

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 41

Frame summer kitchen at 112 W. 200 North. Camera facing northwest.



Photograph 42

Brick house & garage with outbuildings in rear at 187 N. Main Street. Camera facing west.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 23

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 43
Early gas station at 498 N. Main Street. Camera facing east.



Photograph 44
Later gas station at 95 N. Main Street with monument & tapped spring in lower right corner.
Camera facing south.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 24

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 45
One-story brick commercial block at 76 S. Main Street. Camera facing northwest.



Photograph 46
Concrete block service bay building at 407 N. Main Street. Camera facing west.

**National Register of Historic Places
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Section No. PHOTOGRAPHS Page 25

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 47
Slaughterhouse ruins at 650 N. 100 East. Camera facing northeast.



Photograph 48
Commercial coop at 405 N. 100 West. Camera facing northwest.

**National Register of Historic Places
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Section No. PHOTOGRAPHS Page 26

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 49
Grain cleaning shed at 250 E. 100 North. Camera facing northeast.



Photograph 50
Stone house with in-period additions at 112 W 200 N. Camera facing north.

**National Register of Historic Places
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Section No. PHOTOGRAPHS Page 27

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 51
Brick bungalow at 125 S. Main Street. Camera facing east.



Photograph 52
Clipped-gable period revival frame cottage at 190 E. 500 North. Camera facing south.

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Section No. PHOTOGRAPHS Page 28

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 53

English Tudor-style period revival brick cottage at 80 N. 100 East. Camera facing north.



Photograph 54

English-style post-war brick cottage at 94 W 400 South. Camera facing northeast.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 29

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 55

Victorian pattern-book house at 383 S. 100 East with minor alterations and moved-in log cabin on left. Camera facing northeast.



Photograph 56

Turkey barn at 575 E. 100 South. Camera facing northeast.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 30

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 57

Remodeled circa 1980 home at 157 E. 400 South (non-contributing). Camera facing north.



Photograph 58

Manufactured home at 320 S. 200 West (non-contributing). Camera facing west.

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOGRAPHS Page 31

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 59

Stone house, rebuilt after fire (contributing) at 147 N. 100 East. Camera facing west.



Photograph 60

Chester School, relocated to 475 E. 400 South (non-contributing). Camera facing north.

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Continuation Sheet**

Section No. PHOTOGRAPHS Page 32

Spring City Historic District (Addition Documentation)
Spring City, Sanpete County, UT



Photograph 61

Modern house at 160 N. 700 East (non-contributing). Camera facing west.



Photograph 62

Recent home with replica historic details (non-contributing). Camera facing southwest.