

PH.0664081

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED FEB 20 1978
DATE ENTERED JUL 12 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

R. Spencer and Kitty Hines Mansion

AND/OR COMMON

R. Spencer Hines

2 LOCATION

STREET & NUMBER

125 South 4th West

__NOT FOR PUBLICATION

CITY, TOWN

Provo

CONGRESSIONAL DISTRICT

01

__ VICINITY OF

STATE

Utah

CODE

049

COUNTY

Utah

CODE

049

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Douglas Kirkman Hardy

STREET & NUMBER

125 South 4th West

CITY, TOWN

Provo

__ VICINITY OF

STATE

Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Recorder's Office Utah County Courthouse

STREET & NUMBER

33 University Avenue

CITY, TOWN

Provo,

STATE

Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Utah Historic Sites Survey

DATE

1976

__FEDERAL STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hine's home is Victorian in style and resembles the 1892 Reed Smoot home (183 East 100 South, Provo, a National Historic Landmark) and the Ira Hatch home (Panguitch). This suggests that the three homes were all designed by Richard K. A. Kletting, a prominent Utah architect, who is known to have designed the Smoot home or the architect may have been Kletting's associate, Richard C. Watkins.

The Hines home is built of pressed brick of brown and orange hues in stretcher bond, from the Provo Pressed Brick Company. It has sandstone lintels, sills and trim; cobble stone foundation. It is roughly square in shape with four extended gabled wings, one at each corner. It is two and a half stories. Each of the four facades have tall, square window bays, many with stained glass transoms; extended gabled wings, two corbeled brick belt courses between the upper and lower windows and a corbeled dentil band which runs continuously around the building under the cornice.

The hip-roofed wing at the south end of the building was probably added shortly after initial construction of the home. Its brick matches that of the main home. To this wing has been added a further extension to accommodate kitchen facilities for the restaurant which currently occupied the building. The extension has been done in old brick which matches the main home.

The cupola which had been removed many years before has been restored following the pattern available from the 80% smaller Panguitch home. Another unobtrusive addition of old, matching brick has been made at the northeast corner.

The interior had been greatly altered as the home became an apartment and later a restaurant. However, the current owner has restored the original interior trim, the oak staircases, the window treatments. The original central heating system, one of the first in Utah Valley, has been adapted in the renovation of the modern heating system.

The irregular Victorian plan of entry, parlor, living and drawing rooms on the main floor and several bedrooms on the second has been retained. The restaurant is a series of mini-dining rooms. Curtains, light fixtures, furniture, wall treatments appropriate to the Victorian area have been used in ways expressing elegance and good taste.

The top half floor has been converted to private living quarters for the building's owners. The building has been brought up to current building codes and brought back to its original grandeur. In 1976 the Utah Heritage Foundation awarded its annual Award of Merit to the restored Hines Mansion.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES	1895	BUILDER/ARCHITECT	Richard Kletting or Richard Watkins
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STATEMENT OF SIGNIFICANCE

The R. Spencer and Kitty Hines Mansion is one of the homes built for Provo's first generation gentry. It was built in 1895 for R. Spencer Hines (1848-1898) and his wife Kitty (1858-1937) with money acquired from mining, business and real-estate ventures. It was built as a showplace during the recovery from a major boom and bust period in Provo's economic history. It expressed Hine's economic security and served as the base from which Kitty sallied forth as business woman and society grand dame.

Kitty Ann Leetham Hines was the daughter of Ann and John Leetham who had settled in Provo in 1852. Pioneering involved farming, building and fighting Indians -- Leetham is listed as a "Provo Indian War Veteran." In 1872, Leetham became involved in the mining ventures in Utah Valley, opening a smelter near Goshen, which proved unsuccessful. He formed a business relationship with Russell Spencer Hines who married Leetham's daughter, (1875), moved to Provo and established himself as a businessman.

One of the businesses which Hines operated was a drug store - saloon. Under Provo ordinances, liquor could be sold for "medicinal purposes only" at drugstores. Twice during the 1880's Hine's was brought before city court for selling more liquor than drugs. Hine's Palace Drug Store at 104 West Center was managed by Charles A. Hedquist who later married Hine's daughter, Ann, and took over the business - establishing with his brother, Alex, a drugstore chain.

After Hine's death in 1898, Kitty was left to manage an estate valued at \$28,000. She became involved in several ventures - the Hines-Kimber Grocery and Heat Company, the Lead-Bullion Mining and Milling Company, the Lost Josephene Gold Mining Company, the State Bank of Provo and the Provo Mining Company (Kitty was vice-president of this company organized by her brothers in 1901. It controlled the old Leetham mines in Tintic . The company was sold for \$20,000 to the U.S. Smelting and Refining Co. in 1914.)

Some have said that Kitty went through the estate with indecent haste. The plat records do indicate financial difficulties involving Sheriff's deeds, mortgages and tax sales. In 1906 Kitty moved out of her home and eventually to California. She rented her home to several persons. Bert and Sarah Bowen were among them. In 1922 they bought the home after it had been fired by an arsonist.

Bert Bowen was a saloon keeper and miner. His daughter Maude, an elementary school teacher, married Benjamin Frank Roper, a miner turned deputy sheriff. The Ropers inherited the home and lived in it for 34 years, so that it became called the "Roper Place".

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Plat records at County Recorder's Office, Provo, UT.
2. Polk's Provo City and Utah County Directory, 1901-1929.
3. Territorial Enquirer and Provo Herald, 1895-1911.
4. Utah Gazetteer, 1884-1900.
5. Interviews with Cal Bee, Douglas Hardy, Maude Bowen Roper, Emma McDowell Jacobson, and C. Carlyle.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one acre.

UTM REFERENCES

A	1,2	4,4,3	4,9,0	4,4,5,3	7,4,0	B					
	ZONE	EASTING	NORTHING				ZONE	EASTING	NORTHING		
C						D					

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Kathryn L. MacKay, Project Historian

ORGANIZATION

Utah State Historical Society

DATE

November 11, 1977

STREET & NUMBER

603 East South Temple

TELEPHONE

(801) 533-5755

CITY OR TOWN

Salt Lake City

STATE

Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

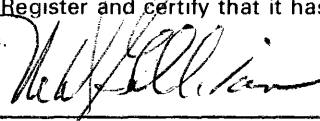
NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE Michael D. Gallivan, Executive Director and State Historic Pres. Officer

DATE

December 20, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST *Kathryn L. MacKay* COE
KEEPER OF THE NATIONAL REGISTER

DATE *7/12/78*
KEEPER OF THE NATIONAL REGISTER

DATE *6-29-78*

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The Hines home is an expression of local pride and prestige - built by a mysterious, some would say scandalous "gentile" (a Masonic symbol marks Hine's gravestone) for the daughter of one of Provo's finest families.

Built with funds garnered from that era's money-making schemes - mining, real estate, saloon keeping - built by local craftsmen using local materials, the home was recognized in its day by the community and in publications as one of Provo's finest.