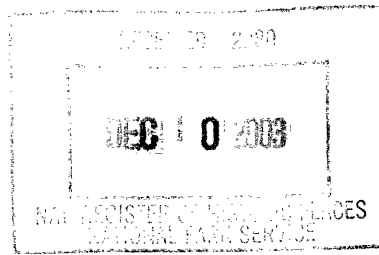


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Stewart/Hills House

other name/site number _____

2. Location

street & town 275 East 2000 South not for publication

city or town Orem vicinity

state Utah code UT county Utah code 049 zip code 84058

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

William S. Mark SHPO 12/8/03
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson W. Beall 1/21/04
Signature of the Keeper Date of Action

Stewart/Hills House
Name of Property

Orem, Utah County, Utah
City, County and State

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.)

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

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

Contributing	Noncontributing	
3	1	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
3	1	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

Historic and Architectural Resources of Orem, Utah

21

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC / Single Dwelling

Current Function

(Enter categories from instructions)

DOMESTIC / Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

OTHER: vernacular

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

STUCCO

roof ASPHALT SHINGLES

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

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Stewart/Hills House, Orem, Utah County, UT

Narrative Description

The Stewart/Hills House was built c. 1915-1919 on a rise on the south edge of Orem (originally known as the Provo Bench) overlooking the Provo valley with views of mountains to both the east and west. The house is a one-and-one-half story side-gabled Craftsman-style bungalow with a low-pitched, asphalt shingle-covered roof. Craftsman (or Arts and Crafts) designs were popular in Utah, particularly in residential projects, from 1900 to about 1915. The Hills house has the characteristic Bungalow/Craftsman details such as the triangular knee braces at the roofline, central gabled dormers with exposed rafter tails and knee braces, Tudor faux half-timbering in the gable ends, casement windows, wide porches, and expanses of stained and oiled wood on the interior.

A variety of materials are used in the exterior cladding. The pale yellow brick of the walls on the first floor is laid in a stretcher bond with scribed mortar. The foundation is concrete as are the heavy lintels and the smaller cast concrete windowsills; stucco and faux half-timbering cover the gable ends and dormer walls. Wooden sash casement windows or French doors are found in the first floor windows. The windows on the second floor are all more recent aluminum sliders.

The front veranda on the east elevation is sheltered under the main roofline, which is supported by four brick piers. It is the original main entrance to the house. Both the east and west elevations have center gabled dormers with Craftsman elements. The northeast corner of the house to the north of the veranda is a pergola covered with trumpet vines. It adjoins an original shed-roofed screened porch that provides the main informal entrance on the north side of the house.

The south elevation has a wooden open balcony on the second level. The original knee bracket supports¹ were replaced c. 1990 when the porch was made deeper and two wooden supports to the ground below were added. At the same time a wood deck was built on the main level, running the length of the house across the south elevation.

In the interior, the expanse of woodwork in the doors, ceilings and paneling is the most striking feature of the first floor rooms and the central stairway. Stained tongue-and-groove wood paneling highlights the coffered ceilings. The front door leads into a central entry hall with the wooden stairway leading upstairs and a concealed stairway underneath leading to the basement. The dining room is found to the right (north) of the entry hall and the front parlor to the left (south). There are also three rooms across the west side of the building: a rear parlor on the south, a central bathroom and the kitchen to the north.

There are three outbuildings on the property, two of which are contributing. A small, gabled board-and-batten clad shed to the west of the house was a single-car frame garage that Clinton Hills moved to the property c. 1935. It was divided into two rooms and used by Lillie Hills for her quilting. The c. 1925 gabled, double-car

¹ As seen in a c. 1935 tax photo.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Stewart/Hills House, Orem, Utah County, UT

frame garage is located to the northwest of the house. It is clad with novelty or drop wooden siding. The noncontributing outbuilding is a low-pitched gabled one-story school building that was moved to the property by the current owners and is being used as a workshop. It is clad in vinyl siding and located directly to the north of the double-car garage.

The large lot is fully landscaped with lawn and several mature trees and shrubbery. The largest is a 100-plus-year-old paper birch. One apple and five cherry trees from the original orchard are still living and located on the property. The hedge to the south of the house dates from the 1920s.

Stewart/Hills House
Name of Property

Orem, Utah County, Utah
City, County and State

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet(s) for Section No. 9

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

c.1915-1953

Significant Dates

c.1915-1953

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Stewart/Hills House, Orem, Utah County, UT

Narrative Statement of Significance

The Stewart/Hills House is significant under Criteria A and C. Under Criterion A it is significant for its association with the "Establishment of Orem: 1914-1941" category of the *Historic and Architectural Resources of Orem, Utah* Multiple Property Submission. The house, constructed c. 1915-1919, is a representative example of a home of a successful produce farmer in Orem during a period of growth and prosperity. The early establishment and growth of Orem was based on agriculture, particularly fruit orchards. Clinton Hills was raised on the Provo Bench (as Orem was originally known) and as an adult grew apples, cherries and strawberries on the farmlands surrounding the house. The changes to the house in its early years are representative of the increasing prosperity in Orem and its importance as a farming and orchard community. It is also significant under Criterion C as probably the most intact example of the four known remaining Arts and Crafts bungalows in Orem. Early houses in Orem were quite utilitarian, but as the community flourished national stylistic trends influenced the local architecture, including Victorianism and early twentieth-century styles such as the Arts and Crafts. Only a few Arts and Crafts Bungalows remain in Orem and this is the only known side-gable example. The Stewart/Hills retains its architectural integrity and is a contributing historic resource in a city that has very few historic buildings left.

History of Orem

Orem was initially known as the Provo Bench. It consisted of land that was higher than the surrounding towns of Provo to the south and Pleasant Grove (Battle Creek) to the north, but lacked the water necessary for settlement. In 1862 a canal from the nearby Provo River to the bench land was initiated by a local irrigation company formed for that purpose. The Provo Bench Canal was completed in 1864 and the Provo Bench Canal and Irrigation Company claimed all of the land without previous claims as their property. The federal land office opened in 1869, offered land to homesteaders for \$1.25 an acre if the settlers would live on the land in a permanent shelter for six months out of the year for five consecutive years. Many of the first settlers of what would become Orem followed this plan and lived on the bench in the summer and wintered in Pleasant Grove or Provo. Full time settlement didn't occur until the late 1870s although crops were grown and harvested on the bench earlier. The climate of the Provo Bench provided an excellent environment for fruit growing and the first orchard was probably planted in 1885. Peaches, apples, cherries, apricots and plums provided a cash crop that brought prosperity and year-round habitation to the Provo Bench.

The "Establishment of Orem" period from 1914-1941 covered the time when the fruit and produce farmers of the Provo Bench began to market their crops throughout the western United States via the railroad. Agriculture was the primary occupation on the Bench during this time period and was the principal reason the Bench was settled. With the construction of the Salt Lake and Utah Railroad, called the "Orem Line," in 1913, the fruit and produce farmers of the bench were able to market their crops more widely and increased prosperity came to the Provo Bench. In 1919 the town was named Orem in honor of Walter Orem, the president of the Orem Line.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Stewart/Hills House, Orem, Utah County, UT

The year 1941 saw the establishment of the City of Orem, the end of the active use of the railroad, supplanted by roads and the automobile, and the beginning of World War II.

History of Occupants

Dr. Andrew Jackson Stewart began the construction of the house. In 1914 he purchased the land and later began to build the house with a goal of using it as a sanatorium or long term care facility.² Dr. Stewart was born in 1873 in Provo, a son of Andrew Jackson Stewart, Jr., and Dorothy Melissa R. Stewart. He was educated in Provo at Brigham Young University and was on the staff of the Dr. Groves LDS Hospital in Salt Lake City. He and Helena Roseberry Young married in Salt Lake City in 1901. "Rose" was born in 1876 in Salt Lake City, a daughter of Oscar Brigham Young, Sr., and Annie Marie Roseberry. The first child of the Stewarts was born in Provo in 1903. They then lived in Mt. Pleasant, Utah, where the next two children were born in 1905 and 1908. Dr. Stewart was a well-known physician and surgeon in Utah County and past president of the Utah County Medical society. The Stewart family lived in the recently constructed house for a short time. After Dr. Stewart's death from pneumonia in 1919 his wife, Rose Young Stewart, moved and sold the house and surrounding 14.82 acres to Clinton N. Hills in 1920.

The house, when purchased by the Hills, was not inhabited and complete on the first floor only. The Hills lived in the house and finished the second floor to add additional bedroom space. Over the years they modernized the systems of the house, adding electricity c. 1925 and converting a first floor bedroom on the west side to a bathroom c. 1932. The indoor bathroom was one of the first in the area and one of the Hills children still remembers the neighbors stopping by to admire it.³

Clinton N. Hills was a prominent fruit grower on the Provo Bench. He took a scientific approach to fruit cultivation⁴ and grew apples, cherries and strawberries, among other crops, on the surrounding lands. He was born in 1884 in Eureka, Utah. He came to the Provo Bench as a small child with his parents, Robert Anderson and Mary Ann Martin Hills. He and Lillie Annie Kimber married in Salt Lake City in 1907. She was a native of Provo, born in 1888 to Edward Stephen and Anna Matilda Nelson Kimber. Lillie Hills was very active in her church, the Church of Jesus Christ of Latter-day Saints,⁵ as well as in various civic organizations. She was President of the women's Relief Society and taught Sunday school. She also worked with the 4H Club and was affiliated with the Republican Party, working at all of the local elections.

Clinton Hills lived in the house with his wife and family until he died in 1939. Lillie K. Hills continued to live in the house until her death in 1965. Title to the house stayed in the Hills family until Jennie Prince and Michael Mahoney, the current owners, purchased it in 2000.

² Information from Jenny Mahoney, current owner.

³ Telephone interview with Lillie Hills Bone, April 22, 2003.

⁴ Ibid.

⁵ Mormon or LDS.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Stewart/Hills House, Orem, Utah County, UT

Architecture

The Stewart/Hills House was built in the popular Craftsman (or Arts and Crafts) style that was primarily used for residential designs. It is also found in Utah in small civic buildings such as schools, libraries, city halls and small churches from 1900 to roughly 1915. The buildings are usually one and a half or two stories with exposed wooden framing members, false half-timbering, shingle siding, and wide, overhanging eaves. Porches and verandas unite the houses with their building sites.

The Craftsman (or Arts and Crafts) style was spread rapidly through exposure in popular magazines at the turn of the century. Charles Sumner Greene and Henry Mather Greene, brothers who practiced architecture in Pasadena, California, from 1893 to 1914, are considered to have inspired the Craftsmen style in their bungalows. Greene and Greene designs received extensive publicity in magazines such as *Ladies Home Journal*, *Architectural Record*, *House Beautiful*, and *Western Architect*, and began to affect residential designs across the country. Another popular source was the *Craftsman Magazine* that was published from 1901-1917.

Typical Craftsman (or Arts and Crafts) style elements that can be seen in the Stewart/ Hills House include the triangular knee braces at the roofline, central gabled dormers with exposed rafter tails and knee braces, Tudor false half-timbering with stucco in the gable ends, first floor casement windows, wide porch, and expanses of stained and oiled wood on the interior. The square piers supporting the broad porch are also typical of the Craftsman style. As in other Arts and Crafts houses in Utah, it is a large residence and the framing elements of its basic construction are emphasized in the design. This is the only example of a side-gable Arts and Crafts bungalow in Orem and is probably the best example of one using most of the prescribed design elements. The Stewart/ Hills House retains its integrity and is one of the best examples of a residence that represents the economic expansion in early twentieth-century Orem.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Stewart/Hills House, Orem, Utah County, UT

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Utah County. Records Office. Plat maps. Title Abstract Books. Assessors Office.

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Stewart/Hills House
Name of Property

Orem, Utah County, Utah
City, County and State

10. Geographical Data

Acreage of Property .41 acres

UTM References

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

1 1/2 4/4/1/5/2/0 4/4/5/6/7/4/0
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

COM N 89 DEG 32'30" W 878.97 FT FR SE COR SW1/4 SEC 26, T6S, R2E, SLM; N 210.40 FT; N 89 DEG 32'30" W 85.12 FT; S 00 DEG 08' E 210.41 FT; S 89 DEG 32'30" E 84.63 FT TO BEG.

Property Tax No. 19 012 0015

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are the current legal description and the remaining portion of an historically larger parcel that was associated with the building.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Beatrice Lufkin, Historic Preservation Consultant

organization Orem Historic Preservation Advisory Commission date November 14, 2003

street & number 1460 Harrison Avenue telephone (801) 583-8249

city or town Salt Lake City state UT zip code 84105

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 **black and white photographs** of the property.

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

Property Owner

name/title Michael F. and Jennifer Prince Mahoney

street & number 275 East 2000 South telephone (801) 802-8484

city or town Orem state UT zip code 84058

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. PHOTOS Page 1

Stewart/Hills House, Orem, Utah County, UT

Common Label Information:

1. Clinton and Lillie K. Hills House
2. Orem, Utah County, Utah
3. Photographer: B. Lufkin
4. Date: 2003
5. Negative on file at Utah SHPO.

Photo No. 1:

6. North elevation of building. Camera facing south.

Photo No. 2:

6. East elevation of building. Camera facing West.

Photo No. 3:

6. West and south elevations of building. Camera facing northeast.

Photo No. 4:

6. South elevation of building. Camera facing north.

Photo No. 5:

6. Central stairway. Camera facing southwest.

Supplemental Photos

Photo No. 6:

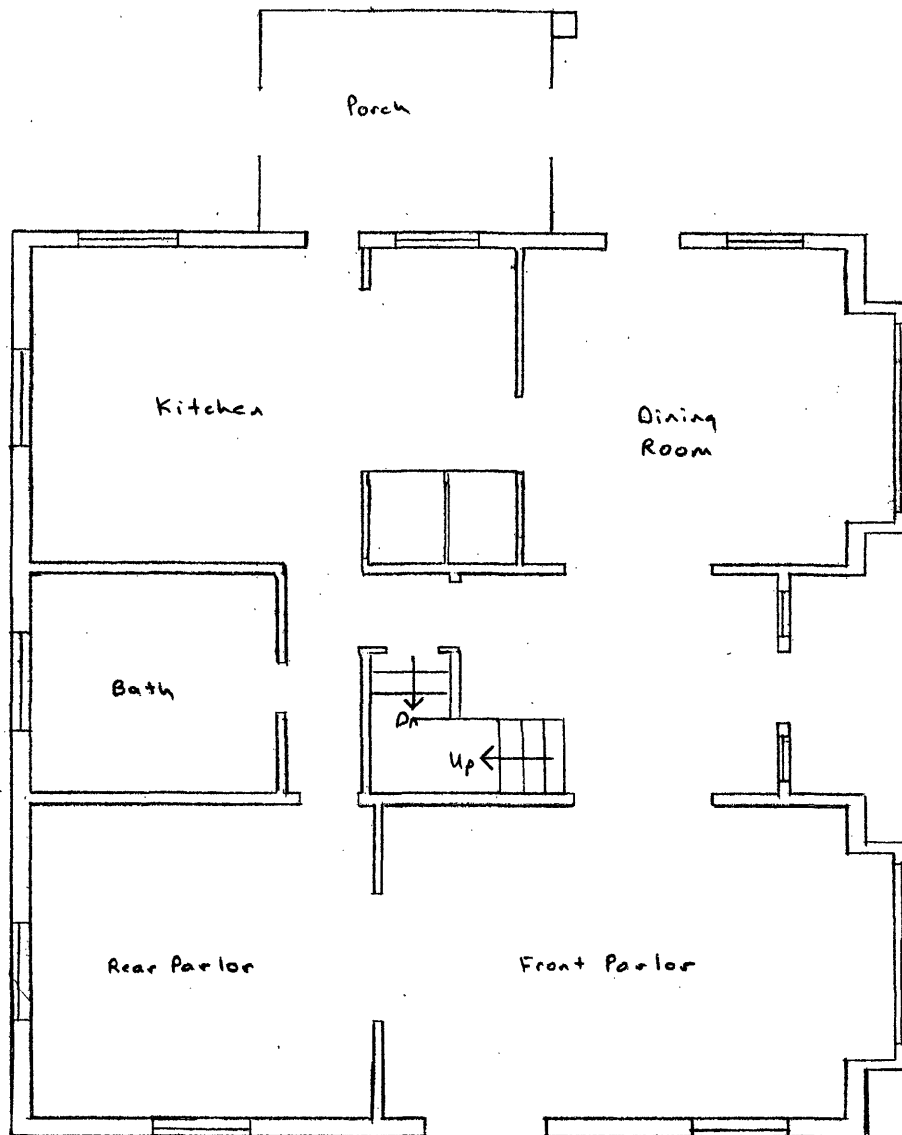
6. South and east elevations of garage. Camera facing northwest.

Photo No. 7:

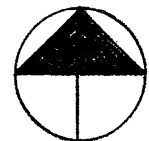
6. East and north elevations of shed. Camera facing southwest.

Photo No. 8:

6. South and east elevations of workshop. Camera facing northwest.



Stewart/Hills House
275 East 2000 South
Orem, Utah



B. Lufkin
2003