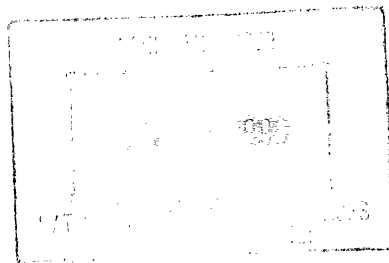


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



1629

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 Washburn, Alvin & Grace, House

other name/site number \_\_\_\_\_

2. Location

street & town 753 North 100 West  not for publication

city or town Orem  vicinity

state Utah code UT county Utah code 049 zip code 84057

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.)

Walter S. Mat 11/23/99  
Signature of certifying official/Title Date  
Deputy Commissioner for Historic Preservation

State of 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 H. Beall 12/30/99  
Signature of the Keeper Date of Action

Washburn, Alvin & Grace, House  
Name of Property

Orem, Utah County, Utah  
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.)

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

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	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

N/A

**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 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY REVIVALS: Pueblo  
MODERN MOVEMENT: International Style, Moderne  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE  
walls STUCCO  
\_\_\_\_\_  
roof built up  
other BRICK  
\_\_\_\_\_

**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

Washburn, Alvin & Grace, House, Orem, Utah County, UT

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## Narrative Description

The Alvin Verd and Grace M. Washburn House, built ca. 1938, is a one story Pueblo Revival cottage with stucco walls on a concrete foundation. The house is located at 753 North 100 West in Orem, Utah. Though modest, the house has elements of the Pueblo Revival style (e.g. projecting vigas, rounded corners, an arched entrance, and a flat roof with parapet). Influences of the modern movements of the International Style and Art Moderne can also be seen to some extent in the simple massing and window details. An attached garage was added ca. 1950. The house was converted from a single-family dwelling to a duplex with the excavation of a full basement apartment around 1980. Neither modification distracts from the historic features of the house. The site has a few mature trees and a concrete-block retaining wall in front. There are two non-contributing outbuildings on the property. The house is in good condition and contributes to the historic resources of Orem City.

The main facade of the Washburn house is the east elevation, however the main entrance is on the south elevation, which has a slight projection from the porch to the rear of the house. The stucco has been accented with brick sills and a brick surround for the curved entrance. The brick was painted white when the house was repainted, but originally the red brick provided a contrast. A small concrete porch and steps leads to the main entrance, which features a small niche next to the curved door opening. The vigas are ornamental. The tiles along the parapet appear to be integral to the design, and though they do not appear in the circa 1940 tax photo, were probably original, and added soon after the photo was taken.<sup>1</sup> The windows are multiple-light in metal frames, and nearly all of the original windows are extant. On the east elevation three multiple-light windows provide a ribbon-window effect, which is reminiscent of the International Style. The east elevation has been modified by the addition of concrete stairwell and door leading to the basement apartment (created around 1980), and a metal awning on poles above the steps (impermanent). The north elevation features four narrow casement-type windows with brick sills. At the northwest corner is located a two-level garage, built ca. 1950. The garage is set back from the facade and compliments the Pueblo-style by giving the house a "set-back" upper floor. There are openings on each of the two levels of the addition on the west elevation, however the openings are in disrepair and probably not used. On the interior, the house consists of four principal rooms with a total of 995 square feet of space. There is a living room in front. The kitchen is to the south and has a small porch and side door, with an original cantilevered porch roof. There are two bedrooms and a bath. The interior remains unchanged except for some updates to the kitchen and bath. The basement apartment has a similar configuration, minus the entry.

The house sits on a narrow and deep 0.50-acre parcel of land. There is a concrete block retaining wall and a concrete driveway to the garage. Although the garage addition was built ca. 1950, it does not detract from the appearance or integrity of the house. The two outbuildings at the rear of the property (a ca. 1950s coop and a 1960s shed) are non-contributing. There are several mature deciduous trees on the south side

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<sup>1</sup>The porch steps were also not completed for the tax photo. A portable cement mixer on the site indicates the house was probably under construction at the time of the photo.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Washburn, Alvin & Grace, House, Orem, Utah County, UT

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and to the rear. When the house was built, orchards surrounded it. Today it is flanked by later homes, with subdivisions to the east and south, and commercial development to the north and west.

Washburn, Alvin & Grace, House  
Name of Property

Orem, Utah County, Utah  
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.)

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Areas of Significance**

(enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

**Period of Significance**

c.1938-1940s

**Significant Dates**

c.1938

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

See continuation sheet(s) for Section No. 8

**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

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Washburn, Alvin & Grace, House, Orem, Utah County, UT

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## Narrative Statement of Significance

The Alvin Verd and Grace M. Washburn House, built ca. 1938, is significant under Criteria A and C. Under Criterion A it is significant for its association with the historical development of Orem. The Washburn family owned an early service station and opened the first car dealership in Orem, a measure of prosperity that may have influenced their decision to build a house in an uncommon style for the area. As a one-story Pueblo Revival cottage with International Style and Art Moderne influences, the house is unique in the community. It is significant under Criterion C as a well-preserved and rare example of these styles in Orem. The property is being nominated under the Multiple Property Nomination, *Historic Resources of Orem, Utah*. Its associated historic context is the *Establishment of Orem, 1914-1941*.

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## Historical Significance

Orem, Utah, is located in the center of Utah County. The city extends from the eastern shore of Utah Lake, to Provo and the foothills of Mount Timpanogos. The community of Orem was originally called the Provo Bench area. Bypassed by the Provo River, the bench lands were barren and rocky, and considered uninhabitable, especially in winter. Beginning in 1858, small groups of settlers attempted to farm the area, but were mostly unsuccessful until the construction of the Provo Bench Canal in 1864. At this time, there were a few farms and orchards on the bench, but no full-time residents. As the canal construction expanded and irrigation improved during the last three decades of the nineteenth century, homesteaders began to build homes as well as plant fields and orchards.

By the end of the nineteenth century, a population of 692 was living on the Provo Bench.<sup>2</sup> Most early settlers were members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church). Unlike many early Utah settlements, Orem was not laid out in a gridiron of city blocks, but as a string of homesteads along the territorial highway (now State Street) and other thoroughfares. Though these early farmers experimented with a variety of crops, fruit production proved to be the most lucrative cash crop. The first major peach crop, harvested in 1892, encouraged more settlement and agrarian expansion. In the 1890s, the small community had a sugar-molasses mill, two schoolhouses, an LDS Church meetinghouse, a blacksmith shop, a general store, and two recreational resorts.<sup>3</sup>

In 1910, with a population of just over a thousand, the community began to receive major improvements. Electricity reached the Provo Bench in 1912 from a power station in Provo Canyon. The construction of the Salt Lake and Utah Interurban Railroad, which stretched from Salt Lake City to Payson, gave the bench-area farmers access to a wider range of markets. In 1914 the Provo Bench Commercial Club was organized to promote better business conditions. The business leaders decided to change the area's name from Provo

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<sup>2</sup>*It Happened in Orem*, Orem Bicentennial Committee, (Orem, Utah: Orem City, 1976), xv.

<sup>3</sup>J. Cory Jensen, *National Register of Historic Places Multiple Property Documentation Nomination Form: Historic and Architectural Resources of Orem, Utah*, January 1998, copy available at the Utah State Historic Preservation Office.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Washburn, Alvin & Grace, House, Orem, Utah County, UT

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Bench to Orem, after Walter C. Orem the owner of the interurban railroad.<sup>4</sup> The community was incorporated under the name of Orem in May 1919.

The first act of the new town was the passing of a bond election in the amount of \$110,000 to pay for a new culinary water system. Orem grew slowly, adding an average of 500 people each decade. By 1930, the population was 1,915. Agriculture continued to be the primary occupation for the majority of Orem citizens, though the economy had already begun to stagnate and decline even before the depression years. Nevertheless, the town made gradual improvements during this period. State Street was paved with concrete in 1921. The entire community had electricity by the end of the 1920s. The town was enlarged by a series of annexations in the late 1930s. In 1938, the James G. Stratton farm and residence at the corner of State Street and Center Street were acquired, giving Orem its first official city center and town hall. One of the greatest achievements of the community was the establishment of the Sharon Cooperative Educational and Recreational Association (SCERA) in 1933.<sup>5</sup> Though still primarily an agricultural community, by 1940 Orem had a street numbering system, a thriving commercial district along State Street (necessitating the installation of semaphores at 800 North and 800 South), and a population of 2,914.

The impact of World War II on Orem's history was tremendous. The Geneva Steel Plant was built in 1942 and Orem's population increased by 186%. Six subdivisions were platted in 1943 for defense worker housing, and the city began to be transformed from an agricultural village to an industrial center. More subdivisions and a large shopping mall followed in the decades between the 1950s and the 1970s. Orem City became the retail center of Utah County. Beginning in the 1980s and continuing to the present, computer-related industries have generated even more suburban development. Today the vestiges of the early agricultural community are rapidly disappearing. Because of heavy commercial and residential development, very few examples of the historic architecture remain, making the few extant historic buildings even more important.

The property had nine owners before it was deeded to Grace M. Washburn on November 17, 1938. According to the Washburn family, Alvin V. Washburn, commonly known as Verd, built the house. Alvin Verd Washburn was born on July 16, 1897 in Carbon County, Utah. As a young man he worked for a lumber company in Duchesne, Utah. He married Grace Marrott on June 13, 1918. Alvin and Grace moved to Orem in 1922. The couple had two daughters, Betty and Gloria, and two sons, Alvin M. and Paul.

Alvin Verd Washburn was an auto mechanic and began a service station business in the 1920s, which operated for 36 years in various locations.<sup>6</sup> He worked at a radio and appliance store in Provo during the depression, and assisted on the construction of the Geneva Steel Plant during World War II. He is probably best known as the owner of the first automobile dealership in Orem, which the family still owns and operates. The Washburns were active in various community groups, including SCERA. Verd sang and conducted an orchestra that played at Utah Valley dances for many years. Grace M. Washburn died on July 6, 1947.

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<sup>4</sup>The change was an attempt to curry favor with Mr. Orem, as well as give the community a name which could be used for marketing and would distinguish it from Provo.

<sup>5</sup>The word cooperative was later changed to community. The SCERA complex is still in operation today and includes a theater, museum, playground, swimming pool, and community center.

<sup>6</sup>*It Happened in Orem*, 57.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Washburn, Alvin & Grace, House, Orem, Utah County, UT

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Alvin V. Washburn married Ella Mildenhall Moore in 1948. It was after this that Alvin Washburn built a new house north of 753 North 100 West. After his death in September 1980, his former home was deeded to his son Alvin M. Washburn. The house was converted to a duplex. In the past two decades, it has been occupied by various members of the family and is currently being used as a rental unit.

### Architectural Significance

The vast majority of residences of the period of Orem's establishment period, 1914-1941, consist of a broad range from bungalows to the many period revival styles. The Washburn represents an unusual eclectic combination of the more rare (for Orem in particular and Utah in general) twentieth-century styles: the Pueblo Revival and Modernism. The most prominent style of the house is Pueblo Revival, of which only one other known example exists in Orem. Derived from the Native American pueblo architecture of the southwestern United States, the style was much more popular in California than in Utah. Residential examples have stuccoed walls and rounded corners (to resemble thick adobe), and projecting rafters or vigas projecting from the outer walls. The side entrance surround, vigas, and tile-inset parapet are the Washburn home's strongest visual elements. The style also has a flat roof, often with setback upper stories like true pueblos.<sup>7</sup> The Washburn house achieved its upper-level with the addition of the attached garage ca. 1950. Though a modest cottage, the Washburn house has nearly all of the features of the Pueblo Revival style.

The Washburn also shows some influence of Modernism. Modernism was introduced at the peak of the Period Revival's popularity, but in contrast, was an architecture that rejected historicism. The International Style and the related Art Moderne style were influenced by the machine aesthetic and nautical (and sometimes aeronautical) imagery. Utah has only a small number of residences influenced by modernism. Orem has one other example of Art Moderne residential architecture (the Cecil & Mildred Dimick House, National Register listed 1998). The Washburn house features the irregular massing and white stucco over masonry of the International Style. The metal-sash windows, in particular, are very modern. While the house does not have the metal railings of the International Style or the pronounced curves of Art Moderne, modern influences on the overall construction of the house are apparent. The Washburn house represents an eclectic combination of modernism and period revivalism in a small family cottage. The result is one of the most unusual houses in Orem: a vernacular version of several popular nation-wide styles of the 1930s as executed by a local builder in a predominantly rural community.

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<sup>7</sup>Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*. (Salt Lake City, Utah: University of Utah Press, 1988), 167. According to Carter and Goss, the tile-inset parapet was a feature of the Spanish Colonial cottage, but the Washburn house has more features in common with the Pueblo Revival style, especially after the addition of the garage, see pages 163-164, 167-168.



## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Washburn, Alvin & Grace, House, Orem, Utah County, UT

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Washburn, Alvin & Grace, House  
Name of Property

Orem, Utah County, Utah  
County and State

**10. Geographical Data**

Acreage of Property 0.50 acres

**UTM References**

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

1 1/2 4/4/0/6/8/0 4/4/6/2/3/4/0  
Zone Easting Northing

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

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

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

**Verbal Boundary Description**

(Describe the boundaries of the property.)

Beginning COM N 130 FT FR SE COR LOT 1, BLK 5, FRUITLAND SURVEY; N 49.5 FT; W 439.5 FT; S 49.5 FT; E 439.5 FT TO BEG.

Property Tax No. 39:020:007

**Boundary Justification**

(Explain why the boundaries were selected.)

The boundaries are those that were, and which currently are, associated with the property.

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Korral Broschinsky  
organization City of Orem Historic Preservation Commission date 19 November 1999  
street & number 1049 University Village telephone 801-581-1497  
city or town Salt Lake City state UT zip code 84108

**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 Jerry C. Washburn  
street & number 772 East 875 North telephone 801-225-4259  
city or town Orem state UT zip code 84057

**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

Washburn, Alvin & Grace, House, Orem, Utah County, UT

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## Common Label Information:

1. Washburn, Alvin Verd and Grace, House, Orem,
2. Orem, Utah County, Utah
3. Photographer: Korral Broschinsky
4. Date: June 1999
5. Negative on file at Utah SHPO.

## Photo No. 1:

6. East elevation of house. Camera facing west.

## Photo No. 2:

6. East and north elevation of house. Camera facing southwest.

## Photo No. 3:

6. West elevation of house. Camera facing east.

WASHBURN, ALVIN VERD + GRACE MARROTT, HOUSE  
753 NORTH 100 WEST, OREM, UTAH CO., UTAH  
Zone 12  
E. 440600  
N. 4463340

OREM, UTAH  
40111-C6-TF-024

1994

DMA 3664 I SW-SERIES V8C

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

