

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name HILLS, LEWIS S., HOUSE

other names/site _____

2. Location

street & number 425 E. 100 SOUTH N/A not for publication

city, town SALT LAKE CITY N/A vicinity

state UTAH code UT county SALT LAKE COUNTY code 035 zip code 84111

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<u>1</u> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
Name of related multiple property listing:		<u>2</u>	<u>1</u> Total

N/A No. of contributing resources previously listed in the National Register -0-

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

[Signature] 6-28-90
Signature of certifying official Date

Utah State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. Entered in the National Register
- See continuation sheet Mark J. Baker August 3, 1990
- determined eligible for the National Register. See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other, (explain:)

[Signature]
Signature of the Keeper Date of Action

6. Functions or Use

Historic Functions
(enter categories from instructions)

Domestic: single dwelling

Domestic: multiple dwelling

Current Functions
(enter categories from instructions)

Commerce/Trade: professional

7. Description

Architectural Classification
(enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic

Classical Revival

Materials
(enter categories from instructions)

foundation stone

walls brick

wood

roof asphalt

other _____

Describe present and historic physical appearance.

Constructed c. 1905, the Lewis S. Hills House is a 2 1/2 story brick Victorian Eclectic style house. The basic form and massing reflect the Victorian concern for irregularity and ornamentation. A central block, composed around a side-passage or lobby entry plan, is enhanced by the application of projecting bays, both to the front and sides. The principal style is neoclassical, visible in such features as the fluted Doric columns on the porch, pronounced entablature, dentiled frame, and palladian dormer windows. From the Queen Anne comes the emphasis on texture and the sweeping circular porch. An intriguing touch is added by the Mission style parapet on the dormer. Within that parapet is the presumed construction date of the house, "1905;" this date was added recently by the current owners and is not an original element of the house. The house remains in excellent historic condition on both the interior and exterior.

The Hills house has retained or been restored to its original appearance except for an enclosed two-story frame porch on the rear. The porch structure itself is original, as indicated by its foundation, roof line, and decorative cornice. It was probably enclosed c.1937 when the house was converted into apartments. A combination of horizontal and vertical wood siding was used to enclose the porch. Two metal frame windows have been added to each level in recent years. The porch enclosure does not affect the architectural integrity of the building.

Other changes that were apparently made c.1937 included the closing off of the back staircase from the first to the second floor, enclosure of a fireplace in the library on the main floor was closed, and the installation of a kitchen in the dressing room of Mrs. Hills' bedroom. Apparently this was done to allow division of the home into apartments.

As a point of interest, the type of wood used in a given room was indicative of that individual's stature within the household. For example, the master bedroom, inhabited by Lewis S. Hills, was bordered with cherry wood. Theresa's bedroom and the adjoining dressing room was bordered with oak and fir. The children's room was bordered with fir wainscoting and trim. The main entry way, living room, dining room and study which accommodated guests and visitors to the home, has been bordered with oak and ornate fireplaces. These entryway fireplaces were reportedly imported from Europe at the time the home was being built.

In the late 1960s, when the home was turned into an office building, the back portion of the front porch was enclosed for the purpose of a storage room. The

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addition was made with heavy glass on the outside wall and sliding doors on both sides. The main structure was not altered.

During 1985 the Utah State Bar Association had the upstairs kitchen, located in Theresa's dressing room, removed to make more office space. In 1988 both the staircase and the fireplace were uncovered when the building was purchased and restored by Spafford & Spafford, the current owners. They were found to be in their original condition. The moldings, tile and woodwork were all in excellent condition and required only cosmetic conditioning, not specific remodeling. Spafford and Spafford also had the enclosed room on the front porch removed. This restored the exterior of the home to its original state and maintained the home's architectural integrity.

Located behind the house are a carriage house and a carport/garage. The carriage house, built at the same time as the house, is consistent with the architectural style of the home. It is a one-story rectangular building with a stone foundation, stuccoed exterior walls, a hip roof capped with decorative metal cresting, and a dentil course below the eaves which matches the house. The carriage house was probably converted into residential/office use c.1937, the same time the house was remodeled. This probably included changes to some of the window or door openings, though no alterations are readily apparent. Despite those changes, the carriage house retains its integrity, overall, and is a contributing building on the property.

The carport/garage appears to be a later structure (late 1930s, 1940s?). It has brick walls, a flat roof, and five bays separated by round metal supports; two of the bays have been enclosed. It does not contribute to the significance of the property.

9. Major Bibliographical References

Sanborn Fire Insurance Maps, 1911
Title Abstracts
City Directories
Architect Files Utah State Historical Society
Men of Affairs in the State of Utah. Salt Lake City: The Press Club of Salt Lake, 1914.
Sutton, Wain, ed. Utah: A Centennial History Vol. II. New York: Lewis Historical Publishing Company, 1949.
Obituary Index, USHS
Sketches of Inter-Mountain States. Salt Lake City: The Salt Lake Tribune, 1909.
Records on file, Daughters of the Utah Pioneers, Salt Lake City, Utah
Salt Lake Tribune, December 19, 1937.
Personal Family History and Interviews: Jack Hills, grandson, Margo Hills Tyler, granddaughter, Louise Stelter, granddaughter and Kate Kraft, great-granddaughter

___ See continuation sheet

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 # _____

Primary location of additional data:

- State Historic preservation office
- ___ Other State agency
- ___ Federal agency
- ___ Local Government
- ___ University
- ___ Other

Specify repository:

10. Geographical Data

Acreage of property less than one

UTM References

A 1/2 4/2/5/9/0/0 4/5/1/3/1/1/0
Zone Easting Northing

B / / / / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / / / / /

D / / / / / / / / / / / / /

___ See continuation sheet

Verbal Boundary Description

COM 4 RDS W FR SE COR LOT 2 BLK 62 PLAT B SLC SUR W 98 FT N 10 RDS E 98 FT S 10 RDS TO BEG 5643-272 (tax no. 16-6-204-017)

___ See continuation sheet

Boundary Justification

The boundary is the legal description of the property which has historically been associated with the building.

___ See continuation sheet

11. Form Prepared By

name/title Janet S. Nimer, CLA, Paralegal

organization Spafford and Spafford

date May 1990

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the city and soon became involved in a successful mercantile business. That success led to the formation in 1868 of the Utah Territory's first financial institution, a private banking firm established in partnership with William H. Hooper and Horace S. Eldredge.¹ The firm Hooper, Eldredge and Company was incorporated in 1871 as the Bank of Deseret, with Mormon church president Brigham Young as president. It was re-incorporated under the National Bank Act of 1872 as the Deseret National Bank, with Lewis S. Hills serving as cashier. He held that position until being appointed president of the bank in 1892. Hills served as president of the Deseret National Bank until resigning in 1911, at which time he was made chairman of the board of directors.²

In addition to his career with the Deseret National Bank, Hills was involved in numerous other business and banking ventures throughout the state. He served as a director of Zions Cooperative Mercantile Institution, Consolidated Wagon and Machine Company, Beneficial Life Insurance Company, Home Fire Insurance Company, Utah Fire Clay Company, A.J. Pattison and Company which became the Utah Telephone Company, Nephi Plaster Company, First National Bank of Ogden, First National Bank of Murray, Nephi National Bank, Thatcher Brothers Bank of Logan, Davis County Bank of Farmington and Barnes Banking Company of Kaysville. Mr. Hills was a shareholder in the Oregon Lumber Company, Amalgamated Sugar Company, Utah-Idaho Sugar Company and numerous other large corporations. He was also the first receiver of the U.S. Land Office at Salt Lake, and the first Treasurer of the University of Utah. He was also active in local politics as a member of the People's Party and served as a Salt Lake City councilman for two terms.³ In 1866, Lewis married Theresa Burton, and together they raised six children.

Lewis Hills was one of a handful of important pioneer financiers in Utah. His early involvement and long and distinguished career in the banking industry are evidence of his significant contribution. The Deseret National Bank, which he helped establish and with which he was most closely associated, was one of three principal banks in Salt Lake City during the early territorial period. The others are Walker Brothers Bank and Zion's Savings Bank and Trust Company. A number of other banks and trust companies were established later in the 1880s and 1890s.⁴

¹"Banking" services had been provided by a number of merchants in Salt Lake City beginning with the Walker Brothers in 1859, but Hooper, Eldredge and Co. was the first business to open exclusively as a financial institution. For more information see Wain Sutton, editor, "Development of Utah's Banking System," Utah: A Centennial History, Vol. II (New York: Lewis Historical Publishing Co., 1949), pp. 947-977.

²"Lewis S. Hills Dies This Morning," Deseret Evening News, July 21, 1915, p.1.

³Men of Affairs in the State of Utah, p. 391.

⁴Sutton, Utah: A Centennial History, pp. 956-964.

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Around 1905, while serving as president of the Deseret National Bank, Lewis Hills had a large new house constructed at 425 E. 100 South. His former residence, built c.1877, was a two-story Italianate style house located at 126 S. 200 West (still standing; National Register 1977). That house, typical of many of the finer early homes (1860s-70s) in Salt Lake City, was located near the central business district. By the turn of the century, that area was being encroached on by the expanding central business district to the east and railroad and warehouse districts to the west and was no longer a desirable residential neighborhood.

The East First South neighborhood, where Hills' new house was constructed, was a fashionable residential area in the late nineteenth and early twentieth centuries. In addition to Hills' house, other fine, large homes along First South street between 400 and 700 East included, among others, the homes of Governor Simon Bamberger, Salt Lake City Mayor William Armstrong, attorney Jonathan Royle, businessmen Henry Dinwoodey, James Langton (all National Register), P.W. Madsen (demolished), Thomas Weir and Orange Salisbury (both National Register eligible). Part of the attraction of this neighborhood was undoubtedly its proximity to the most fashionable and elite residential area in the city, South Temple street, one block north. The mansions along South Temple (National Register historic district) were clearly the finest in the city. They include the Kearns, Keith-Brown, Wall, and Walker mansions, to name just a few. Hills' move to this part of the city was consistent with his own social standing and with the general shift of upper and middle class residents toward the east side of the city.

In 1903, just prior to constructing the house on First South, Lewis Hills had a summer home, "Hillsden," built in the Holladay area, several miles southeast of Salt Lake City. That home was located on extensive acreage near the mouth of Big Cottonwood Canyon. It functioned as a summer home and retreat for the family and their guests. That house was remodeled in 1927 by a daughter, Maria, who inherited the property. Most of the surrounding estate was subdivided in subsequent years.⁵ The current address of that house is 2690 E. Hillsden Drive.

The house at 425 E. 100 South was Lewis Hills' principal residence from its completion until his death. He died July 21, 1915, at his summer home. His wife, Theresa, and daughter, Maria, continued to live in the home until Theresa's death in 1925. At that time ownership of the house passed to the Hills Corporation. A son, Lewis B., lived there for a time, then the house was rented out. Some remodeling of the house may have taken place at that time.

⁵See structure/site form for 2690 E. Hillsden Drive, Holladay, Salt Lake County. Utah State Historical Society, Office of Preservation, General Files.

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In 1937, the house was sold to Jack T. and Ethel A. Birkinshaw and remodeled into apartments.⁶ Gladys C. Flynn purchased the house in 1956, then, in 1972, the Utah Bar Association bought the home and converted it from residential to office use.

In 1988 the house was purchased by the law firm of Spafford and Spafford. At this time the home was redecorated and necessary work was undertaken to restore the home to its original state. The home has since been used as headquarters and offices of Spafford and Spafford.

⁶Salt Lake Tribune, December 19, 1937, p. D-4.