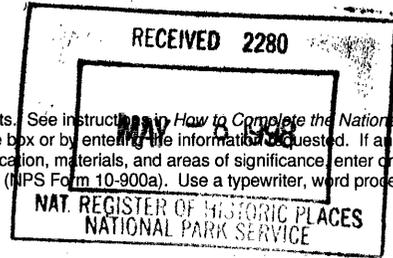


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places 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 Knight/Finch House

other names/site number \_\_\_\_\_

### 2. Location

street & number 212 South State Street N/A not for publication

city or town Orem N/A 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 X 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 X meets    does not meet the National Register criteria. I recommend that this property be considered significant    nationally    statewide X locally. (   See continuation sheet for additional comments.)

Walter M. ... 4/21/98  
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 this 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 M. Beall 6-11-98  
Signature of the Keeper Date of Action

Knight/Finch, House  
Name of Property

Orem, Utah County, Utah  
City, County, and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

**Category of Property**  
(Check only one box)

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

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

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

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

Historic and Architectural Resources of Orem, Utah

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/single dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

COMMERCE/TRADE/specialty store

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE VICTORIAN

OTHER: Victorian Eclectic

OTHER: Central block w/projecting bays

\_\_\_\_\_

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE over STONE

walls BRICK

\_\_\_\_\_

roof ASPHALT SHINGLES

other \_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Knight/Finch, House, Orem, Utah County, UT

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## Narrative Description

The Knight/Finch House, built c.1909, is a one-and-one-half story, tan brick Victorian Eclectic-style house on a concrete foundation. The house type is a central-block-with-projecting-bays. Although once a part of an agricultural landscape, the building site is located on Orem City's chief commercial strip and is now surrounded by commercial buildings. The house itself has received a major addition to the rear, but retains much of its original integrity.

The pyramidal-roofed central-block has three gabled wings extending out at 90 degrees from each other. From the front, the house almost appears to be a cross-wing. The front facade features some interesting architectural details including multi-panel ogee arches in the three gable ends, an eyebrow dormer in the roof facing the street, and an elliptical window on the east side of the north crosswing. Colonial Revivalism is the featured theme in the eclecticism of the architecture. Various motifs of this style are found in the simply-detailed cornice and frieze, the cornice returns on the gables, and the Classical columns on the two porches. Recently, a wooden balustrade and brackets were added to the porch, and although these elements are not original, they do not significantly impact the historic qualities of the house.

Below the front arched windows is a large window which possibly contained a leaded glass transom. The remaining windows are all double-hung, single-light sashes, and appear to all be original on the historic portion of the house. At the southwest corner of the house is a small addition which probably contained the kitchen and could have been part of the original construction or built slightly later. It is of the same buff-colored brick and has a low-pitched, hipped roof. The addition has a small covered-porch entry with detailing similar to the front porch. Behind the house is a new building, constructed c.1990. This is a one and one-half story frame and stucco building with a gable roof. The addition is connected to the original house by a short, enclosed breezeway.

The interior now houses an antique and craft store. Although some cosmetic changes have been made, the interior structure remains fairly original. The oak, faux-grained woodwork around the doorways is still intact as well. Some work was done to the northwest corner to accommodate the breezeway which includes an enlarged doorway.

There are no other outbuildings on the site. The house is basically surrounded by an asphalt drive and parking lot with some small areas of shrubbery at the entrance.

\_\_ See continuation sheet

Knight/Finch, House  
Name of Property

Orem, Utah County, Utah  
City, County, and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" on one or more lines 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" on all 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.)

X 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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

SOCIAL HISTORY  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

c.1909-1941  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

c.1909-1941  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown  
\_\_\_\_\_  
\_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:  
\_\_\_\_\_

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Knight/Finch, House, Orem, Utah County, UT

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## Narrative Statement of Significance

The Knight/Finch House is significant for its association with the "Settlement and Agricultural Expansion: Mid-1870s-1913" and the "Establishment of Orem: 1914-1941" categories of the Historic and Architectural Resources of Orem, Utah, Multiple Property Submission. The house was the residence of two farming families who were also prominent in the community: Newell J. Knight and Joseph H. Finch. Built in c.1909 the Knight/Finch house personifies many of the characteristics found in Victorian Eclectic architecture, including an asymmetrical facade and the use of various architectural styles and details. The Knight-Finch house, through its architectural detailing and size, symbolizes the prosperity of fruit growers and associated businesses during the agricultural expansion era of the Provo Bench.

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The "Agricultural Expansion" period of Orem was one of the greatest growth periods in the early days of the Provo Bench. Prior to this period seasonal landholders would attempt to raise crops on the bench, but could not live there because there was little water. After the construction of the Provo Bench Canal in 1864 more people settled on the bench and subsequent irrigation ditches and canals allowed for greater farm production and the ability to sustain the landowners year 'round. Fruit trees were found to be the best cash producing crops, and by the turn of the century those who had become involved in raising fruit started to realize great success which, in turn, encouraged others to move here and raise fruit orchards.

During the "Establishment of Orem" period, the Provo Bench saw more changes associated with growth than in the previous periods. After the first decade of the 20th century, fruit growers on the bench realized that if their prosperity was to continue they must market their produce outside of the area and outside of Utah. With the establishment of a rail line in Orem, the "Orem Line," plus the increasing popularity of the automobile, the fruit and produce industries were able to market their products all over the western United States. With the increased prosperity, the Provo Bench soon became Orem Town in 1919 (in honor of Walter Orem who brought the railroad to the area), and eventually, in 1941, Orem City.

The property on which the house sits was purchased by Newell J. and Eliza Knight in November 1909 from Charles E. Millhallin, and the house was immediately constructed. Newell James was born to Newell and Carolina Loveless Knight on October 20, 1863 in Provo. On September 22, 1884 he married Eliza Stratton Knight in Provo, Utah. Eliza was born to James and Eliza Briggs Stratton, February 3, 1865. Newell Knight and his father homesteaded 160 acres of land on the Provo Bench, and were one of the first of four families to settle in that district. Newell was involved in many areas of the newly-formed community including the construction of the Provo Bench canal, serving as a trustee for the Provo Bench School District, and serving as chairman of the finance committee for the construction of the Sharon L.D.S. Ward. His chief accomplishment was the establishment of the Garden City Canning Co., one of the major canning companies in the area, where he served as

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Knight/Finch, House, Orem, Utah County, UT

manager from 1904 to 1912.<sup>1</sup> The Knights lived in the house from 1909, when it was constructed, until 1917, when they sold it and moved with their six children to Idaho. After living in Idaho for only a short time the Knights realized they had made a mistake in leaving Orem. Newell attempted to repurchase his house on the bench but was unable to<sup>2</sup>. He did manage to re-establish himself and his family in Orem where he became a farmer for many years. The Knights later moved to Provo, in 1929, where Newell died in 1935 and Eliza in 1939.

Thomas and Anna Walters were the second owners of the house, purchasing it from the Knights in 1917. Thomas was born in Stavenshire, England, March 8, 1863<sup>3</sup>, and moved to Utah while still a boy. He lived in Silver City, a mining community, for much of his life until settling in Orem to farm the land<sup>4</sup>. He married Anna Anderson who was born November 22, 1877, and moved to Utah from Copenhagen, Denmark in 1885 with her parents who had joined the L.D.S. Church. The Walters had six children and lived in the house until Walters death on May 10, 1926. Anna moved to Provo and lived another five years before she passed away April 10, 1931.

Joseph and Ethel Davis Finch purchased the house from Anna Walters in 1926. Joseph was born in Goshen, Utah June 18, 1882 to Hyrum and Mary Ann Gathett Finch. Joseph worked as a miner in Eureka but suffered ill-effects from breathing coal dust. While living in Eureka, he married Ethel Davis and they had five children. Joseph served two missions for the L.D.S. church, in the Central States and in Canada. Upon returning from his second mission he moved his family to Orem where they could "work with nature in planting and harvesting their fruits and vegetables," and "breathe the pure, fresh air."<sup>5</sup> After the Finch family moved in, the house served a dual role as a residence and as Joseph Finch's office while he served as the Orem City judge and justice of the peace. He served in these offices from 1928 to 1931 and subsequently as the Bishop of the Sharon L.D.S. Ward. The family worked hard to raise the various crops and fruit on the farm, selling the produce fruit shippers and wholesalers, as well as to local customers. During the Great Depression their harvest kept them alive since they had little money to spend. In 1936, Joseph was stricken with tuberculosis and was sent to the Mulrose Sanitarium in Duarte, California for treatment. He died there two years later on June 7, 1938. Ethel and continued to reside in the home and take care of the farm with the help of her family until 1974 when she died. The house has been used to house various businesses since then.<sup>6</sup>

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<sup>1</sup> Salt Lake Tribune. November 11, 1935, p.12.

<sup>2</sup> "Families Roots Entwined Around Historic Home." Orem Geneva Times. No date or page number given.

<sup>3</sup> No parents' names are provided in Thomas Walters' obituary, nor were any other biographical sources discovered.

<sup>4</sup> R.L. Polk & Co. Provo City and Utah County Directory, Vol. IX. 1920.

<sup>5</sup> "Family's Roots Entwined Around Historic House." Orem Geneva Times. Date and page no. not provided.

<sup>6</sup> "Family's Roots Entwined Around Historic Home." Orem Geneva Times. Date and page no. not provided.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Knight/Finch, House, Orem, Utah County, UT

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Victorian forms were popular in Utah 1885-1915. The central-block-with-projecting-bays house type was an important basic form of the Victorian house and was quite common in the first decade of the twentieth century. Projecting bays were added to the principal rooms to achieve a desired external irregularity of design and made the rooms larger and brighter. This house form is characterized by a roughly square central section punctuated by bays to one or several sides. The main roof is hipped or pyramidal, while the bays are usually gabled. The smaller, less expensive houses, usually entered directly into the living room or parlor.<sup>7</sup> This type was transitional and could be found in various configurations but other very similar examples of this particular house can be found in Orem and the surrounding communities.

The style of the house also describes the early twentieth century and the changes that were occurring in Utah. This central-block-with-projecting-bays house type with Victorian Eclectic styling is important in describing the end of Utah's isolation in the late nineteenth century. Rural areas were less isolated from stylistic developments occurring on both the national and local levels. The pattern-book styles and standardized building components were available and easily adapted for use with local materials. The former isolation of rural areas was no longer an obstacle to building well and the quality of design and workmanship were also affected during the Victorian era.<sup>8</sup> The Knight/Finch house incorporates some of the ornamental details, such as the ogee arched window, eyelid dormer, and yellow brick that was used throughout Utah County. The home retains its original materials and contributes to the historic qualities of Orem.

\_\_ See continuation sheet

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<sup>7</sup> Carter, Thomas, and Peter Goss. Utah's Historic Architecture 1847-1940. p.44.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 9 Page 5

Knight/Finch, House, Orem, Utah County, UT

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## Bibliography

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Deseret News. "Former Silver City Man to be Buried in Provo." May 11, 1926. Sec. 2, p.7.

Knight, Nelson W. "Knight-Finch House," Historic Site Form, General Files, Utah State Historical Society. 1995.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.

Orem Geneva Times. "Family's roots entwined around historic home." No date or page numbers provided, (c.1990).

Phillips, Steven J. Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600 to 1940. Washington D.C.: The Preservation Press, 1992.

Polk, R.L., & Co. Provo City and Utah County Directory, Vol. IX. 1920.

Salt Lake Tribune. 11 November, 1935. p.12.

Salt Lake Tribune. 10 June, 1938. p.26.

Salt Lake Tribune. 17 November, 1939. p.10-B.

\_ See continuation sheet

Knight/Finch, House  
Name of Property

Orem, Utah County, Utah  
City, County, and State

## 10. Geographical Data

Acreage of property .44 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/1/1/1/0 4/4/6/0/3/1/0 B 1 11111 11111  
Zone Easting Northing Zone Easting Northing

C 1 11111 11111 D 1 11111 11111

### Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning...COM S 1338.92 FT & E 540.23 FT FR W 1/4 COR SEC 14, T6S, R2E, SLM: S 18 30'E 106.00 FT; N 88 58'W 108 FT; N 18 30'W 106 FT; S 88 58'E 180 FT TO BEG.

Property Tax No.  
17:064:0031:211

     See continuation sheet(s) for Section No. 10

### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those which were historically, and continue to be, associated with the building.

     See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title J. Cory Jensen/Preservation Consultant

organization \_\_\_\_\_ date January, 1998

street & number 671 South 560 East telephone (801) 224-0955

city or town Orem state UT zip code 84097

## 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/or 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 Thru the Grapevine L.L.C. of Orem

street 870 West Center telephone (801) 226-8406

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.

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

Section No. PHOTOS Page 6

Knight/Finch, House, Orem, Utah County, UT

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Common Label Information:

1. Knight/Finch, House
2. Orem, Utah County, Utah
3. Photographer: J. Cory Jensen
4. Date: February 1997
5. Negative on file at Utah SHPO.

Photo No. 1

6. East & south elevations of building. Camera facing northwest.

Photo No. 2

6. South elevation of original building. Camera facing northeast.

Photo No. 3

6. South & west elevations of building. Camera facing northeast.

Photo No. 4

6. North & east elevations of building. Camera facing southwest.