

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received **MAR** 7 1983  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Lewis Terrace

and/or common

2. Location

street & number 68-82 North 700 East not for publication

city, town Provo vicinity of ~~Congressional district~~

state Utah code 049 county Utah code 049

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A <input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Fred W. Bohman/Equitable Realty

street & number 42 North University Avenue

city, town Provo vicinity of state Utah

5. Location of Legal Description

courthouse, registry of deeds, etc. Utah County Courthouse

street & number Center and University Streets

city, town Provo state Utah

6. Representation in Existing Surveys

Utah Historic Sites Survey/

title Provo City Survey has this property been determined eligible?  yes  no

date Summer 1981  federal  state  county  local

depository for survey records Utah State Historical Society

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## 7. Description

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**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved      date \_\_\_\_\_

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**Describe the present and original (if known) physical appearance**

Lewis Terrace in Provo, Utah is a red brick rowhouse consisting of five, two-story units built about 1906. A rowhouse,\* as explained by Robert Erskine in "The Row House As An Independent Single Family Dwelling," consists of individual units with a common or party wall which sit side by side with their neighbors, three or more constituting a row. Each unit has individual access and encompasses the interior space from ground to ceiling (in contrast to multiple layer units such as apartments).

The five units of Lewis Terrace are distinguished on the facade by pilasters which create five identical bays. Each bay, at the second story level, has two double-hung sash windows with segmentally arched window heads. These are aligned above a tall, narrow door on the east and a broad single sash window with stained glass transom on the west of the ground floor. A continuous wooden cornice unifies the entire complex while distinguishing the bays with brackets at each pilaster. The cornice frieze has simple decoration with vertical bands while the center bay is emphasized by elongated, horizontal ellipses on each side of a circle. Below the cornice decorative brick corbeling is broken by the pilasters at each bay and thus reemphasizes the division of the individual units.

The parapet which adds height to the facade design, is stepped back at the sides. From the rear the true elevation of the flat roof can be seen.

The rear of the building has no dividing pilasters and the fenestration is not evenly balanced, although each unit again has two windows on the second story aligned over a door and broad window on the first floor. These first story windows are paired double-sash windows divided by a mullion. From west to east, the windows and doors of the first two units are grouped together, the door of each unit to the west. Uninterrupted wall space divides this section from the grouping of doors and windows of the next two units, this time with both doors near each other at the center. Another wall expanse separates the last single unit with its door to the east of the window.

Each unit originally had the same interior floor plan with living, dining, and kitchen area downstairs and two bedrooms and a bath upstairs. Several of the apartments were later altered on the interior to accommodate more units. The only alterations on the exterior are the aluminum door hoods and the filling in of one rear window (no date). The current owner plans to restore the apartments to their original floorplans.

The simple flat facade with Victorian windows, rectangular plan with a narrow facade and deep body, two-story height emphasized by pilasters with decorative brick corbeling, and flat roof with parapet, the parapet stepped back at the sides, are all features common to nineteenth-century commercial architecture in Utah.

\*Rowhouses are also referred to as one-unit attached dwellings, town houses, horizontal multiples, multiple housing, and terrace housing.

# 8. Significance

<b>Period</b>	<b>Areas of Significance—Check and justify below</b>					
<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/		
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)		
				Multiple Housing		
<b>Specific dates</b>	1906	<b>Builder/Architect</b>	Unknown	<b>Type</b>		

**Statement of Significance (in one paragraph)**

Lewis Terrace, an early rowhouse built about 1906, is significant as one of two extant examples of this type of multiple housing unit in Provo, Utah, and one of few remaining rowhouses in the state. It is also significant for its Nineteenth-Century Commercial architectural style which is not commonly applied to residential structures. Described as one-unit attached dwellings, town houses, horizontal multiples, multiple housing, and terrace houses, a rowhouse is an individual unit with a common or party wall which sits side by side with its neighbor, three or more units constituting a row.<sup>1</sup> Such units provided a savings in site development by accomodating a higher density population while retaining the basic characteristics of a detached, single family house: each unit has individual access, a front and back, is generally two or more stories, and has a conventional street-oriented site. Rowhouses grew to prominence in the 19th century as one form of housing developed to meet the needs of urban life, and were commonly found in large cities to house both the working class and the affluent. The popularity of rowhouses, however, declined with the coming of better transportation when occupants moved to the city outskirts to own their own homes and became commuters. In Utah, tenements, and later apartments, were more common and widespread multiple housing units than rowhouses and few documented examples of rowhouses remain today. Further, multiple housing units other than duplexes were infrequently found in the smaller towns. At the time that Lewis Terrace was built, only one tenement and four other multiple housing units existed in Provo (other than duplexes), all four or five-unit attached dwellings.<sup>2</sup> Only two still stand today, Silver Row (National Register, August 4, 1982), which is a unique one-story, four-unit rowhouse with Victorian ornamentation applied to a rectangular cabin type plan, and Lewis Terrace, an example of the two-story rowhouse with a narrow facade and deep body which was a more common type. Various architectural styles were used for rowhouses depending on the affluence of the intended occupants. Exterior ornamentation of one or many of the accepted high styles and elaborate interior appointments distinguished the rowhouses of the more wealthy. The Nineteenth-Century Commercial style of Lewis Terrace, with a flat facade relieved by Victorian windows, rectangular plan with the narrow facade to the street, two-story height emphasized by pilasters, decorative brick corbeling, and flat roof with stepped parapet, is a design commonly seen in downtown commercial districts and used for store fronts but rarely used for residential dwellings where occupants strive for individual identity and an image of separateness. Lewis Terrace housed local workers, businessmen and their families, and boarding students from the nearby Brigham Young University which boasted an enrollment of several hundred students. Although built at a time when the Sanborn maps showed few multiple units in the rural town of Provo, Lewis Terrace today competes with and is threatened by the widespread building of large apartment complexes and condominiums which currently house thousands of college students as well as

## 9. Major Bibliographical References

- Erskine, Robert Henry, "The Row House As An Independent Single Family Dwelling," Thesis, University of Michigan, 1979, p. 14, p. 19.
- Handlin, David P. The American Home: Architecture and Society 1815-1915, Boston: Little, Brown and Company, 1979.

## 10. Geographical Data

Acreeage of nominated property Less than one acre

Quadrangle name Provo, Utah

Quadrangle scale 1:24000

### UMT References

A 

1	2	4	4	4	1	8	0	4	4	5	4	7	0	0
Zone			Easting					Northing						

B 

Zone			Easting					Northing						

C 

Zone			Easting					Northing						

D 

Zone			Easting					Northing						

E 

Zone			Easting					Northing						

F 

Zone			Easting					Northing						

G 

Zone			Easting					Northing						

H 

Zone			Easting					Northing						

### Verbal boundary description and justification

All of Lots 7 and 8, Block 29, Plat C, Provo City Survey.

### List all states and counties for properties overlapping state or county boundaries

state N/A code  county N/A code

state N/A code  county N/A code

## 11. Form Prepared By

name/title Cheryl Hartman, Research Analyst

organization Utah State Historical Society date October 1982

street & number 300 Rio Grande telephone (801) 533-6017

city or town Salt Lake City state Utah 84101

## 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 Melvin T. Smith

title Melvin T. Smith, State Historic Preservation Officer date February 10, 1983

For NPS use only

I hereby certify that this property is included in the National Register

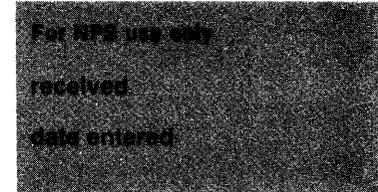
Entered in the  
National Register

date 4/7/83

Melores Byers  
Keeper of the National Register

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

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Rowhouses, tenements, and apartments are multiple housing types developed to accommodate an increased density of population in large cities, with the advantage of a savings in site development. Often multiple housing was not the optimum choice of an occupant, but it was necessitated by the demand for temporary or less expensive accommodations. The U.S. Bureau of Census, Census of Housing, records that the American preference in housing is for the single-unit structure.<sup>3</sup> Yet rowhouses grew in prominence in the nineteenth century since such units satisfied the demands of high density living while retaining some of the major aspects of the detached house: each unit has individual access, a front and back with its own grounds, conventionally street oriented sites, and often two or more stories. Found mainly in large cities, rowhouses became quite common and were built for both the working class and the affluent--structures for the latter class possessing finer furnishings and more elaborate architectural styles and ornament. But the popularity of rowhouses declined with better transportation when the occupants moved to the city outskirts and became commuters.

In Utah, Sanborn maps show the existence of numerous tenements at the turn of the century, and a small number of terrace housing units (rowhouses). The term tenement technically referred to any dwelling intended for rent, but came to be associated with rundown, lower class units and the term apartment began to be used for the higher class rental units. A rowhouse was an individual unit with a common or party wall which sat side by side with its neighbor, three or more units constituting a row. By 1911, the Sanborn maps listed few tenements, using the term apartments for the majority of the multiple housing units, and again, relatively few terrace houses existed in comparison to the number of apartments. In Utah's smaller communities any type of multiple housing units were infrequent, probably due to the lack of demand for high density housing. Only five units were found in Provo at the turn of the century, two tenements and three units of attached dwellings or rowhouses. By 1908, one tenement and five attached units were documented on the Sanborn maps. Of these early examples of multiple housing in Provo, two remain standing, Silver Row, a group of four one-story units, and Lewis Terrace with five two-story units.

Oran A. Lewis, a businessman in general merchandise residing in Spanish Fork, and his wife, Laura, borrowed \$3000 in 1906 and built Lewis Terrace. Local workers and businessmen rented there according to the Provo City Directory, as well as students from nearby Brigham Young University which had an enrollment of several hundred.

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In the twentieth century the demand for multiple housing was ever increasing nationwide. Utah's cities grew, with apartments meeting the needs of much of the influx of population. Provo was growing and also becoming a prominent college town, the enrollment of Brigham Young University progressing to the thousands. Eventually in 1938-39 the university built their first student housing units one block over from Lewis Terrace. But with a current enrollment of over 25,000, Lewis Terrace still meets the housing needs of a large university population. Today, builders in Provo compete for tenants while continuing the construction of more and more apartment complexes and condominiums which threaten the demise of older buildings and smaller rental units.

Lewis Terrace is not only unique as one of few examples of early row housing in Utah and Provo, but for its commercial style applied to a housing unit. Early rowhouses in America, which were originally designed to be multiples of the small individual house, were ornamented by any of a variety of architectural styles depending on the affluence of the occupants. The Federal style, Greek Revival, Gothic, Italianate and Victorian styles were applied to facades to give them identity and an image of separateness in imitation of the home grounds of individual houses. The use of a commercial style of ornamentation as commonly seen on downtown main street buildings and store fronts, was uniquely applied to a dwelling in the case of Lewis Terrace.

Through the years both locals and students continued to occupy Lewis Terrace. In 1927 August Bestelmeyer bought the property from Laura Lewis and lived in one unit while continuing to rent the others. He sold the property in 1946 to Harrison Van and Helen G. Hoyt who continued to rent out the units. The current owner, Fred Bohman, plans to restore the units and convert them to condominiums.

Notes

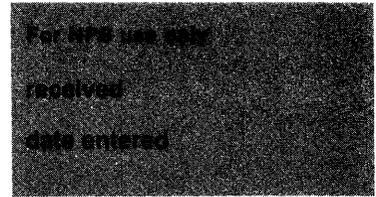
<sup>1</sup>Robert Henry Erskine, "The Row House As An Independent Single Family Dwelling," Thesis, University of Michigan, 1979, p. 14. For more information on rowhouses see also, Sam Davis, ed., The Form of Housing (New York: Van Nostrand Reinhold Co., 1977).

<sup>2</sup>Sanborn Maps, Provo City, 1908.

<sup>3</sup>Erskine, p. 19.

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Provo City Directory, 1911.

Sanborn Maps, Provo City, 1908.