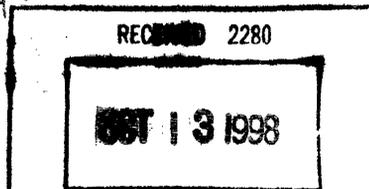


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

*Resub*



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See **NATIONAL REGISTER OF HISTORIC PLACES** National Register of Historic Places Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box. 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 Provo East Central Historic District

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

### 2. Location

street & number Roughly bounded by 100 East, 600 East, 500 North and 500 South N/A not for publication

city or town Provo N/A vicinity

state Utah code UT county Utah code 049 zip code 84601

### 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.)

Max J. [Signature] 9470 10-1-98  
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): \_\_\_\_\_

Signature of the Keeper [Signature] Date of Action 11/24/98

Provo East Central Historic District  
Name of Property

Provo, 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>599</u>	<u>248</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>599</u>	<u>248</u>	Total

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

N/A

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

12 (See Appendix B)

### 6. Function or Use

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

DOMESTIC: village site  
DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

DOMESTIC: village site  
DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 7. Description

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

Bungalow/Craftsman  
LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS  
LATE VICTORIAN  
Mid-19th Century  
Prairie School

**Materials**  
(Enter categories from instructions)

foundation CONCRETE, STONE  
walls BRICK, WOOD, STUCCO, STONE  
\_\_\_\_\_  
roof ASPHALT, WOOD  
other \_\_\_\_\_  
\_\_\_\_\_

### Narrative Description

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

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# National Register of Historic Places Continuation Sheet

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Provo East Central Historic District, Provo, Utah County, UT

## Narrative Description

The Provo East Central Historic District is a 50-square-block residential area developed between the 1860s and 1940s, with the majority of buildings single-family houses dating from about 1900 to 1925. The district includes 847 buildings, 599 (71%) of which contribute to the historic character of the district. The rectangular-shaped district is five blocks wide (100 East to 600 East) and ten blocks long (500 North to 500 South). It is located one block east of University Avenue, the main north-south street running through Provo, a city of 101,500 population. It is bounded on the north by residential blocks occupied primarily by apartments for students from adjacent Brigham Young University, on the east by a newer residential area, on the south by an industrial area, and on the west by the city's central business district. Bisecting the district is east-to-west-running Center Street, distinguished from the rest of the streets in the district by its greater width and its concentration of larger, high-styled, houses. (The table on page 7-5 provides a statistical breakdown of buildings in the district.)

## Development Patterns

A distinct characteristic of the district is the "corner lot and in-fill" nature of the housing development. Many of the oldest houses (including vernacular/classical, Picturesque, and Victorian houses) are located on the corners of the blocks (photos 1,3,5,6,22,25-26), anchoring what were formerly larger lots that included room for gardens and small outbuildings (chicken coops, granaries, root cellars, carriage houses, etc.). As the demand for housing grew and the city became more urbanized in the early twentieth century, these larger lots were subdivided and sold as building lots. "In-fill" houses were constructed on these new, narrow lots. They include primarily late-Victorian cottages, bungalows, and Period Revival cottages -- styles popular during the early decades of the twentieth century (photos 1-3, 5, 10, 25). A few of these original houses that were set back farther from the corner had houses built literally in their front yards. Examples include the Cluff House at 174 N. 100 East and the house at 518 E. Center (photos 23 & 24, respectively) that were impinged on in the 1920s. Of course not all corners retain their original or early houses. Many were replaced by newer, larger houses as part of the early twentieth-century building boom, but enough remain to convey this distinct pattern of development.

## Architectural Styles

The dominant architectural style/type is the bungalow (238 or 40 percent), which was popular during the peak growth period of the district, c.1900-1925. Bungalows were usually built as in-fill houses, sometimes a few in a row, as lots were subdivided during the early 20<sup>th</sup> century. They are typically 1- or 1-1/2-story houses that have large front porches, wide eaves and exhibit modest Arts & Crafts or Prairie School styling (see photos 2, 5, 10, 12, 17-18, & 31). The four-square, both one- and two-story examples, is another early 20<sup>th</sup>-century house type found in the district, though in much smaller numbers (14 or 2 percent ; photos 2 [far right] & 8).

Victorian and Picturesque-era houses, which predated bungalows, comprise 26 percent of the building stock in the district. Picturesque-era houses are relatively rare (only 3 percent of the total), with only one Second Empire, six Gothic Revival (photos 3 & 9), and eleven modest Italianate examples. Most of these feature cross-wing plans, which were popular at the time. Victorian houses are much more common (23 percent). They date primarily from the mid-1880s to 1910 and range from large, elaborate homes on Center Street or adjacent blocks (photo 4) to modest "cottage" scale houses with Victorian detailing (photos 1, 5, 7, 10 [middle], 14, 19 [far right], 21 & 24). The

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

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Provo East Central Historic District, Provo, Utah County, UT

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vast majority of Victorian-style houses are Victorian Eclectic, featuring elements of both the Victorian period (usually in gable ends, eaves, and around windows and doors) and the Neoclassical style (usually porch columns and balustrade). Most of the Victorian-era houses are 1- or 1-1/2-stories with cross-wing or central-block-with-projecting-bays plans.

Period Revival houses, which followed bungalows, make up 25 percent of the buildings. They are primarily English Tudor or English Cottages constructed in the 1920s and '30s (photos 3 [background], 5 [foreground], 20 & 25). Most are modest 1 or 1-1/2 story houses, though there are a few more elaborate examples, including the house at 589 E. Center (photo 13). Also in the district are a few examples of the Colonial Revival style and a distinct type of Neoclassical, one-story four-square house that is unique to Provo (photo 8); its origins are unclear.

The number of early "vernacular" houses in the district is limited (17 percent; photos 1, 6, 19 [middle], 22, 25-26), many having been replaced by newer structures in the early 20<sup>th</sup> century. These houses date primarily from the 1860s to the 1890s and are 1, 1-1/2, or 2-stories in height. They usually exhibit symmetrical facades, classical stylistic influences (most often Greek Revival), and traditional floor plans, such as hall-parlor, central passage, double cell, and so forth, though there are a number of cross-wings as well. Many of these houses were built of adobe or soft-fired brick, though, as mentioned previously, most have been stuccoed over the years to better protect them from the elements or to update their appearance.

While most houses in the district are somewhat modest, "middle-class" expressions of their styles, there are several buildings that are excellent local examples of their style or type. These include, among others, the c.1874 Gothic Revival style, cross-wing type Cluff House (174 N. 100 E., photo 9), the c.1876 2-story, brick, hall-parlor type Johnson House (391 S. 400 E., photo 6), the 1900 Victorian Eclectic style Knight-Allen House (390 E. Center, photo 4) and 1892 Reed Smoot House (183 E. 100 South [National Historic Landmark], photo 32), the Arts & Crafts style 1910 Taft House (517 E. Center, photo 12) and 1908 Knight-Mangum House (381 E. Center, photo 11), and the c.1926 Neo-Classical style First Church of Christ Scientist (105 E. 100 N., photo 15). Most of the limited number of high-style houses in the district are on Center Street, the premier residential section of the city.

## Materials

Typical of most Utah towns, brick was the principal building material in Provo and in this district. As mentioned above, 81 percent of the contributing buildings in the district are brick. This is slightly higher than the 72 percent in Provo city as a whole.<sup>1</sup> This may be attributable to the solidly middle-to-upper-middle-class status of the district's residents, who apparently preferred brick and could afford to build with it. Brick was common throughout Utah, which lacks extensive timber resources, and in communities such as Provo that had local brick-making facilities.

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<sup>1</sup>Statistics are based on 1996 and 1998 reconnaissance level surveys of Provo. Statewide, the percentage of historic houses built of brick is only 50 percent, according to current data (approximately 85,000 buildings). That statistic is perhaps skewed, however, by the nature of communities surveyed to date. For example, several mining towns (including Park City, Helper and Eureka), which contain primarily frame houses, have been thoroughly surveyed, while many non-mining towns, which usually are dominated by brick buildings, have not yet been surveyed, including large areas of Salt Lake City that contain thousands of early 20<sup>th</sup>-century brick houses.

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Provo East Central Historic District, Provo, Utah County, UT

Adobe houses were once common in the district, though most of them have been replaced by newer buildings over the years; those that remain have been stuccoed (see photos 22, 25, & 26). Adobe was among the most common building materials in Utah in the early years, since it was inexpensive and relatively easy to make. A good example of an adobe house in the district is the 1860s one-story, hall-parlor house at 105 E. 400 South (photo 26). The stucco on the facade is currently failing, revealing the adobe bricks beneath. The stucco was probably applied early in the house's history, perhaps even originally, in an attempt to "dress up" its appearance. Close examination of the stucco reveals that it was scored while still wet to create the appearance of stone blocks. This was not done on most adobe houses in Utah, which usually were either left exposed or simply covered with plain stucco, though according to architectural historian Thomas Carter, "this plaster brick or stone veneer is encountered with enough frequency to betray a surprising streak of vanity in the spartan Mormon character."<sup>2</sup>

Frame houses in the historic district are a distinct minority, comprising only 17 percent of the contributing buildings. As mentioned previously, limited timber supplies in Utah suppressed the use of wood as a primary building material. The vast majority of the frame houses in the district (83 percent) were built after 1900; most of these are bungalows. Examples of frame houses include the c.1884 Gothic Revival style George M. Brown House at 284 E. 100 North (photo 3; National Register 1982), the c.1885 cross-wing at 456 N. 200 East (photo 14), and the 1920s clapboard bungalows at 368 & 356 E. 200 North (photo 31).

The use of stone as a building material is extremely rare; it is limited entirely to foundations, lintels, sills, and other secondary features. There are no stone houses. Sandstone was the most common stone, found on Victorian and early 20<sup>th</sup> century houses. Cobblestone was used as an accent material on a number of Arts & Crafts bungalows.

## Multi-family Housing and Other Building Types

Though the district consists largely of single-family houses (97 percent of the contributing buildings), there are a number of other structures as well. Starting in the 1930s and continuing to the present, a number of multiple-family dwellings have emerged in the district. These multiple-family units include many historic single-family dwellings that have been divided into apartments, several historic duplexes, a few historic apartment buildings, and a number of non-contributing apartments constructed from the 1950s to the present. The majority of multi-family structures were built in the northern part of the district to accommodate the ever-expanding population of students at Brigham Young University, located a few blocks north.

In general, multi-family units have gotten larger over time. The duplexes from the 1930's and '40s are very similar in scale, materials, setback, orientation to the street, and style with single-family houses (photos 17 & 20). They have pitched roofs and are usually one story in height. The early apartment buildings, such as the c.1938 International style apartments at 305-311 E. 300 North (photo 16), start to take on a new form. They are usually two stories tall, have flat instead of pitched roofs, and occupy a larger "footprint" than their neighboring houses.

Newer apartment buildings (post-1950) are the most common multi-family structures in the district (69 buildings) and the most visually intrusive (photos 18-22). While newer apartments have come to dominate the blocks north of the district that are closer to the university campus, their impact within the historic district is not overwhelming.

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<sup>2</sup>Thomas Carter, "Cultural Veneer: Decorative Plastering in Utah's Sanpete Valley," Utah Historical Quarterly 49:1 (Winter 1981), pp. 68-77.

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Provo East Central Historic District, Provo, Utah County, UT

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This is due in part to their still limited numbers (8 percent of the buildings in the district), their dispersed locations (rather than clustered in complexes), and their reasonably compatible scale (no high-rises or excessively broad structures). These apartments are usually 2-3 story, flat-roofed, rectangular buildings that are larger in scale than any of the earlier apartments and houses. Some are oriented broad-side to the street (photos 20-21), though most have their narrow ends facing the street (photos 18-19, 22) to take advantage of the spacious interiors of the large square blocks. This orientation diminishes their presence on the street and lessens their impact on the historic district.

Though the newer apartments are the most visible of the non-contributing buildings in the district, post-1950 single-family houses are actually more numerous (99 single-family houses vs. 69 multi-family dwellings). Their scale, form, and siting are compatible with historic houses in the district, therefore they tend to blend in rather than stand out as intrusive features.

Only a few non-residential buildings exist in the district. These include 14 non-contributing commercial buildings (all but one of which are out-of-period), one historic commercial building (275 E. 300 South), two historic churches (the 1926 Neoclassical-style First Church of Christ Scientist at 105 E. 100 North [photo 15] and the c.1935 LDS 7<sup>th</sup> Ward Chapel at 143 S. 100 East) and one historic school (the 1898 Victorian Romanesque Revival Maeser School at 150 S. 500 East, listed on the National Register in 1982 [photo 27]).

## Outbuildings

Many of the historic homes are accompanied by small outbuildings, usually simple wood-frame garages, some of which were built during the historic period. There are also a number of agriculture-related outbuildings, such as granaries, chicken coops, and small barns/carriage houses (photos 29-30), though most of these structures have been torn down over the years.<sup>3</sup> Those that remain tend to be located in the south half of the district, where the demands for housing and parking are less. A few larger carriage houses also exist in connection with major Victorian-era homes, such as the National Register-listed Allen House at 135 E. 200 North (photo 28). These carriage houses are often of masonry construction and reflect the architecture of the main house. Like virtually all carriage houses, the Allen carriage house was converted into a garage as automobiles became common in the 1920s and '30s.

## Streetscapes

Throughout the Provo East Central Historic District the blocks, streets and walks are of uniform width as is typical of strictly gridded town plans in hundreds of Mormon communities. The sole exception in this district is the wide, tree-lined boulevard of Center Street, the city's premier residential street. Lot sizes and shapes in the district were once fairly uniform but now vary due to the subdividing, joining, and selling of land parcels over the decades. Lots along Center Street are typically larger than those through the rest of the district. Landscaping varies from lot to lot, though the overall appearance is that of typical residential landscaping in any Utah community (i.e. grass,

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<sup>3</sup>Sanborn fire insurance maps from the late nineteenth and early twentieth centuries clearly document the early presence then gradual replacement of numerous frame outbuildings on the interior of the blocks within the district.

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shrubs and trees). Mature public landscaping, especially trees in the planting strips between the streets and the sidewalks, exists consistently throughout the district and contributes to the older character of the neighborhoods.

**Summary Statistics**  
**PROVO EAST CENTRAL HISTORIC DISTRICT**  
*(derived from 1996 reconnaissance level survey)*

<b>Evaluation/Status</b> (847 total)	<u>Contributing</u> <b>71%</b> (599)	<u>Non-contributing</u> <b>29%</b> (248) [60 altered; 188 out-of-period]							
<b>Original Use</b> (Contrib. Bldgs only)	Residential <u>Single-family</u> <b>97%</b>	Residential <u>Multi-family</u> <b>2%</b>	Other (School, Church, Commercial) <b>1%</b>						
<b>Construction Materials</b> (Contrib. Bldgs only)*	<u>Brick</u> <b>81%</b>	<u>Wood</u> <b>17%</b>	<u>Stucco</u> <b>12%</b>	<u>Other</u> <b>6%</b>					
<b>Architectural Styles</b> (Contrib. Bldgs only)*	Early 20 <sup>th</sup> Century ( <u>Bung., Arts/Crafts, Prairie</u> ) <b>55%</b>	Picturesque/ ( <u>Victorian</u> ) <b>26%</b>	Period Revival ( <u>English, Tudor, etc.</u> ) <b>25%</b>	Classical/ ( <u>Vernacular</u> ) <b>17%</b>	<u>Other</u> <b>15%</b>				
<b>Construction Dates</b> (Contrib. Bldgs only)	<u>1860s</u> <b>0.5%</b>	<u>1870s</u> <b>2%</b>	<u>1880s</u> <b>8%</b>	<u>1890s</u> <b>9%</b>	<u>1900s</u> <b>21%</b>	<u>1910s</u> <b>19%</b>	<u>1920s</u> <b>20%</b>	<u>1930s</u> <b>13%</b>	<u>1940s</u> <b>8%</b>

*\*total exceeds 100% due to buildings that have more than one primary style or materials*

Provo East Central Historic District  
Name of Property

Provo, 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.)

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)

ARCHITECTURE

COMMUNITY DEVELOPMENT

#### Period of Significance

c.1860-1940s

#### Significant Dates

N/A

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

Unknown

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

See continuation sheet(s) for Section No. 9

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

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Provo East Central Historic District, Provo, Utah County, UT

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## **Narrative Statement of Significance**

The Provo East Central Historic District is both historically and architecturally significant. It contains primarily residential buildings constructed between the 1860's and the mid-1940's, with the majority dating from the 1900-1925 period. These buildings reflect the transition of Provo's residential neighborhoods as the city emerged from its agricultural beginnings to become a regional center of commerce, government, education, and industry. Vestiges of early residential patterns remain in the form of original square blocks, houses located on corner lots, agricultural outbuildings, and surrounding garden plots. More dominant, however, is the overlay of early twentieth-century residential construction. This is typified by "in-fill" houses on smaller lots, creating rows of houses fronted by concrete sidewalks and street trees -- a typical early twentieth century streetscape. Architecturally, the houses in the district include many of the best local examples of historic styles and types that were popular both in Provo and throughout Utah. These range from early vernacular adobe houses to high-style Victorian architecture to more modest bungalow and period revival styles. The concentration of well-preserved historic homes in the district make it a showpiece of Utah's architectural history.

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## **History of Provo and the East/Central Neighborhood**

The first Anglo settlers of Provo arrived on the north bank of the Provo River on April 1, 1849. They were members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon church), which had relocated to the unsettled Utah territory from the Midwest in 1847. Construction of Fort Utah was commenced on April 3, 1849, which is considered to be Provo's official "birth date." From these roots as one of the first of more than 500 cities built by pioneers in the great Mormon Corridor, Provo quickly developed into a strictly gridded city plat of large, square blocks and wide streets. A fledgling commercial district was developed along 500 West and Center Streets, the latter located roughly in the center of the city. In the 1850s, one and two-story houses, meetinghouse, mills, industrial buildings, and shops made primarily of adobe and styled in the Greek Revival rose along side some vernacular log and wood-frame structures. During the mid-1860s, a brick industry was established in Provo and more substantial red and yellow brick buildings began to appear, some of them fashioned in the Early Gothic Revival Style then becoming popular in Utah Territory's larger settlements. The coming of the railroad to Provo in 1870 made possible the importation of a greater variety of construction materials and styles during the 1870s and '80s. During the same decade, the city's populace began moving eastward, filling in the many buildable acres between the city center and the hillside or "bench" at the foot of the looming Wasatch Mountains immediately to the east.

The area now called the Provo East Central Historic District is so-named because it is located in the east side of the historic city and in the center of the current, much larger city. As documented in section 7 above, nearly all of the buildings in the district are residential in use. The district began to be built up in the 1860s as small homes were built on corner lots large enough to accommodate several outbuildings, domestic and farm animals, and gardens. Initially an agricultural community, Provo followed the Mormon pattern of its people living in the city and walking or riding out to their farms surrounding the concentrated settlement. A few structures remain in the district from the 1860s -- mainly one-story, hall-parlor, plastered adobe homes, some with a few original outbuildings.

The early 1870's brought not only the common use of brick and other new construction technologies and styles, but also the transcontinental railroad and cooperative Mormon economics, both of which generated growth, wealth, and a proliferation of the city's architecture. The railroad's arrival in Provo in 1873, together with the establishment in 1869

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Provo East Central Historic District, Provo, Utah County, UT

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of a Mormon economic cooperative system (Zion's Cooperative Mercantile Institution or ZCMI), meant industrial expansion for what had been a mostly agrarian community. With the advent of the Provo Woolen Mills in 1896, the town became a commercial and industrial center. Foundries, machine companies, iron processors and manufacturers produced capital that found its way into newer, larger and more stylistically sophisticated churches, schools, stores and dwellings.

The mining industry was particularly important to Provo's economy during the late nineteenth and early twentieth centuries. Many of Provo's leading citizens were affiliated with successful mines in the Tintic Mining District, located approximately 30 miles southwest of Provo. Chief among them was Jesse Knight, whose mines and other businesses amassed a family fortune. His large home (185 E. Center) and those of other family members are located in the historic district along Center Street. Other mining men also built homes in the area, including Charles E. Loose (383 E. 200 South) and John R. Twelves (287 E. 100 North). These houses all date from the 1890-1910 period.

Provo's growth was also stimulated by its increasing role as a government and education center. Provo was designated the county seat of Utah County and benefitted from the various local government activities that came with that role. The city also became home to a few state and federal government agencies, including the State Mental Hospital (1885), the district court, and the Uinta National Forest.

The presence of Brigham Young University (established as Brigham Young Academy in 1875) has had perhaps the greatest impact on Provo. This is especially true in recent decades, when enrollment has exceeded 27,000, but even in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries the school had a direct influence of the development of the east/central neighborhood. The 1892 campus was located adjacent to the northern boundary of the historic district, creating an ever-increasing need for housing in this relatively undeveloped part of the city. By about 1910 the surrounding neighborhoods were starting to fill in, prompting the growing school to begin shifting its campus to the undeveloped "Temple Hill," a few blocks north. Between 1900 and 1940, the enrollment at the school grew from 800 to 3,000. Many of the students and faculty during this period lived in the east/central neighborhood (this historic district), located just south of the campus.

The diversification of Provo's economy helped stimulate population growth, enabling Provo to emerge as Utah's third largest city by the turn of the century (only Salt Lake City [80,000] and the railroad city of Ogden [22,000] were larger). Provo's population grew as follows: 5,000 in 1880; 7,500 in 1900; 12,000 in 1920; and 18,000 in 1940. The east/central neighborhood absorbed much of this growth.

## **Architecture and Development Patterns**

Some of the district's most architecturally impressive dwellings are the vernacular and early Victorian brick houses built in the mid-1870s through late 1880s. With symmetrical facades, six-over-six windows, Federal and Greek Revival detailing and heights reaching 2-1/2 stories, these homes were built for some of the city's most affluent and influential citizens. Starting in the late 1880s and continuing into the first decade of the twentieth century, a prosperous economy created a large collection of Victorian houses, hundreds of which remain. These ranged from one-story Queen Anne cottages to larger, more flamboyant 1-1/2 and two-story Queen Anne and, especially, Victorian Eclectic dwellings. Most of these had stone foundations, brick walls and ornamental wood trim.

Provo's six Sanborn fire insurance maps (1888, 1890, 1900, 1908, 1925, and c.1950) show both the early and subsequent urban development patterns. The blocks in the district have always been 400 feet square with 82-foot

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Provo East Central Historic District, Provo, Utah County, UT

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wide streets. At first the 3.67-acre blocks had four lots each with the lots containing just under an acre of land. In 1888 and 1890, most of these 4-lot blocks were intact and there was a house on every corner with many outbuildings, including barns and animal shelters, in the centers of the blocks. About half of the houses were small adobe homes, 45% were slightly larger brick dwellings and a few were wood-frame or of poured "mud" concrete construction. Two Mormon meetinghouses, a foundry and a planing mill (all gone) were mixed in among the houses. There were some twin or double houses which may have been for polygamous families or built as investment duplexes. The 1890 Sanborn map went only as far as 400 East, 300 North and 300 South Streets, suggesting that the areas beyond were too sparsely developed to include.

By 1900, new patterns were emerging. The large lots were being subdivided, sometimes in half to create 1/8th-block lots of just under one-half acre. Some lot divisions were irregular configurations. The brick homes now outnumbered the adobes two to one and they were considerably larger, taller and had crosswing plans indicative of Victorian styled buildings. A Baptist church and the Central School appeared (both gone), as did the 1898 Maeser School (extant, National Register). Several brick, Victorian additions were placed on the sides or back of older adobe and brick homes.

The 1908 Sanborn map, which shows 60% of the present district, reveals significant changes. Previously subdivided lots were again being divided in sixteenths of blocks (quarter acres) or smaller. Narrow, deep Victorian crosswing cottages of brick were being built close together. Other small lots were being occupied by square and rectangular-planned, early bungalows.

Frame outbuildings, which earlier had outnumbered the houses, were disappearing -- a trend that continued as fewer people worked in agricultural professions and more people needed automobile garages than barns. Adobe houses continued to diminish in relation to brick ones, although several remained. Some lots had two or three houses sharing the same lot -- perhaps an indication of the corner house owner building housing for investment or for post-polygamy era wives and families (Mormons banned polygamy in 1890 and again in 1903). The only new public building was the L.D.S. Fifth Ward Meetinghouse, a large, brick, Gothic edifice (gone).

During the Bungalow era from 1905 through about 1930, the present density of the district, with from 15 to 22 dwellings per block, began to fill in as lot subdivision continued. Hundreds of bungalows of various sub-styles filled most of the remaining empty lots. By the end of the Depression of the early 1930s through the start of World War II, the rest of the few vacant lots were occupied by various styles of Period Revival cottages: English Tudor, English Cottage, Colonial Revival and Spanish Colonial. From 1930 through the '40s, a few International and Art Moderne houses replaced earlier structures. From the mid-1940s through 1950s, many small World War II cottages were constructed, and during the '50s and '60s some small Ranch Style houses appeared, again replacing older homes. In subsequent years, growth has occurred by either adding to or subdividing houses, or razing smaller homes to build larger houses and apartment buildings.

During the 1950s and '60s, a period during which Brigham Young University greatly expanded its campus and student body, an apartment-building boom occurred which has continued in cycles to the present time. Some apartments were created by dividing large, historic homes into several dwelling units. Thus several of the most impressive houses have altered interiors and/or rear additions and parking lots. As common was the tendency to raze three or four homes and put a two or three-story, box-shaped apartment in their place. Over 60 apartments of this type date mostly from the 1970s-'90s and are distributed fairly evenly throughout the district.

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National Park Service**

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Provo East Central Historic District, Provo, Utah County, UT

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As would be expected with a population and neighborhood of this size (50 square blocks), a few historic schools and churches are also scattered throughout the district. More noticeable visually and important functionally is the presence of Center Street which runs east-to-west through the exact middle of the district. Center Street is a residential extension of the commercial district and was the wide, well-landscaped, grand avenue of mansions for several of the city's aristocracy. Chief among this group was Jesse Knight who earned a massive fortune through his mines in the Tintic and Park City districts and his related business activities in Provo and elsewhere in Utah. Known for his famous Knightsville, a "clean" mining town developed according to Mormon moral standards with no saloons, brothels or vice, Knight built in 1900 the three-story Knight Block (NRHP) on the northeast corner of Center Street and University Avenue, the city's primary intersection. At the same time, Knight and his sons directed the design and construction of three large dwellings along East Center. Known as the Jesse Knight House (185 East), Knight-Mangum House (381 East) and Knight-Allen House (390 East), these three National Register sites set a pattern for architectural excellence followed by other Provo business families.

House-building along East Center moved from west to east, (as it did in the district generally), first filling the area between 200 and 600 East Streets with large, Victorian homes during the late-1880s to 1900 period. Subsequent growth included the erection of smaller bungalows and period cottages, mixed with late Victorian houses, in the blocks from 600 to 1000 East (outside the present district). During the eighty-year period of Center Street's historic development, many architectural styles, house types and materials were added to the street in an eclectic fashion according to the diverse tastes of the residents, owners, architects and builders. With the exception of some 1960s and later low-rise apartments, the street retains its architectural integrity and historical ambiance. Thirty-five of the 45 buildings along the street's length through the district are rated eligible for nomination to the National Register. All but one historic period house is architecturally intact. The citizens of Provo have long recognized Center Street's historicity and unique architectural character.

Most residents of the district were Mormon, but several other denominations also were represented, mostly Protestant. This is reflected in one of the two churches in the district, the c.1926 First Church of Christ Scientist (105 E. 100 N.).

Unlike the affluent residents of Center Street homes, the occupants in the rest of the district were wide-ranging across Provo's socio-economic spectrum. As can be noted from the intensive level surveys of 30 homes within the district, people in this neighborhood came from virtually every kind of employment, including workers in business, industry, the professions, religion and education -- especially as faculty or staff at Brigham Young University. The list in Appendix A is illustrative of this point.

\_\_\_ See continuation sheet

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National Park Service**

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

Section No. 9 Page 10

Provo East Central Historic District, Provo, Utah County, UT

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Provo East Central Historic District  
Name of Property

Provo, Utah County, Utah  
City, County, and State

## 10. Geographical Data

Acreage of property Approximately 260 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/4/1/8/0 4/4/5/4/4/5/0 B 1/2 4/4/4/9/2/0 4/4/5/4/4/5/0  
Zone Easting Northing Zone Easting Northing

C 1/2 4/4/4/9/2/0 4/4/5/2/9/6/0 D 1/2 4/4/4/1/8/0 4/4/5/2/9/6/0

### Verbal Boundary Description

(Describe the boundaries of the property.)

Legal: Beginning at the centerline of the intersection of 500 South and 600 East. Thence northerly along the centerline of 600 East to the centerline of 500 North; thence westerly along the centerline of 500 North to the centerline of 100 East; thence southerly along the centerline of 100 East to the centerline of 500 South; thence easterly along the centerline of 500 South to the point of beginning. Excepting that block lying between Center Street and 100 South, between 100 East and 200 East, but including the historic Reed Smoot House (National Historic Landmark) located on the southeast corner of that block.

\_\_ See continuation sheet(s) for Section No. 10

### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries enclose the most intact concentration of buildings satisfying the criteria under the areas of significance for the district. The ratio of eligible sites to ineligible sites diminishes in every direction outside of the boundaries.

\_\_ See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Allen D. Roberts, AIA; Martha S. Bradley, Ph.D.

organization History Projects

date November 1997

street & number 130 S. 1300 E., #806

telephone (801) 355-5915

city or town Salt Lake City

state UT zip code 84102

## 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 Multiple Owners

street & number N/A

telephone N/A

city or town N/A

state N/A zip code N/A

**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 Reduction 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 11

Provo East Central Historic District, Provo, Utah County, UT

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**Common Label Information:**

1. Provo East Central Historic District
2. Provo, Utah County, Utah
3. Photographer: Allen D. Roberts
4. Date: October 1995 through June 1996
5. Negatives on file at Utah SHPO's office.

**Photo No. 1:**

Streetscape, West side, 200 East Camera facing southwest from 200 North

**Photo No. 2:**

337-355 S. 300 East, Northwest elevation, Camera facing southeast

**Photo No. 3:**

284 E. 100 North (George M. Brown House), Northeast elevation, Camera facing southwest

**Photo No. 4:**

390 E. Center (Knight-Allen House), North Elevation, Camera facing south

**Photo No. 5:**

245-287 E. 300 North, Camera facing northeast

**Photo No. 6:**

391 S. 400 East, Southwest elevation, Camera facing northeast

**Photo No. 7:**

488 N. 400 East, West elevation, Camera facing east

**Photo No. 8:**

461 E. Center, South elevation, Camera facing north

**Photo No. 9:**

174 N. 100 East (Harvey H. Cluff House), West elevation, Camera facing east

**Photo No. 10:**

237-271 N. 200 East, Northeast elevations, Camera facing southwest

**Photo No. 11:**

381 E. Center (Knight-Mangum House), South elevation, Camera facing north

**Photo No. 12:**

517 E. Center (Taft House), Southwest elevation, Camera facing northeast

**Photo No. 13:**

589 E. Center, South elevation, Camera facing north

**Photo No. 14:**

456 N. 200 E., Southwest elevation, Camera facing northeast

**Photo No. 15:**

105 E. 100 North (1<sup>st</sup> Church of Christ Scientist), South elevation, Camera facing north

**Photo No. 16:**

305 E. 300 North, southwest elevation, Camera facing northeast

**Photo No. 17:**

152-158 E. 400 North, Northeast elevation, Camera facing southwest

**Photo No. 18:**

139-167 E. 400 North, Southeast elevations, Camera facing northwest

**Photo No. 19:**

371-383 E. 200 South, Southeast elevations, Camera facing northwest

**Photo No. 20:**

250-262 E. 500 North, Northwest elevations, Camera facing southeast

**Photo No. 21:**

442 N. 100 East, Northwest elevations, Camera facing southeast

**Photo No. 22**

Streetscape, South side of 300 South, Camera facing southeast from 100 East

**Photo No. 23**

174 & 194 N. 100 East, Northwest elevations, Camera facing southeast

**Photo No. 24:**

518 & 520 E. Center, Northwest elevations, Camera facing southeast

**Photo No. 25:**

Streetscape, North side of 200 North, Camera facing northwest from 200 East

**Photo No. 26**

105 E. 400 South, Southwest elevations, Camera facing northeast

**Photo No. 27:**

485 E 200 South / 150 S. 500 East (Maeser School), South elevation, Camera facing north

**Photo No. 28:**

Behind 135 E. 200 North (Allen Carriage House), South elevation, Camera facing north

**Photo No. 29:**

Behind 443 E. 400 South, Southwest elevation, Camera facing northeast

**Photo No. 30:**

Behind 225 E. 400 South, Northwest elevation, Camera facing southeast

**Photo No. 31**

368, 356, & 340 E. 200 North, northeast elevations, Camera facing southwest

**Photo No. 32:**

183 E. 100 South (Reed Smoot House), Southeast elevation, Camera facing northwest

## APPENDIX A

<u>Address</u>	<u>Sample Resident and Occupation</u>
64 N. 100 E	Jabez W. Dangerfield, Provo Postmaster, 1932 - 1949
267 N. 100 E	Alma Van Wagenen, prominent Provo businessman and politician
389 N. 100 E	George Passey, Passey's Mercantile Edwin Smart, BYU Professor Reid Beck, Principal of Maeser School
456 N. 200 E	Joseph R. Murdock, State Senator, 1901 - 1905, businessman
167 N. 400 E	Edwin Britsch, Newspaperman, Attorney
385 N. 400 E	Harrison R. Merrill, BYU Journalism Professor
488 N. 400 E	Nephi Anderson, Farmer, Editor of the Utah Genealogy and History Magazine
73 N. 500 E	Albert Mabey, Farmer Edwin Firmage, downtown department store owner
310 E. 100 N	Dr. Harry Phillips, Physician
135 E. 200 N	Samuel King, Attorney Dr. Samuel Allen Sam Thurman, Politician, Attorney (former Chief Justice of Utah Supreme Court) Judge Monroe Paxman
184 E. 500 N	David Henry Jones, Deputy County Assessor, active in road, canal and church building
237 E. Center	Erastus Snow, LDS Church Apostle John Albert "Al" Scorup, Pioneer Cattleman and Rancher
289 E. Center	J. William Knight, Businessman, State Senator and candidate for Governor
334 E. Center	Delano Chipman, Provo Jeweler George Wright, Farmer Evan Aiken, Chiropractor
461 E. Center	John Graham, Printer Frank Roberts, Miner and Farmer
505 E. Center	Charles Wright, Architect and Builder
517 E. Center	Dallas Young, District Court Judge, Provo City Judge Edward T. Jones, Deputy County Recorder, owner of title and abstract company
589 E. Center	Dr. Fred Taylor, educator and organizer of first successful library in Provo Arthur Sutton, druggist and manager of apartment and theater buildings

## APPENDIX B

Among the National Register sites already in the district are:

Samuel H. Allen House & Carriage House:	135 E. 200 N.
George M. Brown House:	284 E. 100 N.
Harvey H. Cluff House:	174 N. 100 E.
Johnson/Johanson House:	485 E. 400 S.
Jesse Knight House:	185 E. Center
Knight-Allen House:	390 E. Center
Knight-Mangum House:	381 E. Center
Charles E. Loose House:	383 E. 200 S.
Maeser School:	150 S. 500 E.
Hannah M. L. Smith House:	315 E. Center
Reed Smoot House:	183 E. 100 S.
John R. Twelves House:	287 E. 100 N.