



United States Department of the Interior  
National Park Service

# National Register of Historic Places Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries.

New Submission     Amended Submission

## A. Name of Multiple Property Listing

Historic and Architectural Resources of Orem, Utah

## B. Associated Historic Contexts

(Name each associated historic context, identifying them, geographical area, and chronological period for each.)

Early Settlement of Provo Bench: Late 1850s-early 1870s

Settlement & Agrarian Expansion: Mid 1870s-1913

Establishment of Orem: 1914-1941

## C. Form Prepared by

name/title J. Cory Jensen/Historic Preservation Consultant

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

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

city or town Orem state Utah zip code 84097

## D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Wilson S. Martus  
Signature of certifying official

\_\_\_\_\_  
Date 4/21/98 See continuation sheet

Utah Division of State History, Office of Historic Preservation  
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Edson H. Beall  
Signature of the Keeper of the National Register

6-11-98  
Date

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## E. Statement of Historic Context

### EARLY SETTLEMENT OF PROVO BENCH: LATE 1850s-EARLY 1870s

Orem (or Provo Bench, as it was called until 1913), did not, unlike a large percentage of early Utah settlements, originate as a planned Mormon core based on Joseph Smith's plat system.<sup>1</sup> Orem's development was that of a second-generation Mormon precinct, being a product of the expansion of two pioneer settlements, Pleasant Grove (Battle Creek) to the north and Provo to the south, to which it was economically and socially connected. As settlement increased in these two areas the populations saw the potential of this area as farm and orchard land. Because the bench land was much higher than the surrounding environment, water from the Provo River passed around the bench, leaving the land barren and rocky and rendering it useless for habitation.

Various plans had been made to settle the Provo Bench as early as 1858 by camp followers of Johnston's Army, but these plans went unrealized because there was no water in the area.<sup>2</sup> Early attempts were made to dig wells on the bench but these proved unsuccessful. It was not until 1862 that a local irrigation company was formed to dig a canal from the unclaimed Provo River up to the bench land. The work was to be completed, with very little professional guidance, by those who would be using the water. In 1864, after two years of difficult work and disagreement between various communities involved in the project, the Provo Bench Canal was completed. There were problems with the construction, and the canal was little more than the size of an irrigation ditch, but it was the first water provided to the parched area, and it provided the impetus for more canal projects. Shortly after this, in 1865, the Provo Bench Canal and Irrigation Company was formed and all of the land on the bench which was left unclaimed became the property of the organization.

Four years after the construction of the canal there were still no full-time residents on the bench. The trustees of the Provo Bench Canal and Irrigation Company, concerned that settlement was not increasing, decided, in November 1868, to make an appeal to the First Presidency of the Church of Jesus Christ of Latter-day Saints (LDS) for approval to establish a town. This appeal was the first to propose a town based on Joseph Smith's "Plat of the City of Zion," similar to the surrounding settlements. After careful scrutiny the idea was again abandoned because of the lack of water to many parts of the bench.<sup>3</sup>

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<sup>1</sup>Throughout Utah, settlement patterns were based on the Plat of the City of Zion that was outlined by the Mormon prophet Joseph Smith. The plan, though not fully implemented, served as a model for Mormon settlements across the west under the direction of Brigham Young. The plats were one mile square, the blocks were ten acres each and forty rods square, and the lots were laid off alternately within the squares. The towns were set out in a grid pattern with the public buildings and church located in the center of town, surrounded by residences, with the outlying areas being used as farmlands. Mormon settlements became characterized by in-town family farmsteads with a daily trek to the outlying fields. Out-migration became inevitable as populations grew, but much of the old pattern originating in the Plat of the City of Zion has persist to the present in most Utah towns.

<sup>2</sup> Orem Bicentennial History Committee, It Happened In Orem (Orem, UT: Published by Orem City, 1978), xi.

<sup>3</sup> *ibid.* 19

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The bench was also vulnerable to extreme winter weather conditions and attacks from the indigenous Ute tribes. After the federal land office opened in 1869, encouragement to settle Provo Bench occurred when the U.S. Government offered land for sale to homesteaders for \$1.25 an acre on the condition that settlers build a permanent dwelling on the land and live in it for six months out of the year for five consecutive years. The first homesteaders in Orem followed this practice mainly because the early log and dugout shelters they constructed were only habitable during the warm months, providing little protection against the cold winters. So they would live on the Provo Bench during the summer months and wintered in Provo and Pleasant Grove. Tenaciously, farm production on the Provo Bench (Orem) continued to expand throughout the 1860s and into the 1870s, bringing with it an increasing number of seasonal residences and outbuildings.

## SETTLEMENT AND AGRARIAN EXPANSION: Mid 1870s-1913

### Agriculture

As canal construction continued and irrigation improved, farming on the bench was becoming more productive and viable for increased numbers of homesteaders. Although Thomas Jefferson Patten is credited as being the first homesteader on the bench, the first recorded full-time occupation did not occur for a number of years when, in 1877, the Thomas Cordner family spent the winter on the Provo Bench because they had sold their home in Provo.<sup>4</sup> This proved a catalyst in encouraging others to permanently settle their property. Settlers experimented with various crops in the ensuing years. Alfalfa was the first crop to be grown and harvested, although with meager results for the first couple of years. Thomas Cordner planted strawberry and raspberry bushes which thrived on the bench and became some of the first major cash-producing crops.<sup>5</sup> Sugar cane was also grown and a horse-powered sugar molasses mill was built and operated by Thomas J. Patten. Over time, fruit production became the most profitable enterprise. The first large orchard was probably planted in 1885 by Newell Knight, Sr. and Newell Knight, Jr.<sup>6</sup> The first major peach crop was harvested in 1892. Soon, apples, cherries, apricots and plums were being harvested as well. With the establishment of a cash-crop which was distributed both locally by commercial peddlers and, later, nationally with the institution of the railroad, conditions began to improve as evidenced by the increased number of permanent settlers on the bench.<sup>7</sup>

### Education

As the population expanded various community needs became apparent, education being one of the most important. The first elementary school was established in 1880 and held at the David McKensy home which was located at 295 East 720 North. Three years later the Provo Bench School District #18

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<sup>4</sup> Emma N. Huff, comp. Memories That Live: Utah County Centennial History. (Springville, UT: Art City Publishing Co., 1947), 152. As mentioned in Pioneer and Local History of Provo Bench, the Cordner family received title on their land October 18, 1886. This land was previously homesteaded by the Collings family who constructed the dugout in which the Cordners lived when they took over. (Timpanogos Camp D.U.P., p.263).

<sup>5</sup> Orem City, 33.

<sup>6</sup> Clyde E. Weeks, Jr. Sagebrush to Steel: An Orem Centennial History, 1861-1961. (Orem, UT: Orem City, 1961), 7.

<sup>7</sup> Orem City, 33-34.

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was established.<sup>8</sup> Concurrently three acres of land was purchased on the southeast corner of 800 South State Street. A 20' X 30' log building was constructed to house the students. This served not only as the school but also as a church and community center for over a decade. This structure saw extensive modification until it was replaced in 1912 by the eight room Spencer school (demolished) constructed on the same property almost three decades later.<sup>9</sup> Two more school buildings were built in order to facilitate the increasing school-age population. The first was the Sharon School (demolished), built in 1894, at 300 North State Street. This was also used as an LDS Sunday school and was subsequently enlarged in 1909 to contain the expanded usage. Also in 1894, the Union School was constructed to house students living in the west part of the Provo Bench. This four-room building was located at 140 North 1600 West and was replaced by a larger school (demolished) in 1912.

### Religion

Because the population was predominantly LDS, the increasing number of inhabitants on the bench soon required the organization of an LDS ward. The Provo Bench Sunday School was originally organized as a dependent of the Provo Third Ward in 1883 and was then changed to the Provo Bench Branch six months later. By 1885 there were enough people on the bench to create a separate ward which was called the Timpanogos Ward.<sup>10</sup> The Sunday school continued to meet in the log school house until the Timpanogos Ward meeting house was constructed in 1898. This Gothic-style building, located at approximately 430 East 800 South, is still in use today although it has received numerous additions.

### Recreation

Along with religion and education, entertainment and recreation were desired to help residents relax from the arduous task of farming the land. Most of the recreational activities involved dancing, singing, and dramatic productions which usually took place in church and school buildings. Swimming was popular in the summer, either at Utah Lake or at various swimming holes located throughout the bench. Probably the largest-scale summer recreational facility was at Nielsen's Grove which was located at 345 West 2000 South.<sup>11</sup> This project, located on the land of Jorgan Christian Nielsen, was begun in 1866 when he first began to landscape several acres in the area. The ensuing years saw the construction of a large fountain with stone statues over a natural spring, a large grove of trees, picnic nooks surrounded by vine-covered trellis walls, an open-air dance floor, and a circle-swing which had twelve individual swings. This resort was one of the largest in the valley and continued in operation until Mrs. Nielsen died. Problems with the rising water table also threatened its use for recreation and it was then turned into a large wheat field to provide for the national need during World War I.<sup>12</sup>

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<sup>8</sup> *ibid.*, 97.

<sup>9</sup> Orem City, 93-95.

<sup>10</sup> *ibid.*, 71.

<sup>11</sup> The original site of Nielsen's Grove is still in use as farmland. The City of Orem has recently obtained several acres and is planning to restore Nielsen's Grove, but to what extent is unknown at this time.

<sup>12</sup> Orem City, 112-113.

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### Industry

Besides agriculture, a few thriving industries became established quite early. One was the previously mentioned molasses mill operated by Thomas Patten, Sr. The two others, which were vitally important, were an adobe yard operated by the Amos Skinner family on their land on the southwest bench, and a well-digging operation which was owned by the Samuel Skinner family.<sup>13</sup> Because of the seasonal occupation and latent development of the Provo Bench, commercial businesses did not become established until the very end of the 19th century.

Possibly the first business to open in the community was a country store operated by Melissa L. McBride. The date of this establishment is c.1890 and it was located at 520 North State Street. The building was of stone and mortar construction and also contained the Sharon Post Office until 1902. It was used as a store until 1927 when it was converted to a residence. This building remained until 1960 when it was destroyed by fire.

The first blacksmith shop on the bench was opened in 1900 by Jens Peder Pederson and was located at the corner of 400 South State Street. This building was razed in 1939 and replaced by a new structure. Martin B. Walker opened the first fruit stand on Provo Bench c.1913. The original building was located at 1301 North State Street, although the company has since moved to a new location. In 1912, Cyrus Prestwich opened a market at 786 South State Street, which was subsequently taken over by various other owners.<sup>14</sup> Most of these early businesses are no longer in existence, or have been replaced with more modern buildings. But as can be seen by the number of businesses, the Provo Bench remained primarily an agricultural rather than a business center during this period.

### Electric Power

Around the turn of the century, electrical power was becoming more feasible for smaller communities. In 1897 a hydro-electric power station, called "Nunn's Station" was constructed on the Provo River about half-way up Provo Canyon. This provided electricity to the Mercur gold mine thirty-two miles away. In 1904 this power plant was replaced by the Olmstead Plant at the mouth of Provo Canyon. Electricity was provided by this plant to the surrounding communities, and areas up to 50 miles away. The plant also provided on-the-job training in electrical engineering for its employees. This program became known as the Telluride Institute, and eventually the Telluride Association, seated at Cornell University. At the time it was formed, in 1911, the Olmstead was the only competent program in electrical engineering outside of the one taught at Ohio State. The Telluride Power Co. which owned this station was purchased by Utah Power and Light Co. in 1912 which took over operation.<sup>15</sup> The buildings and structures still exist (National Register, 6/26/72) and are located at the junction of 800 North and Canyon Road.

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<sup>13</sup> Timpanogos Camp D.U.P. comp. Pioneer and Local History of Provo Bench. Orem, UT: Daughter's of the Utah Pioneers, 1959. p.264.

<sup>14</sup> Weeks, 12-13.

<sup>15</sup> *ibid.*, 51-52.

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## ESTABLISHMENT OF OREM: 1914-1941

### Agriculture

Because the Provo Bench's chief economic source was agriculture, the only way it could survive and thrive in the 20th century was to market its produce outside of the area. This had been done on a small scale with success mainly with wagons loaded with produce traveling on State Street to the northern and southern parts of the state. State Street was established in the 1850s as the main corridor through Utah down to Southern California. Without this artery the produce industry probably would not have been as successful as it was at the time. But to continue with such growth it was essential that a wider market be met. This need was met when the Salt Lake and Utah Railroad, or "Orem Line" as it was known, was constructed and opened July 24, 1913. This electric railroad which stretched from Salt Lake to Provo, passing through the Provo Bench, was constructed by A.J. Orem and Co. under direction of Walter C. Orem. Although the railroad was in business for only 25 years (it was closed because of the increasing popularity of the automobile), it helped pave the way for increased population and economic growth on the bench.<sup>16</sup>

### Business Organizations

With the introduction of the railroad to the area came the much sought after increase in business activity. In 1914 it was recognized that some type of business leadership was needed on the bench. So in April of that year a group was organized, the Provo Bench Commercial Club, to promote better business conditions. One result of this organization was the desire to honor Walter Orem for bringing the railroad to Provo Bench and perhaps encourage some other amenities to the area. The decision was made to change the name of Provo Bench to Orem, thereby honoring Mr. Orem, separating from Provo, and introducing a unique name under which to sell the fruit industry. Apparently Mr. Orem was impressed with the honor and purchased 40 acres of property of which he instructed the city to tax at the highest level, hoping that the town would centralize there.<sup>17</sup> Although the town site never materialized the bench eventually incorporated under the name of Orem in May 1919.<sup>18</sup>

### City Improvements

Now that Orem was an official town a government was established with a president and board of trustees. Interestingly, no town headquarters were established until almost two decades later. Until this time meetings were held and records and finances housed in such places as peoples' houses, automobiles, orchards and business establishments.<sup>19</sup> One of the main reasons for incorporating was to receive money through bond election in order to construct a culinary water system. The residents in the southern portion of Orem were decidedly against such a high debt possibly because the water was mainly on the northern half of the community. But after passing a bond election of \$110,000 the new water system was built and 125 households immediately connected to the water mains.

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<sup>16</sup> Orem City, 52.

<sup>17</sup> Walter C. Orem never became a resident of Orem but lived in Salt Lake City until his death on August 27, 1951.

<sup>18</sup> *ibid.*, 54-55.

<sup>19</sup> *ibid.*, 129-130.

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Although the population continued to slowly grow, after the economic boom of World War I, the economy began to stagnate and decline, seeing only a few temporary revivals up through the Great Depression. Employment was scarce and agriculture continued to be the chief source of income for the citizens in Orem. Most of the decade of the 1920s was spent making improvements and trying to consolidate the town which still consisted of irregularly distributed farms and hamlets. Streets were graded, street lights and a sidewalk were installed along State Street, and more water rights were procured and residences connected to water lines which were also upgraded from wooden staves to cast iron pipes.

### Recreation

Recreation was also seen as a needed community improvement, particularly during the Depression. In 1933 the Sharon's Community Educational & Recreational Association (SCERA), a non-profit, educational, and charitable program was organized to finance and manage the building of recreational facilities and programs. Through issuing memberships, money was obtained to build a swimming pool, dance pavilion, and playing fields. The auditorium of the Lincoln High School was also leased to show motion pictures. Because of the increased use of the auditorium, the Board decided to construct a new facility which would not only show movies but could also be used for other community events. The result was the SCERA Theater (potentially eligible for National Register listing) which was finished in 1941 at a cost of \$125,000. The money came from a bond issue and private donations with no government money involved.<sup>20</sup>

### Government

During this entire period town meetings had been held at various residences, stores and churches, and the necessity of a central facility in which to conduct municipal affairs was greatly felt. So in March, 1937, a lot was purchased at about 700 North State Street to locate a town hall. Nothing was accomplished the rest of the year, and in 1938 B.M. Jolley took over as President of Orem Town. He suggested a more centralized location for the town hall and so the foreclosed-on 37 acre farm and the residence of George Stratton was purchased at the intersection of State and Center Streets. This transaction was completed 28 February, 1938 at a sum of \$14,000.<sup>21</sup> Orem finally received its first government headquarters located in what was the Stratton house.

At this time the Orem Planning Commission was established and many improvements were undertaken over the next three years. Many of the roads were graveled and hard-surfaced, W.P.A. labor was used to line canals and ditches with concrete, traffic semaphores were installed at 800 North and 800 South State Street, and a street numbering system was established and markers placed on corners. By this time, in 1940, Orem had attained a population of 2919 people, and the Orem Town Board petitioned to become a City of the Third-Class. On 14 February, 1941 Governor Herbert Maw proclaimed that Orem Town had now become Orem City, marking the end of this period of growth.

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<sup>20</sup> Weeks, 18.

<sup>21</sup> *ibid.*, 39-41.

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The ending date for the period of significance is 1941, the year that marks the change from Orem Town to Orem City. It is also the last year Orem exists as primarily an agricultural community because in 1942 Geneva Steel is built and the face of Orem changes significantly.

   See continuation sheet



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## F. Associated Property Types

I. Name of Property Type Residential Buildings

### II. Description

The architectural inventory of Orem, which consists primarily of residential structures (see chart below) is scattered throughout the city. There is no concentration of historic buildings but instead, they are amid newer development. The resources are easily recognizable because of their historic forms, materials, and styles, and because, in some cases, they are adjacent to the farmland and orchards that are part of the property associated with the historic resources. Many of the historic buildings, however, have been surrounded by new development, and the trend is continuing as the pressures of growth inundate this area. The following statistics illustrate the breakdown of the resources and describes the materials, styles, and types. Because most of the inventory is residential in nature, this chart is included in this section.

### Summary Statistics OREM HISTORIC RESOURCES

<b>Evaluation/Status</b> (593 total)	<u>Contributing</u> <b>65% (388)</b>	<u>Non-contributing (Altered)</u> <b>35% (205)</b>			
<b>Original Use</b> (Contrib. Bldgs only)	<u>Residential Single-family</u> <b>90%</b>	<u>Residential Multi-family</u> <b>1%</b>	<u>Other (School, Church, Commercial)</u> <b>2%</b>	<u>Outbuildings, Misc. Structures</u> <b>7%</b>	
<b>Construction Materials</b> (Contrib. Bldgs only)	<u>Brick</u> <b>41%</b>	<u>Wood</u> <b>44%</b>	<u>Stucco</u> <b>14%</b>	<u>Other</u> <b>1%</b>	
<b>Architectural Styles</b> (Contrib. Bldgs only)	<u>Bungalow (Craftsman, Prairie, etc.)</u> <b>30%</b>	<u>Victorian Styles</u> <b>12%</b>	<u>Period Revival (English, Tudor, etc)</u> <b>15%</b>	<u>Classical/Vernacular</u> <b>19%</b>	<u>Other (Modern, WWII)<sup>22</sup></u> <b>24%</b>
<b>Construction Dates</b> (Contrib. Bldgs only)	<u>1870s-Mid 1880s</u> <b>4%</b>	<u>Mid-1880s-1909</u> <b>17%</b>	<u>1910s-1940</u> <b>63%</b>	<u>1940s</u> <b>16%</b>	

<sup>22</sup>Although the Modern and WWII-era cottages are not being considered as part of the historic period, they are historic and are being included in these counts in the event the context is expanded, as recommended, to include the 1940s.

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### III. Significance

#### Pre-Settlement and Seasonal Occupation of Provo Bench, Late 1850s-mid-1870s

Because of the pattern of growth which occurred on the Provo Bench in the commencing years of settlement, most of the architecture was impermanent by nature. Seasonal occupation of the bench land precluded the construction of large or elaborate houses. Since most of the time spent on the bench was during spring, summer, and early autumn, the houses were often little more than shacks of flimsy construction. Common building construction of the period involved the use of scrap wood and milled wood framing with board-and-batten or horizontal plank sheathing. Adobe bricks, common throughout the state, were used to line the interior for insulation. Dugouts were another building type during the early tenancy of the Provo Bench. These were carved into a hillside which provided the rear and side walls which would often be lined with un-mortared stone walls. The roofs of these structures consisted of whatever was available, including branches, logs, milled lumber, and mud.

Architectural types and styles, at least up to the 1890s, saw little variation from the seasonal occupation days. The hillside dugouts continued in sparing use until the early 1880s. The other temporary structures; scrap-wood and frame shacks, log cabins, and adobe dwellings remained an important means of dwelling before most farmers began to see financial returns from the fruit industry. As a year-round pattern of occupation developed, these older dwellings began to see changes. Some of the more temporary houses were replaced, while others saw additions in the form of lean-tos and crosswings, especially on the more permanent adobe buildings. Frame structures received an inner wythe of adobe bricks, or new outer sheathing to better insulate the interiors. These early houses were generally rectangular, square, or cross-wing in form with typically unadorned, Classical styling.

Large and somewhat more permanent dwellings were constructed of logs, either whole or hewn, using timber from Provo Canyon. These were chinked with clay, had milled wood floors, and boards or shingles for roofing materials. Houses of sun-dried adobe brick were being constructed in the river and lake bottoms and the southern part of the Provo Bench by the mid-1860s. These usually consisted of single-cell and hall-parlor house types, usually with a lean-to attached to the rear. These might exhibit some Greek Revival stylistic influence, but more than likely were simple, unadorned, vernacular dwellings. Because of the more permanent nature of the later houses the earlier building stock probably began to disappear quite early as older structures were replaced. Architecturally, this entire period is one marked by ephemerality. The earliest known extant buildings date from the end of this period and are of adobe and stucco construction. There are possibly some surviving examples of the early wooden structures. If so, these would probably be heavily altered, incorporated into later construction, or used as outbuildings.

This period is one marked by temporary vernacular architecture in residential and outbuilding form. Because of the ephemeral nature of these buildings very few examples are extant. Those found would be significant under Criterion A for their association with the pre-settlement of the Provo Bench. This period saw the desire of those in surrounding communities to settle and farm an otherwise barren and unproductive landscape. The architecture from this period exemplifies their attempt to do this. These

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buildings would be small and spartan, constructed of indigenous materials such as adobe or log, and would be almost outbuilding-like in their appearance.<sup>23</sup>

### Settlement and Agricultural Expansion, mid-1870s-1913

As waterways became constructed and crops began to flourish, settlement took hold and people began to live year-'round on the Provo Bench. Architecture from this period becomes more permanent. Prosperity begins to show as newer styles become more prevalent toward the end of century as income increases with the expanding fruit industry. Significant buildings might include late Victorian examples, although the earlier examples were mainly Classical in style and type. With the establishment of the railroad line through Orem, outside influence brought different architectural styles to the area. Most of the larger, elaborate houses built during this period belonged to fruit growers. Significant buildings from this period would still be associated with agriculture, including farmhouses and associated outbuildings, although more people were moving in and establishing more businesses at this time.

Kiln-dried brick was introduced to the area in the mid-1880s, which also affected architectural styles. The earlier buildings had relied on indigenous materials for their fabrication, but the railroad opened up a variety of markets from which to access building materials. Smaller, vernacular buildings began to give way to larger Victorian forms with their asymmetrical massing and variety in texture. Typical house types at the turn of the century include central-block-with-projecting-bays<sup>24</sup> (which could have started as additions to an older house, or as an entire new building), four-square, and cross-wing. Many of the older forms were modified with the addition of multiple or enlarged window openings with brick arches, projecting bays, hipped, or pyramidal roofs, and decorative brickwork. All of these elements could be found on the new construction. With the larger, more asymmetrical exteriors came more complex and open interiors. Rooms were generally less boxy, with larger doorways and passageway vestibules. Ornamental embellishment increased both on the interior and exterior with both wood and brick work.

The hall-parlor house type with a rear lean-to or ell addition, remains a common form during this period. Central passage house types were also common and described the continuation of the Classical influence of American building tradition in the Mormon dominated town of Orem. Crosswing and central-block-with-projecting-bays house types with Victorian stylistic influences begin to appear near the turn of the century. 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. Projecting bays were added to the principal rooms to achieve a desired external irregularity of design and made the rooms

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<sup>23</sup>1000 S. 1000 E., 8 E 1600 N, 606 E 800 S, 2040 S. Main, Vernacular hall-parlor;  
183 W 1200 S., Classical crosswing;  
107 W 1600 N., 63 N 400 W, 417 S 800 E, Victorian Eclectic crosswing;  
206 W 1600 N, Victorian Eclectic central-block;  
296 N 400 E, 1938 N 400 West, Vernacular crosswing;  
1350 S. Carterville Rd., Vernacular single cell;  
714 S Main, Classical crosswing.

<sup>24</sup>Some of the central-block-with-projecting-bays houses in Orem appear to be early examples of this house type because the height of the central block portion is greater than most seen in Utah. A comprehensive study of this 'exaggerated' central-block has not been done, but it appears that this area would be a good place to begin to determine if a local builder helped to influence this design.

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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>25</sup>

The styles of the houses in Orem also describe 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 older, Classical forms continued to be built during this period, especially in the hall-parlor and cross-wing types. Although some might be strictly Classical in massing and detailing, others might receive adornment in the Queen Anne, Eastlake, Victorian Eclectic, Romanesque Revival, or other late-Victorian style. Not until the introduction of the Arts and Crafts movement in the early 20th century did the Classical and Victorian forms begin to disappear. 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>26</sup>

## Establishment of Orem, 1914-1941

By the 1910s more modern architecture in the Arts and Crafts and Prairie School styles became popular, although reference to historical forms was still popular in a broad range of Period Revival styles including Colonial Revival, English Cottage, and Spanish Colonial. The Arts and Crafts and Prairie School styles could be found in the foursquare and bungalow type houses. These two types went a step further away from the Classical and early Victorian houses by offering open planning and modern improvements including indoor plumbing and electricity. Bungalows in both brick and frame were popular into the mid-1920s.

The bungalow became a popular house type in Utah in the years before World War I. The Arts and Crafts, Prairie School, and Bungalow styles were popular in Utah from 1905-25 and incorporated many similar stylistic features such as low, hipped roofs and wide, overhanging eaves. The wide porches help to create an impression of informal living and unite the houses to their sites. The bungalow plan is open, informal, and economical and became the basic middle-class house, replacing the late-nineteenth century Victorian cottage. Like the Victorian style, the bungalow's popularity can be attributed to the widespread use of architectural pattern books and a corresponding period of economic prosperity when many families were purchasing their first homes.<sup>27</sup>

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<sup>25</sup> Carter, Thomas, and Peter Goss. Utah's Historic Architecture 1847-1940. p.44.

<sup>26</sup> Carter, Thomas, and Peter Goss. Utah's Historic Architecture 1847-1940. p.110-111.

<sup>27</sup> Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940 (Salt Lake City: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991), pp. 136-7.

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The Colonial Revival and Period Cottage styles were also popular, although in smaller specimens. This period was one marked by an unstable economy following WWI up to the mid-1930s, comprising a large percentage of the extant building stock from the period. Many of the houses during this era were quite small, rectangular, and of frame or stucco construction, reminiscent of the recreational housing. As the economy picked up, these were added on to in similar fashion to the first houses on the Provo Bench.

Period Revival English Cottages, English Tudor, and Colonial Revival homes were popular throughout Utah primarily between 1920-40. A possible reason for the rise in popularity of the Period Revival style may have resulted from national pride following World War I which led to its increased use. English Tudor, Spanish Revival, and French Norman styles were most likely imported by soldiers returning from the war in Europe. These designs were based primarily on external decorative features rather than the historical building and planning traditions and "were simplistically massed, suggesting the informality that various architectural writers of the period stated was appropriate to the American way of life."<sup>28</sup> Toward the latter part of the period a few examples of European Modernism were constructed in the Art Moderne and International styles.

## IV. Registration Requirements

The following criteria must be met in order for a property to be considered eligible under the residential property type:

1. The dwelling must have been constructed by 1941. The residence must be linked to the period in which Orem's agricultural history, and its growth into a city, are reflected in the construction methods, buildings types, and styles, so that it helps to describe the history of Orem.
2. The residence must maintain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Most of Orem's historic buildings have been changed over time. The local significance of these buildings, as Orem's only historic architecture that can describe the settlement and development phases of the community's history, will be considered when evaluating the integrity of the buildings. (The standard for Orem will be somewhat less restrictive relative to most Utah cities that have a greater number of intact historic buildings. The best remaining examples, or those buildings which retain the most integrity, will be selected to tell the story of its settlement and development.)
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through.
  - a. For example, dormers, particularly on side and/or rear elevations, whose scale does not obscure the original roofline, would be acceptable additions.

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- b. Additions to the sides and rear of a building are acceptable if they do not obscure the massing of the original building from the primary elevations or public view.
      - c. Additions to the structure should appear sensitive to and distinguishable from the original construction.
  4. Historic window and door openings must remain discernable. Generally historic windows were vertically rectangular with double-hung sashes. These historic windows were commonly modified to allow for more light, to accommodate interior changes, or to update the look of the exterior. Often they were enlarged to make them square, or even horizontally rectangular. Replacement glazing might include a single piece of plate glass or, possibly, a wood or metal-sash, multi-light window. Changes in windows and door openings may be acceptable if the openings are readable and/or the window/door opening to wall mass ratio is maintained and may include:
    - a. A door or window that has been bricked in but the outline remains visible, allows for the historic feature to remain discernable and would be considered an acceptable alteration.
    - b. Increasing the amount of glazing in a window, such as a bay window that is changed from three distinctly separate windows of the same size and scale of the historic windows throughout the house to primarily a glass enclosure, may be acceptable if the bay window form and the majority of the other historic architectural features of the house are maintained.
  5. In certain cases, when the residence has been altered to a point where it would not be individually eligible for listing, but it is part of a site that contains numerous other structures that describe an important period of Orem's settlement and development, the other buildings may be considered the primary contributing structures on the site. In other words, the site and the combination of the structures on that site, would be considered as an architectural whole and the house, while being considered a contributing building to the site, would not be the major feature. This is primarily for agricultural clusters, i.e. farmsteads.
  6. Historic materials must be maintained, but acceptable alterations may include:
    - a. The covering of historic materials with non-historic materials would be acceptable only if the appearance were duplicated. Examples would include aluminum siding over drop siding, or stucco over adobe.
    - b. The removal or covering of architectural detailing, such as decorative cornices, freizeboards, and porch detailing, may be acceptable if the majority of the other historic features of the building are maintained. Such removal or covering could render the building ineligible if that detailing were the building's primary architectural characteristic.
    - c. Painting of previously unpainted surfaces would be an acceptable alteration.
    - d. The roofs of most homes up through the 1930s usually had wooden shingles which generally lasted for several decades. These would most commonly be covered or replaced by asphalt shingles or, on outbuildings, corrugated metal, which would be acceptable alterations.
  7. Porches, as a primary defining feature of historic homes that are often replaced due to deterioration, will be considered to meet the registration requirements if the overall scale

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- and placement of an out-of-period porch is congruent with the historic porch, the detailing is similar to that of the historic porch, and if the newer or non-historic porch does not detract from the historic features of the house.
8. Easily removable non-historic features, such as canopies, would not render a building ineligible.
  9. As with a good portion of historic architecture, any remaining buildings from all periods will probably have undergone some alteration and, more than likely, extensive modification, particularly from the first two periods but must not be intrusive to or change the character of the building. Because extant architectural examples from the first period are quite rare, requirements for architectural integrity might not be as strict as for later examples, although the integrity must remain within the aforementioned guidelines.
  10. In order for a building to eligible under Criterion C the building must be a good example of a particular type or style of architecture, or a good example of the work of significant local builders.

## I. Name of Property Type Commercial/Industrial Buildings

## II. Description

Because of the later settlement of Orem City, very few commercial or industrial buildings were constructed until after the turn of the century. Those that were constructed, mostly along State Street were of a temporary nature, and usually replaced by larger or more permanent structures in the 1930s and later. The two Reconnaissance Level Surveys conducted in 1994-'95 recorded very few commercial/industrial buildings within the city limits. There are only nine<sup>29</sup> known historic commercial buildings remaining in Orem that have retained their historic integrity. These buildings are not from the earliest stages of Orem's settlement, but from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries during its growth into a town. Victorian style one-part block building types were often used in commercial structures in Orem and throughout Utah. One-part block buildings were constructed during the late nineteenth and early twentieth centuries and usually had large plate-glass display windows for use as retail stores. Most of these buildings will be found along State Street or the primary east/west arteries. The locations of commercial/industrial buildings are spread throughout Orem and these buildings are mixed with historic residential buildings that have changed for commercial use, as well as new commercial strip malls.

## III. Significance

Because Orem's commercial/industrial area developed in a linear fashion without a central core, these buildings are significant in describing this growth that was unusual for most Utah cities. Significance for commercial industrial buildings will fall mainly under Criteria A for their association with the development and growth of Orem. The types of historic commercial architecture found will most clearly

<sup>29</sup>

397 E. 1600 N., 186 N. Geneva Road, 220 N. Geneva Road, 600 N. State, 1018 N. Highway 89, 1425 N. State, 1438 N. State, 1742 N. State, and 809 W. 400 North.

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reflect the growth which occurred once fruit growers reached out-of-state markets and became more prosperous.

To be eligible under Criterion C buildings in Orem must embody the distinctive characteristics of a type, period, or method of construction; or they may represent the work of a master; or they may possess high artistic values; or they may represent a significant and distinguishable entity whose components may lack individual distinction. The building form, architectural style, engineering technique, or artistic values, based on a state of physical development, or the use of a material or method of construction that shaped the historic identity of an area, must be present for the building to be eligible under Criterion C.

Orem's commercial growth did not occur in a central core, but was stretched along State Street. This is due to the fact that Orem did not grow in the usual fashion as a city, but in a random fashion, with commercial buildings scattered along State Street and throughout the community. Strip zoning was approved by the city council, leaving little organizational qualities to the commercial structures. There is no town core, no organizing force that provides a downtown district, and the scattered placement of commercial structures is significant in describing Orem's patterns of growth, which gave way to the way in which the city is currently configured. The fact that merchants of Orem utilized this basic form and style amidst an unorganized or seemingly unplanned pattern of growth, illustrates that the trends of the period nonetheless influenced its development.

#### IV. Registration Requirements

Commercial and industrial buildings must be the following criteria:

1. The building must have been constructed by 1941.
2. The architectural integrity of commercial structures in Orem should reflect the period of growth from a small agricultural community to one in contact with outside markets and the associated need for commercial and industrial structures in which to conduct business. The commercial and industrial buildings of this period describe the desire of the store owners to display an appropriate storefront/business regardless of the fact that there was no downtown or city core.
3. Sufficient integrity will require that the overall massing and scale of the building be maintained. Some additions may be acceptable under the following circumstances.
  - a. Additions are acceptable if they do not obscure the core of the building and the overall footprint and massing of the historic building remains discernable.
  - b. If they are subordinate to the building in scale and architectural detailing, out-of-period additions will not jeopardize the building's eligibility.
  - c. Additions to the structure should appear sensitive to and distinguishable from the original construction.
4. The overall fenestration and storefronts of commercial properties must be maintained. Alterations over time were common due to the need for businesses to possess a contemporary appearance. Some modifications that are acceptable include:



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- a. Replacement of wood with aluminum or steel frames. While the architectural detailing is somewhat compromised through the thinning of the mullions, the overall opening of the window typically remains as it was historically.
  - b. The covering or obscuring of transom windows may be considered acceptable if the remainder of the building detail is sufficient to provide the architectural character of a commercial structure built during the historic period.
  - c. Enlargements or an increased number of windows and/or doors on side and rear elevations would be acceptable, if the wall to opening ratio is not substantially altered.
  - d. A door or window that has been bricked in but the outline remains visible, and the historic feature remains discernable, would be considered an acceptable alteration.
5. Minor alterations may be acceptable when the original character-defining architectural features are maintained to a great degree. Acceptable alterations might include the removal or covering of minor features, and the painting of surfaces not originally painted, such as brick. Elements which may easily removed, such as aluminum window canopies, would not necessarily render a building ineligible.
6. The removal or covering of major architectural features with non-historic siding which obscures the original detailing may render a building ineligible. If the non-historic siding simulates the historic fabric and does not significantly impact the character of the building, it may be an acceptable change.

I. Name of Property Type Institutional Buildings

## II. Description

Institutional buildings in Orem, as in most other communities in the state, have been systematically destroyed and replaced by more modern structures. Churches and schools in particular have fallen prey to demolition especially within the past two decades. Interestingly, the first major institutional building constructed in Orem, the Timpanogos, or 11th Ward chapel and accompanying gymnasium are still standing<sup>30</sup>, although major additions have been built onto them. But other buildings, including the Sharon, Spencer, Union, and Lincoln Schools have all been destroyed and replaced primarily with commercial buildings. One institutional building, the first Orem City Hall,<sup>31</sup> was actually moved from its original site, and now contains office space.

## III. Significance

These buildings would be significant under Criteria A for their association with events and broad patterns of history, particularly with civic, religious, and educational functions. Institutional buildings are important in their display of a community's character and values. Orem's institutional architecture was

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<sup>30</sup> 430 E. 800 S.

<sup>31</sup> Constructed as the Stratton House (now located at 870 West Center), it is being submitted to be listed as a part of this Multiple Property Submission.

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most commonly found in the form of religious and educational facilities. A few recreational facilities were constructed, particularly the SCERA Theater and swimming pool. These buildings, because of their prominence, were given more care in their construction and appearance, and were usually designed in the reigning style of the period, such as Classical, Prairie School, various Period Revival styles, and WPA Moderne, among others. Various building types were utilized, such as the central-block-with-wings. This type of public building has a symmetrical composition of a dominant central block flanked by identical wings. The central portion is accentuated by its size, decoration, and projection from the flanking wings which are generally lower and recessed from the central portion. This type was common for banks, and public and institutional buildings.<sup>32</sup> Although most of the examples no longer exist, there are five<sup>33</sup> known remaining buildings that could be eligible.

## IV. Registration Requirements

They must have been built during the historical period (that is before 1941) and retain their historical integrity. Changes and additions to the structure must not detract from the historical character. Defining stylistic elements must remain intact. Conversely, any out of character elements that might give a false sense of history would render the building ineligible.

Certain changes may not relinquish a building's eligibility if the original character is not surrendered. Acceptable alterations may include:

1. The overall massing and scale of the building must be maintained. Some additions may be acceptable under the following circumstances.
  - a. Additions are acceptable if they do not obscure the core of the building and the overall footprint and massing of the historic building remains discernable.
  - b. If they are subordinate to the building in scale and architectural detailing, out-of-period additions will not jeopardize the building's eligibility.
  - c. Additions to the structure which appear sensitive to and distinguishable from the original construction will be considered acceptable.
2. The fenestration pattern must be maintained. Some modifications that are acceptable include:
  - a. Replacement of windows with like windows. The primary concern is that the fenestration pattern remain the same and that the historic window opening to wall mass ratio remain.
  - b. The covering or obscuring of transom windows may be considered acceptable if the remainder of the building detail is sufficient to illustrate the architectural character.

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<sup>32</sup> Carter & Goss, p.71.

<sup>33</sup> Timpagones Chapel (430 E. 800 S.), SCERA Theater (730 S. State), SCERA Auditorium (745 S. State), Lincoln High LDS Seminary (777 S. State), and Geneva Elementary (665 W. 400 N.).

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- c. Enlargements or an increased number of windows and/or doors on side and rear elevations would be acceptable, if the overall ratio of wall mass to window/door opening is not greatly altered.
  - d. A door that has been bricked in but the outline remains visible, the historic feature remains discernable and would be considered an acceptable alteration.
3. The painting of surfaces not originally painted, such as brick. Elements which may easily removed, such as aluminum window canopies, would not necessarily render a building ineligible.
4. The removal or covering of major architectural features with non-historic siding which obscures the original detailing may render a building ineligible. If the non-historic siding does not cover character-defining features, and it appears much the same as the historic fabric, it may be considered an acceptable change.

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## G. Geographical Data

The area covered by this Multiple Property nomination is the entire city limits of Orem.

## H. Summary of Identification and Evaluation Methods

The multiple property listing of historic architectural resources of Orem, Utah, is based upon two selective reconnaissance level surveys of the city. The first survey, performed by P. Bradford Westwood, was completed in 1994 and covered the southwest quadrant of the city. The second survey was completed in 1995 by Smith, Balle, Hyatt Architects and covered the remaining portions of the city. A total of 593 historic buildings and structures in various states of integrity were recorded in these inventories. Each building/structure was photographed and marked on a survey map and corresponding information entered on the Utah Historic Computer System (UHCS). This information includes the address, approximate year built, eligibility, building type and style, construction materials and number of associated outbuildings. The time period covered by these surveys is from the late 1850s, when Orem was first homesteaded, to 1945. All types and styles of architecture found in the survey areas were included, from early, very simple vernacular buildings, to high-style Victorian and World War II era tract housing. Because these were all-encompassing inventories, all historic buildings/structures were recorded, regardless of National Register eligibility.

The properties from the two reconnaissance surveys were grouped under historic contexts which best identified the development of the city and its properties.<sup>34</sup> The Orem City Multiple Property Nomination uses a combination of these historic contexts, i.e. (1) Pre-Settlement and Seasonal Occupation of Provo Bench (early 1850s-mid 1870s); (2) Settlement and Agricultural Expansion (mid 1870s-1913); and (3) Establishment of Orem (1914-1941).

The properties chosen to be included with the commencement of the Orem City Multiple Property Nomination are considered to be good examples from the established historic contexts and representative of the patterns of life in Orem's development. These properties were selected as some of the best remaining examples in Orem. With the pressures of development, the architectural inventory of Orem is limited and most of the historic buildings have seen some form of alteration. The scattered nature of the remaining historic homes carry forth the pattern of development in Orem, which was scattered in nature, and as discussed above, unlike most towns settled primarily by the Mormons. These homes are considered representative of Orem and its historic qualities. Other buildings that will be nominated as apart of the Multiple Property Submission will also be selected for these reasons. The context of the MPS may be expanded to include World War II and Post World War II construction when the research can more clearly describe how this period of history affected Orem's growth.

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The 1994 survey of the southwest quadrant described the contextual periods as follows: (1) Pre-settlement, Seasonal Occupation, and the First Year-Around Occupation (ca. late 1850s-early 1870s); (2) Early Settlement of Provo Bench and Surrounding Localities (1870s-1896); (3) Post Statehood and Expanded Agricultural Industry (1896-1913); (4) The Establishment of Orem (1914-1940); (5) World War II and Post WWII Development (1940-1949). The 1995 survey which covered the remaining 3/4 of Orem City used the following historic contexts: (1) Early Settlement (1850-1870); (2) Agrarian Expansion (1870-1920); (3) Municipal Growth (1920-1942); (4) Industrial and Suburban Shift (1942-present).

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\_\_ See continuation sheet