

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Amanda Knight Hall

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. Location

Street & number: 42 East 800 North

City or town: Provo State: UT County: Utah

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following

level(s) of significance: ___national ___statewide Xlocal

Applicable National Register Criteria:

X A ___B X C ___D

<hr/>	
Signature of certifying official/Title:	Date
<u>Utah Division of State History/Office of Historic Preservation</u>	
State or Federal agency/bureau or Tribal Government	
In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|------------------|-------------------------------------|
| Private | <input checked="" type="checkbox"/> |
| Public – Local | <input type="checkbox"/> |
| Public – State | <input type="checkbox"/> |
| Public – Federal | <input type="checkbox"/> |

Category of Property

(Check only **one** box.)

- | | |
|-------------|-------------------------------------|
| Building(s) | <input checked="" type="checkbox"/> |
| District | <input type="checkbox"/> |
| Site | <input type="checkbox"/> |
| Structure | <input type="checkbox"/> |
| Object | <input type="checkbox"/> |

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th & EARLY 20th CENTURY REVIVALS:
English Tudor Revival, Jacobethan Revival
Other: Dormitory

Materials: (Enter categories from instructions.)

Principal exterior materials of the property: BRICK, STUCCO, CAST CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Amanda Knight Hall, built in 1938-1939, is a women's dormitory formerly associated with Brigham Young University (BYU) in Provo, Utah. The property is located in a residential neighborhood at the corner of 800 North and University Avenue, two blocks west of the southwest corner of the BYU campus. The building is L-shaped with a long three-story dormitory wing and a shorter one-story dining hall and kitchen wing. The style of the building is a hybrid of the English Tudor Revival and the Jacobethan Revival styles. The building served as a women's dormitory until 1964 when it was partially converted to classroom and office space for the university. The building has excellent historic integrity on the exterior with original casement windows, striated red brick, cast concrete ornamentation, faux half-timbering, oak doors, and a patterned shingle roof. A recent rehabilitation using federal and state tax credits has restored the pristine integrity of the exterior and adaptively reused the interior while preserving many of the original features. On the interior, the common room (parlor) features the original fireplace and box beams. The built-in benches between the parlor and the dining hall are intact, as are the arched trusses in the vaulted ceiling in the hall. Much of the interior was modified substantially between the 1960s and 1990s. The kitchen/pantry area was remodeled into a break room and additional classroom space. A number of walls in the dormitory wing were removed to create large classrooms and conference rooms. In 2019, BYU sold the building to a private owner, who completed a rehabilitation in 2021, adapting the building into university-approved apartments for female students, and thus restoring the residential use. While the parlor and dining hall were retained as communal spaces, the dormitory and kitchen wings were reconfigured to meet BYU approved housing requirements. Amanda Knight Hall maintains a high degree of integrity of design, workmanship, location, materials, feeling and association. The setting has been somewhat compromised by recent large-scale apartment buildings in the neighborhood. Amanda Knight Hall is a landmark building on University Avenue and a visual tie between the original (lower) campus and the current (upper) campus of Brigham Young University.

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Narrative Description

Site

The Amanda Knight Hall sits on an L-shaped property of 0.76 acres [Map 1].¹ The two street frontages have lawn, mature trees, and newly planted mature trees [Photographs 1-3]. There is grass in the wide parking strips between the sidewalks and the building. The east and south sections of the property are devoted to an asphalt covered parking lot with a couple of mature trees. The courtyard has a concrete patio area with some lawn. During the recent rehabilitation, a stone barbeque structure was built. Stone piers and a wrought-iron gate area were installed to secure the privacy of the courtyard. The parking lot was restriped. The neighborhood is a mix of historic and newer buildings [Map 2]. University Avenue consists mostly of commercial buildings and large apartment blocks with the historic lower campus just two blocks south of the Amanda Knight Hall [Map 2; Figure 1]. The lower campus is no longer associated with BYU, but a few of the earliest campus buildings have been preserved as the Brigham Young Academy Historic District (NRIS #76001839).² The southwest tip of the current campus, historically called the upper campus, is two blocks east of the Amanda Knight Hall along 800 North. The neighborhood between is primarily a residential mix of historic homes and newer apartments.

Exterior

The footprint of the Amanda Knight Hall is L-shaped [Map 1]. The main three-story dormitory wing is approximately 160 feet by 35 feet with the long side parallel to 800 North [Figure 2; Photographs 1-3, 6, 17-18]. At the west end, facing University Avenue, the wing has a two-story perpendicular extension making it 15 feet wider [Photographs 3-5]. A one-story dining hall and kitchen wing is located at the east end of the main wing [Figure 3; Photographs 11-13, 16-17]. This wing is approximately 90 feet long by 30 feet in the dining area, narrowing to a width of 20 feet in the kitchen [Photographs 14-15]. The building has excavated basement space only under the one-story wing. The raised foundation is concrete with a slight projection at the water table line [Photograph 6-9]. It is mostly visible except where landscaping has a built-up mound for the ADA ramp at the west end [Photographs 3-4].

The roof of the building is a series of intersecting gables. The main gable over the dormitory wing is steeply pitched in the English Tudor Revival style, as are the intersecting gables on the dining hall wing and the west extension [Figures 1-3]. At the east and west ends of the main wing are slightly projecting decorative gables. The dormitory wing also features four decorative gables above the entrances and bay windows on the north elevation. In addition, there are six small dormers facing north and eight dormers facing south. The roof has its original diamond-pattern asphalt shingles, which have been cleaned and coated with a protective covering [Figure 4; Photographs 4-5]. There are small sections of flat roofing above the two octagonal bays on the east and north elevations and sheltering the loading dock for the kitchen wing [Photographs 6, 12].

¹ The Utah County Recorder's Offices uses the legal parcel address 800 N. University Avenue. Most current sources use 42 E. 800 North. Both addresses were used historically.

² The *Brigham Young Academy Historic District* was listed on the National Register in 1976 during a two-decade period of vacancy. In 2001, the Academy Hall building (1884-1892) was restored for use as the main Provo City Library. During the restoration, three auxiliary buildings on the site were demolished: Arts Building, Training School, and College Hall. The property is currently known as the Provo City Library at Academy Square. Two other buildings in the district, the Blacksmith Shop (built in 1904, across the street to the south) and Women's Gymnasium (1912, across the street to the west), are extant.

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Three of the elevations (north, west and east) are fairly ornate, but the wide dormitory wing's north elevation, would be considered the façade [Photographs 2, 6-8]. The elevation is organized into nine irregular-sized bays, each with a different pattern of ornamentation. The primary wall material is striated brick in a dark red color. The brick is laid in common bond with headers at every sixth course. The thick mortar is flush and white in color. Each bay has a combination of stucco, faux half-timbering and/or cast concrete [Photographs 2, 6-8].

Starting at the west end, the first bay is English Tudor Revival in style with brick on the main level, a bracketed overhang with half-timbering on the second level, and a small dormer in the roof at the third level. The second bay is more Jacobethan Revival in style with a two-story octagonal bay, cast concrete stringcourses, and a gabled parapet with a concrete coping. The third bay is all brick with a small dormer above. The fourth bay is an entrance with a Jacobethan cast concrete surround with a Tudor arched opening. The entrance is set into a double gable parapet at the second and third levels. The fifth bay is the widest with brick on the main level, a half-timbered overhang on the second level, and two dormers in the roof. The sixth bay is brick with a gable parapet and an applique of half-timbering on the second level. The seventh bay is all brick with a dormer above. The eighth bay is the main entrance. It features a more elaborate Tudor arched concrete surround and a side projection with a two-story narrow inset of concrete. The second level window also has a surround and between the two levels is a cast concrete decorative filigreed inset block. The ninth bay at the east end is similar to the first bay at the west end.

The west elevation facing University Avenue is also ornate [Photographs 3-5]. It is divided into three zones. The tall gabled west end of the dormitory is brick with windows at each level and a narrow vent in the attic. The projecting gable is lower than the main gable but also has three levels. The upper two levels feature stucco and half-timbering. The main level is brick with cast concrete window and doors surrounds and quoins. The intersecting two-story southwest wing is set back and is all brick with a main level window and a dormer. During the recent rehabilitation, new air conditioning units were installed along the south elevation but are not easily seen from the street.

The east elevation is divided between the gable end of the main wing, the dining hall, and the kitchen wing [Photographs 11-13]. The main dormitory wing is similar to the west end, all brick with three windows and an attic vent. There is a secondary projection that features a three-story chimneystack in brick. The only ornamentation are the concrete blocks accenting the taper of the chimney and the gabled parapet coping. The current east entrance to the dining hall is an opening that was cut later (circa 1980s). The lintel is concrete, but devoid of any ornamentation. During the recent rehabilitation, the door was replacement with a full-glass security door to indicate it was not a historic opening. This east entrance is between two original octagonal bays with concrete coping along the flat parapet [Photograph 12]. There is cast concrete above the narrow windows, which have round heads. The kitchen is in a simple gable cross wing south of the dining hall.

The south end of the east (kitchen) wing ends in a loading dock with double doors. The kitchen wing is all brick with no ornamentation [Photograph 14]. A west-facing door was cut in the 1980s. This door was filled with brick during the recent rehabilitation [Photograph 15]. There is a brick chimney above the loading area. The L-shape of the building creates an exterior courtyard in the southwest corner. The secondary elevations facing the courtyard are all brick with less ornamentation [Photographs 15, 17]. There is a cast concrete coping at the gables above the west entrance to the dining hall and a south (rear) entrance to the dormitory [Photographs 16, 18]. Air conditioning units were installed on the south elevation facing the courtyard but are not visible from the streets.

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The windows are mostly narrow, eight-light metal casements grouped in two, threes, and fours. In the 1990s, the installation of small swamp coolers damaged nearly half of the windows [Figure 5]. During the recent rehabilitation, the coolers were removed and the windows repaired with matching materials. Some of the decorative fixed windows have wood frames and sashes. All windows have been recently painted a light brown. With the exception of the newer dining hall door and the kitchen wing loading doors, the exterior doors are shaped to fit the Tudor arch. They are heavy oak doors with 15 panels, the center one a window. The sun-damaged doors were painted to match the windows. The exposed aggregate cast-concrete sills, copings and string courses were cleaned during the rehabilitation. The dormers are sheathed in diamond shingles, similar to the roof, now covered with the same protective coating. The wood of the faux half-timbering was recently painted light brown and the stucco was painted light tan. The building still has its original gutters and downspouts that feature decorative collectors, which have been retained and painted light brown.

Interior

On the interior, the building has approximately 21,000 square feet of space. When the Amanda Knight Hall was built in 1938-1939, the model configuration for dormitories was used: small single or double bedrooms, shared bathrooms and showers, and a communal kitchen, dining and recreation hall. All of the bedrooms were located along double-loaded corridors in the three-story main wing of the building. The main entrance was the door on the north elevation, which leads to small foyer connected to the common rooms (parlor and dining hall). A set of stairs and a public restroom are connected to the foyer space. The one-story kitchen wing is south of the common rooms. The main level corridor includes short cross corridors to north and south exits. At the west end, is a second set of stairs, the west entrance, and a cross corridor to the northwest wing. The second and third level corridors have access to both stairs and the northwest wing, which has a small study on the third level.

Prior to the recent rehabilitation, the building was substantially modified for classroom, conference, and office space between 1964 and the 1990s. With the exception of a few rooms on the third level, all of the wood floors were covered with carpet applied with oil-based adhesives, which damaged the wood flooring. The main and second levels of the dorm wing were completely remodeled with walls removed to create larger classrooms and conference rooms. Modifications were also made to the third floor, although fewer walls were removed. All the original lighting was replaced with mostly fluorescent lights throughout the building. Dropped ceilings were installed with acoustic tiles. The dining hall was divided into two spaces by a floor-to-ceiling partition wall and a new exterior door cut into the east wall [Figure 8]. The original industrial kitchen and laundry was remodeled into a break room, storage area, and conference room.

The main entrance (north elevation, east door) leads into a small foyer with a partially open staircase featuring a wrought-iron balustrade [Photograph 19]. There is a similar staircase at the west end of the dormitory wing. A marble floor recently replaced the non-historic carpet to protect the high traffic foyer. To protect the walls from frequent move-in traffic, a textured wainscoting was installed under the chair rails in the staircases and adjoining corridors. The wainscoting is painted to match the corridors within the apartment units. Both the foyer and a small study to the east have original French doors. Just off the foyer is a small visitor restroom with original pink and black tile [Photograph 20]. The tile was retained, but the restroom was updated with new sinks and a handicap-accessible stall. During the rehabilitation, the short set of stairs leading down to the common room was replaced with a handicap access ramp. This ramp has new hardwood flooring to match new hardwood flooring in the parlor and features a simple wrought-iron rail [Photograph 21].

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The parlor features original box beams, a tile hearth, and a massive cast concrete mantel with a filigree design [Photograph 22]. A new gas insert was installed in the firebox, which had been blocked for many years. The hearthstones are original. The dining hall is located just south of the parlor. There is a wide opening between the rooms flanked by built-in benches under arched openings [Photograph 23]. During the rehabilitation, the floor-to-ceiling partition was removed allowing the gambrel-shaped high ceiling and wood trusses to be on view for the full length of the dining hall [Photograph 24]. Each decorative truss springs from an elaborate impost block. The two bay windows have window seats. The parlor and dining hall were refreshed with new paint, new hardwood flooring, and historically compatible light fixtures. A small counter with sink was installed on the south wall.

The kitchen wing required an adaptive reuse as required by BYU's off-campus housing rules. BYU has strict guidelines for the layout of approved housing for its students. Instead of dormitories with common meal areas, off-campus housing follows the model of sex-separated students living in apartments with two to four private or shared bedrooms, at least two private or shared bathrooms, a kitchen, and small living room (can be combined with kitchen as one room). In addition, approved apartments must adhere to rules such private entrances for each unit and no sightlines into bedrooms from other activity areas.

The kitchen wing was adapted into two new apartment units, both accessed from a small foyer in the loading dock at the rear of the wing. In order to preserve the private entrance, the original door from the dining hall to the kitchen was blocked. The non-historic door on the west elevation was also blocked. The main floor of the kitchen wing was adapted into a three-bedroom unit. The concrete stairs with pipe rail were retained. The basement was adapted into a two-bedroom unit. The new apartments have finishes and fixtures similar to the rehabilitated units in the dormitory wing. Each unit has a kitchen/living area with a single wall combining sink, cabinetry, and appliances [Photograph 25]. The bathrooms have all new finishes, fixtures, and tile. The kitchen/living areas and bedrooms have simulated wood flooring. New unit, room, and closet doors have been fabricated to match the historic doors found in the dormitory wing [Photograph 26]. The windows have shades for privacy [Photograph 27]. The apartments have individual HVAC units and a washer-dryer set. Half of the basement space is used for a small mechanical room and a gym for the residents [Photograph 28].

The main level dormitory corridor is accessible from the north foyer with less elaborate entrances at the west end, and in the center facing north and south [Photographs 19 & 29]. The second and third level corridors are accessed by stairs at the east and west ends [Photographs, 30-31]. Despite the office conversions, the stairs and corridors retained several historic features, such as doors, frames, baseboards, chair rails, and wrought-iron balustrades. The dormitory wing was organized by three levels of double-loaded corridors, originally with dorm rooms and one communal bathroom on each floor. In order to qualify as BYU approved off-campus housing, the communal bathrooms had to be removed. A few new doors and partition walls were installed to create apartment units with private entrances. The original corridors became hallways within units separating the kitchen/living rooms from the bedrooms. All the units have finishes similar to the new kitchen-wing units; however, it was possible to preserve a number of historic features including original doors, window casings, closets, and original built-in wood dressers with sloped shoe racks.

The main floor now has two three-bedroom units and one two-bedroom units [Photographs 32-33]. The second floor has two three-bedroom units and two two-bedroom units [Photographs 33-34]. The east apartment features an original fireplace with a concrete surround, a tile hearth, a bracketed wood mantel, and a new gas insert [Photograph 36]. The third floor has a small study in the southwest wing, which has been retained with its original hardwood floors [Photograph 37]. There are three three-bedroom units and one two-bedroom unit on the third floor [Photographs 38-39]. This floor has less square footage as it is tucked under the eaves, but it has several angled closets doors, unique to the third floor [Photograph 40].

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes 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" in all the boxes 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 old or achieving significance within the past 50 years.

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
EDUCATION

Period of Significance

1938-1964

Significant Dates

1938-1939, 1964

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Joseph Nelson, Architect

Louis DeYoung, Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Amanda Knight Hall, completed in 1939, is locally significant under Criterion C in the area of Architecture as the only, largest, and most ornate hybrid example of the English Tudor Revival and Jacobethan Revival styles in the city of Provo. The building is the embodiment of the distinctive characteristics of its period and styles of construction. It is a product related to the peak of English styles of architecture on college campuses in the early twentieth century, particularly for private universities, sometimes known as the Collegiate Gothic style. In Utah, the Jacobethan Revival style was particularly popular for educational buildings in the first half of the twentieth century. The English Tudor Revival elements provide a more domestic feel to the dormitory. The Amanda Knight Hall is also a local landmark significant under Criterion A in the area of Education for its association with the development of Brigham Young University (BYU). The women's dormitory was built in the late 1930s during a time of growing enrollment at Brigham Young University, a private college owned by the Church of Jesus Christ of Latter-day Saints (LDS Church). It was the first and only institutional housing built for female students at BYU prior to World War II. The Amanda Knight Hall and its contemporaneous companion, the Allen Hall built for male students, were built in the residential neighborhood between BYU original lower campus and the current upper campus. Since the demolition of Allen Hall in 2018, the Amanda Knight Hall is now the only landmark building that links the lower (former) and upper (current) BYU campuses. The period of significance begins with the construction of Amanda Knight Hall in 1938-1939 and ends with the last women's dormitory use in 1964.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C: Architectural Significance

Construction on the Amanda Knight Hall began in 1938 and was completed in 1939. The property is locally significant under Criterion C in the area of Architecture as the only example of a hybrid of the Jacobethan and English Tudor Revival styles in Provo. The building was designed by local architect, Joseph Nelson, of Provo. Joseph Nelson also designed the first men's dormitory associated with the campus: Allen Hall at 100 E. 700 North, completed in 1938. Allen Hall was a smaller complex, housing 70 male students, less than the 90 female students housed in the Amanda Knight Hall. The Jacobethan Revival architecture of Allen Hall was similar with gabled parapets, striated brick, and cast concrete; however, Allen Hall had only a small amount of decoration and no English Tudor Revival elements. The demolition of Allen Hall in 2018 helped spark public interest in the preservation of the Amanda Knight Hall. The Amanda Knight Hall was the first women's dormitory built at Brigham Young University. It remained the only women's institution housing for the university until the 1950s when BYU initiated an ambitious plan of constructing dormitories and apartments on the upper campus.

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Brigham Young University was founded in Provo in 1875 as the Brigham Young Academy. The Academy used various commercial buildings in downtown Provo until 1892 when the Academy building was dedicated. The Academy building is a large Victorian Eclectic style building that was used by the university until 1968. The building was listed on the NRHP in 1976 (NRIS #76001839). It was restored between 1999-2001 and is now the Provo City Library at Academy Square (520 N. University Avenue). The Brigham Young Academy became Brigham Young University (BYU) in 1903. A group of buildings associated with the Academy (later BYU) were built in this location, known as the lower campus. Most have been demolished, but the Women's Gymnasium, a Neo-Classical building, (built in 1912) and a utilitarian Blacksmith Shop (1904) still exist across the street from the Academy Square. Like most public and private universities of the nineteenth century, BYU's lower campus was a mix of architectural styles as buildings were added according to a particular donor's fancy.

Beginning in 1894 with the construction of Pembroke Hall at Bryn Mawr College on the east coast, campus architects in the United States began emulating the venerated architecture of Cambridge and Oxford in England. A more focused version of the Victorian Eclectic, this style of architecture became known as the Collegiate Gothic style, also known as Educational Gothic. Whole campus were either designed or remade with Collegiate Gothic buildings around a central quad. Utah's best example is Converse Hall on the campus of Westminster College in Salt Lake City built in 1906 (NRIS #78002685). Converse Hall has many elements of the Jacobethan Revival style (steeply pitched roof, window and door surrounds, bay windows), but the tall towers are a mark of the Collegiate Gothic style.

Because of the gradual transition of campus facilities from the lower campus on University Avenue to the upper campus on Temple Hill after land was acquired in 1907, BYU did not adapt the English quad model of campus planning. The Maeser Building was Neo-Classical (1909-1911), the one-story Brimhall Building (1918) was updated with Art Deco upper floors in the 1930s, and the Heber J. Grant Building was a muted example of the Second Renaissance Revival (1925). The same year Provo architect Joseph Nelson designed the Grant Building, he also designed the first President's House at BYU, a two-story English Tudor cottage. Joseph Nelson would later design Allen Hall and the Amanda Knight Hall in 1937 and 1938 respectively.

Joseph Nelson was born in Mantua, Utah, in 1876 and graduated from the Brigham Young College in Logan, Utah.³ He later studied at the University of Pennsylvania under noted architect Paul P. Cret. Nelson won first prize in a 1908 design competition while at the university. He traveled and studied architecture throughout Europe as a young man. After establishing his offices in Provo, Nelson designed a number of institutional buildings in central and southern Utah. A biographical sketch of Nelson described his experience: "Having spent a large portion of this time in studying the architecture of the large eastern cities, specializing to a great extent on schools, churches, gymnasiums and libraries, he is especially qualified for work along these lines."⁴ After a long career designing mostly institutional and commercial buildings, Joseph Nelson died at the age of 76.

³ The LDS Church educational system had a series of academies in Utah's larger cities, including several named for Brigham Young.

⁴ Unidentified brochure in the Architect files of the Utah State Historic Preservation Office.

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The contractor for both the Allen Hall and the Amanda Knight Hall was Louis De Young.⁵ De Young was born in the Netherlands in 1890. He started working in the building trades at the young age of eight years old. He immigrated to Utah in 1908 and was a concrete worker before starting his own contracting business in Salt Lake City. De Young worked in a variety of building types and styles. His notable works include the dairy building at the Branch Agricultural College in Cedar City (now Southern Utah University), the remodeling of the LDS Hospital and the construction of the Yalecrest LDS Ward Meetinghouse (both in Salt Lake City). Louis De Young died in 1966.

The use of the Jacobethan Revival style for Allen Hall and Amanda Knight Hall is not surprising since the style was popular for institutional buildings in Utah from 1900s to the late 1930s. Allen Hall showed all the characteristics of the style: steeply pitched gable roofs, bay windows, and ogee arched entrances. The style was particularly distinctive for its use of stone, terra-cotta, or cast concrete for surrounds, copings, and stringcourses. What makes the Amanda Knight Hall stand out in terms of design is the seamless integration of the Jacobethan Revival with the English Tudor Revival style of architecture. The English Tudor Revival was the most popular of the European influenced styles that doughboys returning from World War I brought back to the United States. The style was popular in Utah between 1915 and 1930 and was mainly adapted to residential architecture, but also a few churches. The characteristics of the style include an asymmetrical façade, steeply pitched roofs, casement windows, and exposed framing members with infill panels of stucco. The alternating pattern of Jacobethan and English Tudor Revival ornamentation across the façade of the Amanda Knight Hall produced a surprisingly unified design.

The Amanda Knight Hall is particularly well-preserved, especially on the exterior. Contextually, the Amanda Knight Hall (and its demolished companion, the Allen Hall) represent the only phase of construction at Brigham Young University that was influenced by rise of English Revival styles (Jacobethan, English Tudor and the Collegiate Gothic) on campuses throughout the United States in the first half of the twentieth century. The two dormitories were built as BYU was transitioning to the upper campus, which would eventually be dominated by Modern-style buildings by 1968 when the university closed the Academy building within the lower campus.

Criterion A: Educational Significance

The Amanda Knight Hall is locally significant under Criterion A in the area of Education as the only surviving institutional housing associated with Brigham Young University that was built prior to World War II. The property is also an important architectural representative of the history and influence of the Church of Jesus Christ of Latter-day Saints in the day-to-day operations of its flagship school: Brigham Young University. Enrollment in 1904, the campus' first full year as a university was 899 students, with 74 in collegiate programs and 825 in the high school level academy. When Franklin S. Harris became university president in 1921, the high school programs had been phased out with the exception of teacher training, and the university enrollment was nearly 300. By the time the Amanda Knight Hall was completed in 1939, BYU was an accredited university with 2,375 students.

⁵ Louis De Young's name also appears as DeYoung and de Young in historical records.

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Aware of the need to expand the campus, the university's most generous benefactors, Jesse and his wife, Amanda Knight, donated 7.18 acres of land on Temple Hill (now called University Hill), which Amada had originally obtained for use a public park named for her son, Raymond. The Knights owned most of the upper campus where nearly all the university's subsequent land acquisitions were located. Jesse and Amanda Knight would eventually donate or sell nearly 500 acres to the university. Even with rapid enrollment growth in the first quarter of the twentieth century, no institutional housing was built by the university. Students lived with relatives or rented rooms in private homes throughout the city.

At a meeting in 1937, BYU President Harris reminded the Church Board of Education that the university's only endowment fund for many years contained \$200,000 and was producing an extremely low rate of interest. President Harris recommended that part of the Jesse Knight Endowment fund be used to build a dormitory for 70 to 75 male students to accommodate burgeoning enrollment. Following up on President Harris' recommendation, Allen Hall was completed at a cost of \$75,000 with a large amount of labor donated by the students. The 35-bedroom hall was designed as a cooperative housing unit where residents would donate their time to meal preparation and building maintenance. This was designed to help students with limited means. Allen Hall was the first dormitory built for BYU. The *Provo Daily Herald* noted that "With the erection of a new dormitory for men at Brigham Young University, Provo will take on more and more the aspect of a university city."⁶ Allen Hall at the corner of 700 North and 100 East opened on February 1, 1938 at full capacity. The residence hall was named for Robert Eugene and Inez Knight Allen, who was Amanda Knight's daughter.⁷ Mr. and Mrs. Allen were also generous benefactors to the university.

Allen Hall proved so successful that steps were taken to construct a similar cooperative residence hall for women, also financed partially through the Knight Endowment fund. President of the LDS Church, Heber J. Grant had to personally approve the financing. Construction on the 46-bedroom Amanda Knight Hall began in the fall of 1938 and continued through the spring of 1939. As with Allen Hall some of the labor was donated by students. The housing costs for the 90 to 100 coeds was estimated to be \$20 to \$25 per month, with opportunities for cooperative meal preparation and building maintenance. Several descriptions of the nearly completed building complimented the Tudor design, especially the "long Tudor dining room."⁸ One article described the building enthusiastically in this way: "It is of authentic sixteenth century Tudor and Elizabethan architecture with ultra-modern facilities and furnishing."⁹ The building cost was \$100,000.

Allen Hall and Amanda Knight Hall remained the only dormitories until World War II when an influx of defense workers caused a housing shortage for students throughout Utah County. For a short time during World War II, Allen Hall housed young women as the number of male enrollees dropped considerably, while female enrollment increased. Portions of buildings on the lower campus were converted to temporary dormitories. These buildings were part of the *Brigham Young Academy Historic District* in 1976 but were later demolished.

⁶ *The Daily Herald*, August 26, 1937: 2.

⁷ Amanda Inez Knight and her childhood friend, Jennie Brimhall, were the first single female missionaries for the LDS Church. Knight served in England between 1898 and 1900.

⁸ *Salt Lake Telegram*, March 6, 1939: 33.

⁹ *Garfield County News*, November 9, 1911: 5.

Amanda Knight Hall

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To alleviate the shortage for female students, BYU purchased a number of private houses to serve as cooperative housing. One known example, the Iona House, named for Iona Knight Jordan, was located at approximately 710 N. 300 East. About 30 female students occupied Iona House during the war years and during a dramatic increase in enrollment in the decade after World War II. Iona House was demolished in the early 1990s. Warnick House, located kitty-corner from Allen Hall, at 694 N. 100 East, housed a similar number of female students in the same time period. Warnick House was probably named for Effie Warnick, the dean of the Home Economics department. The house, built in 1916, is extant, but it has been a single-family dwelling since 1992. There were at least two other cooperative houses, but their addresses are unknown.

In the years after World War II, enrollment at BYU doubled to over 5,000 by 1951, the year Ernest W. Wilkinson became university president. Only about a quarter of students lived in university-owned housing. Most of the students still lived in privately-owned houses and apartments in Provo and the neighboring communities. By 1951, the occupancy of Amanda Knight Hall had risen to 140 to female students, Allen Hall housed 110 male students, and there were 111 student living in various cooperative houses. On the upper campus, BYU had acquired 26 barracks from the Ogden Arsenal at the close of World War II, which housed 350 single students and 200 married families in 1951. The barracks were eventually replaced by mobile homes in 1956 (Wyview Village, demolished circa 1970) and student family apartments in 1962 (Wymount Terrace, partially intact). In 1948, BYU remodeled a 1930s youth training school into the Knight Mangum Hall on the upper campus for 340 female students in 1951 (used as housing for a few years only, demolished in 2008).

With a goal of housing approximately half the students on campus, BYU built several large-scale Modern-style student housing projects in the 1950s and 1960s. Between 1953 and 1956, a complex of 24 residential buildings known as Heritage Halls were built on the upper campus. Each building was named for a notable LDS woman. The living arrangement in these halls was more apartment-like with six unmarried female students sharing a kitchen and bathroom, which became a model for approved off-campus housing. Heritage Halls was replaced by a new set of apartment buildings constructed between 2011 and 2015. Several new Heritage Halls (2015-2020) replaced the dormitory-style Deseret Towers (built in 1965 and demolished in 2006-2008). Helaman Halls, built in 1958, and renovated in the 1990s, is the only remaining twentieth-century dormitory-style complex on campus.

Even before construction began, the name Amanda Knight Hall was chosen for the first women's dormitory at BYU. The Amanda Knight Hall was the first building to be named in honor of a woman at BYU. The building was dedicated, along with 22 other campus buildings, by LDS Church President David O. McKay on May 26, 1954.¹⁰ Since the demolition of Allen Hall in 2018, the Amanda Knight Hall remains the only extant dormitory building, which was built prior to World War II and linked to BYU's historic lower campus.

¹⁰ *Deseret News*, May 29, 1954: 24.

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Additional Historic Context for the Amanda Knight Hall

Amanda Knight was born Amanda Melvina McEwan in Salt Lake City on November 13, 1851. She married Jesse Knight on January 18, 1868. Jesse Knight (1845-1921) was one of the very few Mormon mining magnates in Utah. Poor throughout his youth, Knight struck it rich with the Humbug Mine in the Tintic Mining District in 1886. Knight was known for his benevolence toward his mine workers and their families, earning him the nickname “Uncle Jesse” for most of his life. The couple lived in Payson, Utah, for several years before building a large mansion on Provo’s Center Street. Their mansion was listed on the National Register in 1982 and is a contributing building in the *Provo East Central Historic District* (NRIS #82004174 and #98000281). Among their many philanthropic endeavors, Jesse and Amanda Knight shared an interest in supporting Brigham Young University. The financial support earned Jesse Knight, a second nickname: the “patron saint” of BYU. The campus has the Jesse Knight Building and several monuments to him, but only the Amanda Knight Hall honors her contributions.

As a mother, Amanda sought to further the education of her six children. For that reason, the family moved from Payson to Provo. One tribute noted “She was particularly interested in assisting young people to gain an education and awarded scholarships for that purpose.”¹¹ Amanda Knight continued her philanthropic work for the university after the death of her husband in 1921, until her own death at the age of 81 on December 15, 1932. Although the name of the building honors her, Criterion B was not selected for this nomination, since Amanda Knight died before it was constructed, making it a commemorative rather than an associated property.

Professor Effie Warnick was chosen to be the first supervisor of the Amanda Knight Hall. Effie Warnick (1883-1965) joined the BYU faculty in 1922. By 1935, Warnick was a full professor and the chair of the Home Economics department. According to one source, Effie Warnick contributed to the design of the dormitory. The 1940 census enumeration lists Effie Warnick as the head of household at Amanda Knight Hall, presumably living in the supervisor’s apartment on the second floor. The census listed another faculty member in residence, Ileen Ann Waspe (1903-1943). Ileen Waspe was the assistant dean of women at BYU when she retired to marry Wilford LeCheminant in 1942. The census lists only nine students living at the hall in April 1940. Three were from Mexico, two were from Hawaii, two from Utah, and one from Canada.

In 1964, Amanda Knight Hall was no longer used as a female dormitory. Teacher training workshops were held in the building in the 1960s. For a time both Allen Hall and Amanda Knight Hall housed church missionaries to accommodate overflow from the Language Training Mission in Salt Lake City. This use presumably was continued until the Missionary Training Center was built above BYU’s upper campus and all missionary training transferred there in 1978. Among its many subsequent uses, the Amanda Knight Hall has been home to the BYU Arts Department and most recently, the English as a Second Language program. In 2019, BYU sold the building to the current owner. The rehabilitation was completed and approved as a state and federal tax credit project in 2021.

¹¹ *The Daily Herald*, November 6, 1938: 4.
Section 8

Amanda Knight Hall
Name of Property

Utah County, Utah
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Cannon, Kenneth. *A Very Eligible Place: Provo & Orem, An Illustrated History*. Northridge, California: 1987.

Hatch, Ephraim. *A History of the Brigham Young University Campus and the Department of Physical Plant*. BYU Archives [1975].

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Wilkinson, Ernest L., ed. *Brigham Young University: The First One Hundred Years*, 4 vols. Provo, Utah: Brigham Young University Press, 1976.

Wilkinson, Ernest L. and W. Cleon Skousen, *Brigham Young University: A School of Destiny*. Provo, Utah: Brigham Young University Press, 1975.

Amanda Knight Hall
Name of Property

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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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other
Name of repository: Provo City

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.76 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____ (enter coordinates to 6 decimal places)

Latitude: 40.244221°

Longitude: -111.658082°

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

Zone: 12

Easting: 444050

Northing: 4455062

Amanda Knight Hall
Name of Property

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Verbal Boundary Description (Describe the boundaries of the property.)

Legal Description of Property:

COM W 148.5 FT (9 RODS) FR NE COR. BLK. 8, PLAT D, PROVO CITY SURVEY; S 2 CH; W 17 LK; S 1 CH; W 1.08 CH; N 1 CH; W 50 LK; N 1.385 CH; W 2 CH; N 62.5 LK; E 3.75 CH TO BEG TO BEG TO BEG.

COM E 132 FT FR SW COR OF LOT 5, BLK 8, PLAT D, PROVO CITY; N 66 FT; E 33 FT; S 66 FT; W 33 FT; TO BEG.

COM W 140.25 FT & S 66 FT FR NE COR OF BLK 8, PLAT D, PROVO CITY; S 33 FT; E 41.25 FT; N 33 FT; W 41.25 FT TO BEG.

Boundary Justification (Explain why the boundaries were selected.)

The boundary are the same parcels that were historically associated with the building: 05:084:0015, 05:084:0016, 05:084:0017. Legal description was retrieved in April 2021.

11.

Form Prepared By:

name/title: Korral Broschinsky
organization: prepared for Provo City, Provo Landmarks Commission, and MC AKH LLC
e-mail: kbros@kbropreservation.com telephone: 801-913-5645
date: July 15, 2021

Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

name: MC AKH LLC (Contact: Chris Phipps)
e-mail: cphipps@mcremgt.com telephone: 303-618-4469
address: 461 East 200 South, #102
city or town: Salt Lake City state: Utah zip code: 84111

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

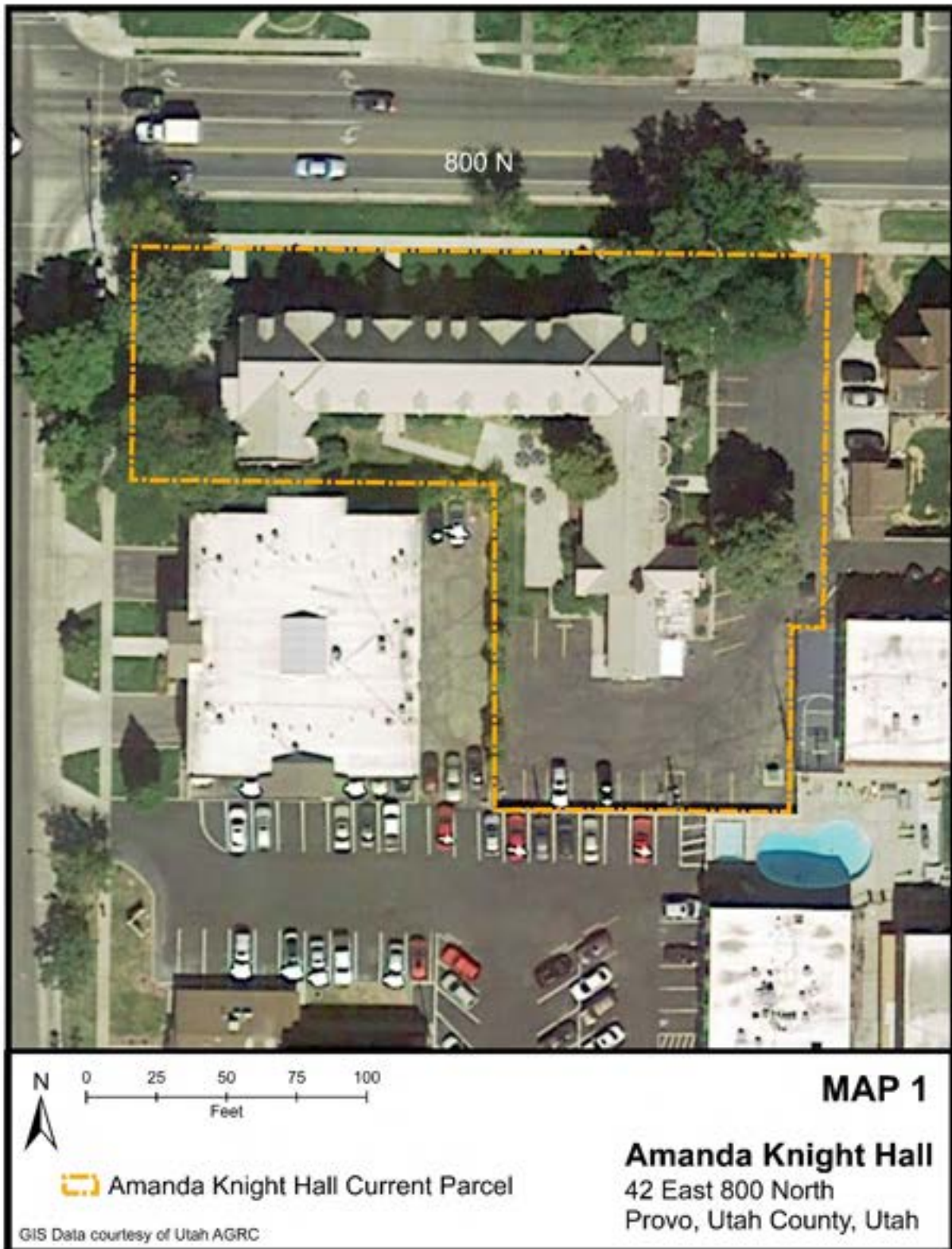
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Amanda Knight Hall
Name of Property

Utah County, Utah
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Amanda Knight Hall
Name of Property

Utah County, Utah
County and State

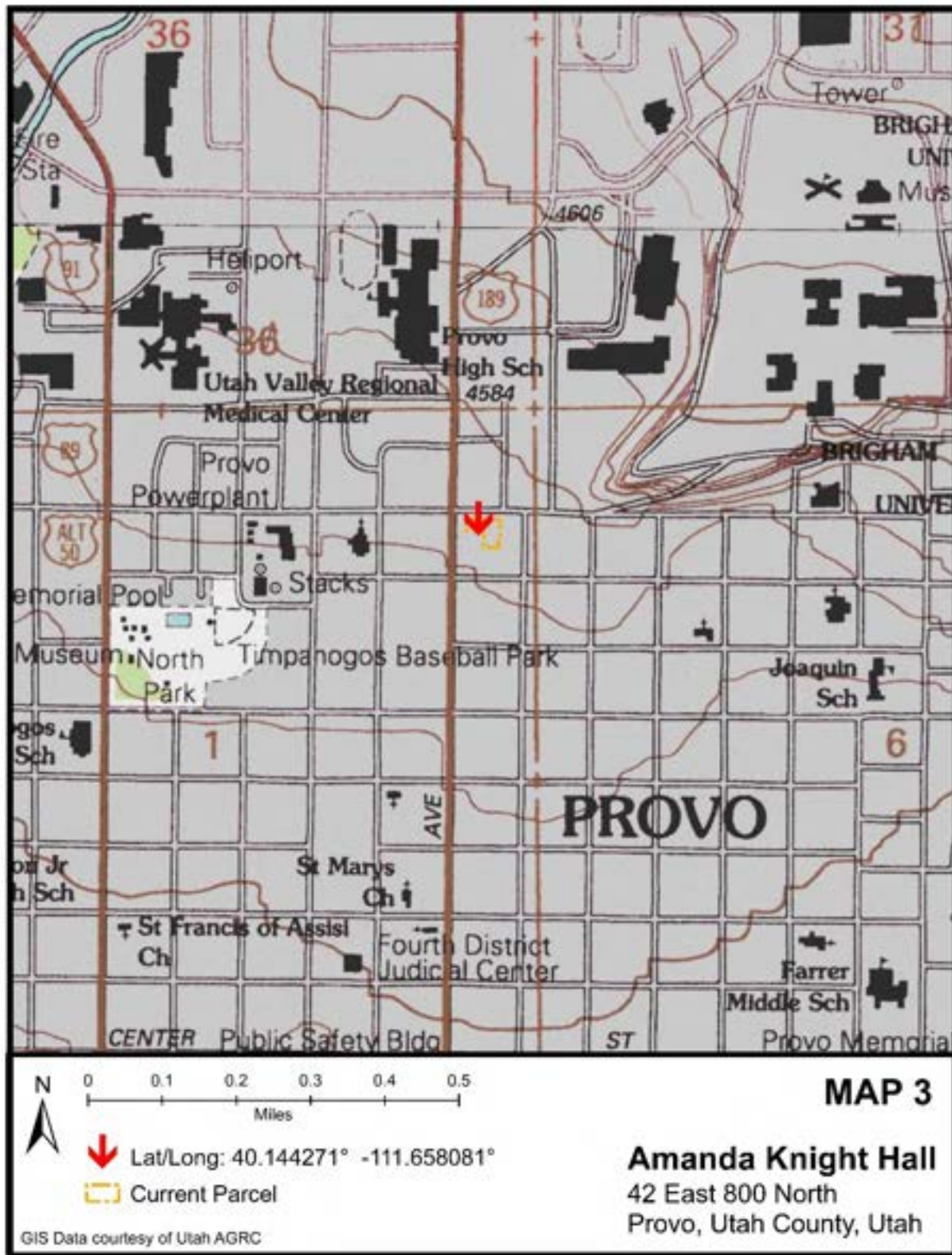


Amanda Knight Hall

Name of Property

Utah County, Utah

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Amanda Knight Hall

Name of Property

Utah County, Utah

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: *Amanda Knight Hall*

City or Vicinity: Provo

County: Utah State: Utah

Photographer: Korral Broschinsky

Date Photographed: January & April 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

Amanda Knight Hall
Name of Property

Utah County, Utah
County and State



Photograph 1

North and east elevations. Camera facing southwest.



Photograph 2

North elevation. Camera facing south.

Amanda Knight Hall
Name of Property

Utah County, Utah
County and State



Photograph 3

North and west elevations. Camera facing southeast.



Photograph 4

West elevations. Camera facing east.

Amanda Knight Hall
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Photograph 5

West and south elevations. Camera facing northeast.



Photograph 6

North elevation. Camera facing southeast.

Amanda Knight Hall
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Photograph 7
North elevation, west half. Camera facing south.



Photograph 8
North elevation, east half. Camera facing south.

Amanda Knight Hall
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Photograph 9
North and east elevations. Camera facing southwest.



Photograph 10
North elevation, main entrance details. Camera facing south.

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Photograph 11
East elevation, north half. Camera facing west.



Photograph 12
East elevation, center section (dining hall). Camera facing northwest.

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Photograph 13
East elevation, south half (kitchen wing). Camera facing west.



Photograph 14
South elevation (kitchen wing). Camera facing northwest.

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Photograph 15

South and west elevations (kitchen and dining hall wing). Camera facing northeast.



Photograph 16

West elevation, dining hall west entrance. Camera facing southeast.



Photograph 17

West and south elevations, facing courtyard. Camera facing east.



Photograph 18

South and east elevations, facing courtyard. Camera facing west.



Photograph 19
Interior, main level, east foyer. Camera facing north.



Photograph 20
Interior, main level, visitor restroom. Camera facing south.



Photograph 21

Interior, main level, view from foyer to ramp in common room (parlor). Camera facing southeast.



Photograph 22

Interior, main level, common room (parlor). Camera facing east.



Photograph 23
Interior, main level, dining hall. Camera facing northeast.



Photograph 24
Interior, main level, dining hall. Camera facing south.



Photograph 25

Interior, main level, Unit 101, kitchen/living room. Camera facing northwest.



Photograph 26

Interior, main level, Unit 101, bedroom. Camera facing northeast.



Photograph 27

Interior, basement level, Unit 001, bedroom. Camera facing southwest.



Photograph 28

Interior, basement level, gymnasium. Camera facing southwest.



Photograph 29
Interior, main level, cross halls, north entrance. Camera facing north.



Photograph 30
Interior, second to third level, west stair detail. Camera facing southwest.



Photograph 31
Interior, second level, corridor, view from Unit 202 to Unit 201. Camera facing east.



Photograph 32
Interior, main level, Unit 104, kitchen/living room. Camera facing east.



Photograph 33
Interior, main level, Unit 104, bedroom. Camera facing northwest.



Photograph 34
Interior, second level, Unit 202, kitchen/living room. Camera facing west.



Photograph 35
Interior, second level, Unit 203, bedroom and bathroom. Camera facing southeast.



Photograph 36
Interior, second level, Unit 201, fireplace detail. Camera facing east.



Photograph 37
Interior, third level, communal study. Camera facing south.



Photograph 38
Interior, third level, Unit 302, living room. Camera facing west.



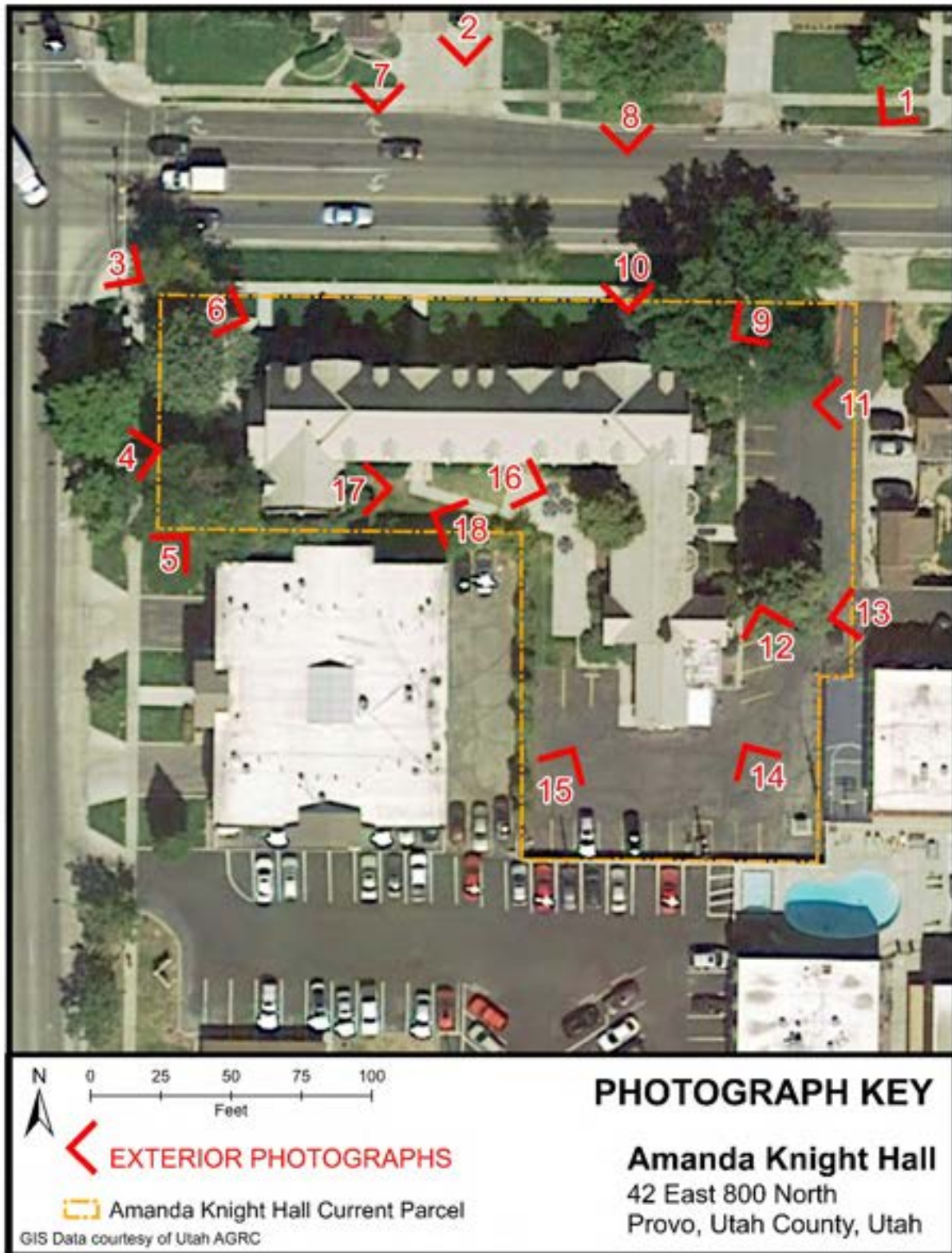
Photograph 39
Interior, third level, Unit 301, bedroom. Camera facing southeast.



Photograph 40
Interior, third level, Unit 303, bedroom, closet details. Camera facing southeast.

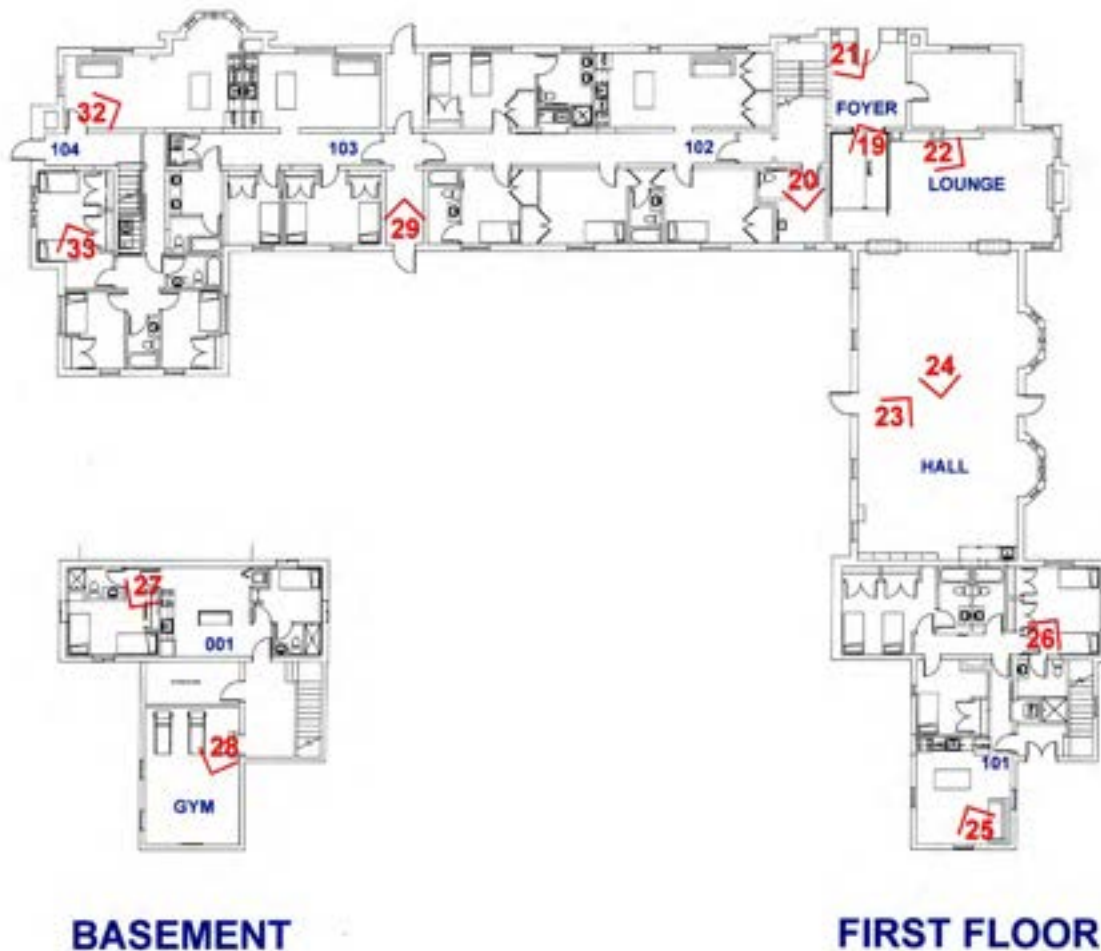
Amanda Knight Hall
Name of Property

Utah County, Utah
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Amanda Knight Hall
Name of Property

Utah County, Utah
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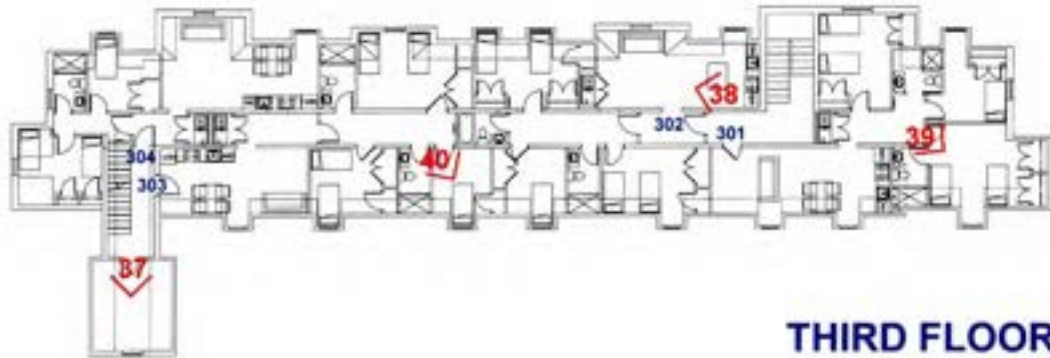


AMANDA KNIGHT HALL

42 E. 800 North, Provo, Utah County, Utah

Amanda Knight Hall
Name of Property

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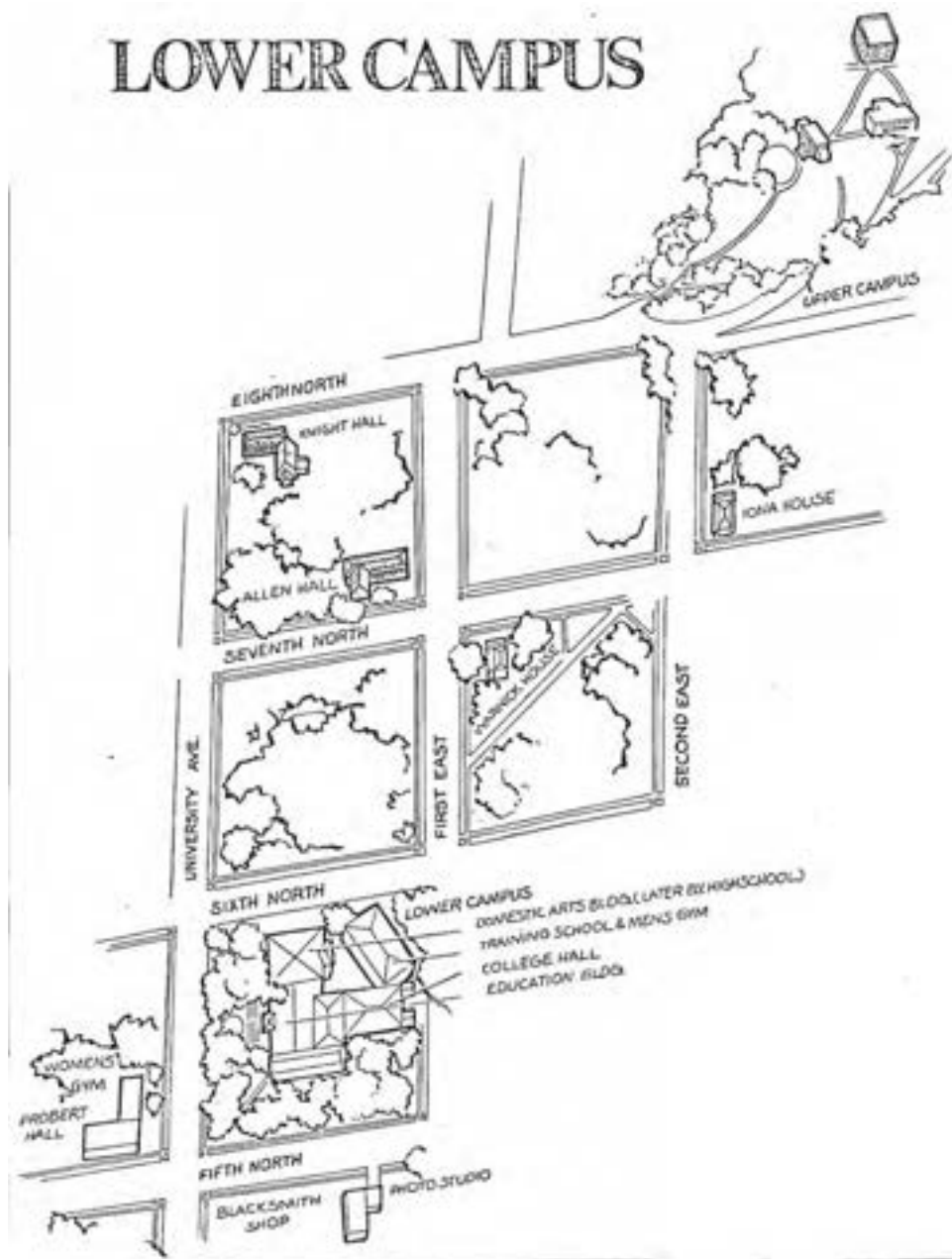
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AMANDA KNIGHT HALL
42 E. 800 North, Provo, Utah County, Utah

Amanda Knight Hall
Name of Property

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Brigham Young University Campus at the time Allen and Amanda Knight Halls were built.

FIGURE 1

Amanda Knight Hall
Provo, Utah County, Utah

Map of Lower Campus, Brigham Young University
courtesy Utah State Historic Preservation Office

Amanda Knight Hall
Name of Property

Utah County, Utah
County and State



FIGURE 2

Amanda Knight Hall
Provo, Utah County, Utah

photographed in **1939**
courtesy BYU Harold B. Lee Library, Special Collections



FIGURE 3

Amanda Knight Hall
Provo, Utah County, Utah

photographed in **1939**
courtesy BYU Harold B. Lee Library, Special Collections

Amanda Knight Hall
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FIGURE 4

Amanda Knight Hall
Provo, Utah County, Utah

circa **1950s** photograph
courtesy BYU Harold B. Lee Library, Special Collections



FIGURE 5

Amanda Knight Hall
Provo, Utah County, Utah

circa **1975** photograph
courtesy BYU Harold B. Lee Library, Special Collections

Amanda Knight Hall
Name of Property

Utah County, Utah
County and State



FIGURE 6

Amanda Knight Hall
Provo, Utah County, Utah

North Elevation
photographed by author in 2019



FIGURE 7

Amanda Knight Hall
Provo, Utah County, Utah

North half of the divided dining hall
photographed by author in 2019