

United States Department of the Interior
National Park Service

1628



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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Adams, George & Temperance, House

other name/site number _____

2. Location

street & town 196 West 400 South not for publication

city or town Orem vicinity

state Utah code UT county Utah code 049 zip code 84058

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Wils Mat 11/23/99
Signature of certifying official/Title Date
Deputy Commissioner for Historic Preservation

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson H. Beall 12/30/99
Signature of the Keeper Date of Action

Adams, George & Temperance, House
Name of Property

Orem, Utah County, Utah
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

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

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

Contributing	Noncontributing	
2	0	buildings
		sites
		structures
		objects
2	0	Total

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

Number of contributing resources previously listed in the National Register

Historic and Architectural Resources of Orem, Utah

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Function
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic

OTHER: Central block with projecting bays

OTHER: Hall Parlor

Materials
(Enter categories from instructions)

foundation STONE

walls STUCCO

roof ASPHALT shingle

other BRICK, ADOBE BRICK

Narrative Description

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

See continuation sheet(s) for Section No. 7

Adams, George & Temperance, House
Name of Property

Orem, Utah County, Utah
County and State

8. Description

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(enter categories from instructions)

AGRICULTURE _____

ARCHITECTURE _____

SOCIAL HISTORY _____

Period of Significance

1895-1940s _____

Significant Dates

1895 _____

1903 _____

Significant Persons

(Complete if Criterion B is marked above)
N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Unknown _____

See continuation sheet(s) for Section No. 8

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

Adams, George & Temperance, House
Name of Property

Orem, Utah County, Utah
County and State

10. Geographical Data

Acreage of Property 0.29 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/4/0/5/4/0 4/4/6/0/0/0/0
Zone Easting Northing

2 / / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning COM W 1175 FT & N 54.6 FT FR SE COR, SEC 15, T6S, R2E, SLM; N 89 DEG 02'06"; W 145.02 FT; N 84.96 FT; E 145 FT; S 87.4 FT TO BEG.

Property Tax No. 18:007:0032

Boundary Justification

(Explain why the boundaries were selected.)

The above boundaries are currently associated with the property. Though the five acres of agricultural land originally associated with the property has been parceled, the large field behind the house is also owned by the family and has been used for agricultural purposes until recently.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky
organization City of Orem Historic Preservation Commission date November 19, 1999
street & number 1049 University Village telephone 801/581-1497
city or town Salt Lake City state UT zip code 84108

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Boyd Wilkins (Mary Virginia Jensen Estate)
street & number 194 West 300 South telephone 801/224-7514
city or town Orem state UT zip code 84058

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Adams, George & Temperance, House, Orem, Utah County, UT

Narrative Description

The George J. and Temperance May Evans Adams House, built in 1895 and substantially enlarged in 1903, is a one-story Victorian Eclectic-style house. The house is located at 196 West 400 South in Orem, Utah. Originally a classical hall-parlor house constructed of soft-fired brick with an adobe lining, in 1903 the house was enlarged to become a central-block-with-projecting-bays-type brick house. The entire house was stuccoed ca. 1955. Both portions of the house sit on a stone foundation. The roof is shingled with asphalt. The house was originally associated with five acres of farmland. The parcel is much smaller now, but a large field and remnants of an orchard on the property are still associated with the house. A granary-creamery is on the property and was probably constructed the same time as the original house. The property is in good condition and retains its historic integrity.

The front of the house faces south. From the street, the house appears as a central-block-with projecting-bays-type house. There is a large fixed-pane window with a leaded-glass transom on each wing. The parlor door has been bricked in ca. 1955. The transom window above the front door has been boarded over. The porch is concrete and features three Tuscan columns and a plain cornice. The earliest portion of the house is behind the 1903 addition. This part of the house was built in 1895 and is a traditional hall-parlor plan constructed of soft-fired brick with inner walls of adobe brick. It also originally faced south with its ridge parallel to the street. The facade was probably symmetrical with a window flanking the front door, but has been altered on the inside (ca. 1903-1960s). The north (rear) elevation has been modified, but physical evidence suggests it had a similar configuration. Three windows are on the east elevation. The west elevation has one window, and a door in the rear portion of the house. With the exception of the rear elevation, all windows are the original wood double-hung windows. The soffits were replaced with aluminum in 1985.

On the interior, the house has 1,143 square feet of living space. The parlor has been converted to a bedroom, with a built-in wardrobe added in the 1960s. The living room has been paneled (ca. 1960s) and bookshelves created out of a ca. 1903 doorway that was probably a window in the hall-parlor house. There is hall in the center of the house and a deep closet, which may have intended for a staircase that was never built. The attic is not finished. The middle and rear bedrooms still have the original high ceilings. A hall leads to the bathroom in the rear. To one side of the hall is a nearly one-foot thick adobe bearing wall indicating the original house was a hall-parlor. The other side (bedroom and bathroom) was formed by a later partition. The kitchen is to the west. A small root cellar is accessed from exterior stairs near the kitchen door.

About twenty feet west of the house is the granary/creamery. This is a 12' x 12' structure of soft-fired and adobe brick on a rubble foundation. It has a raised granary over a fully excavated cellar. The structure has a pyramidal roof covered with asphalt shingles. The west door leads to the upper portion. The lower stairs were enclosed by brick, probably in 1903. The entire structure has also been stuccoed. There is lawn in the front and on the east side of the house. Several mature evergreens block a portion of the facade. The house has a concrete sidewalk and driveway. To the rear and the west of the property is a large field. There are a few fruit trees still on the property. A small outhouse is located on the west property line, but was moved there from another location and is not associated with the house. The property is fenced with chain link.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Adams, George & Temperance, House, Utah County, UT

Narrative Statement of Significance

The George J. and Temperance May Evans Adams House, built in 1895 and enlarged in 1903, is significant under Criterion A for its association with the rise of agricultural production in the Orem area. The field (part of the original farmstead), and granary/creamery associated with the property contribute to the significance of the house. The property is being nominated under the Multiple Property Nomination, *Historic Resources of Orem, Utah*. Its associated historic context is the *Settlement and Agrarian Expansion: Mid-1870s-1913*. The Adams and Evans families were among of Orem's first permanent residents and participated in the agricultural development of the community. The house is in good condition and is representative of the common domestic architecture of the era in Orem.

Historical Significance

Orem, Utah, is located in the center of Utah County. The city extends from the eastern shore of Utah Lake, to Provo and the foothills of Mount Timpanogos. The community of Orem was originally called the "Provo Bench" area. Bypassed by the Provo River, the bench lands were barren and rocky, and considered uninhabitable, especially in winter. Beginning in 1858, small groups of settlers attempted to farm the area, but were mostly unsuccessful until the construction of the Provo Bench Canal in 1864. At this time, there were a few farms and orchards on the bench, but no full-time residents. As the canal construction expanded and irrigation improved during the last three decades of the nineteenth century, homesteaders began to build homes as well as plant fields and orchards.

By the end of the nineteenth century, a population of 692 was living on the Provo Bench.¹ Most early settlers were members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church). Unlike many early Utah settlements, Orem was not laid out in a grid pattern of city blocks, but as a string of homesteads along the territorial highway (now State Street) and other thoroughfares. Though these early farmers experimented with a variety of crops, fruit production proved to be the most lucrative cash crop. The first major peach crop, harvested in 1892, encouraged more settlement and agrarian expansion. In the 1890s, the small community had a sugar-molasses mill, two schoolhouses, an LDS Church meetinghouse, a blacksmith shop, a general store, and two recreational resorts.² In 1910, with a population of just over a thousand, the community began to receive major improvements. Electricity reached the Provo Bench in 1912 from a power station in Provo Canyon. The construction of the Salt Lake and Utah Interurban Railroad, which stretched from Salt Lake City to Payson, gave the bench-area farmers access to a wider range of markets. In 1914 the Provo Bench Commercial Club was organized to promote better business conditions. The business leaders decided to change the area's name from Provo Bench to Orem, after Walter C. Orem the owner of the interurban railroad.³ The community was incorporated under the name of Orem in May 1919.

¹*It Happened in Orem*, Orem Bicentennial Committee, (Orem, Utah: Orem City, 1976), xv.

²J. Cory Jensen, *National Register of Historic Places Multiple Property Documentation Nomination Form: Historic and Architectural Resources of Orem, Utah*, January 1998, copy available at the Utah State Historic Preservation Office.

³The change was an attempt to curry favor with Mr. Orem, as well as give the community a name which could be used for marketing and would distinguish it from Provo.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Adams, George & Temperance, House, Utah County, UT

The first act of the new town was the passing of a bond election in the amount of \$110,000 to pay for a new culinary water system. Orem grew slowly, adding an average of 500 people each decade. By 1930, the population was 1,915. Agriculture continued to be the primary occupation for the majority of Orem citizens, though the economy had already begun to stagnate and decline even before the depression years. Nevertheless, the town made gradually improvements during this period. State Street was paved with concrete in 1921. The entire community had electricity by the end of the 1920s. The town was enlarged by a series of annexations in the late 1930s. In 1938, the James G. Stratton farm and residence at the corner of State Street and Center Street were acquired, giving Orem its first official city center and town hall. One of the greatest achievements of the community was the establishment of the Sharon Cooperative Educational and Recreational Association (SCERA) in 1933.⁴ Though still primarily an agricultural community, by 1940 Orem had a street numbering system, a thriving commercial district along State Street (necessitating the installation of semaphores at 800 North and 800 South), and a population of 2,914.

The impact of World War II on Orem's history was tremendous. The Geneva Steel Plant was built in 1942 and Orem's population increased by 186%. Six subdivisions were platted in 1943 for defense worker housing, and the city began to be transformed from an agricultural village to an industrial center. More subdivisions and a large shopping mall followed in the decades between the 1950s and the 1970s, and Orem City became the commercial center of Utah County. Beginning in the 1980s and continuing to the present, computer-related industries have generated even more suburban development. Today the vestiges of the early agricultural community are rapidly disappearing. Because of heavy commercial and residential development, very few examples of the historic architecture remain, making the few extant historic buildings even more important.

The Adams house is built on property originally patented to John Reidhead. John Reidhead (1825-1902?) was a Provo merchant who most likely never lived on the Provo Bench. He and his family moved to Arizona in 1876.⁵ Reidhead deeded the property to Abraham Halladay in 1877. Halladay (1824-1906) also never resided on the Provo Bench. He was a farmer and merchant and lived in Provo until his death.⁶ Halladay sold the property to Hyrum Evans in 1881. Hyrum (1852-1918) and his wife, Mary Hannah Adams Evans (1870-1926), were English immigrants who homesteaded the Provo Bench area after their marriage in 1887. In April of 1895, Hyrum Evans sold five acres of the northern portion of his farm to George J. Adams, the husband of his niece, Temperance May Evans.

Temperance May Evans was born in Provo on May 23, 1875. She was the daughter of Joseph and Temperance Penrod Evans. At the age of one, she moved with her family to the Provo Bench. She married George Adams, on June 7, 1894. George John Adams was born in Pennsylvania on April 23, 1874 to James and Martha Ann Field Adams. His family moved to the Provo Bench around 1887. For the first year of their

⁴The word cooperative was later changed to community. The SCERA complex is still in operation today and includes a theater, museum, playground, swimming pool, and community center.

⁵Andrew Jenson, comp., *Latter-day Saint Biographical Encyclopedia, 4 Vols.*, (Salt Lake City, Utah: Andrew Jenson History Company, 1901).

⁶Frank Eshom comp., *Pioneers and Prominent Men of Utah*, (Salt Lake City, Utah: Utah Pioneers Book Publishing Co., 1913).

National Register of Historic Places Continuation Sheet

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Adams, George & Temperance, House, Utah County, UT

marriage, George and Temperance May Adams lived in a little adobe home on Curtis Street. In the summer of 1895, they began construction on a "two roomed brick house" on 400 South.⁷

George and Temperance May Adams lived in the house for the rest of their lives. The couple raised ten children and lost two in infancy. In 1903 they enlarged their home for their growing family. George Adams was a farmer. He is listed on the 1910 US census as owning a "mixed farm." The primary crops were peaches and raspberries. George and Temperance May Adams were members of the LDS Church and served in many capacities in the church. George John Adams died on September 22, 1948. Temperance May Evans Adams died on August 31, 1952. The property was divided among the children and the house was deeded to a grandson, Stanley D. Adams and his wife Thelma.

Stanley was the son of George Glenn Adams, the oldest child of George and Temperance May Adams. The family kept the farm going for about a decade. In 1961, Afton and Velma Payne purchased the property. A year later it was sold to William and Ora Lee Knecht. Sometime in the 1960s, the house was remodeled after a fire partially destroyed the roof. Ora Lee Knecht sold the house to Virginia L. Jensen. Virginia Jensen's family is currently operating the house as a rental unit.

Architectural Significance

During the early settlement period of the Provo Bench (Orem), materials were scarce and resources were stretched thin as residents labored for a subsistence-level economy. As in other Utah communities, early homes had hall-parlor plans and simple gable roofs. The ridge was parallel to the street and the facade was usually symmetrical with either three or five bays, the most common expression of American Classicism. The houses had mostly modest classical-style ornamentation. Most dwellings were either one and one-and-one-half stories. The Adams house is an example of the form constructed of soft-fired brick with an inner wall of adobe. In her biography, Temperance May Evans Adams makes a clear distinction between the log and adobe homes where she had lived in her early years, and her new "brick" home.⁸ The transformation of the hall-parlor to a central-block-with-projecting-bays house suggests the Adams family had achieved a measure of economic prosperity by the turn of the century.

The central-block-with-projecting-bays-type house was a common house type in Utah between 1885 and 1915. The type represents a modification of the side-passage house in which projecting bays were added to the principal rooms. This achieved the desired external irregularity of the picturesque while at the same time

⁷Temperance May Evans Adams, "History of Temperance May Evans Adams," in *Pioneer and Local History of the Provo Bench, vol 1*, ([Orem, Utah: Compiled by the Camp Timpanogos DUP, 1953), 11-13.

⁸Ibid.

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Adams, George & Temperance, House, Utah County, UT

making the rooms larger and brighter.⁹ This house has a roughly square footprint with a hipped or pyramidal roof. While some Victorian house types can have a bewildering variety of external treatments, the Adams' house is relatively simple with Tuscan columns being the only overt stylistic detail. The house is modest on the interior as well: it has no entrance passage, the doors led directly to the living room and parlor.

Despite some modifications over the years, the Adams house is in good condition and is a contributing historic building a community with few historic buildings remaining. The site of the Adams house is particular significant. The property retains many vestiges of its early agricultural uses. The extant fields and fruit trees surrounding the house contribute to historic resources of the community. The granary/creamery is one of only a few agricultural outbuildings remaining from the early settlement period of Orem.

⁹Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, (Salt Lake City, Utah: University of Utah Press, 1988), 44.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Adams, George & Temperance, House, Orem, Utah County, UT

Bibliography

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Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940: A Guide*. Salt Lake City, Utah: University of Utah Press, 1988.

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Hyatt, Kim A. *1995 Orem City Reconnaissance Level Survey*. Orem, Utah: Orem Historic Preservation Commission, 1995.

Jensen, J. Cory. *National Register of Historic Places Multiple Property Documentation Nomination Form: Historic and Architectural Resources of Orem, Utah*. January 1998. Copy available at the Utah State Historic Preservation Office.

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Johnson, Paul and Sheila. Interview by author, Orem, Utah, June 1999. Notes.

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R.L. Polk City Directories. State Gazetteer and Orem City Directories.

United States Census, Provo Bench Precinct, Utah. 1900, 1910, and 1920.

Utah County Assessors Office. Tax assessors cards and photographs.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Adams, George & Temperance, House, Orem, Utah County, UT

Utah County Recorders Office. Title abstracts and deeds.

Weeks, Clyde E., Jr. *Sagebrush to Steel: An Orem Centennial History, 1861-1961.* Orem, Utah: Orem City, 1961.

Westwood, P. Bradford. *1994 Orem City Reconnaissance Level Survey.* Provo, Utah: Brigham Young University Museum of Peoples and Cultures, 1994.

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National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Adams, George & Temperance, House, Orem, Utah County, UT

Common Label Information:

1. Adams, George and Temperance, House
2. Orem, Utah County, Utah
3. Photographer: Korral Broschinsky
4. Date: June 1999
5. Negative on file at Utah SHPO.

Photo No. 1:

6. South and west elevations of house. Camera facing northeast.

Photo No. 2:

6. North and west elevations of house. Camera facing southeast.

Photo No. 3:

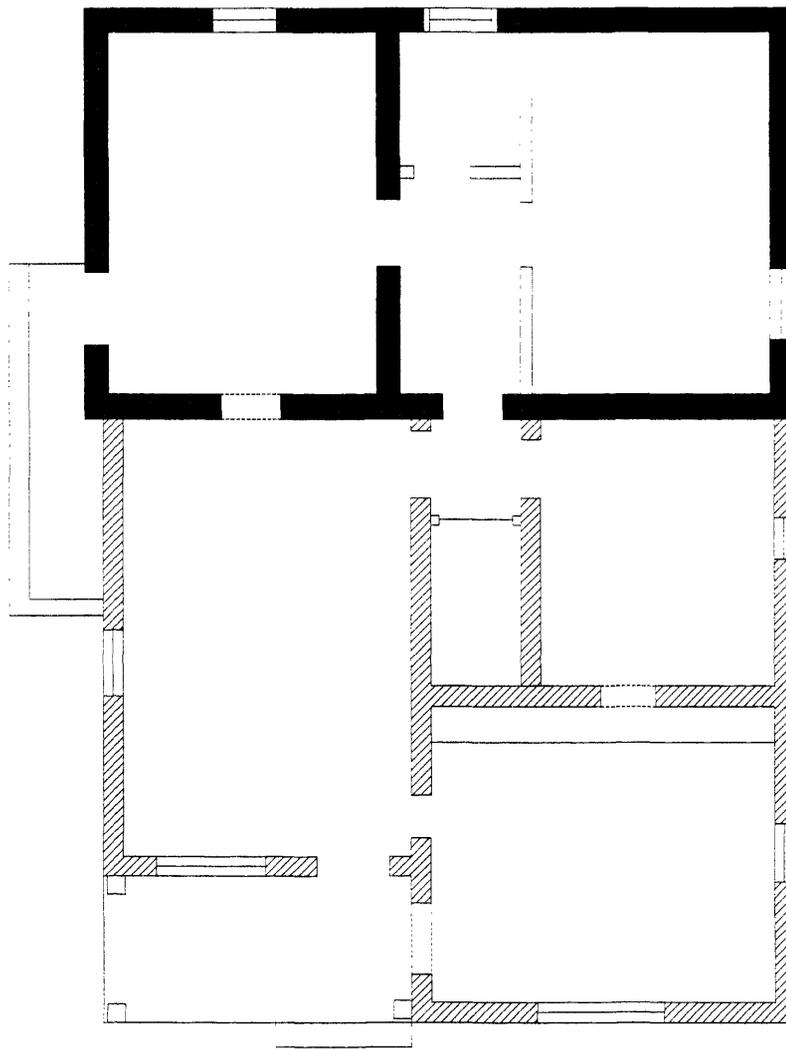
6. North and east elevations of house and granary. Camera facing southwest.

Photo No. 4:

6. South and west elevations of house and granary. Camera facing northeast.



C. 1930's Tax Photo



CONSTRUCTION PHASES

- 1895
- 1903
- CIRCA 1925
- MODIFIED DOORS AND WINDOWS

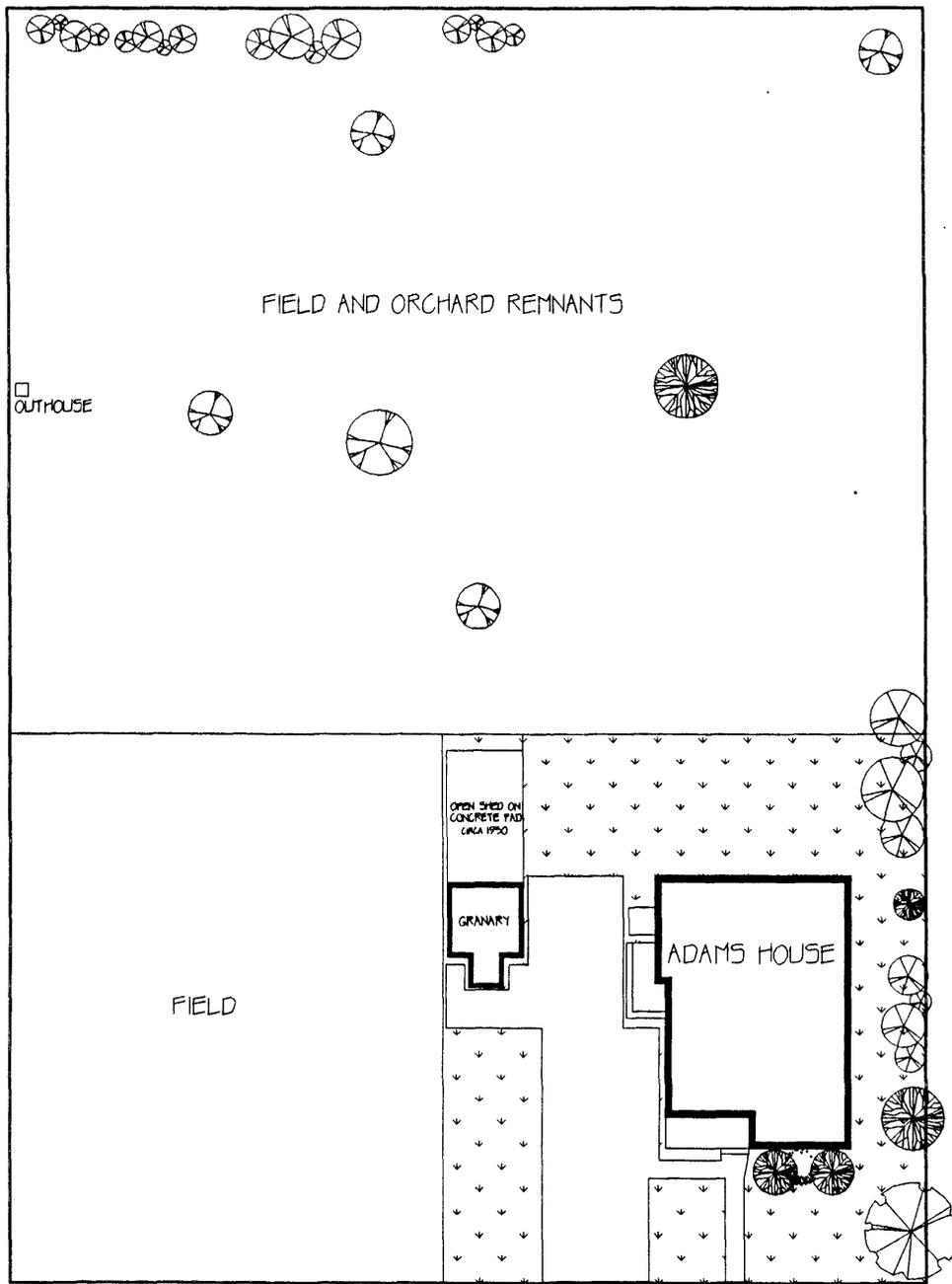
SCALE 1/8" = 1'



DRAWN BY K BROSCHINSKY
JUNE, 1999

MAIN FLOOR PLAN

GEORGE J. AND TEMPERANCE MAY EVANS
ADAMS HOUSE
196 WEST 400 SOUTH, OREM, UTAH



SIDEWALK

400 SOUTH

GEORGE AND TEMPERANCE ADAMS HOUSE
 196 WEST 400 SOUTH, OREM, UTAH

SITE PLAN

NORTH ↑

SCALE APPROXIMATE 1" = 30'

DRAWN BY K. BROSCINSKY, JULY 1999

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

OREM, UTAH
40111-C6-TF-024

1994

DMA 3664 I SW-SERIES V897

ADAMS,
EDGAR J. +
EMPERANCE,
HOUSE

96 WEST
400 SOUTH
OREM, UT
Zone 12
E 440540
S 4460000
→

