

United States Department of the Interior
National Park Service

MP-1984

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: Singleton, Robert and Mary Ann, House

Other names/site number: N/A

Name of related multiple property listing:

Historical and Architectural Resources of American Fork, Utah

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

2. Location

Street & number: 740 East 50 South

City or town: American Fork State: Utah County: Utah

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

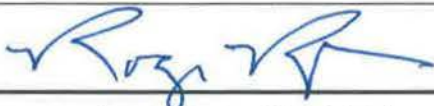
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

 <hr/> Signature of certifying official/Title: <u>Utah Division of State History/Office of Historic Preservation</u> State or Federal agency/bureau or Tribal Government	<u>11.20.17</u> <hr/> Date
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/> Signature of commenting official:	<hr/> Date
<hr/> Title :	<hr/> State or Federal agency/bureau or Tribal Government

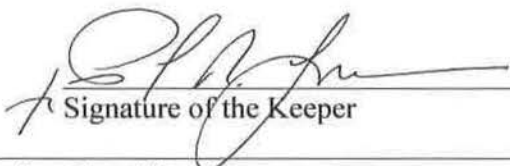
Robert and Mary Ann Singleton House
Name of Property

Utah, Utah
County and State

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

1/13/2018
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u>2</u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Victorian Eclectic

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Materials: (enter categories from instructions.)

Principal exterior materials of the property: FOUNDATION: Stone; WALLS: Adobe, Brick; ROOF: Asphalt Shingle

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

The Robert and Mary Ann Singleton House is a single-family one and one-half-story Victorian Eclectic residence. The house, constructed circa 1897 is located at 740 East 50 South (Main Street) in American Fork, Utah County, Utah.¹ The elaborate Victorian Eclectic architecture of the Robert and Mary Ann Singleton House makes it a landmark in the neighborhood. The house is an unusual and nearly rectangular T-shaped cross-wing with third gable behind and perpendicular to the porch gable. The house also has two smaller rear shed-roofed additions. The east shed-roofed addition is composed of brick on a rubblestone foundation and was constructed circa 1900. The west shed-roofed addition was constructed in the late 1990s and is wood-framed and covered by aluminum siding. The main house is constructed of double- and triple-wythe adobe brick covered by a red brick exterior with decorative detailing in yellow accent brick on an ashlar stone foundation. The roof is covered with replacement asphalt shingles. The house was vacant and derelict when the current owners began an extensive rehabilitation in 1990. Between 1992 and 1995, the rear was altered by the replacement of the rear enclosed porch and the construction of two shed-roof additions between the rear gables and in the attic space. These additions are not visible from the street.

The Singleton House sits on a 0.503-acre parcel with a large lawn abutting historic Main Street in American Fork. The lot includes several mature trees. There is one contributing outbuilding (a circa 1900 summer kitchen and well house) and two non-contributing outbuildings (two sheds, circa 1995-2000). The immediate neighborhood of the Singleton House is single-family residential, with Victorian houses and out-of-period infill and development, primarily constructed after 1990. The American Fork Historic

¹ Main Street in American Fork veers 1/2 block south at 600 East. Historical records refer to the road as Main Street along its entire length, but current sources refer to the road as 50 South. Main Street is still used in tax assessor's records for the property.

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District is located five blocks to the west along Main Street and 100 South.² The Robert and Mary Ann Singleton House is in excellent condition and is a contributing historic resource in American Fork, Utah.

Narrative Description

The Robert and Mary Ann Singleton House is a one and one-half story, nearly rectangular, T-shaped cross-wing structure with a third, rear-facing gable, behind and perpendicular to the porch gable and parallel to the main front-to-back gable. The inclusion of a third gabled-roof element in T- or L-shaped cross-wing houses is very unusual in early Utah architecture, but there are several examples among the remaining American Fork cross-wing residences constructed in the two decades surrounding 1900. The Robert and Mary Ann Singleton House is an early and unusual example, with a rear-facing gable in a T-shaped cross-wing. Most examples found in American Fork are L-shaped cross-wing structures with the third gable (and sometimes hipped) roof in the front covering a front parlor. The variation appears to be an early expression of the Victorian form central-block-with-projecting-bays house type, created by adding complexity to the simpler cross-wing form. Early examples had a valley extending between the two parallel gabled roofs and later versions have a square or rectangular low-slope roof section between the parallel gables.

The Robert and Mary Ann Singleton House is constructed of double- and triple-wythe adobe brick covered by soft-fired red brick laid in a running bond with flush mortar joints over a stone foundation. The foundation is composed of coursed rock-faced ashlar stone on the façade and random ashlar stone on the secondary elevations. There is a higher quality of fired brick on the front façade (north elevation). The house features decorative contrasting red and yellow face brickwork on the upper and lower stringcourses. The upper course is yellow denticulated brick and the lower course features yellow dogtooth brick.³ All windows except transom windows were replaced in 2000 with similar profile vinyl windows. Windows located on the original walls, except on porches and the rear façade, have decorative brick hood moldings featuring red and contrasting yellow brick in a corbelled pattern of dogtooth, header, and rowlock brick, a regionally unusual but locally common decorative design. The wood-carved lintels feature a paterae and decorative scrollwork. The woodwork on the house is painted yellow, green, and purple.

The main (north facing) façade has typically cross-wing construction, with a front gable on the left and a side wing fronted by a large porch. The porch deck and steps are concrete, circa 1940. The porch roof is supported on Tuscan-style two full and two engaged columns. The original lathe-turned porch balustrade was removed in the early 1990s due to poor condition. The porch roof is hipped, but has an unusual design featuring a pair of decorated simple gables. The front door is a half-glass Victorian door with a later screen, circa 2007, with a plain glass transom. Two fixed-frame wood sash windows, one on the projecting gable end and another west of the door vestibule have large, colored and leaded-glass transom windows. The pattern is more geometrical than floral. The wood-carved lintels feature a paterae and scrollwork, which is common to all arched window lintels on the house. Under the wood sill on the projecting gable there is a panel of yellow soldier dogtooth brick. The gable trim features a full cornice return, circular shingling, a decorative spindle bracket, and a small double-hung window

² Knight, Nelson (1998) (#98001447) *American Fork Historic District National Register of Historic Places Registration Form*

³ The color variations in Utah soft-fired brick were created by reducing the temperature used to fire the brick, not changing the clay/brick composition. The red brick was fired at higher temperatures and yellow brick was created using lower temperatures during the process.

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The east and west façades each feature two Victorian-style one-over-one double-hung windows with decorative brick hood moldings and decorative contrasting red and yellow face brickwork on the upper and lower stringcourses. The upper course is yellow denticulated brick and the lower course features a dogtooth brick course. A Tuscan-style cornice continues along both façades, with a plain frieze above the corbelled upper stringcourse.

The south (rear) façade was originally composed of two offset gable-ends with small gable returns. Brick extends to the top of each gable-end rather than the decorative circular shingling found on other façades with a denticulated yellow brick course along the gable. The east shed-roofed addition is composed of fired brick on a rubblestone foundation and was constructed circa 1900. The lower stringcourse brick is red rather than yellow like the other three sides of the original façade, but is similarly laid with two raised courses flanking a dogtooth brick course. The west shed-roofed addition was constructed in the late 1990s and is wood-framed and covered by aluminum siding. The two shed-roof additions between the rear gables and in the attic space were constructed between 1992 and 1995 and are visible between the two offset gable-ends.

On the interior, the house has approximately 1,250 square feet of space on the main floor and 800 square feet on the upper floor. The basement is a cellar under the kitchen area. The front half of the house main floor is divided between the living room on the west and a parlor on the east. Along the back wall of the living room is a staircase installed in the 1990s to access the upper floor addition. The stair placement is based on a pencil sketch found on one of the rafters in the former attic space noting where a future staircase was planned. The back half of the house is divided between the kitchen on the west, bathroom in the center and bedroom on the east. Original plaster walls have been furred out and finished with gypsum board to provide space for new wiring and plumbing. All wood door and window casings, base and crown molding are original. All of the original floors have also been covered with wood and carpet, but the original floors remain below new flooring.⁴

The house sits in the center of a 0.503-acre rectangular lot. The front yard is landscaped with lawn and mature trees. Sidewalks lead from the street and the gravel driveway along the east property line. The back yard is mostly lawn with some parking space in the southeast corner. Located just south and west of the house is a contributing circa 1900 summer kitchen/well house. The frame building sits on a concrete foundation and is sheathed in drop novelty siding. The remnants of a brick chimney are located in the center of the simple gable roof. There is a six-panel entry door facing east and windows on the north and south elevations. The original cast iron stove is still inside the building. Brick pavers provide a landscaped patio between the outbuilding and the house. The property also includes two non-contributing pre-fabricated sheds (circa 1995-2000).

The immediate neighborhood of the Singleton House is single-family residential, with a few remaining Victorian houses and out-of-period infill and development, constructed primarily after 1990. The American Fork Historic District (#98001447) is located five blocks to the west along Main Street and 100 South. The Robert and Mary Ann Singleton House is in excellent condition and is a contributing historic resource in American Fork, Utah.

⁴ Current owner Reed Pagliarini interview July 5, 2017.

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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.)

- 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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

AGRICULTURE

Robert and Mary Ann Singleton House
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Period of Significance
1897-1934

Significant Dates
1897

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
UNKNOWN

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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 Robert and Mary Ann Singleton House, constructed circa 1897 in American Fork, Utah County, Utah has local significance under Criteria A and C. The Robert and Mary Ann Singleton House is significant under Criterion C for its elaborate Victorian Eclectic architecture, decorative brickwork, and also as an early and unusual example of a T-shaped cross-wing with a third rear-facing parallel gable. The period of significance begins the year of construction, 1897. These complex crosswing houses exhibit more elaborate construction and Victorian decoration than the typical local crosswing house, and were clearly the houses of more affluent citizens. Around the turn of the twentieth century in American Fork, those wealthy citizens were farmers, ranchers and miners. The Robert and Mary Ann Singleton House is also significant under Criterion A for its association with the agricultural history of American Fork, Utah especially during the "Post-Railroad Growth, Maturation of Municipal Institutions, 1880-1911" category of the Historic and Architectural Resources of American Fork, Utah, Multiple Property Submission. Robert Singleton was a wealthy second generation resident of American Fork and a farmer and rancher who owned and farmed 88 acres worth \$1,600 in 1900, as well as grazing his livestock in the local canyons.⁵ Robert Singleton was a founding member of the Deer Creek Land and Livestock Company, and sat on the board for six years. Robert Singleton married Mary Ann Files on December 31, 1896 and they moved into their new house shortly after the wedding.⁸ They owned and resided in the house at 740 East 50 South from its completion in 1897 until Robert's death on May 22, 1934, which ends the period of significance.⁹ In Robert's will, he deeded the property to one of his nieces, Catherine Singleton Shelton, who lived in the house until February 4, 1962.¹⁰ The Robert and Mary Ann Singleton house retains its architectural integrity and is a contributing resource in American Fork.

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

Criterion C Significance: Architecture

The Robert and Mary Ann Singleton House is significant under Criterion C for its elaborate Victorian Eclectic architecture, decorative brickwork, and also as an early and unusual example of a T-shaped cross-wing with a third, rear-facing gable. The Robert and Mary Ann Singleton House is a single-family one and one-half-story Victorian Eclectic residence. The house, constructed circa 1897 is located at 740 East 50 South (Main Street) in American Fork, Utah County, Utah. The house is a nearly rectangular, T-shaped cross-wing with a third gable-end behind and perpendicular to the porch gable and parallel to the front gable. The house has two small shed-roofed additions, one behind each rear gable-end. The east shed-roofed addition is composed of brick on a rubblestone foundation and was constructed circa 1900.

The Singleton house combines a transitional house type with many of the Victorian Eclectic features common in Utah and American Fork residences constructed between 1880 and 1911. After 1880, the cross-wing house replaced the hall-parlor as the most common Utah house type. Although the cross-wing was initially associated in Utah with classical styles, it soon became very popular in smaller Victorian

⁵ Utah City Directories, Provo and Farmers and Merchants of Utah County, 1900.

⁸ "Utah, County Marriages, 1887-1940", database, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/VRLB-DWY: 31 July 2017>), Robert Singleton and Mary Ann Files, 1896.

⁹ Utah County Recorder's Office. *Title Abstract Books and deed records.*

¹⁰ Singleton (1973) p. 98

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styled forms which were popular in Utah from 1885 through 1915. The pattern-book styles and standardized building components were available and easily adapted for use with local materials and design and workmanship were significantly improved during the Victorian era.¹³ Including this house, there are seventy four remaining examples of contributing Victorian Eclectic cross-wing houses in American Fork built from 1880 through 1911.¹⁴

The Robert and Mary Ann Singleton House features contrasting red and yellow brickwork on elaborately detailed upper and lower stringcourses, elaborate red- and yellow-brick hood moldings with a corbelled pattern of dogtooth, header, and rowlock brick with wood-carved pataxae and scrollwork on the arched lintels on all elevations except the rear. The front elevation has geometric colored- and leaded-glass transom windows, and the projecting bay also includes a panel of yellow soldier dogtooth brick. The front porch has a Victorian hipped roof, but also contains an unusual design featuring a pair of decorated simple gables.

The Robert and Mary Ann Singleton House is an early and unusual example, of a T-shaped cross-wing with a third parallel, rear-facing gable. The inclusion of a third gabled-roof element in T- or L-shaped cross-wing houses is very unusual in early Utah architecture, but there are thirty eight examples found among extant contributing American Fork cross-wing residences constructed in the two decades surrounding 1900. Twenty seven of the remaining examples are T-shaped houses with the additional gable, but only twelve of those have the complex roof design with a valley between parallel gables projecting from the side or rear of the house.¹⁵ This house is one of the most elaborately decorated Victorian houses from this period of American Fork Architecture, one of only three remaining similar houses which combine the added gable and elaborate brickwork with decorative shingles and wood trim on the façade.¹⁶ Early examples had a valley extending between the two parallel gabled roofs and later versions have a low-slope (flat) rectangular roof spanning between the parallel gables. Most examples of this variant are T-shaped cross-wing structures with the additional gabled (and sometimes hipped) roof in the rear, with a perpendicular gable. This crosswing variation appears to be an early expression of the more complex Victorian forms which became the central-block-with-projecting-bays house type, created by adding complexity to the known, simpler cross-wing form.

Criterion A Significance: Agriculture

Robert Singleton was born in American Fork on December 4, 1860 and was the youngest surviving child and second son born of John Singleton and Catherine Creer Singleton, early settlers of American Fork. After their John's death five years after Robert's birth, Catherine rented their farm to Joseph Ridgley, but as soon as they were able, Robert and his older brother John Alma Singleton took over the family farm in

¹³ Carter, Thomas and Peter Goss (1988) *Utah's Historic Architecture: 1847-1940*, Salt Lake City: Utah State Historical Society. p. 110-111

¹⁴ There are probably fewer examples extant, as this number is based on a database of reconnaissance surveys of American Fork in 1987, 1995 and 2007 and there has been substantial development in American Fork during that entire period.

¹⁵ The T-shaped crosswings with valley roofs between parallel gables are located at 167 North 100 East, 158 South 200 East, 394 East 200 South, 135 North 200 West, 190 North 300 East, 91 East 400 North, 74 South 500 East, 336 North Center Street, 365 North Center Street, 192 North Grant Avenue, 367 East Main Street, 397 East Main Street and 740 East Main Street.

¹⁶ There are only two other cross-wing houses in American Fork with the additional gable, elaborate decorative brickwork and wood trim gable ends. The Thomas Coddington House at 190 North 300 East and another house at 91 North 400 East, which has been completely painted, obscuring the colored brick.

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the "Bottoms" southeast of American Fork where they raised cattle and sheep.¹⁷ In addition to the outlying farm, John Singleton had a 20-acre parcel on East Main Street used as agricultural field, which was divided between the families after his death.¹⁸ Robert and his brother John raised cattle, pigs and other livestock during the difficult 1850s and 1860s, with subsistence farming and livestock the basis for the economy.¹⁹ After the railroad connected American Fork to distant towns and cities in Utah in 1872, American Fork farmers and ranchers had the ability to easily move their produce to sell in larger cities and began to increase production. As soon as the Utah Southern Railroad reached American Fork, a second narrow gauge railroad was completed from American Fork into American Fork Canyon and a period of successful precious metal mining lasting until the late 1890s provided another lucrative produce market for local farmers. In 1900, just three years after constructing his house, Robert Singleton Robert farmed and grazed his livestock on 88 acres in Utah and Emery Counties, and his livestock and land were valued at \$1,600, which he further augmented by grazing his livestock in the local canyons.²⁰

In the early years of the twentieth century, Utah County canyons were overgrazed and stock raisers throughout the state were looking for additional land and water to provide grazing for their cattle and later sheep. In 1908, with his brother John and ten other influential American Fork stock raisers, Robert Singleton was a founding member of the Deer Creek Land and Livestock Company. The company was created to take advantage of the ability to purchase large parcels of summer grazing along Deer Creek in Provo Canyon northeast of American Fork.²¹ The company initially owned land one to three miles in width and five miles in length along the Deer Creek tributary to the larger Provo River, but grew to encompass more than 4,500 acres by 1923.²² Robert Singleton held 1,000 shares of the initial company, which equated to 100 cattle, although he later shifted to sheep raising with other stock raisers in Utah County.²³ Robert was involved with the company until he sold his stock in 1918 and served on the board of directors for six of those years. After selling his stock, Robert continued to raise sheep and farm on his original parcels in and around American Fork until at least 1927.²⁴

Additional Historical Context: Robert Singleton

Like many other citizens of American Fork, Robert and Mary Ann Singleton's prosperity allowed them to build their Victorian home at 740 East Main Street in 1897. The house was completed around the time of their marriage. Robert's brother John Alma Singleton built a house about the same time next door to Robert Singleton and they lived as neighbors until John Alma Singleton died on April 13, 1927. Robert's brother John Alma Singleton had married Mary Ann's older sister Sarah Jane Files on March 21, 1883. Robert continued to live with them after their marriage on the farm outside American Fork. Robert Singleton married Mary Ann Files Bowling on December 31, 1896. It was Robert's first marriage and Mary Ann's second. Mary Ann Files was born on June 1, 1864, in Preston, England and married Robert Bowling on May 19, 1888. Robert and Mary Ann Bowling joined the LDS Church on July 19, 1891 and

¹⁷ U.S. Census (1870) American Fork

¹⁸ Buckwalter (1945) p. 5.

¹⁹ Knight (1998) Section 8, pp. 4-5

²⁰ Utah Gazetteer 1900.

²¹ West, Irene Chipman (1992) *The Deer Creek Land & Live Stock Company: The First Thirty Years 1908-1938*. A Thesis Presented to the Department of History Brigham Young University. Unpublished manuscript Family History Library pp. 28, 78

²² West (1992) p. 77

²³ U.S. Forest Service grazing restrictions and cattle impacts on stream banks led most ranchers to change from cattle to sheep after 1910. Roberts, Keith and Delworth Gardner (1964) "Livestock and the Public Lands" *Utah Historical Quarterly*, Volume 32, Number 4, Summer 1964. pp. 285-300

²⁴ Singleton (1973) p. 98

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together immigrated to Utah, arriving in American Fork on March 9, 1892.³² Although no records exist, Robert and Mary Ann apparently divorced shortly after their arrival and the 1900 census shows Robert Bowling boarding in Tooele, Utah.³³

Catherine Singleton Shelton and subsequent owners

Catherine Singleton Sager Shelton (December 26, 1890- May 21, 1968) was the daughter of Robert's sister, Catherine Singleton Sager (March 30, 1856-October 30, 1914) and Henry Franklin Sager (October 15, 1842-July 14, 1921). Catherine, also known as Katie, married John William Shelton (1890-1945) in 1913. The 1930 census shows them living on the west side of American Fork before moving to Robert's house on the east side of the town. John William Shelton was a farmer.³⁹ The couple had one son and two daughters. Catherine Shelton worked as an attendant at the American Fork hospital and the Utah State Training School. On February 4, 1962, she sold the property on Main Street to Kenneth J. and Floretta V. Lewis. Catherine died in American Fork on May 21, 1968. Six years later, on July 26, 1968 the Lewis family sold the property to William and Betty Hayes, who sold it to William O. Perry on March 31, 1978. The property changed hands four times and was vacant seven years prior to being purchased by the current owners, Julie and Reed Pagliarini, on January 18, 1990.

9. Major Bibliographical References

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

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³² Singleton (1973) p. 97 and Ancestry.com. *New York, Passenger Lists, 1820-1957* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Year: 1892; Arrival: *New York, New York*; Microfilm Serial: *M237, 1820-1897*; Microfilm Roll: *Roll 583*; Line: 3

³³ U.S. Census (1900) Tooele, Utah

³⁷ Ibid. p. 97-98

³⁸ See Figure 1, Section 9 page 29.

³⁹ U.S. Census (1930) American Fork, Utah

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"Life Long Resident Called by Death" *American Fork Citizen Newspaper (Utah)* May 25, 1934 p. 1

"Mary Ann Singleton Goes to Well Earned Reward" *American Fork Citizen Newspaper (Utah)* March 12, 1927 p. 1

"Mrs. Mary A. Singleton Laid at Final Rest" *American Fork Citizen Newspaper (Utah)*, March 19, 1927 p. 1

Pagliarini, Reed interview. July 7, 2017. With author.

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Utah County Archives. *Tax Assessment records and photographs*.

"Utah, County Marriages, 1887-1940", database, FamilySearch (<https://familysearch.org/pal:MM9.1.1/VRLB-DWY> : 31 July 2017), Robert Singleton and Mary Ann Files, 1896.

Utah State Historic Preservation Office (SHPO) building information files, 740 East 50 South, American Fork, Utah County, Utah.

Robert and Mary Ann Singleton House

Utah, Utah

Name of Property

County and State

Utah State Archives and Records Service, Salt Lake City, Utah; Department of Health, Center for Health Data and Informatics. Vital Records and Statistics Division. Death Certificates, Series 81448.

"United States Census, 1870," database with images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/MNCY-JZM> : 12 April 2016), John Singleton in household of Joseph Rigley, Utah, United States; citing p. 1, family 2, NARA microfilm publication M593 (Washington D.C.: National Archives and Records Administration, n.d.); FHL microfilm 553,111.

"United States Census, 1880," database with images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/MNSL-XW5> : 15 July 2017), Robert Singleton in household of Cathe Singleton, American Fork, Utah, Utah, United States; citing enumeration district ED 88, sheet 291C, NARA microfilm publication T9 (Washington D.C.: National Archives and Records Administration, n.d.), roll 1339; FHL microfilm 1,255,339.

"United States Census, 1900," database with images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/MMRR-D6P> : accessed 8 August 2017), Robert Singleton, American Fork city Ward 1-3, Utah, Utah, United States; citing enumeration district (ED) 154, sheet 1B, family 17, NARA microfilm publication T623 (Washington, D.C.: National Archives and Records Administration, 1972.); FHL microfilm 1,241,687.

"United States Census, 1910," database with images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/M5XD-Z3Y> : accessed 8 August 2017), Robert Singleton, American Fork, Utah, Utah, United States; citing enumeration district (ED) ED 184, sheet 33B, family 26, NARA microfilm publication T624 (Washington D.C.: National Archives and Records Administration, 1982), roll 1609; FHL microfilm 1,375,622.

"United States Census, 1920," database with images, FamilySearch (<https://familysearch.org/pal:/MM9.1.1/M8P2-JMR> : accessed 8 August 2017), Robert Singleton, American Fork, Utah, Utah, United States; citing ED 187, sheet 7A, line 45, family 28, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 1868; FHL microfilm 1,821,868.

West, Irene Chipman (1992) *The Deer Creek Land & Live Stock Company: The First Thirty Years 1908-1938*. A Thesis Presented to the Department of History Brigham Young University. Unpublished manuscript Family History Library

Year: 1930; Census Place: *American Fork, Utah, Utah*; Roll: 2423; Page: 6A; Enumeration District: 0004; Image: 43.0; FHL microfilm: 2342157

Robert and Mary Ann Singleton House
Name of Property

Utah, Utah
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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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 0.503

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 40.223171 Longitude: -111.464116
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Robert and Mary Ann Singleton House
Name of Property

Utah, Utah
County and State

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

COM S 571.73 FT & E 867 FT & S 89 DEG 28' 4" E 310 FT FR N 1/4 COR. SEC. 24, T5S, R1E, SLB&M.; S 0 DEG 31' 56" W 150 FT; S 89 DEG 28' 4" E 146 FT; N 0 DEG 31' 56" E 150 FT; N 89 DEG 28' 4" W 146 FT TO BEG. AREA 0.503 AC.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the current legal parcel for the property and represent a portion of the original 14 1/8 acre parcel.

11. Form Prepared By

name/title: Angie Abram/Historic Architect
organization: Storiagraph, LLC
street & number: 1086 East Range Road
city or town: Millcreek state: Utah zip code: 84117
e-mail angie.abram@storiagraph.com
telephone: 801-558-9344
date: October 26, 2017

Additional Documentation

Robert and Mary Ann Singleton House
Name of Property

Utah, Utah
County and State

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.)

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: Robert and Mary Ann Singleton House

City or Vicinity: American Fork

County: Utah

State: Utah

Photographer: Angie Abram

Date Photographed: July 5, 2017

Location of original digital files: 1086 East Range Road, Millcreek, Utah 84117

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

Robert and Mary Ann Singleton House

Name of Property

Utah, Utah

County and State

1 of 15. View of north (front) façade. Camera facing south.



2 of 15. View of northwest façade. Camera facing southeast.



Robert and Mary Ann Singleton House

Utah, Utah
County and State

Name of Property

3 of 15. View of west façade. Camera facing east.



4 of 15. View of southwest façade. Camera facing northeast.



Robert and Mary Ann Singleton House
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5 of 15. View of south (rear) façade. Camera facing north.



6 of 15. View of southeast façade. Camera facing northwest.



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7 of 15. View of east façade. Camera facing west.



8 of 15. View of northeast façade. Camera facing southwest.



Robert and Mary Ann Singleton House
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9 of 15. Circa 1895 summer kitchen and well house. Camera facing southeast.



10 of 15. Front porch stained glass window and decorative scrollwork. Camera facing south.



Robert and Mary Ann Singleton House
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11 of 15. Corbelled decorative brick course, arched window head, decorative wood scrollwork and storm window detail. Camera facing south



12 of 15. Front porch detail. Camera facing south.



Robert and Mary Ann Singleton House
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13 of 15. Foundation and lower decorative brick course detail. Camera facing north.



14 of 15. Interior door with carved casing and transom window. Camera facing south.



Robert and Mary Ann Singleton House
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Utah, Utah
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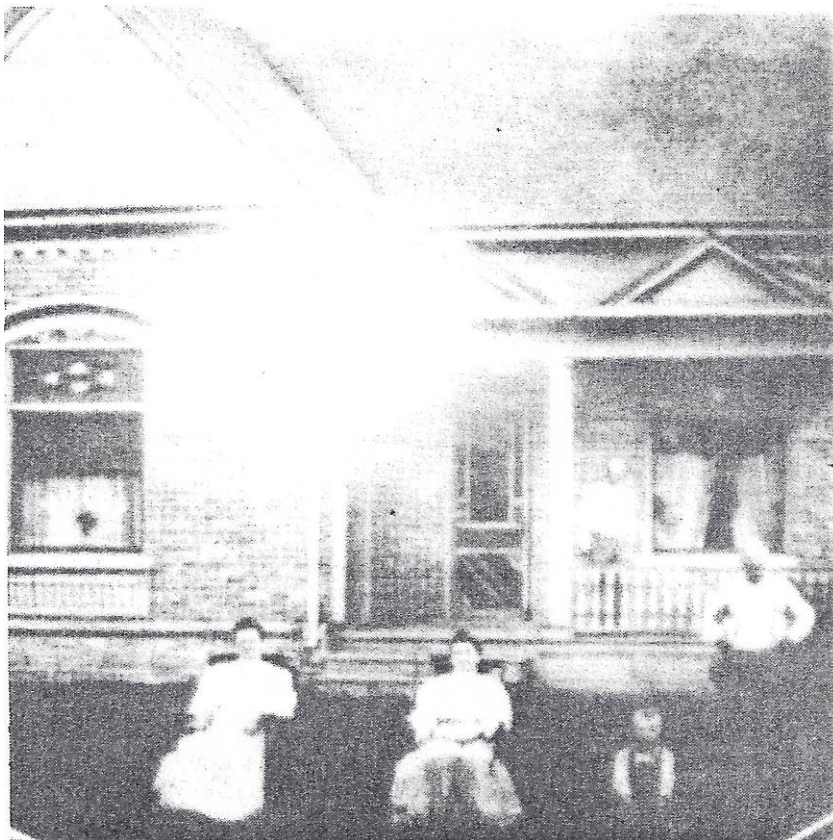
15 of 15. Window casing decorative woodwork detail. Camera facing east.



Robert and Mary Ann Singleton House
Name of Property

Utah, Utah
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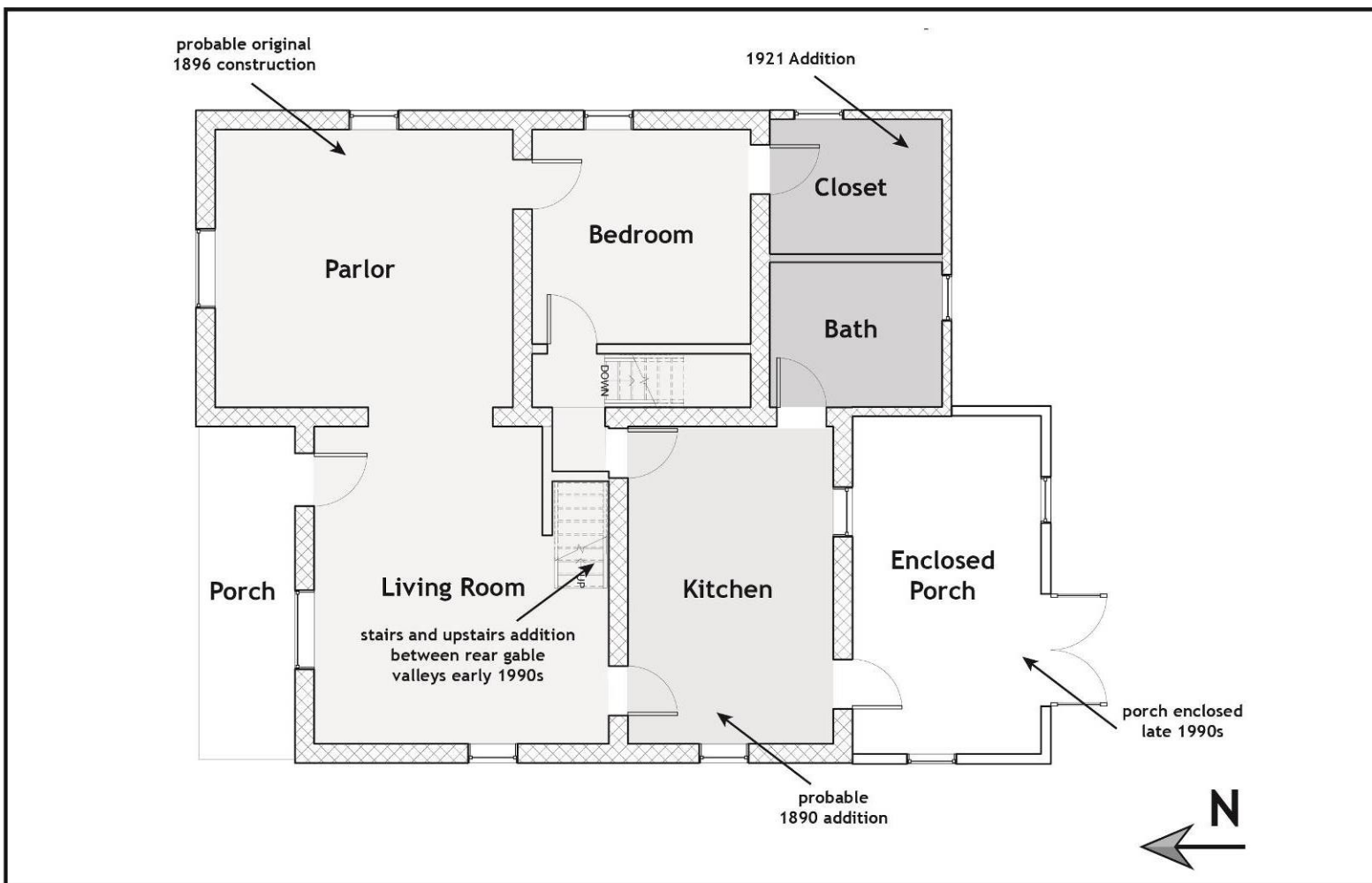
Figure 1. Circa 1905 photograph of Robert and Mary Ann Singleton family on the front porch. Caption "Robert Singleton on porch. Mary Ann at right, seated, Sarah Jane in center, seated, John Alma standing and Lewis Johnson Singleton, adopted son of John Alma, sitting on the grass"⁴⁰



⁴⁰ Singleton (1973) p. 98

Robert and Mary Ann Singleton House
Name of Property

Utah, Utah
County and State



Singleton, Robert and Mary Ann House Main Floor Plan

740 East 50 South (Main Street), American Fork, Utah County, Utah

Latitude 40.223171° Longitude -111.464116°

Robert and Mary Ann Singleton House _____
Name of Property

Utah, Utah _____
County and State



Singleton, Robert and Mary Ann House Lot Map
740 East 50 South (Main Street), American Fork, Utah County, Utah
Latitude 40.223171° Longitude -111.464116°



State of Utah 2016 Orthophotographic image



Robert and Mary Ann Singleton House
Name of Property

Utah, Utah
County and State



Singleton, Robert and Mary Ann House Area Map
740 East 50 South (Main Street), American Fork, Utah County, Utah
Latitude 40.223171° Longitude -111.464116°

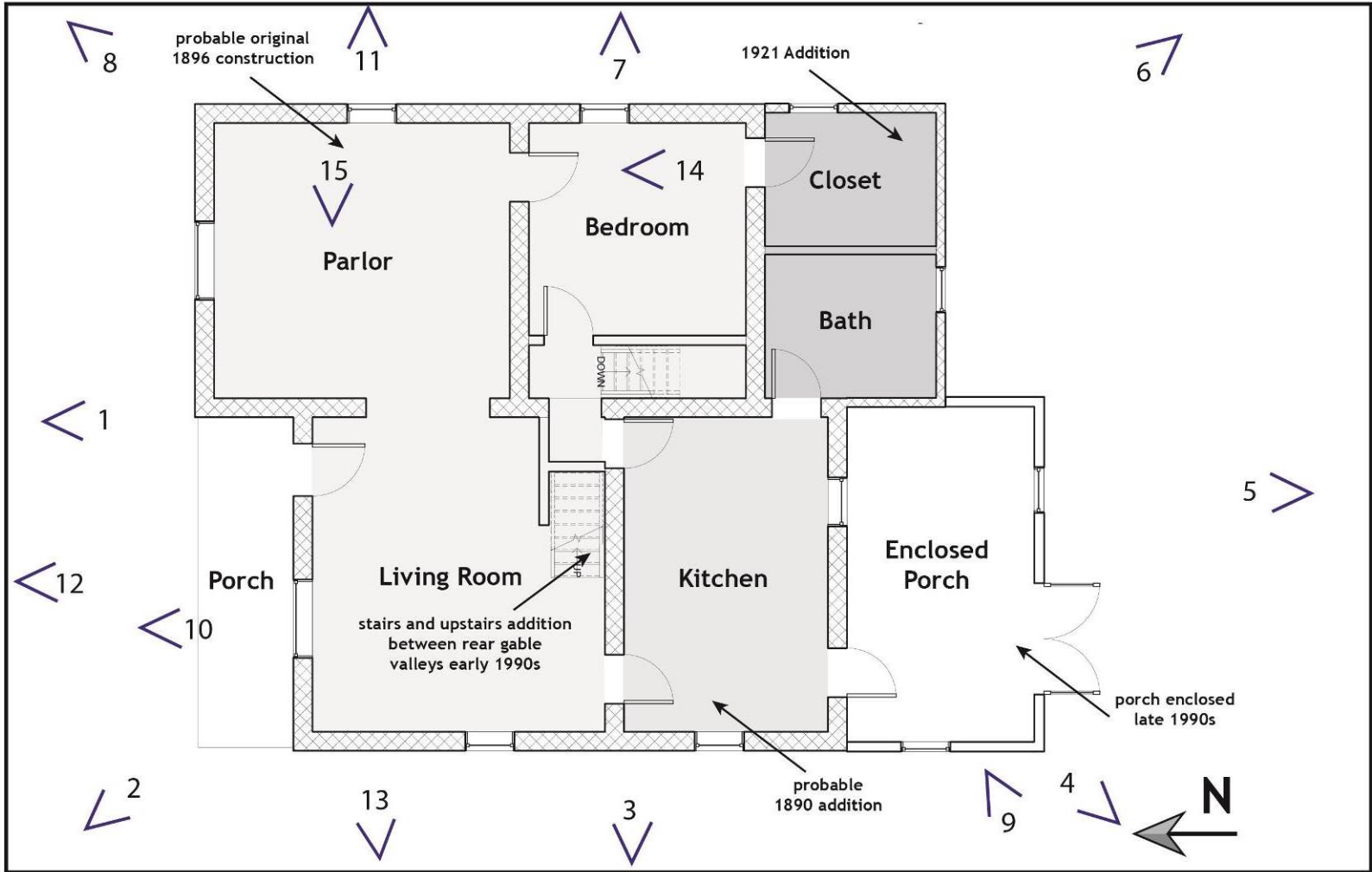
State of Utah 2016 Orthophotographic image



200 feet

Robert and Mary Ann Singleton House
Name of Property

Utah, Utah
County and State



Singleton, Robert and Mary Ann House Main Floor Plan

740 East 50 South (Main Street), American Fork, Utah County, Utah

Latitude 40.223171° Longitude -111.464116°

Robert and Mary Ann Singleton House
Name of Property

Utah, Utah
County and State

Property Owner information:

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

Name Reed and Julie Pagliarini

Address 740 East 50 South

City or Town American Fork State Utah Zip code 84003

Telephone/email 801-472-3857

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.

























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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Singleton, Robert and Mary Ann, House

Multiple Name: _____

State & County: UTAH, Utah

Date Received: 12/4/2017 Date of Pending List: 1/4/2018 Date of 16th Day: 1/19/2018 Date of 45th Day: 1/18/2018 Date of Weekly List: _____

Reference number: MP100001984

Nominator: State

Reason For Review: _____

X Accept Return Reject 1/18/2018 Date

Abstract/Summary Comments: The Robert and Mary Ann Singleton House is locally significant under National Register Criteria A and C in the areas of Architecture and Agriculture. Constructed in 1897 for prominent local farmer and rancher Robert Singleton, the adobe and red brick building is a significant, well-maintained local example of Victorian Eclectic residential design. The building's cross wing plan and highly decorative brick and stone detailing are hallmarks of the period. As a prominent rancher Singleton exemplified the successful local development of agriculture, which served as the basis for much of American Fork's early growth. Singleton also served in an important role associated with the Deer Creek Land and Livestock Company, contributing to the early twentieth century economic development of the community. The property meets the Registration Requirements of the American Fork MPS.

Recommendation/ Criteria: Accept NR Criteria A and C.

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 1/18/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Brad Westwood
Director



November 28, 2017

TO: Mr. J. Paul Loether, Keeper and Chief
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

FROM: J. Cory Jensen, National Register Coordinator
Utah State Historic Preservation Office

RE: Robert & Mary Ann Singleton House, Utah County, National Register of Historic
Places nomination

Mr. Loether,

The enclosed disk contains the true and correct copy of the nomination form for the **Robert & Mary Ann Singleton House** to the National Register of Historic Places. The other disk contains the photograph image files of the property in TIF format. Should you have any questions, please contact me at coryjensen@utah.gov or 801/245-7242.

Thank you,

J. Cory Jensen

Enclosures:

- 1 CD with PDF of the NRHP nomination form and correspondence/additional info
- 1 CD with digital images (tif format)
- 1 Physical Transmission Letter
- 1 Physical Signature Page, with original signature
- Other:

Comments:

- Please ensure that this nomination receives substantive review
- The enclosed owner(s) objection(s) do _____ do not _____
- constitute a majority of property owners.
- Other: