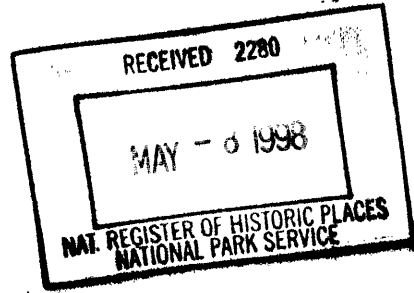


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



672

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places 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 Gappmayer, Roy H. & Florence B., House

other names/site number _____

2. Location

street & number 95 East 1200 South N/A not for publication

city or town Orem N/A vicinity

state Utah code UT county Utah code 049 zip code 84058-6968

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Wils MA 4/21/98
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Edson W. Beall 6-11-98
Signature of the Keeper Date of Action

Gappmayer, Roy & Florence, House
Name of Property

Orem, Utah County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

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

Name of related multiple property listing

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

Historic and Architectural Resources of Orem, Utah

Number of contributing resources previously listed in the National Register

N/A

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 19TH & 20TH CENTURY REVIVALS

OTHER: English Tudor

Materials
(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT SHINGLES

other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Gappmayer, Roy & Florence, House, Orem, Utah County, UT

Narrative Description

The Roy H. and Florence Gappmayer house is a brick English Tudor-style house on a raised concrete foundation. Built in c.1935 by Gappmayer, the house sits next to a garage/cellar (built c.1927) which was used as the primary residence before the later building was constructed. At one time surrounded by farmland and orchards, most of the area has now been commercially or residentially developed. The rest of the site is covered in a large expanse of lawn with many mature trees and plants located throughout. The property on which the house is located still has many mature trees and shrubbery, and retains most of its original integrity.

The south-facing house is constructed of multi-colored, red and dark-bronze brick on an approximately two-foot high concrete foundation over a full basement. The two courses of brick above the foundation line are laid in a basket-weave pattern, a common embellishment on Period Cottages. The front entry is located to the left side of the front facade and is reached by a concrete stairway which extends out in a circular fashion. Still in place and in good condition is the original concrete walk with large pieces of sandstone set in it. The entry features the original arched door and an arched, covered porch with belcast eaves, supported by two Doric-style columns. The porch ceiling and soffits are all constructed of bead board which the present owner plans to cover with aluminum siding. All of the window sashes have recently been replaced with aluminum ones, although the original wooden casings were left in place. A small arched window is located under the eaves on the front gable and is fitted with stained glass. On the east facade is located a tapered brick chimney.

Much of the historic interior remains intact. The owners are currently replacing the carpet and the consultant had the opportunity to see the original flooring. This consists of dark-stained, oak planks approximately three-inches wide and appears in excellent condition. The fireplace mantel is constructed out of glazed brick in colors similar to the exterior, over which is placed an oak shelf. On both sides of the fireplace are located oak shelves supported on spiral-carved oak spindles. The original brass and wire-mesh heat registers are still intact as are some of the light fixtures and door chime. The ceilings in the entry and living rooms feature plaster coving.

One outbuilding remains on the property. This is now used as a garage, but originally served as residence and fruit storage and constructed c.1927. The lot slopes to the rear so that this building appears as a single level on the front (south) with garage doors. On the rear (north) facade is an enclosed entry, and above this, and to the right is a square doorway which was used to load fruit into trucks. The building is constructed of frame and wood siding and shingles, on a concrete foundation. The living area was on the lower level with storage above. Although the consultant did not inspect the interior, the owners say that there are still remnants of a small kitchen with faucets, etc. A chimney from the stove is still intact as well.

Gappmayer, Roy & Florence, House
Name of Property

Orem, Utah County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

Period of Significance

c.1935-1941

Significant Dates

c.1935-1941

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Roy H. Gappmayer/Builder

Narrative Statement of Significance

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

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Gappmayer, Roy & Florence, House, Orem, Utah County, UT

Narrative Statement of Significance

The Roy H. & Florence B. Gappmayer House, built c.1935, is significant for its association with the "Establishment of Orem: 1914-1941" category of the Historic and Architectural Resources of Orem, Utah, Multiple Property Submission. The house was constructed by Roy Gappmayer whose family moved to the Provo Bench at the turn of the century and became prominent fruit growers. Gappmayer was known throughout his life not only for his fine horticultural skills and fruit growing, but for his community involvement and service. This house is a good representation of the kinds commonly built in Orem during this time period and reflects the history of the Gappmayers who lived here during the community's growth as a city.

During the "Establishment of Orem" period, the Provo Bench saw more changes associated with growth than in the previous periods. After the first decade of the 20th century, fruit growers on the bench realized that if their prosperity was to continue they must market their produce outside of the area and outside of Utah. With the establishment of a rail line in Orem, the "Orem Line," plus the increasing popularity of the automobile, the fruit and produce industries were able to market their products all over the western United States. With the increased prosperity, the Provo Bench soon became Orem Town in 1919 (in honor of Walter Orem who brought the railroad to the area), and eventually, in 1941, Orem City.

The property on which the house is built is a portion of 160 acres of land patented by William Bennet in 1882. Over the next twenty-five years it went through various owners and was parceled off to people until Bartl Gappmayer purchased ten acres from John C. Snow in February 1907. Bartl, an Austrian immigrant who had previously lived in the Heber Valley, and Alberta, Canada, built a small stone house and began farming the land. It was in this house that Roy lived for several years until a large, two-story, brick foursquare was constructed to the northwest of the stone house in 1911.

Roy Henry Gappmayer's life represents much of what was happening in the community at this time (c.1935-41). Born in Buysville, Utah on March 31, 1900 to Bartl (Bartylomaos) and Mary Emily Nelson Gappmayer, Roy moved with his family to Raymon, Alberta, Canada when he was two years old. The family moved back to Utah, settling on the Provo Bench and starting a fruit farm. Roy worked at various jobs, including the family farm. After his mother died in 1912, he lived with, and worked for, various relatives and people throughout the region. Because of this situation, he was only educated through the eighth grade. It was while working for an attorney in Manti, Utah, that he met Florence Billings. Florence was born to Ezra G. and Ann Maylett Billings, December 14, 1902 in Manti. They were married September 23, 1924, in Salt Lake City. For awhile they lived in the family home in Orem and then purchased the land to the north and west. For the first eight years they lived in what is now the garage/cellar (see photographs 4 & 5), until the house was completed in 1935.

After marrying, Roy became active in the Church of Jesus Christ of Latter-day Saints again and served various positions until being called as Bishop of the Timpanogos Ward, the first ward on the Provo Bench, which comprised a large geographical area. He served as bishop during 1937-43. Twenty years later he was called as a stake patriarch where he served for almost two decades.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Gappmayer, Roy & Florence, House, Orem, Utah County, UT

Florence also served in various positions in the L.D.S. church, despite the poor health she suffered for much of her life. She served as a Relief Society block teacher and would assist in making quilts and dresses, as well as help prepare for bazaars and banquets at the church. Florence also served as the ward historian for a time and taught lessons at the Daughters of the Utah Pioneers meetings.

During this time and for many years afterward, Gappmayer served in many community positions. Although he had not campaigned for a position, he was nominated and elected to the Town Board in 1935 where he served for two years. After serving as bishop he was again nominated and elected to the City Council for two consecutive terms without seeking the nomination. He was involved with trying to discourage businesses and business practices which might have a negative influence on the community. At the close of his third term he was encouraged to run for mayor but decided against it.¹

During this entire period he was still running his fruit orchards and was involved with various fruit grower's organizations and cooperatives. He employed German Prisoners of War on his orchards from a local POW camp during World War II. Florence would provide meals for the men. They befriended many of them and many years later visited the family of one who was living in Germany.² Other areas where Gappmayer served the people in the community include 18 years on the Metropolitan Water Board, councilor and advisor to the Boy Scouts of America and Future Farmers of America, and the L.D.S. Church's M.I.A. His wife, Florence, passed away on March 11, 1963. They were the parents of five children. Roy remarried on November 29, 1963 to Harriett Young Adams, a friend of the family. According to Beatrice Pyne, his daughter he passed away on May 20, 1989.

The Period Cottage type of house became quite popular between World Wars I and II, as interest in various historic architecture periods increased. Many of these house types were an imitation of medieval buildings based on rectangular, hall-parlor, central passage, or cross-wing floor plans. The English Tudor was the most common of these period revivals used in Utah from 1910-1935. One explanation for this might be the influence English and French architecture had on Americans serving in World War I.

Although influenced by large country houses, the Period Cottages are by no means large, but their street-front appearance can make them look deceptively small. They are commonly placed close to the street, but extend far back into the lot. They are not historically accurate but provide an allusion to various medieval stylistic elements, including steeply pitched, roofs with cross gables and asymmetrical facades, imitation half-timbering, and various combinations of materials, including multi-colored brick, stucco, wood siding, and tile or slate roofing. Not as complicated as Victorian house forms, the Period Cottage had a simplified massing which emphasized a less-formal lifestyle. The floor plans are more open, similar to the bungalow, and the foundation was lowered to give better access to the outdoor

¹ Beatrice Pyne. Submission for Arthur V. Watkins Outstanding Citizen Award, Roy Henry Gappmayer biography. Unpublished manuscript, 1979. No page numbering.

² op. cit.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 4

Gappmayer, Roy & Florence, House, Orem, Utah County, UT

living areas which were becoming more popular.³ The Gappmayers selected this kind of house type to build, reflecting a period of growth in Orem reflective of that throughout Utah and the county. This house retains its original fabric and contributes to the historic qualities of Orem.

 See continuation sheet

³ Thomas Carter & Peter Goss. Utah's Historic Architecture, 1847-1940: A Guide. Salt Lake City: Graduate School of Architecture, University of Utah

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 5

Gappmayer, Roy & Florence, House, Orem, Utah County, UT

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Phillips, Steven J. Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600 to 1940. Washington D.C.: The Preservation Press, 1992.

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__ See continuation sheet

Gappmayer, Roy & Florence, House
Name of Property

Orem, Utah County, Utah
City, County, and State

10. Geographical Data

Acreage of property .37 of an acre

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/1/1/4/0 4/4/5/8/3/4/0 B 1 11111 11111
Zone Easting Northing Zone Easting Northing
C 1 11111 11111 D 1 11111 11111

Verbal Boundary Description

(Describe the boundaries of the property.)

COM 510.40 FT & N 38.60 FT FR SW COR SEC 23, T6S, R2E, SLM; N 45'W 113.57 FT; S 89 DEG 04'E 48.92 FT; N 56'E 20 FT; S 89 DEG 04'E 78.98 FT; S 06'W 133.15 FT; N 89 DEG 14'08"W 126.51 FT TO BEG.

Property Tax No.
18:044:0011:111

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those which were historically, and continue to be, associated with the buildings.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title J. Cory Jensen/Preservation Consultant
organization _____ date January 1998
street & number 671 South 560 East telephone (801) 224-0955
city or town Orem state UT zip code 84097

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name Roy H. Gappmayer
street 95 East 1200 South telephone (801) 224-4951
city or town Orem state UT zip code 84058-6968

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, U.S. Department of the Interior, P.O. Box 25872, Washington, DC 20025-0872, and the Office of Management and Budget, Paperwork Reduction Project (1024-0018).

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 6

Gappmayer, Roy & Florence, House, Orem, Utah County, UT

Common Label Information:

1. Gappmayer, Roy & Florence, House
2. Orem, Utah County, Utah
3. Photographer: J. Cory Jensen
4. Date: May 1997
5. Negative on file at Utah SHPO.

Photo No. 1:

6. South & west elevations of building. Camera facing northeast

Photo No. 2

6. South & east elevations of building. Camera facing northwest

Photo No. 3

6. North & west elevations of building. Camera facing southeast

Photo No. 4

6. North & east elevations of building. Camera facing southwest

Photo No. 5

6. South & east elevations of building. Camera facing northwest

Photo No. 6

6. North & west elevations of building. Camera facing southeast

__ See continuation sheet