

United States Department of the Interior  
National Park Service

## National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

  X   New Submission            Amended Submission

### A. Name of Multiple Property Listing

Historic and Architectural Resources of American Fork, Utah

### B. Associated Historic Contexts

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

Mormon Settlement in American Fork, 1850-1867

Stability and Growth, Construction of Railroad through American Fork, 1868-1879

Post-Railroad Growth, Maturation of Municipal Institutions in American Fork, 1880-1911

Progressive-Era Ideals and Economic Depression in American Fork, 1912-1940

World War II and Interstate Freeway Development in American Fork, 1941-1979

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### D. Certification

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

  
Signature of certifying official

  
Title

  
Date

Utah Division of State History, Office of Historic Preservation  
State or Federal Agency or Tribal government

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

  
Signature of the Keeper

  
Date of Action

## Table of Contents for Written Narrative

Create a Table of Contents and list the page numbers for each of these sections in the space below.

Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.

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**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 250 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, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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### E. Statement of Historic Context

#### Early Settlement 1850-1867

In the summer of 1850, brothers-in-law Stephen Chipman and Arza Adams camped on American Fork Creek while on a trip to Provo. These two men had emigrated from their home in Ontario, Canada with the Mormon Pioneers led by Brigham Young, Chipman arriving in the fall of 1847 and Adams in 1849. Because settlement of the area was also directed by Young, these would-be settlers petitioned Young for permission to establish a large cattle ranch near American Fork Creek, as they were impressed by the lush grasses which grew there. Instead, Young instructed the two to survey the area for the development of a town site. Two sections were laid out in what was known as the "Big Survey", with the recently-surveyed town of Lehi, which was a few miles to the northwest, as a baseline. By the close of 1850, Adams and Chipman were constructing log cabins on the bank of American Fork Creek, along with Matthew Caldwell who had settled there earlier that fall.<sup>1</sup>

In May of 1851, Brigham Young, leader of the Church of Jesus Christ of Latter-day Saints (LDS) or Mormon Church organized an ecclesiastical ward in the area and appointed Leonard E. Harrington as the leader or Bishop. Harrington and Chipman had traveled together in the same immigrant company in 1847. At the formation of the American Fork Ward, there were twelve families residing in American Fork, with the population totaling fifty-eight.<sup>2</sup> Harrington served as both American Fork Ward Bishop and Mayor for the next twenty-nine years.<sup>3</sup>

As Mormon settlers continued migration to the territory, unrest developed between the native Ute Indian tribes and Mormon settlers. In order to protect the settlers, Brigham Young instructed all settlements throughout the territory to "fort up" in 1853. A fort was constructed in the area now bounded by Merchant Street on the west to 100 East and Main Street north to 100 North. A wall was to be constructed around the fort and all settlers were instructed to move their cabins within the fort walls. While settlers moved their cabins within the designated fort area, the time consuming job of constructing the wall was abandoned as the threat of danger from native tribes subsided. However, the organization of this fort, including the layout of streets and the public square, served as the basis for the future layout of the town of American Fork.<sup>4</sup>

The population by 1860 had grown to just over 700, with the vast majority of the citizens occupied with farming and ranching and associated trades such as milling, wool carding, tanning, and blacksmithing. Several men also branched out into the building trades making adobe bricks for sale and harvesting timber from nearby mountains.<sup>5</sup> The 1860 census of American Fork (then known as Lake City) includes five men who were carpenters. These men in the building trades found work as the original log homes were replaced with more

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<sup>1</sup> Shelley, George F. (1945) *Early History of American Fork. With Some History of a Later Day*. American Fork, Utah: American Fork City. p. 17-19

<sup>2</sup> Ibid. p. 130

<sup>3</sup> Ibid. p. 42

<sup>4</sup> Ibid. p. 23-25

<sup>5</sup> Ibid, pp. 96-100

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substantial adobe brick homes.<sup>6</sup> A new meeting house was constructed in 1860 of adobe brick on a granite foundation and this meeting house served as a community school as well.<sup>7</sup>

In 1867 the citizens of American Fork took advantage of new territorial legislation which allowed for the establishment of tax-supported public education and became the first town in the territory to fund public education. The bill had been sponsored by Mayor Leonard Harrington, who also represented American Fork in the Territorial Legislature.<sup>8</sup>

## Stability, Growth, Construction of Railroad through American Fork, 1868-1879

In May of 1869, the transcontinental railroad was completed with the driving of the golden spike at Promontory Point, Utah. The coming of the railroad to Utah had dramatic effect on life throughout the Utah Territory and American Fork was no exception. By the fall of 1872, the Utah Southern Railway had reached American Fork and with it, the ability to ship and receive goods nationally. This brought small communities like American Fork out of isolation and more in-sync with national trends. Building materials, clothing, and merchandise were more readily available and several in American Fork took advantage of the opportunity. Arza Adams, James Chipman, and George Waterman established a mercantile company in 1872, which became the forerunner of the Chipman Mercantile Company, a vital business in American Fork for more than 100 years.<sup>9</sup> This new mercantile establishment joined the American Fork Cooperative Institution established in 1868.

Another result of the railroad in Utah was the establishment of a Federal Land Office in Salt Lake City. After the opening of this office, land could be legally deeded to those who had been occupying it for years. A plat of American Fork was drawn up by William Greenwood with city blocks according to the official "City of Zion" plat established by Joseph Smith, founder of the LDS Church. In this plat, square blocks divided by perpendicular streets are arranged around a central or public square. The exceptions to this plat in American Fork are unique to this community. Blocks 18 and 19 of this plat are bisected by one-block streets running north and south; Merchant Street on the eastern portion of Block 19 and Church Street nearly at the center of Block 18. These were existing streets left from the layout of the original fort. The public square, which was between Church Street and Water Street (now Center Street,) was the original public square where the community sheltered livestock within the fort. Water Street was so named because American Fork Creek ran north to south through town in the street. Harrington Street (now Main Street) and Main Street (now 100 North) were the east/west streets through the fort.<sup>10</sup>

The second exception to the square block plat is those blocks where the Territorial Wagon Road came through town. The road runs from the southeast to the northwest, connecting American Fork to the nearby communities of Pleasant Grove (southeast) and Lehi (northwest). This diagonal road stops at 200 East Street and resumes

<sup>6</sup> Year: 1860; Census Place: Lake City, Utah, Utah Territory; Roll: M653\_1314; Page: 820; Family History Library Film: 805314

<sup>7</sup> Shelley (1945) p. 74

<sup>8</sup> Ibid. pp. 74-77

<sup>9</sup> Ibid. p. 114

<sup>10</sup> Sanborn Fire Insurance Maps, American Fork City 1890, Western Americana Division, Special Collection, J. Willard Marriott Library, University of Utah.

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at 100 West, due to the location of the original fort which the road avoided. The territorial road would later become State Highway 91. The railroad was constructed along this wagon road as well and the two ran parallel except for the six block area where the railroad ran a block north of the Territorial Road, on the current 100 North Street.

The establishment of the city plat encouraged construction of homes in more organized and established blocks, and the homes constructed during this period began to reflect more of the national types and styles of homes than were previously possible to build. Although Classical styles, particularly Greek Revivalism remained popular through the late 1880s with hall-parlor and central passage floor plans, Victorian styles began to appear in town as early as the mid-1870s. Homes in this style were cross-wing, side passage, and central block plans.<sup>11</sup> Adobe brick continued to be used, but both milled lumber and fired brick became more predominate as they were more readily available due to the railroad.

Two new schoolhouses, serving the east and west sides of town were constructed in the early 1870s and the 1860 adobe church was enlarged in 1877. This building became known as "Science Hall." A Presbyterian Church was constructed in the Gothic Revival style that same year on 100 East Street.<sup>12</sup>

### Post-Railroad Growth, Maturation of Municipal Institutions, 1880-1911

The arrival of the railroad promoted industrial and commercial growth and development. A narrow gauge railroad line was constructed through American Fork Canyon in 1872, connecting Deer Creek to the Utah Southern Rail line and providing access to mines in the canyon. The train was used by passengers for recreational excursions as well. Mining of both minerals and stone was an important economic driver for commercial growth and development in American Fork between 1872 and the late 1890s, making American Fork an economic center in Utah County. Rail service in American Fork again expanded in 1883 with the extension of a Denver and Rio Grande Railroad line through town.<sup>13</sup>

Even with the commercial development associated with mining, much of the economy of American Fork in the late nineteenth century was still associated with farming. The opening of the Lehi Sugar Factory in 1890 provided a stable income for farmers who grew sugar beets on contract, but the affluence which lifted the economy of American Fork during this time came mostly from mining and sheep ranching. In a 1906 brochure of American Fork, the writers state that "not less than \$500,000 a year" was spent in American Fork for labor and supplies for the mines. The brochure boasted equally about the sheep industry claiming combined profits for the sheep men in town at over \$240,000. This was reflected not only in the growth of businesses in town, and the construction of new elaborate housing, but also in the improvement of municipal services.

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<sup>11</sup> Egleston, Elizabeth (1994) *American Fork Selective Reconnaissance Survey*. Copy on file at Utah State Historic Preservation Office.

<sup>12</sup> Walker, Edna "Our Schools...From Log Cabin to Multi-Million Dollar Structures" *American Fork Citizen Newspaper (Utah)* July 7, 1976 p.9-10. The American Fork Presbyterian Church is still standing and listed on the NRHP (#80003975)

<sup>13</sup> Holzapfel, Richard N (1999) *A History of Utah County*. Utah Centennial County History Series. Salt Lake City : Utah State Historical Society p. 133, 136-137 and Shelley (1945) pp. 120-124

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During the 1890s a new survey was undertaken, new streets were opened, city government became more structured and uniform city ordinances were established. Electric streetlights were installed in 1901 and in 1905 a new culinary water system was completed.<sup>14</sup> The year of 1903 was a banner year for construction of civic and church buildings. A new city hall and the Harrington School were both erected on the public square. The original American Fork ecclesiastical ward was divided into four wards in 1901 and each of the wards constructed new buildings.<sup>15</sup> The Alpine Stake Tabernacle, completed in 1909, was for the combined use of all four American Fork ecclesiastical wards of the LDS Church in addition to those of Lehi, Alpine, and Pleasant Grove.<sup>16</sup>

Photographs of east Main Street and Merchant Street in the early 1900s demonstrate a lively, thriving business community. The American Fork Co-op built a new "commodious brick store"<sup>17</sup> on Main Street in 1899, joining Chipman Mercantile, which also had a large two-story brick store on Main Street constructed in 1884. Between 1890 and 1908, the entire south end of the block behind Chipman Mercantile on the east side of Merchant Street filled in with the construction of brick buildings. These buildings housed furniture stores, Boley's Market grocery store, a barber shop, a hardware store, a millinery shop, and a cafe. East Main Street filled with many businesses as well, including hotels, drug stores and an Opera House. American Fork became a strong commercial center, with shoppers traveling from neighboring communities. Merchant Street became the route of the Territorial Road. Most traffic coming through town used Merchant Street as the connector road between Lehi and Pleasant Grove.

Another result of the prosperity in the community was the banking industry. American Fork had two banks, the People's State Bank and The Bank of American Fork, owned by the Chipman family. The Chipman Bank handled nearly all of the finances for the sheep industry.<sup>18</sup> In addition to the bank, the Chipman family developed a separate division called Chipman Investment Company. This company purchased large tracts of land, subsequently selling the subdivided lots to prospective homeowners. Chipman Investment Company often carried the mortgage on the property as well. Much of this property was located on West Main Street and many of American Fork's most affluent citizens built homes there. With the through traffic located on Merchant Street, West Main Street was left a quiet residential neighborhood.

### Progressive-Era Ideals and Economic Depression, 1912-1940

A change to the quiet residential neighborhood on West Main Street occurred in 1912 when construction began on the tracks for the Orem Interurban Rail Line streetcar service down the full length of Main Street. A

<sup>14</sup> Shelley (1945) p. 53, 125

<sup>15</sup> The American Fork City Hall is located at 31 Church Street and is listed on the NRHP (#94000298). Harrington Elementary School is located at 50 North Center Street NRHP (#93000064). The new Second Ward Chapel (#92000101) was built in 1903 at 130 W. 100 South and the new Third Ward Chapel (#02001554) was also constructed in 1903 at 190 West 300 North. Both are listed on the National Register of Historic Places.

<sup>16</sup> The Alpine Tabernacle designed by architecture firm Liljenberg & Maeser is located at 110 East Main Street and is listed in the American Fork Historic District (#98001447)

<sup>17</sup> Shelley (1945) p. 114

<sup>18</sup> Meredith, Leo. (1973) Roger Miner interviewer. American Fork Oral History Project. Charles Redd Center for Western Studies, August 2, 1973.

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station was constructed on the south side at 67 W. Main Street, which is extant and is currently used as a retail store. The electrical powered rail line ran from Payson to Salt Lake City until 1946, at which time the tracks were removed and Main Street resurfaced.

In 1914 Jesse M. Walker began raising White Leghorn hens for egg production.<sup>19</sup> This was the beginning of a very large poultry industry in and around American Fork. Many people participated in this enterprise as it was easily operated on their residential and agricultural lots. A poultry processing plant was constructed adjacent to the Denver and Rio Grande Western Railroad in American Fork in 1934. The industry became so widespread that each year all the citizens of American Fork celebrated "Poultry Days", which included a parade with floats (one covered completely with chicken feathers), complimentary chicken salad sandwiches, and the highlight-throwing turkeys off the second story of the bank to a waiting crowd below. Even today many henhouses and outbuildings associated with the poultry business are extant.<sup>20</sup> The poultry industry remained an important commercial enterprise during the years leading to World War II, however industry consolidation and the rise of large-scale poultry farms spelled the end of poultry production in American Fork and Utah prior to World War II.

The crash of the national economy in 1929 and subsequent depression had a great impact on the sheep industry in American Fork, and thus rippled through the entire community. When the Federal Government required all banks to close their doors, American Fork banks took a hard hit. The People's State Bank was able to reopen, but the original Bank of American Fork was never able to recover.<sup>21</sup> Over ninety percent of the sheep industry in American Fork was financed through this bank and nearly that percentage of the town's equities.<sup>22</sup> The Chipmans sold their real estate holdings at a loss in order to liquidate funds, but in the end depositors got only 20 cents on the dollar. An investor from Salt Lake bought out all of the sheep accounts, and liquidated the herds to recoup the investment. The sheep men were left penniless. Stores like Chipman Mercantile and Boley's Market lost large amounts of money when the sheep men, who were used to buying on credit until the shearing and lambing seasons, could not pay their debts. Many homes in town were foreclosed on, prompting the mayor to request that homes be divided into apartments and sublet.<sup>23</sup> Some of the large, beautiful homes on West Main were divided into apartments at this time and never returned to single family dwellings.

One saving grace for the town of American Fork was the construction of the American Fork Training School in 1930. This facility was funded by the state legislature for the care and training of the intellectually disabled throughout Utah. By 1945, the facility had 659 students and 86 full-time employees.<sup>24</sup> There were also

<sup>19</sup> Egleston, Elizabeth (1994) *American Fork Selective Reconnaissance Survey*. Copy on file at Utah State Historic Preservation Office. p. 4

<sup>20</sup> Shelley (1945) p. 93

<sup>21</sup> In the 1960s, the People's State Bank changed its name to the Bank of American Fork and now occupies the 1911 headquarters of the Chipman-owned Bank of American Fork (NRHP #93000065) located at 5 East Main Street.

<sup>22</sup> Meredith (1973) p. 15-16

<sup>23</sup> Spencer, Betty G. (2006) *American Fork City—The Growing Years*. American Fork, Utah: American Fork City. p. 9

<sup>24</sup> The facility is located at 895 North 900 East and is now called the Utah State Developmental Center, and serves clients with intellectual disabilities. Several of the historic buildings have been identified as significant and the Utah State Training School

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projects funded by the Works Progress Administration. Among the projects completed in American Fork were graveling and surfacing of streets, a stone wall around the State Training School and the city cemetery, an amphitheater at the State Training School, and an addition to the Harrington School.<sup>25</sup>

## World War II and Interstate Freeway Development in American Fork, 1941-1979

The advent of World War II brought many changes to American Fork in the form of rations and restrictions, but especially in a shortage of housing. Every small apartment or rental space in town was full from the earlier depression era lack of construction and with the huge influx of workers into Utah County for the construction and operation of Geneva Steel Works (constructed for wartime production of steel). More housing was desperately needed, and quickly.<sup>26</sup> Subdivisions were built throughout the county and American Fork was part of this effort. The subdivisions constructed in American Fork included Columbia Village, Thornwood, and Richland Park. Columbia Village included 83 homes with similar World War II Cottage-type floor plans in the Minimal Traditional style, which were partially prefabricated in a central carpenter shop, then assembled on site.<sup>27</sup> Both the style and the method of construction decreased the time and cost needed for construction. Many of the homes were sold to steel workers, but despite the projected completion date of June 1943, the first home was not sold until March of 1945, just five months prior to the end of the war.<sup>28</sup> During the war and post-war building boom the population of American Fork increased from just over 3,500 to over 5,000, necessitating a vigorous public-works program to provide increased utility services.<sup>29</sup>

Large and small subdivision construction, along with construction of infill housing in established neighborhoods, continued during the post war period. Most of the homes built within subdivisions were the less expensive frame construction clad with siding, while many of the homes constructed as infill in established neighborhoods were brick construction. Many of the businesses in town updated to "modernize" their facilities and American Fork continued to be a thriving commercial center, and residents of several nearby towns shopped and attended high school there. In addition to the clothing, grocery, and furniture businesses, American Fork supported several auto dealerships, two theaters, an unusually high number of cafes for the population, and even advertised itself as the "Hub of Northern Utah County". The majority of the commercial buildings constructed during this time period, including the auto dealerships and the theater, were concrete block buildings.

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Works Progress Administration amphitheater and wall are listed on the National Register of Historic Places (#94001206).

<sup>25</sup> The American Fork Cemetery Rock Wall (#94001207), constructed as a WPA project and Harrington Elementary School (#93000064) are listed on the NRHP

<sup>26</sup> Holzapfel, Richard N (1999) pp. 246-247

<sup>27</sup> "New 112-Home Subdivision for American Fork" *American Fork Citizen Newspaper (Utah)*, January 15, 1943. p. 1 and Shelley (1945) p. 152

<sup>28</sup> Shelley (1945) p. 151-152

<sup>29</sup> Powell, Alan Kent ed. (1994) *Utah History Encyclopedia* (Salt Lake City, Utah: University of Utah Press) p. 433



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Several new schools were constructed in town during this time period, including Forbes Elementary School in 1950 and Greenwood Elementary in 1956. American Fork High School was completed in the fall of 1959.<sup>30</sup> In 1950, the new American Fork Hospital opened on the corner of 300 North and 400 East. This new facility replaced the old small hospital downtown, which had served the community since 1937. The 1950 hospital is currently used as a Nursing Home, and as most of the civic buildings built during this period, it is brick construction.<sup>31 32</sup>

In 1964, Interstate 15 was completed on the southwestern edge of American Fork. While many of the residents welcomed the decreased traffic through town, it also spelled disaster for local businesses dependent on that traffic. Construction of the University Mall in Orem in 1973 further contributed to the decline of the American Fork Business District. One by one, anchor businesses like J.C. Penney, Sprouse Reitz, and Devey's Department Store closed down. Chipman Mercantile, which had operated at the same location since 1884, closed its doors in 1977. The decades of the 1950s and 1960s saw steady population growth of about twenty percent, with a population of just over 7,500 in 1970. The following decade, from 1970 to 1980 saw more than a sixty percent increase in the population of American Fork. During that decade, nearly 1,600 new homes were constructed primarily in the areas north and east of the town and 130 new businesses were opened.<sup>33</sup>

In the late 1970s, American Fork's identity as a "hub of Northern Utah" began to change, as its population continued to grow, its commercial base declined and surrounding cities grew larger and closer. In the 1980 census American Fork surpassed 10,000 residents for the first time, challenging its' small town identity. Small commercial entities in downtown American Fork declined as large shopping centers in Orem and Provo continued to grow and entice shoppers away from American Fork. Nearby cities such as Highland and Alpine surrounding American Fork also continued to grow and began to distinguish themselves commercially and institutionally from American Fork. All of the cities in Northern Utah County that once had discrete boundaries continued to grow together into a much less discrete and distinguishable suburban landscape.

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<sup>30</sup> Walker (1976) p. 9-10. The notable International Modern style American Fork High School was designed by Utah architect John Sugden. The building was demolished in 2012.

<sup>31</sup> Tracy, Ellen J. "Modern Hospital Serves Needs of Tri-City Area" *American Fork Citizen Newspaper (Utah)* July 7, 1976 p. 11

<sup>32</sup> The Post-War Modern style American Fork Hospital Building is located at 350 East 30 North and is a significant remaining institutional building.

<sup>33</sup> Powell (1994) p. 433

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## F. Associated Property Types

Reconnaissance surveys of American Fork have been completed in 1987, 1994/5, and 2007. These surveys, as well as other data from the Utah State Historic Preservation Office PreservationPro database have identified 1,271 surveyed buildings and sites within the city boundaries. The buildings are concentrated in the historic city center and along major transportation corridors. A large number of recent housing developments have not been surveyed and are not included in the data. Of the 1,271 American Fork properties listed in the database, 824 were evaluated as eligible-significant or eligible-contributing and therefore eligible for the *National Register of Historic Places* as contributing buildings. The data included 338 non-contributing properties which are historic buildings that have been altered to the point of ineligibility and 105 buildings which were less than 50 years old. The following statistical data on original use, construction materials, styles and construction dates were generated for contributing properties only.

### Summary Statistics AMERICAN FORK HISTORIC RESOURCES<sup>34</sup>

Evaluation/Status (1,271 total) <sup>36</sup>	<u>Contributing</u> <b>65% (824)</b>		<u>Non-Contributing (altered)</u> <b>27% (338)</b>		<u>Out-of-Period</u> <sup>35</sup> <b>8% (105)</b>	
Original Use (Contrib. bldgs. only)	<u>Residential</u> <u>Single-family</u> <b>85%</b>	<u>Residential</u> <u>Multi-family</u> <b>2%</b>	<u>Commercial</u> <u>Buildings</u> <b>8%</b>	<u>Institutional/</u> <u>Govt./Rel. Bldg.</u> <b>3%</b>	<u>Other /</u> <u>Misc.</u> <b>2%</b>	
Construction Materials (Contrib. bldgs. only)	<u>Brick</u> <b>58%</b>	<u>Siding</u> <sup>37</sup> <b>17%</b>	<u>Stucco</u> <b>11%</b>	<u>Wood</u> <b>8%</b>	<u>Concrete</u> <b>4%</b>	<u>Other</u> <b>2%</b>
Architectural Styles (Contrib. bldgs. only)	<u>Classical/</u> <u>Vernacular</u> <b>12%</b>	<u>Victorian</u> <u>Styles</u> <b>13%</b>	<u>Period</u> <u>Revivals</u> <b>5%</b>	<u>Early 20th/</u> <u>Bungalow</u> <b>18%</b>	<u>WWII Cott.</u> <u>Early Ranch</u> <b>34%</b>	<u>Ranch/</u> <u>Split Entry</u> <b>9%</b> <u>Other</u> <b>9%</b>

<sup>34</sup> These totals include 104 contributing properties within the American Fork Historic District (#98001447). The district has a complex shape, making its inclusion more representative. See Section G page 20 for a map with the district boundaries.

<sup>35</sup> The original 1987 reconnaissance survey was reevaluated to bring the period of significance to 1980, which included 275 buildings which were evaluated as out-of-period. The 1995 and 2007 selective reconnaissance surveys evaluated many of the same buildings, but did not update the evaluation status of those buildings in the Utah SHPO Preservation Pro database.

<sup>36</sup> One hundred additional buildings were evaluated in the 1987 survey which have since been demolished. Only the buildings which were evaluated in 1987, 1995 and 2007 as "out-of-period" were reexamined for this document, so it is probable that other buildings used in this evaluation have also been lost to demolition and only another standard reconnaissance survey would identify those.

<sup>37</sup> Includes aluminum, asphalt, masonite, tarpaper, and vinyl siding

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<b>Construction Dates</b>	<u>1850-1879</u>	<u>1880-1911</u>	<u>1912-1940</u>	<u>1941-1979</u>
(Contrib. bldgs. only)	<b>6%</b>	<b>29%</b>	<b>24%</b>	<b>41%</b>

## I. Name of Property Type: Residential Buildings

## II. Description

The survey data identifies 702 contributing/eligible residential properties, or approximately 85% of all contributing buildings. Most are concentrated in the historic center of American Fork, approximately bounded by 300 West to 400 East and 300 North to 300 South, as well as along historic transportation routes, including Main Street and Highway 89 (see American Fork City map located in Section G). Though many eligible residences are located in the 19 blocks of the original 1850 American Fork "Big Survey" or the 40 blocks identified in the 1893 resurvey, eligible properties can be found scattered throughout the city limits. According to the data, there are fourteen eligible multiple-dwellings in American Fork, although most were constructed after 1941. No known historic hotels are extant, though perhaps some large, early homes may have boarded travelers or lodgers and may also be documented individually.

### Early Settlement 1850-1867

During the 1850s and 1860s life in American Fork centered on survival. Farming and raising livestock was the basis of the economy. Small businesses and stores, such as the glass and crockery store established by Richard Steele in 1851 existed, but the exchange of goods transpired through trade and little cash was used.<sup>38</sup> These decades were spent in building the community's economic and physical infrastructure, and establishing the institutions that the settlers had known elsewhere. George Shelley describes the early accomplishments:

*Among these were the gathering of the people together from their various locations along the creek into a compact community surrounded by a wall, the assuming of the distribution of the irrigation water... the allotment of land to the settlers, the making of roads and bridges...*<sup>39</sup>

The subsistence standard of living, the lack of materials and sophisticated tools and the isolation from national markets affected the community's architecture. The first homes were constructed of logs, (some of hewn-log construction), chinked with chips and covered with mud mortar.

The next phase of construction was characterized by the use of adobe bricks. Residents found a good quality of clay in the wetlands southwest of the community and constructed an adobe mill. Adobe provided a more comfortable dwelling and allowed for stylistic forms and embellishments. These usually consisted of single-cell and hall-parlor house types, usually with a lean-to attached to the rear. These might exhibit some Greek Revival stylistic influence, but more than likely were simple, unadorned, vernacular dwellings. Because of the more permanent nature of the later houses the earlier building stock probably began to disappear quite early as older structures were replaced. Architecturally, this entire period is one marked by ephemerality.

<sup>38</sup> Shelley (1945) p. 112 and Nelson (1952) p. 181

<sup>39</sup> Shelley (1945) p. 22

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The earliest known extant buildings date from the end of this period and are of adobe and stucco construction. Only three remaining examples of residences constructed in this period have been identified: the Niels Nielson House Crosswing at 159 South Center, a stucco covered hall-parlor at 69 West 300 North, and a single cell house at 92 North 300 West. There are possibly some other surviving examples of the early wooden and adobe structures throughout American Fork. It is possible that they might be heavily altered, incorporated into later construction, or used as outbuildings.

These buildings will be associated with the first settlers of American Fork and their immediate descendants. These buildings will be located within the 1850 townsite plat boundaries and along transportation corridors. They will be associated with the earliest farmsteads, though only few associated outbuildings from the period have survived. The dwellings will be constructed from indigenous materials using vernacular versions of the classical and picturesque styles by the original owners or early local builders-craftsmen.

### Stability and Growth, Construction of Railroad through American Fork, 1868-1879

By the late 1860s life in American Fork was stable enough for residents to strengthen municipal institutions, support mercantile trading, and create more substantial and style-conscious structures. In 1867 the Deseret Telegraph Company opened an office in American Fork, providing access to communication on a national scale. Also in this year territorial legislation was passed giving local governments the right to maintain free public schools through taxation; this bill was sponsored by Leonard Harrington, American Fork's first mayor, LDS bishop and Utah County legislative representative. After the bill passed, American Fork residents voted in favor of this option and became the first community in the territory to fund public education. A road and a narrow gauge railroad were constructed in the 1870s in American Fork Canyon to service mining activity. This, along with the construction of a mill with a circular saw at the mouth of the canyon, provided a much greater supply of lumber. Mining also brought in an influx of cash and helped the growing mercantile base in the town. Most significantly, the Utah Southern Railroad Company opened transportation through American Fork in 1873.

Some of the more temporary early houses were replaced, while others saw additions in the form of lean-tos and added crosswings, especially on the more permanent adobe buildings. Frame structures received an inner wythe of adobe bricks or new outer sheathing to better insulate the interiors. These early houses continued to be generally rectangular, square, or cross-wing in form with typically unadorned, Classical styling. The Greek Revival style, which had died out nationally by 1840, with its hall-parlor and double cell construction remained popular in American Fork and throughout Utah through the 1880s. The Victorian Eclectic style was also constructed in American Fork starting in 1875. Most of the houses are Victorian Eclectic, with the variations of classical, picturesque, as well as Victorian. Wood was the primary material used for decoration, however, stone and brick ornamental elements are also found in keystones, sills and relieving arches.

There are 30 contributing residential buildings identified as constructed during this period. An example of an adobe house remaining in American Fork is the Greek Revival George & Mary Spratley House (c.1875) at 29 East 100 South. The William-Abner Chipman House at 269 South 100 West (c.1875) is a prime example of the Victorian influence. Homes in this style exhibited cross-wing, side-passage and central block plans. Adobe

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continued to be used but fired brick became the predominant exterior cladding material.<sup>40</sup> These trends are reflected in the surviving buildings

The residences of this period will be associated with the first settlers of American Fork, their immediate descendants, and a few later settlers. Because of American Fork's relative isolation, many children of early settlers married within the community and stayed to raise their own families. There are numerous family connections between the houses of the period. These residences are found throughout the city limits, but mostly near the town center and as infill on divided family farms along the transportation corridors. Construction materials for homes would easily be shipped by rail late in this period.

### Post-Railroad Growth, Maturation of Municipal Institutions, 1880-1911

Once American Fork had rail access, its history and architecture were very much in keeping with the rest of Utah and the nation. Its location, between Provo and Salt Lake City, meant that it had a steady stream of travelers and access to outside markets and culture. The community continued to mature during the 1880s and through the first decade of the twentieth century. New residential housing reflected the commercial growth and development in American Fork during this period. Most of the larger, elaborate houses built during this period belonged to farmers and miners. Some owners were members of established American Fork agricultural families branching out into new commercial and industrial interests.

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

The older, Classical forms continued to be built during this period, especially in the hall-parlor and cross-wing types. Although some might be strictly Classical in massing and detailing, others might receive adornment in the Queen Anne, Eastlake, Victorian Eclectic, Romanesque Revival, or other late-Victorian style. Crosswing and central-block-with-projecting-bays house types with Victorian stylistic influences were the predominant house-type constructed in American Fork between 1880 and 1911. Central passage house types were also common and described the continuation of the Classical influence of American building tradition in the Mormon dominated town of American Fork. The central-block-with- projecting-bays house type was also an important basic form of the Victorian house. Projecting bays were added to the principal rooms to achieve a desired

<sup>40</sup> For a thorough discussion of Victorian styles in Utah, see Carter, Thomas and Peter Goss (1988) pp. 110-131

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external irregularity of design and made the rooms larger and brighter. The main roof is hipped or pyramidal, while the bays are usually gabled. The smaller, less expensive houses, usually entered directly into the living room or parlor. Not until the introduction of the Arts and Crafts movement in the early 20th century did the Classical and Victorian forms begin to disappear. By the end of this period, the Bungalow house type began to appear in American Fork. The former isolation of rural areas was no longer an obstacle to building well and the quality of design and workmanship were also affected during this period.<sup>41</sup>

There are 214 American Fork residential properties identified as being constructed during this period, or 30% of the eligible-contributing residential resources. The hall-parlor house type with a rear lean-to or ell addition, remains a common form in American Fork during this period, with 34 identified examples. Crosswings (79 contributing examples) and Victorian Central-Block with Projecting Bays, Central- and Side-Passage forms (61 contributing examples) predominate. Many of these examples have been documented in the American Fork Historic District boundaries. Bungalows and foursquare box form houses began to appear between 1905 and 1910, with 36 identified examples. Two excellent examples include the Mary E. Wagstaff Foursquare (Box) house at 348 West Main Street and the Arts and Crafts Bungalow located at 515 South 100 West.

The residences of this period will also typically be associated with the first immediate descendants of settlers of American Fork, with the addition of a few later settlers. Because of American Fork's relative isolation, many children of early settlers married within the community and stayed to raise their own families. There are again numerous family connections between the houses of the period. These residences are found throughout the city limits, but mostly near the town center and as infill on divided family farms along the transportation corridors. Construction materials for homes would easily be shipped by rail during this period. This period is associated with the rise of the professional builder and architect, however many of these dwellings were designed and constructed by local builders or original owners, often using pattern books of the period.<sup>42</sup>

## Progressive-Era Ideals and Economic Depression, 1912-1940

Beginning about 1910, domestic architecture moved away from the prevailing Victorian Eclectic style and bungalows became popular. The 1987 architectural survey indicated that this house type was used as early as 1901 but became very popular in the next decade. Bungalows in American Fork are generally simple brick structures with a rectangular form and a hipped roof; more elaborate examples have Prairie School and Arts and Crafts elements. A few larger, Prairie style foursquare plan houses were also constructed in American Fork during this time, including the Chipman/ Firmage House at 6 South 100 West, and the Chipman/Robinson House at 208 West Main Street. Frame Craftsman bungalows, with brackets, clipped gables, and clapboard siding, offered an alternative for a small, modest house. Period Revival cottages of English Tudor styling were built beginning in the teens and through the 1930s and 1940s.

The bungalow became a popular house type in Utah in the years before and during World War I. The Arts and Crafts, Prairie School, and Bungalow styles were popular in Utah from 1905-25 and incorporated many similar stylistic features such as low, hipped roofs and wide, overhanging eaves. The wide porches help to create an impression of informal living and unite the houses to their sites. The bungalow plan is open, informal, and

<sup>41</sup> Carter (1998) p. 111

<sup>42</sup> Ibid. p. 111

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economical and became the basic middle-class house, replacing the late- nineteenth century Victorian cottage. Like the Victorian style, the bungalow's popularity can be attributed to the widespread use of architectural pattern books and a corresponding period of economic prosperity when many families were purchasing their first homes.

Between World War I and World War II, American Fork suffered from a depressed economy, uneven economic development and the loss of agricultural income. Houses became smaller and fewer were constructed, causing a significant housing shortage by the end of this period. Colonial Revival and Period Cottage styles were popular, although typically as smaller specimens in American Fork. Many of the houses during this era were quite small, rectangular, and of frame or stucco construction, reminiscent of recreational housing.

There are 173 identified contributing residential properties constructed in American Fork between 1912 and 1940. Of these, there are 29 Bungalow and Foursquare Box residences and 81 cottages. Examples of brick bungalows in the district include the Bezzant House at 163 South 100 West, the James & Nan Chipman House at 141 West Main Street, and the John & Cora Chadwick House at 45 South Center Street. Frame Bungalows include Bernard & Maud Christensen House at 154 South 100 West. Period Cottages include the James S. & Elva Chadwick House at 40 South Center Street, the Richards House at 50 South Center Street, the Chipman Bate House at 135 West Main Street, and the Devey House at 154 West Main Street.

The residences of this period will again be associated with descendants of early settlers, and with the advent of indoor cooking, heating and plumbing, also be replacement houses for earlier housing stock. Although American Fork was much more connected by transportation with the outside world, many of the early families continued to reside in American Fork. Automobiles were introduced during this period, however many of the roads were less than ideal and commuting for any distance was not common. New residents would be associated with new industries, commercial growth, and the Utah State Training School. The houses would be located in newly developed areas of the city as well as infill within areas immediately surrounding the city center.

### **World War II and Interstate Freeway Development in American Fork, 1941-1979**

In the early 1940s the Geneva Steel plant in nearby Lehi was constructed to meet steel demands of World War II. Several large subdivisions, including Columbia Village, Thornwood and Richland Park, were constructed to meet the related housing demand and the backlog from the 1930s depression years. These subdivisions had a lasting impact on the physical surroundings comprising the setting of the district area, and diminished the surrounding land that many residents of the district once owned as farmland.<sup>43</sup> Architecturally these subdivisions represent one of the state's "Levittowns," in the sense that the homes were almost identical and small with compact floor plans. Their design lent them well to cost-effective and speedy construction. These subdivisions, along with those more recently constructed, have significantly changed the pre-1940s centralized layout and appearance of American Fork.

During and after WWII, with the Geneva Steel Plant and later the peacetime economy beginning to start up, materials were still in short supply. As a response to the situation, new homes like the WWII Era Cottage were

<sup>43</sup> Nelson (1952) p. 191-193

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built in large quantities. Featuring little ornamentation, WWII Era Cottages were generally small, often less than 1,000 square feet. Most were built by speculative builders in newly created subdivisions, and because of their simplicity and low cost, allowed many people to experience home ownership. WWII Era Cottages in American Fork are one-story structures covered by a hipped roof with minimal eave overhangs. Typically square or rectangular in plan, although there are more complex footprints with the incorporation of attached garages and shallow room projections. Large porches are generally absent, although a small covering or hood may be found over the front door. The exteriors of these wood-framed buildings are sheathed primarily in aluminum siding in the early 1940s and later with brick. Although there is a noticeable absence of stylistic ornamentation, some examples have glass block, rounded porch features, wide frieze boards, vertical siding in gable ends, and octagonal or corner windows.

Introduced in American Fork in the early 1950s, the Ranch / Rambler type house reflected growing prosperity and modern building construction methods. The Ranch or Rambler with a wide façade facing the street, with a low-pitch or flat roof and projecting eaves. Carports were common, but most of the larger examples featured an attached garage at one end of the wide façade. Most of the examples are brick masonry (early 1950s) and later brick veneer over frame (mid-1950s to late 1960s). Building materials in American Fork ranch-style homes were commonly brick of various types, including striated brick, oversized brick, roman brick, and rock-faced brick. In addition, many homes had accent materials complementing their brick exteriors, such as wood clapboard siding, flagstone, imitation stone, vertical wood scallop or plank siding, original or replacement aluminum, and later vinyl siding. Several of the earlier examples are siding-covered houses, but brick was the predominant material after 1958.

By the late 1970s, new housing types, such as the split-level and the split-entry are identified in surveys interspersed among the ranch houses of American Fork, which is up to a decade later than the split level/entry house form became popular in Utah.<sup>44</sup> The materials are similar to earlier house types during this period, with veneer aluminum siding and brick common.

This period represents the largest segment of contributing properties in American Fork, with 268 single family houses and 14 multiple-family dwellings identified between 1941 and 1979. There are 126 WWII Era Cottages, with 66 located within the Columbia Village subdivision, displaying a high degree of uniformity of construction.<sup>45</sup> There are 125 Ranch/Rambler houses, primarily located in smaller subdivisions and as infill. As the house-type was introduced so late to American Fork, there are only 20 contributing Split-Level and Split-Entry houses within this period.

### III. Significance

#### Early Settlement 1850-1867 and Stability and Growth, Construction of Railroad through American Fork, 1868-1879

<sup>44</sup> It is probable that there are split level/entry houses dating from as early as the 1960s in American Fork which have not been identified due to the design and focus of the reconnaissance surveys of American Fork.

<sup>45</sup> Eggleston (1994) p. 9



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Eligible dwellings from the Early Settlement and Stability and Growth, Construction of Railroad through American Fork Periods will meet the registration requirements because of their traditional forms, floor plans, and materials. They will most likely be significant under Criterion A. If stylistic elements are present and integrity strong, a few may qualify under Criterion C. The presence of original interior details and contemporary outbuildings would strongly bolster significance. Because nearly every building owner in this period would be considered a "founding" member of the community, Criterion B should be used sparingly.

### Post-Railroad Growth, Maturation of Municipal Institutions, 1880-1911

Because they are more numerous than the previous period, eligible dwellings in this period should have good historic integrity. Most would likely be significant under Criterion A for their associations with the rise of ranching, mining, farming and merchandizing as major economic forces. There are several exceptional examples of the craftsmanship that would qualify under Criterion C. The presence of original interior details and period outbuildings would strongly bolster significance for marginal resources.

### Progressive-Era Ideals and Economic Depression, 1912-1940

In order to qualify for listing under Criterion C, a house from this period must have good architectural integrity. Dwellings from this period represent the rise in popularity of the bungalow, marking the end of Victorian house types and styles. The highly individualized bungalow designs created by American Fork's local builders and citizens suggest a strong local builder tradition in a relatively isolated community. Most houses from this period would be significant under Criterion A for their association with the early twentieth-century development and rise of the poultry and other industries in American Fork. The significance of resources with marginal integrity may be strengthened by the presence of extant outbuildings associated with the poultry industry.

### World War II and Interstate Freeway Development in American Fork, 1941-1979

In order to qualify for listing under Criterion C, a house from this period must have very good architectural integrity. Dwellings from this period represent the rise of standardized building techniques and the introduction of the WWII Era Cottage, Ranch and Split-Level/Split-Entry house types and styles. Houses from this period would be significant under Criterion A for their association with mid-century development, especially the Utah Training Center and Geneva Steel works.

## IV. Registration Requirements

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

1. The dwelling must have been constructed between 1850 and 1979. The building must be linked to the development and history of American Fork, and this association must be reflected in materials, type, style, or construction method.
2. The building must retain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and

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detailing, will be evaluated based upon the existing architectural inventory. Changes to the building over time may be locally significant to the development phases of the community's history, and may be considered when evaluating the integrity of the buildings. Properties from the first two periods are relatively scarce and may survive as remnants, outbuildings, or possibly incorporated in a later house or outbuilding. For these reasons, restrictions pertaining to integrity would be slightly more lenient in applying the registration requirements to buildings from the first two periods.

3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through. For example, dormers or additions, particularly on side or rear elevations, where scale does not obscure the original roofline and primary elevation could possibly be acceptable alterations. Additions to structure should appear sensitive to and distinguishable from the original construction.

4. Historic window and door opening must remain discernable. Modified openings may be acceptable if original openings are readable and the opening to wall-mass ratio is maintained. Acceptable examples include bricked-in openings where the outline remains visible, or re-glazing multi-pane window with a single pane if the window form and other architectural features of the house remain intact.

5. In certain cases, when the residence has been altered to a point where it would not be individually eligible for listing but is still contributing, and is part of a site that contains numerous other structures that describe an important period of American Fork's settlement and development, the other buildings may be considered the primary contributing structures on the site. In other words, the site and the combination of the structures on that site, would be considered as an architectural whole and the house, while being considered a contributing building to the site, would not be the major feature. This is primarily for agricultural clusters, i.e. farmsteads.

6. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline. The removal or covering of architectural detailing may be acceptable only if the majority of other historic features are retained. Such removal or covering could render the building ineligible if such details were the building's primary architectural characteristic.

7. Porches, as a primary defining feature of historic homes that are often replaced due to deterioration, will be considered to meet the registration requirements if the overall scale and placement of an out-of-period porch is congruent with the historic porch, the detailing is similar to that of the historic porch, and if the newer or non-historic porch does not detract from the historic features of the house.

8. Easily removable non-historic features, such as canopies, would not render a building ineligible.

9. As with a good portion of historic architecture, any remaining buildings from all periods will probably have undergone some alteration and, more than likely, extensive modification, particularly from the first two periods but must not be intrusive to or change the character of the building. Because extant architectural examples from the first period are quite rare, requirements for architectural integrity might not be as strict as for later examples, although the integrity must remain within the aforementioned guidelines.

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10. In order for a building to be eligible under Criterion C the building must be a good example of a particular type or style of architecture, or a good example of the work of significant local builders.

### I. Name of Property Type: Commercial and Institutional Buildings

### II. Description

#### Subtype: Commercial Buildings

Historic commercial buildings account for 8% of the total contributing buildings, and vary considerably in age, type and style. There are no extant commercial buildings from the first contextual period, but there are two buildings from the second period. These include the Utah Power Building located at 260 East 100 North, and a small 1-part block building located at 13 North Merchant Street. There are six properties from the 1880-1912 period of significance, including the Apollo Dance Hall located at 70 North Church Street and other 1- and 2-part block buildings. Ten commercial buildings exist from the 1912-1940 period of significance. There are 23 commercial buildings constructed between 1941 and 1979. Examples include the Gunther Sheet Metal Store at 31 North 100 West, the Roberts & Munk Ice Plant at 150 West 300 North, and the Roy J. Brown Motors Co. building at 385 West Main Street.

#### Subtype: Institutional Buildings

Institutional buildings account 3% of the total contributing buildings in American Fork and are among the most significant buildings in the city. Several have been individually listed on the National Register of Historic Places, or are part of the American Fork Historic District

American Fork has several significant religious buildings built around the beginning of the twentieth century, including the American Fork Presbyterian Church constructed between 1879 and 1881 (#80003975), the LDS Second Ward chapel (#92000101) and the new Third Ward chapel (#02001554) both constructed in 1903, and the Alpine LDS Stake Tabernacle within the American Fork Historic District.

American Fork also has the American Fork City Hall (#94000298) constructed in 1903 and Harrington Elementary School (#93000064) also constructed in 1903 and extensively remodeled in 1934. The American Fork City Hall has been moved from its original location. The construction of the Utah State Training School in 1930 also created several significant institutional buildings. During the 1930s, there were several WPA projects within American Fork, some of which include the improvement of City Central Park, graveling and hard-surfacing the streets, an amphitheater and wall at the State Training School, a stone wall around the cemetery, and an addition to the Harrington School designed by Provo architect Joseph Nelson of Nelson and Ashworth.

Institutional buildings in American Fork, as in most other communities in the state, have been systematically destroyed and replaced by more modern structures. Churches and schools in particular have fallen prey to demolition especially within the past two decades. School buildings, including the Sharon, Spencer, Union, and Lincoln Schools have all been destroyed and replaced primarily with commercial buildings. Remaining institutional buildings which have not been listed on the National Register of Historic Places include the 1950

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American Fork Hospital located at 350 East 300 North, the 1949 American Fork National Guard Armory complex at 251 South 200 East, the 1912 Salt Lake & Utah Railroad Depot located at 67 West Main and several building of the Utah Training Center located at 895 North 900 East. Other buildings may be eligible, but have not been studied.

### III. Significance.

The existing commercial buildings in American Fork have varied architectural significance under Criterion C, but may also qualify for under Criterion A for their association with community development.

Institutional buildings would be significant under Criteria A for their association with events and broad patterns of history, particularly with civic, religious, and educational functions. Institutional buildings are important in their display of a community's character and values. American Fork's institutional architecture was most commonly found in the form of religious and educational facilities. These buildings, because of their prominence, were given more care in their construction and appearance, and were usually designed in the reigning style of the period, such as Classical, Prairie School, various Period Revival styles, and WPA Moderne, among others. Various building types were utilized, such as the central- block-with-wings. This type of public building has a symmetrical composition of a dominant central block flanked by identical wings. The central portion is accentuated by its size, decoration, and projection from the flanking wings which are generally lower and recessed from the central portion. This type was common for banks, and public and institutional buildings. Several religious buildings may also be eligible and the existing multiple property submission for *Mormon Church Buildings in Utah* (#64500666) may help provide context for these buildings.

### IV. Registration Requirements

In order for a property to be eligible for the National Register within the American Fork MPS under the Commercial and Institutional buildings property type, it must meet the following criteria:

1. The building must have been constructed between 1850 and 1979. The building must be linked to the development and history of American Fork, and this association must be reflected in materials, type, style, or construction method.
2. The building must retain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Changes to the building over time may be locally significant to the development phases of the community's history, and may be considered when evaluating the integrity of the buildings.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the Impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through. Additions to structure should appear sensitive to and distinguishable from the original construction. Additions should also be smaller than and subservient to the primary structure and preferably not visible from the street.

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4. Historic window and door openings must remain discernable. Modified openings may be acceptable if original openings are readable and the opening to wall-mass ratio is maintained. Acceptable examples include bricked-in openings where the outline remains visible, or re-glazing multi-pane window with a single pane if the window form and other architectural features of the building remain intact. Alterations made within the historic period may be considered eligible.

5. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline. The removal or covering of architectural detailing may be acceptable if the majority of other historic features are retained. Such removal or covering could render the building ineligible if that detailing were the building's primary architectural characteristic.

6. Easily removable non-historic features, such as canopies, would not render a building ineligible.

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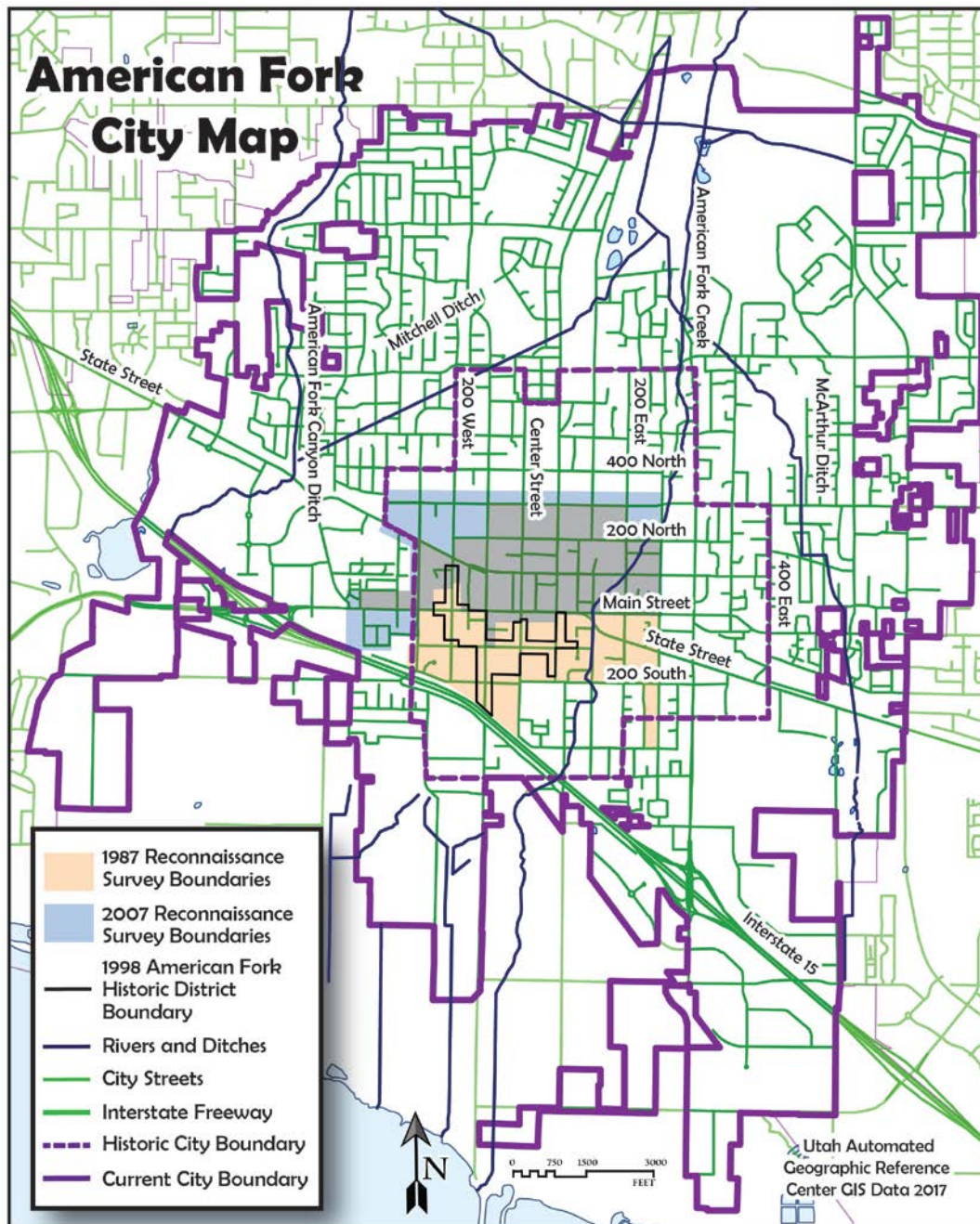
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**G. Geographical Data**

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



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Property Name
Utah County, Utah
County and State
Historic and Architectural Resources of American Fork, Utah
Name of multiple listing (if applicable)

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## H. Summary of Identification and Evaluation Methods

The multiple property submission of historic architectural resources of American Fork, Utah, is based upon three reconnaissance level surveys of the city. The first survey, a standard reconnaissance survey was conducted by C. Ray Varley in August 1987 and was bounded by 400 East, 300 North, 200 South and portions west to 300 West. A second small standard survey and a selective survey was performed by Elizabeth Egleston in 1994/1995. A third selective survey was completed in 2007 by Nancy Calkins in 2007 and re-inventoried in 2017. A total of 1,271 historic buildings and structures in various states of integrity were recorded in these inventories. Each building/structure was photographed and marked on a survey map and corresponding information entered on the Preservation Pro database. This information includes the address, approximate year built, eligibility, building type and style, construction materials and number of associated outbuildings. The time period covered by these surveys is from the 1850s, when American Fork was first homesteaded, to current construction. All types and styles of architecture found in the survey areas were included, from early, very simple vernacular buildings, to high-style Victorian, World War II era tract housing, and 1960s subdivisions. Because these were all-encompassing inventories, all historic buildings/structures were recorded, regardless of National Register eligibility.

The properties from the three reconnaissance surveys were grouped under historic contexts which best identified the development of the city and its properties.<sup>46</sup> The American Fork City Multiple Property Nomination uses a combination of these historic contexts, i.e. (1) Early Settlement 1850-1867; (2) Stability, Growth, Construction of Railroad through American Fork, 1868-1880; (3) Post-Railroad Growth, Maturation of Municipal Institutions, 1881-1911; (4) Progressive-Era Ideals and Economic Depression, 1912-1940; (5) World War II and Interstate Freeway Development in American Fork, 1941-1979.

The properties chosen to be included with the commencement of the American Fork City Multiple Property Nomination are considered to be good examples from the established historic contexts and representative of the patterns of life in American Fork's development. These properties were selected as some of the best remaining examples in American Fork. These homes are considered representative of American Fork and its historic qualities. Other buildings that will be nominated as a part of the Multiple Property Submission will also be selected for these reasons.

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<sup>46</sup> The 1994/1995 surveys described the contextual periods as follows: (1) Mormon Settlement 1851-1868; (2) Stability and Growth, Construction of the Railroad 1869-1889; (3) Progressive Era Ideals to Economic Depression 1890-1939; (4) War and Post-War Development 1940-1963; (5) Commercial Decline to Large Scale Development 1964-present. The 1998 National Register of Historic Places American Fork Historic District nomination used contextual periods as follows: (1) Mormon Settlement 1850-1867; (2) Stability and Growth, Construction of Railroad through American Fork 1868-1880; (3) Post-Railroad Growth, Maturation of Municipal Institutions 1880-1910; (4) Progressive Era Ideals and Economic Depression 1910-1940; (5) Recent Development and Influences 1940-Present.

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- Carter, Thomas and Peter Goss (1988) *Utah's Historic Architecture: 1847-1940*, Salt Lake City: Utah State Historical Society.
- Caulkins, Nancy (2007) *American Fork Selective Reconnaissance Survey*. Copy on file at Utah State Historic Preservation Office.
- Egleston, Elizabeth (1994) *American Fork Selective Reconnaissance Survey*. Copy on file at Utah State Historic Preservation Office.
- Intensive Level Surveys and General Information Files for American Fork, 1987-2017. Copy on file at Utah State Historic Preservation Office.
- Holzapfel, Richard N (1999) *A History of Utah County*. Utah Centennial County History Series. Salt Lake City : Utah State Historical Society
- Knight, Nelson (1998) American Fork Historic District National Register of Historic Places Registration Form. (#98001447) Accessed online at <https://npgallery.nps.gov/nrhp> July 2, 2017
- Leventhal, Michael S. (1995) *American Fork: A Preliminary National Register Nomination Survey*. Copy on file at Utah State Historic Preservation Office.
- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989.
- Meredith, Leo. (1973) Roger Miner interviewer. American Fork Oral History Project. Charles Redd Center for Western Studies, August 2, 1973.
- National Register Bulletin 16B. "How to Complete the National Register Multiple Property Documentation Form." Washington D.C.: U.S. Department of the Interior, National Park Service, National Register Branch Interagency Resources Division, 1991.
- Nelson, Lowry, (1952) *The Mormon Village: A Pattern of Land Techniques and Settlement*. Salt Lake City, Utah: University of Utah Press.
- . (1933) "Some Social and Economic Features of American Fork, Utah." *Brigham Young University Studies* #4. Provo, Utah: Brigham Young University.
- "New 112-Home Subdivision for American Fork" *American Fork Citizen Newspaper (Utah)*, January 15, 1943. p. 1
- Peterson, Wanda Snow (1994) *Pioneer Stories of American Fork, The Hub of North Utah County*. Privately published.
- Powell, Alan Kent ed. (1994) *Utah History Encyclopedia* (Salt Lake City, Utah: University of Utah Press)
- Sanborn Fire Insurance Maps, *American Fork City 1890*, Western Americana Division, Special Collection, J. Willard Marriott Library, University of Utah. <https://collections.lib.utah.edu/details?id=321015>
- Shelley, George F. (1945) *Early History of American Fork. With Some History of a Later Day*. American Fork, Utah: American Fork City.
- Spencer, Betty G. (2006) *American Fork City—The Growing Years*. American Fork, Utah American Fork City.



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Tracy, Ellen J. "Modern Hospital Serves Needs of Tri-City Area" *American Fork Citizen Newspaper (Utah)* July 7, 1976 p. 11

Varley, C. Ray. (1987) *Reconnaissance Level Survey of American Fork*. Copy on file at Utah State Historic Preservation Office.

Walker, Edna "Our Schools...From Log Cabin to Multi-Million Dollar Structures" *American Fork Citizen Newspaper (Utah)* July 7, 1976 p. 9-10

Year: 1860; Census Place: *Lake City, Utah, Utah Territory*; Roll: *M653\_1314*; Page: 820; Family History Library Film: 805314

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: COVER DOCUMENTATION

Multiple Name: American Fork, Utah MPS

State & County: Utah

Date Received: 12/4/2017      Date of 45th Day: 1/18/2018

Reference number: MC100001981

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

☒ Accept      ☐ Return      ☐ Reject      1/18/2018 Date

Abstract/Summary Comments: The MPS provides a general outline of the developmental history of the small agriculture and trade community of American Fork and provides a discussion of extant property types associated with the community. The Registration Requirements outlined are fairly general and should not be read to be so open-ended as to make any/all extant examples of a resource type from a particular contextual period automatically eligible. For individual listing each property should be judged in comparison to like resources, particularly for the more recent, ubiquitous property types, which may be more aligned to historic district categorization (e.g. ranch houses), or stricter integrity requirements. Less than 50 year old resources will need to show exceptional significance for individual listing consideration. In addition, older buildings which have been altered by later historic work may attain significance in their own right in association with the later context periods.

Recommendation/ Criteria: Accept Cover Documentation

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

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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: Historic Resources of American Fork, Utah County, Multiple Property  
Documentation Form

Mr. Loether,

The enclosed disk contains the true and correct copy of the multiple Property Documentation Form for the **Historic Resources of American Fork, Utah County**. Should you have any questions, please contact me at [coryjensen@utah.gov](mailto:coryjensen@utah.gov) or 801/245-7242.

Thank you,

J. Cory Jensen

Enclosures:

1 CD with PDF of the MPDF 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: The MPDF is submitted with 4 associated NRHP nominations