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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1294

DEC 18 2009

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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

1. Name of Property

historic name Dunn-Binnall House & Farmstead

other name/site number _____

2. Location

street name 352 N. 200 East ☐ not for publication

city or town American Fork ☐ vicinity

state Utah code UT county Utah code 049 zip code 84003

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

12-9-2009

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 the property is:

☒ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Signature of the Keeper

Date of Action

[Signature]

2/1/2010

Dunn-Binnall House & Farmstead

Name of Property

American Fork, 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

8

Noncontributing

8

buildings
sites
structures
objects
Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: Single Dwelling

AGRICULTURE/SUBSISTENCE: animal facility

AGRICULTURE/SUBSISTENCE: storage

AGRICULTURE/SUBSISTENCE: animal field

Current Function

(Enter categories from instructions)

DOMESTIC: Single Dwelling

AGRICULTURE/SUBSISTENCE: animal facility

AGRICULTURE/SUBSISTENCE: storage

AGRICULTURE/SUBSISTENCE: animal field

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19TH CENTURY: Greek Revival

LATE 19TH & EARLY 20TH CENTURY REVIVALS: Bungalow

Materials

(Enter categories from instructions)

foundation STONE

walls STUCCO

roof ASPHALT SHINGLE

other

Narrative Description

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

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

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Section No. 7 Page 1

Dunn-Binnall House & Farmstead, American Fork, Utah County, UT

Narrative Description

The Dunn-Binnall House and Farmstead is a complex of historic buildings that was built in phases between 1883 and 1939. It is located at 352 N. 200 East in American Fork, Utah. The Dunn-Binnall House and Farmstead has eight contributing buildings on 2.18 acres on land. It is the largest parcel of intact acreage with multiple outbuildings within the first American Fork plat. The buildings were continuously for agricultural purposes during the period of significance, between 1883 and 1952. The farmstead includes an adobe and stucco cross-wing residence (built circa 1883 to 1915), a barn/garage (built circa 1890), a dairy and hay barn (built circa 1900), a root cellar (built circa 1920) and three large chicken coops (built in 1924, 1931 and 1939). There is also a small building that was originally built as a service station (circa 1920) and moved to the Dunn-Binnall property (circa 1940). The farmstead also includes landscape features such as the intact irrigation system, a pasture, and a the site of a former orchard (now also a pasture).

The legal parcel is roughly rectangular, measuring approximately 242 feet by 412 feet with a notch in the southeast corner. The narrower end has frontage along 200 East Street. The property is divided roughly in half with most of the agricultural buildings located on the east half. The west half is divided into thirds with the house in the center and set back from the street by a large expanse of lawn. North of the house is the former orchard and south of the house is the pasture. Functioning irrigation ditches are located parallel to the street, between the lawn and the orchard and down the center of the lawn.

Dunn-Binnall House

The Dunn-Binnall house was built in phases between 1883 and 1915. The original portion is an adobe hall-parlor built in 1883. It measures approximately 16 by 27 feet with the ridgeline of the simple gable roof running parallel to the street. Around 1898, a cross wing, measuring approximately 16 by 30 feet was built on the south end. Both wings have steeply pitched gables featuring Greek Revival style cornice returns. Sometime in the early 1900s, a lower profile rear addition was built in the crook on the rear (east) elevation of the house. This addition features a cornice similar to the older sections and was probably soon after the cross wing was completed. All three additions are covered in stucco, currently painted light yellow. Around 1915, the house was remodeled and a bungalow-style porch was added to the façade (west elevation). A glazed porch on the northeast corner was probably built at the same time.

The foundation of the house is stone, which has been encapsulated in the concrete (circa 1915). The foundation is currently painted green. The roof is asphalt shingle (circa 1980). The original wing was classically symmetrical with a central door flanked by two narrow windows. The front door is half-glass Victorian ornamentation. The Victorian screen is also extant, although with missing pieces. The original six-over-six, double-hung windows have been recently replaced with double-hung vinyl-clad windows. All of the original frames with wood lintels and sills are intact. The interior splayed windows casings are also intact. One six-over-six window is extant on the north elevation. The parlor door to the cross wing is the original Victorian paneled door with Victorian decorative screen. Both doors have intact transoms. The cross wing features a pair of narrow double-hung replacement windows with non-historic decorative shutters. The south elevation of the cross wing has double-hung windows with storms and shutters. The rear (east) elevation of the cross wing has a back door with concrete stoop. The door is a four-light half-glass door with transom. Access to the cellar under the house is just north of the door. The rear additions feature one-over-one double-hung windows (original and replacements). The back door on the glazed frame porch is an eight-light three-quarter glass door with concrete stoop.

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Dunn-Binnall House & Farmstead, American Fork, Utah County, UT

The circa 1915 bungalow porch has a stucco-covered rail wall (painted light yellow) with concrete coping (painted white). The end piers feature one-third height elephantine paneled wood columns. Two additional support columns on the half-height piers flanking the front steps were added later. The contrasting materials are painted white. The step and porch deck are painted green. The frame addition in the rear features the exposed rafters of the bungalow period and vertical siding below the sill line. There are no remnants of the original chimneystacks on the exterior.

On the interior, the house has approximately 1,132 square feet of space. The wall dividing the hall and parlor has been removed creating one large room with coved ceilings (probably remodeled circa 1915). There is a chimneystack on the north wall. Another stack is in the center of the south wall. The stack is flanked by two doors, which lead to the two bedrooms in the cross wing. The kitchen and bathroom are in the rear additions. The kitchen has been remodeled, but retains the circa 1920s cabinetry. All the interior doors in the house are original. The fixtures and finishes have been updated several times. The house retains nearly all of its historic integrity and is contributing.

Garage

According to J. Ralph Binnall, a grandson of the original owners, the garage currently on the property was the first barn. It was originally located where the large barn is today. The frame barn/garage was built circa 1890. It faces west and is located behind the cross wing of the house. The building is sheathed in vertical board & batten siding (painted yellow). It has hinged double doors on the façade. The roof is a simple gable with exposed rafters and the ridgeline running perpendicular to the street. The roof is covered in wood shingles and there are finial knobs at the ends of the ridgeline. The building has probably been used as a one-car garage since the early 1900s. The building has excellent historic integrity and is a contributing outbuilding.

Barn

The circa 1900 barn is located southeast of the house. The barn is a simple gable building with the ridgeline parallel to the street. The barn measures approximately 24 by 38 feet with a 12-foot lean-to on the rear. It is 1½-stories tall with the one-story lean-to on the south elevation. The barn is covered in vertical plank siding (painted light yellow). The roof is corrugated metal (circa 1950s). The barn was used for animal and hay storage. The lean-to on the rear was built for milking. The façade (north elevation) appears to have been altered during the later historic period. It currently features a hinged door to the east and an elevated hay door in the center. There is a secondary door on the east elevation. There are two Dutch doors on the west elevation. The barn has excellent historic integrity and is a contributing outbuilding.

Root Cellar

The circa 1920 root cellar is located near the northeast corner of the house. The root cellar measures approximately 8 by 18 feet in two distinct sections. The entrance is a simple gable frame building on a concrete foundation. The building is sheathed in yellow clapboard with corner boards. The roof is wood shingles with exposed rafters. The four-panel door faces south. Behind the building, the root cellar continues under a dirt mound over a concrete barrel structure. The root cellar has good historic integrity from the period of significance and is a contributing outbuilding.

Shed

The building just behind the house is currently used as a storage shed and tack room. It was originally a service station on west Main Street in American Fork. It was moved to the Dunn-Binnall House and Farmstead sometime before the 1940s. The frame building measures approximately 24 by 16 feet. The building faces east with the ridgeline of its simple gable roof running parallel to the street. The roof is covered in asphalt shingles similar to the main house. The rafters are exposed. The building is currently covered in stucco (painted yellow). The façade (east elevation) has two entrances: a multi-light half-glass door and a five panel door. The east, west and south elevations each feature a six-light

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louvered window. The north elevation is blank. The building sits on a concrete foundation. A brick chimney on the north end has been partially removed. Although it has been moved, the building was relocated within the historic period and used as an egg washing room during the peak of agricultural production for the farmstead in the mid-twentieth century. It is therefore a contributing outbuilding.

Chicken Coop (South)

The south chicken coop was built in 1924 and is the oldest of the three large chicken coops on the east half of the property. All three are rectangular with the narrow ends facing 200 East and are painted yellow. The south chicken coop measures approximately 32 by 114 feet. The concrete foundation is not visible. The south chicken coop has two shed roofs with the ridgeline running lengthwise. The roofs are currently covered in corrugated metal (circa 1950s) with the exposed rafter ends visible underneath. The south chicken coop is a frame building mostly sheathed in shiplap vertical siding with corner boards. The shorter north elevation is sheathed in vertical planks. The north elevation features a centrally located door with a nearly flat roof inset into the shed roof. The narrow ends are blank with a small square window vent at the apex of the gable. The south elevation (façade) features a set of vertical windows, all of which have been shortened (circa 1930s). The windows are divided-light and mostly covered with chicken wire. The south chicken coop has good historic integrity and is a contributing outbuilding.

Chicken Coop (Middle)

The middle chicken coop is a frame building built in 1931. It is approximately 30 by 65 feet. The concrete foundation is barely visible above grade. The building has two shed roofs, both covered in corrugated metal. The larger roof is over the north two-thirds. It sits higher than the smaller roof and provided monitor-style windows facing south to light the interior. The monitor windows were covered with corrugated plastic (circa 1980s), but the windows are partially visible underneath. The building is mostly sheathed in narrow horizontal siding with corner boards. The north elevation is sheathed in vertical siding and is blank with one door at the west end. The west elevation has one Dutch door with diagonal planks. Two more Dutch doors are located on the south elevation. The south elevation also has bands of windows (now blocked). The middle chicken coop has been modified by the blocked windows, but retains enough integrity to be a contributing outbuilding.

Chicken Coop (North)

The north chicken coop is the largest and last to be built in 1939. It measures roughly 32 by 114 feet. It appears to have been built in two sections. The east half is slightly lower and features two shed roofs with monitor-style windows similar to the middle chicken coop (also blocked). The west half is taller with two shed roofs, but no monitor windows. The building is sheathed in horizontal siding and corner boards, but like the other coops, vertical siding on the north elevation. The narrow ends are blank. The south elevation is divided into nine bays with garage-door size openings. The east half has five bays, three of which are open and two are enclosed with rolling garage doors (circa 1980s). The west half has wider and taller four bays, all of which has rolling garage doors with small windows (circa 1980s). Despite having non-historic doors in the bays, the overall integrity of the north chicken coop contributes to the historical significance of the farmstead.

Site

As noted above the property is divided into several zones depending on the usage. The chicken coops are located in an open yard on the east half of the property. The yard is partially lit with lights on tall poles. The yard is fenced with chain link on three sides. Between the chicken yard and the outbuildings behind the house is a combination of pipe fencing and post fencing. The barn is located at the northeast corner of the pasture, which is located along the south property line. There is a mature tree near the barn. The pasture is separated from the surrounding land by a chain link fence. The north

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third of the property was the location of a large fruit orchard (mostly peaches and apricots). The trees have been removed and the area is currently used for horse pasture when needed. It is enclosed by a chain link fence. Between the rear of the house and the outbuildings, there is a gravel parking area. A gravel driveway runs along the south pasture fence line. There are several mature trees around the house. There is an enclosed garden area behind the garage. The front yard is lawn from the house to the sidewalk, which parallels the main open irrigation ditch. There are secondary ditches in the center of the front lawn and along the fence line of the former orchard. These remnants of the irrigation systems also contribute to the historical significance of the farmstead. A historic sidewalk parallels the main irrigation ditch and street.

Summary

The eight contributing buildings and the representative farmscape on a 2.18-acre parcel near the historic town center of the American Fork are an important architectural and historic resource in the community. The Dunn-Binnall House and Farmstead has overall excellent integrity and the complex is the best remaining example of a historic farmstead within the first American Fork plat.

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Narrative Statement of Significance

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

☒ 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 # _____

Areas of Significance

(enter categories from instructions)

AGRICULTURE

Period of Significance

1883-1952

Significant Dates

1883, 1898, 1924, 1931, 1939, 1952

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

William B. Dunn: builder

Primary location of additional data:

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

☒ See continuation sheet(s) for Section No. 9

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Dunn-Binnall House & Farmstead, American Fork, Utah County, UT

Narrative Statement of Significance

The Dunn-Binnall House and Farmstead is a complex of eight historic buildings that date from 1883 to 1939. The Dunn-Binnall property is locally significant under Criterion A for its association with the late-nineteenth and early twentieth-century development of American Fork, Utah. The area of significance for the property is Agriculture. Located on a 2.18-acre parcel of land only a few blocks from the city's central business district, the farmstead is notable as the only remaining nineteenth-century farmstead complex with multiple outbuildings located within American Fork's original town plat. The period of significance, dating from 1883 to 1952, represents two distinct phases of ownership by two generations of the Dunn family. The original homesteaders, William B. and Agnes Kelly Dunn, who built the original adobe house and the barn, were primarily subsistence farmers of the late nineteenth century. After William B. Dunn's death, the deed was transferred to his daughter, Olive Dunn Binnall and her husband James W. Binnall. In the second quarter of the twentieth century, the James and Olive Binnall transformed the family farm into a large-scale egg-producing facility that at one time had up to 5,000 chickens. The root cellar and three large chicken coops were built during this period. At the same time, a former service station building was moved to the property to house the egg washing machine. In addition to the eight contributing buildings, the property also includes remnants of the original irrigation system, a former orchard, and a pasture, which provide a good representation of the local agricultural model of the period in American Fork, and which has disappeared from the city for the most part. The farmstead buildings have had minimal alterations through the years and the complex has excellent historic integrity. The Dunn farmstead represents the earliest phases of American Fork's growth as a community, but was remarkably preserved from the subdivision development that occurred with the onset of World War II. The Dunn-Binnall House and Farmstead contributes to the historic resources of American Fork.

History of American Fork and the Dunn-Binnall House & Farmstead

In the summer of 1850, three years after members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) arrived in the Salt Lake Valley, Arza Adams and Stephen Chipman camped in the area now known as American Fork while traveling to Provo, fifteen miles to the south. Impressed by the area, Adams and Chipman asked permission from Brigham Young to establish a cattle ranch, but were instructed instead to survey several tracts for settlement. The initial pattern of settlement in 1851 differed from the tradition Mormon village because the settlers chose to first live and farm along the creek where they had access to water rather than build on the orderly town lots. Native American unrest resulted in the construction of a fort in 1853, and from then on the settlement was less dispersed. For most of the 1850s through 1870s, the town grew within the town site. American Fork residents relied on ranching and subsistence family. They lived in simple log and adobe homes and held school and church meetings in an adobe building. The town was incorporated on June 18, 1853, as Lake City. In 1860, the name was officially changed to American Fork. The population at the time was just over 700.

Economic growth came in the late nineteenth century as the city became stable enough to strengthen municipal institutions and support mercantile trading. The Deseret Telegraph Company established an office in American Fork in 1867. By 1870, a narrow gauge railroad was built to the nearby canyon to support mining activities. A major event

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Dunn-Binnall House & Farmstead, American Fork, Utah County, UT

occurred in 1873 when the Utah Southern Railroad extended its service to American Fork. Mining brought cash to support a growing mercantile base and a commercial business district was established along Main Street.

Brickyards and lumber mills allowed residents to construct more substantial and stylish homes and businesses near the center of town.¹ Leonard E. Harrington (1816-1883) served as mayor of American Fork, as well as the community's ecclesiastical leader, between 1851 and 1880. When the Denver & Rio Grande Railroad reached American Fork in 1883, the city was experiencing intensive commercial growth and municipal maturity. Between 1890 and 1900, the population of the city grew from 1,942 to 2,732.

The first deeds to the property where the Dunn-Binnall farmstead is located were two mayor's deeds from Leonard E. Harrington to William Greenwood and William G. Dunn in October 1870. At the time, Block 41 of the American Fork Plat A was considered far away from the town center. William Greenwood (1822-1891) owned several most of the land north of the Dunn property. William Gallimore Dunn (1812-1894) was born in England and joined the LDS Church in 1833. He immigrated to Utah in 1851. He married his second wife, Sarah Bradshaw Dunn (1818-1894), in 1852. Their first son, William Bradshaw Dunn, was born in 1853, in Salt Lake City. Within a few years, the family had settled in American Fork. William G. and Sarah B. Dunn homesteaded the property on Block 41, but lived at the corner of 100 North and Center Street. On April 5 1882, William G. Dunn sold the property to his son, William B. Dunn. The same day William Greenwood sold his portion of Lot 2 to William B. Dunn.

William Bradshaw Dunn was born on May 8, 1853. He married Agnes Kelly on September 19, 1877. Agnes Ann Kelly was born on July 18, 1859 in American Fork to William Edward Kelly (1828-1899) and Elizabeth "Betsy" Cunningham Kelly (1843-1922). William B. and Agnes Dunn lived on 100 North where three children, John, Edith (who died as an infant) and Alice, were born. The house at 352 N. 200 East was completed in 1883 while Alice was still a baby. William B. Dunn built the two-room adobe house with a small lumber kitchen on the back. He may have had help from his father, William G. Dunn, who had been an adobe brick maker before moving to American Fork. William B. and Agnes Dunn had two more daughters, Olive and Florence, after moving to the new house. The first barn was probably built shortly after the house. The cross wing addition on the south side of the house was built around 1898. William B. Dunn worked as a carpenter for many years and probably built the barn and addition as well as the house. He would walk to nearby Pleasant Grove or Lindon for work, usually receiving about \$1.25 per day. He was also a musician who played in the first brass band organized in American Fork.

In the 1890s, William B. Dunn went to work in Mercur during the town's mining boom. He would live in Mercur for weeks at a time, but came home to be with his family as often as he could. His son, John, worked with him in Mercur after he turned sixteen. On the 1900 census enumeration, William was listed in American Fork with his family. He gave his occupation as carpenter. By the time of the 1910 census, the family was together in American Fork, but William and John still listed their occupation as timbermen for the mine. Also on the 1910 census, Alice was a clerk for the Chipman Mercantile Company and Olive was employed as a clerk for the electric company. On March 17, 1911, Agnes Kelly Dunn suffered serious burns when her dress caught fire while she was burning leaves in her yard. William and John were working in Mercur and made it back to American Fork just before Agnes died the next day. William Bradshaw Dunn died two years later on Christmas Day 1913. They are both buried in the American Fork Cemetery. It is unclear who lived in the house between 1915 and 1924 since the four children had left the area after their marriages. On September

¹ Part of the town center was listed on the National Register of Historic Places as the "American Fork Historic District" in 1998. The district does not extend past north of 100 North and the current railroad line.

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Dunn-Binnall House & Farmstead, American Fork, Utah County, UT

10, 1924, the siblings deeded the property to Olive Dunn Binnall who returned to American Fork with her husband James W. Binnall.

Olive Lenore Dunn Binnall (1888-1969) was the fourth child of William B. and Agnes Dunn. Olive married James W. Binnall on December 22, 1914. James William Binnall was born in Woodbine, Iowa. The couple lived in Iowa and Oregon for a time before moving to American Fork to the old Dunn home. They had one son, James Ralph Binnall. Olive and James "Jim" Binnall started a poultry business on the family farmstead. Between 1924 and 1939, they built three large chicken coops and had up to 5,000 chickens at a time. According to family tradition, the building behind the house was a former service station owned by Olive's brother-in-law, Alma "Al" Mercer Smith (1877-1940), who was married to Alice Dunn Smith (1882-1943).² The building housed the egg washing machine for the poultry business. The Binnall family also enlarged the fruit orchard on the north side of the property, which consisted mostly of peaches and apricots. On the 1930 census enumeration, James and Olive are listed with their young son, Ralph, and a servant, Grace Greenwood. James W. Binnall retired from the poultry business in 1952 and the poultry business was slowly phased out in the 1950s. James died in 1960, and Olive Dunn Binnall died in 1969 in the house where she had been born.

The property was deeded to their only child, James Ralph Binnall. Ralph Binnall was a career insurance agent, but he and his wife, Roberta Robertson, maintained some of the agricultural uses of the farmstead for many years. They built their own home in 1958 just a block north. Since Olive Binnall's death, the house and farmstead has been occupied by both family and non-family tenants. The chicken coops are now used for storage and the orchard has disappeared, but the Binnall family keeps horses in the pasture on the property. It is one of the few parcels within American Fork's municipal boundaries, which has become heavily urbanized in the past decade, which maintains agricultural zoning status.

The significance of the Dunn-Binnall House and Farmstead is based on its unique evolution as a farmstead within the context of the development of American Fork. The plat of the city was based on the "City of Zion" plat originated by LDS Church founder Joseph Smith.³ The concept was used to create a town center where residents would live together with at least one block set aside for institutional buildings and public spaces. Farmland was surveyed on the outskirts of the community. The American Fork Plat A was surveyed on a grid of five-acre blocks separated by wide streets. Each block was divided into eight lots, where each lot owner was allowed the construction of one house with a standard setback. The rear of the property was to be used for vegetable gardens, fruit trees, and outbuildings for subsistence livestock and poultry. Although the commercial business district has been expanded and the residential neighborhoods have been subdivided, the older houses within the American Fork Historic District illustrate the influence of the first town plat.

While the area north of 100 North and the parallel railroad line was within Plat A, the area was somewhat isolated from the town center and developed more slowly. The area remains primarily residential with the oldest homes at the corners of the blocks. Housing stock was gradually added as the semi-rural lots were divided in the early to mid-twentieth century. In general, the setback is uniform with that of the earlier houses. American Fork experienced a building boom with the onset of World War II, primarily due to the proximity of the Geneva Steel plant built in Orem for wartime production. Some inner-block streets were developed at this time. The boom continued in the post-war period and many

² Al and Alice Smith lived in Logan most of their married lives, so it is unclear when the service station was originally built and operated.

³ Throughout the Intermountain West, Brigham Young authorized numerous variations of the "City of Zion" plat, which was first used by Joseph Smith for laying out the city of Far West, Missouri, and Nauvoo, Illinois.

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Dunn-Binnall House & Farmstead, American Fork, Utah County, UT

ranch houses were built as infill in the northern blocks of the town's Plat A. For example, the brick house built in 1958 by Ralph and Roberta Dunn has a deep lot, but a uniform setback with the neighboring ranch houses.

From its original construction, the Dunn-Binnall house was atypical. The house was setback on the property much further than its contemporaries. There are numerous examples of houses from the late nineteenth century found in the neighborhoods near the Dunn-Binnall farmstead, but all have a traditional setback and most have been remodeled and updated to some extent. The Dunn-Binnall property, originally built on more than two lots, was also larger than most of its neighborhood by the beginning of the twentieth century. The unique development of the Dunn-Binnall farmstead made it more conducive to continuous agricultural production than infill or subdivision development in the mid-twentieth century. Although there has been a modest amount of infill in the neighborhood throughout the late twentieth century, the Binnall family is committed to keeping the farmstead intact. The Dunn-Binnall House and Farmstead retains its historic integrity and makes a unique contribution to the historical and architectural resources of American Fork, Utah.

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Dunn-Binnall House & Farmstead, American Fork, Utah County, UT

Bibliography

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National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Dunn-Binnall House & Farmstead, American Fork, Utah County, UT

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Dunn-Binnall House & Farmstead, William B. & Agnes Kelly, Farmstead
Name of Property

American Fork, Utah County, Utah
City, County and State

10. Geographical Data

Acreage of Property 2.18 acre(s)

UTM References

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

A 1/2 4/3/2/7/8/0 4/4/7/0/4/6/0
Zone Easting Northing

B / / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / / /
Zone Easting Northing

D / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

COM 3 CHS N OF SW COR OF BLK 41, PLAT A, AMERICAN FORK CITY SURVEY; N 3.67 CHS; E 6.25 CHS; S 2.92 CHS; W 1.55 CHS; S 75 LKS W 4.70 CHS TO BEG.

Property Tax No. 02:055:0016

Boundary Justification

(Explain why the boundaries were selected.)

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

☐ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky, Preservation Documentation Resource
organization prepared for the American Fork Historic Preservation Commission date November 19, 2009
street & number PO Box 58766 telephone 801-913-5645
city or town Salt Lake City state UT zip code 84158

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

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

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

Property Owner

name/title J. Ralph & Roberta R. Binnall
street & number 445 N. 200 East telephone 801-756-3842
city or town American Fork state UT zip code 84003

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

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

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Dunn-Binnall House & Farmstead, American Fork, Utah County, UT

Common Label Information

1. Dunn-Binnall House & Farmstead
2. 352 N. 200 East, American Fork, Utah County, Utah
3. Photographer: Korral Broschinsky
4. Date: August 1, 2009
5. Digital images on file at Utah SHPO.

Photo No. 1:

6. West elevation of house. Camera facing east.

Photo No. 2:

6. West & north elevations of house. Camera facing southeast.

Photo No. 3:

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

Photo No. 4:

6. East & south elevations of house. Camera facing northwest.

Photo No. 5:

6. West elevation of house. Camera facing east.

Photo No. 6:

6. East & south elevations of garage. Camera facing northwest.

Photo No. 7:

6. West elevation of barn. Camera facing northeast.

Photo No. 8:

6. West & south elevations of shed. Camera facing northeast.

Photo No. 9:

6. West & south elevations of chicken coop (south). Camera facing east.

Photo No. 10:

6. West & south elevations of chicken coop (middle). Camera facing northeast.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

Dunn-Binnall House & Farmstead, American Fork, Utah County, UT

Photo No. 11:

6. West & south elevations of chicken coop (north). Camera facing northeast.

Photo No. 12:

6. West & south elevations of root cellar. Camera facing northeast.

Photo No. 13:

6. West & south elevations of garage. Camera facing northeast.

Photo No. 14:

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

Photo No. 15:

6. West elevation of house with irrigation ditch in foreground. Camera facing east.

Photo No. 16:

6. View of site from chicken coop area. Camera facing southwest.

Photo No. 17:

6. View of house & garage from pasture. Camera facing north.

Photo No. 18:

6. View of irrigation ditch & sidewalk along 200 East. Camera facing north.

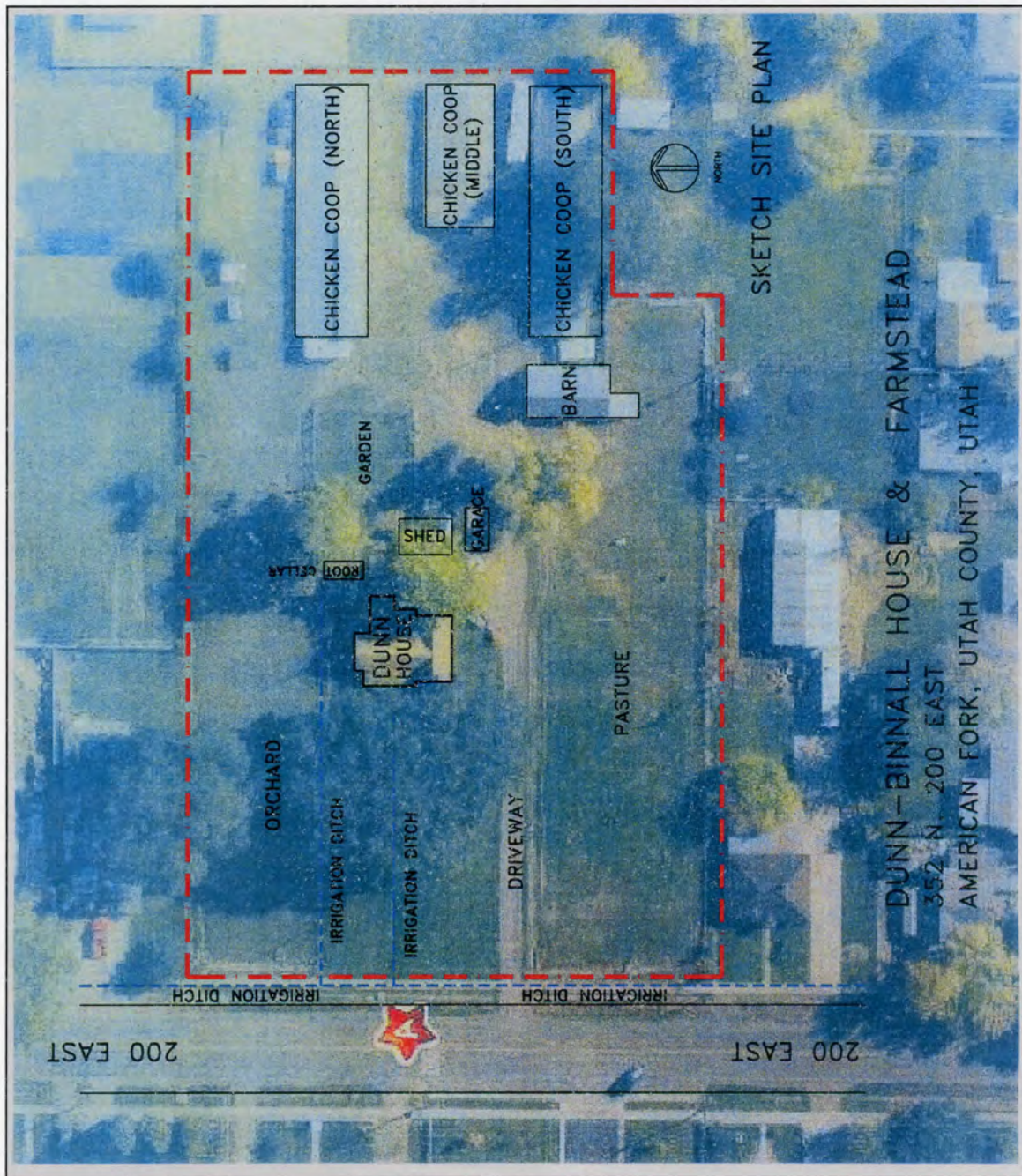
Photo No. 19:

6. View of irrigation ditch from trees in front of house. Camera facing west.

National Register of Historic Places Continuation Sheet

Section No. MAP Page 1

Dunn-Binnall House & Farmstead, American Fork, Utah County, UT



Site Plan & Aerial Photograph Overlay of the Dunn-Binnall Farmstead

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Dunn-Binnall House & Farmstead
NAME:

MULTIPLE
NAME:

STATE & COUNTY: UTAH, Utah

DATE RECEIVED: 12/18/09 DATE OF PENDING LIST: 1/13/10
DATE OF 16TH DAY: 1/28/10 DATE OF 45TH DAY: 2/01/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001294

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

The Dunn-Binnall House and Farmstead is locally significant under National Register Criterion A in the area of Agriculture. The property represents one of the last extant historic farmstead complexes within the original plat of American Fork, reflecting the early agricultural base of the local economy and the unique development history of this Mormon community.

RECOM./CRITERIA Accept Criterion A

REVIEWER Paul R. Lusignea

DISCIPLINE Historian

TELEPHONE _____

DATE 2/1/2010

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



352

PHOTO 1

DUNN - BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



352

PHOTO 2

DUNN - BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 3

DUNN - BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 4

DUNN - BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 5

DUNN-BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 6

DUNN - BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 7

DUNN-BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 8

DUNN - BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 9

DUNN-BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 10

DUNN-BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 11

DUNN - BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 12

DUNN-BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 13

DUNN - BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 14

DUNN - BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 15

DUNN-BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 16

DUNN - BINNALL HOUSE & FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 17

DUNN-BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAM CO., UT



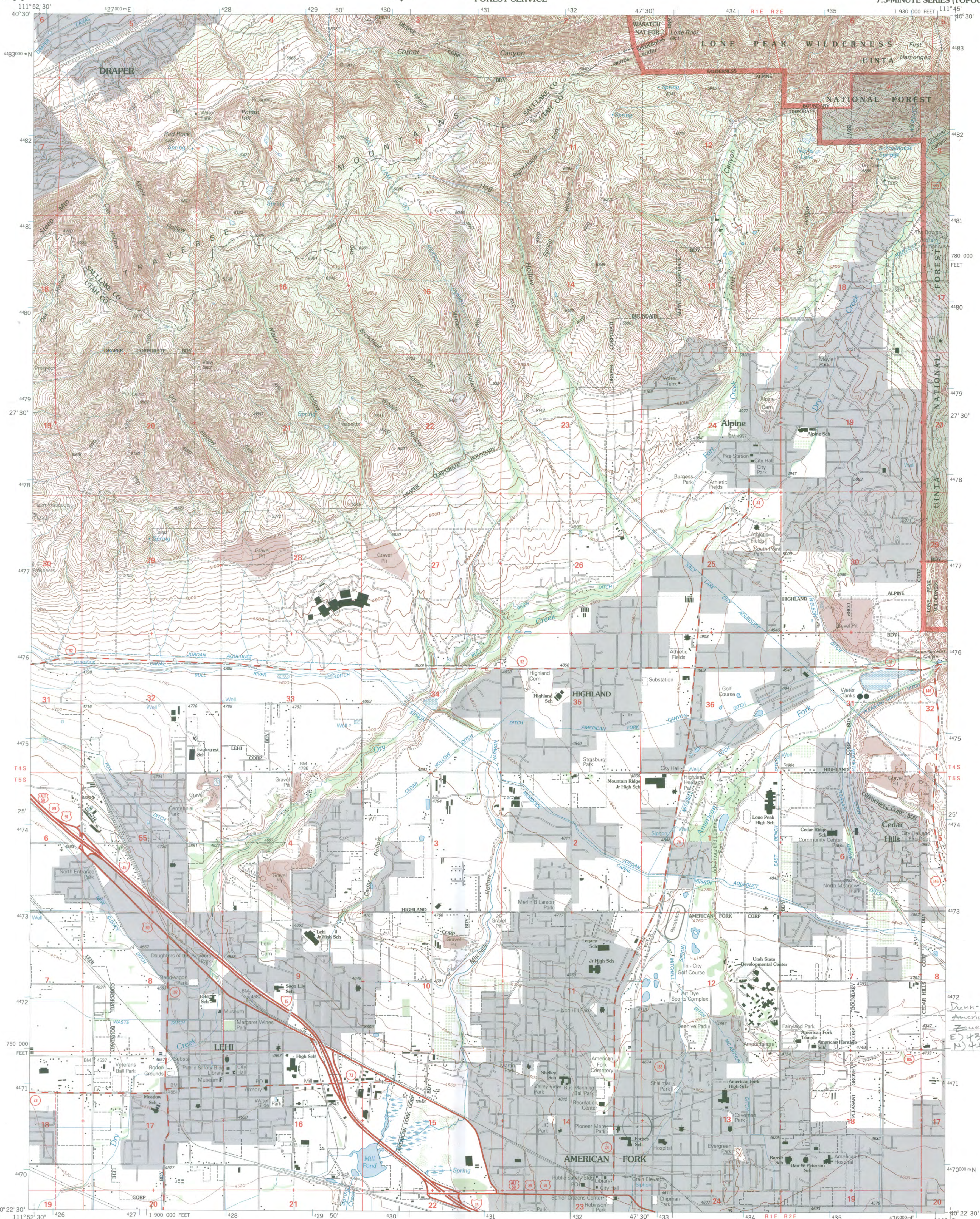
PHOTO 18

DUNN-BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



PHOTO 19

DUNN-BINNALL HOUSE + FARMSTEAD
AMERICAN FORK, UTAH CO., UT



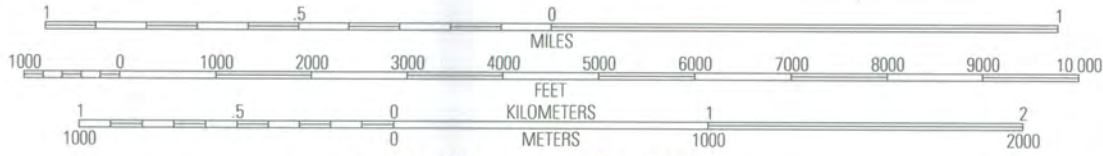
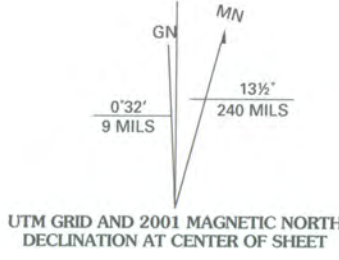
Produced by the United States Geological Survey 1994
Revision by USDA Forest Service 1998

Topography compiled 1947. Planimetry derived from imagery taken 1993 and other sources. Public Land Survey System and survey control current as of 1998.

North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Utah coordinate system, central zone (Lambert conformal conic). Blue 1000-meter Universal Transverse Mercator ticks, zone 12.

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.

Non-National Forest System lands within the National Forest. Inholdings may exist in other National or State reservations. This map is not a legal land line or ownership document. Public lands are subject to change and leasing, and may have access restrictions; check with local offices. Obtain permission before entering private lands. Area covered by dashed light-blue pattern is subject to controlled inundation. Landmark buildings verified 2000.



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



1	2	3	1 Midvale
4	5	2 Draper	3 Dromedary Peak
6	7	4 Jordan Narrows	5 Timpanogos Cave
		6 Saratoga Springs	7 Pelican Point
		8 Oreem	

Interstate	.....	.....	Primary highway	.....
U. S.	.....	.....	Secondary highway	.....
State	.....	.....	Light-duty road	.....
County	.....	.....	Composition: Unspecified	.....
National Forest, suitable for passenger cars	.....	.....	Paved	.....
National Forest, suitable for high clearance vehicles	.....	.....	Gravel	.....
National Forest Trail	.....	.....	Dirt	.....
			Unimproved; 4 wheel drive
			Trail
			Gate; Barrier

LEHI, UT
1998

NIMA 3664 IV NE-SERIES V897



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