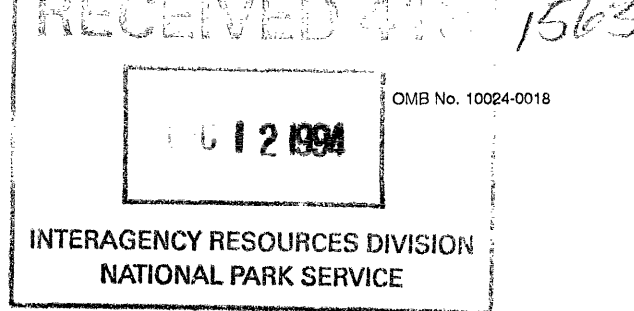


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name Chipman, Delbert and Ora, House
other names/site number _____

2. Location

street & number 317 East Main Street N/A not for publication
city or town American Fork N/A 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.)

W. S. Mat 12-9-94
Signature of certifying official/Title Date
Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register.
___ See continuation sheet.
___ determined eligible for the National Register.
___ See continuation sheet.
___ determined not eligible for the National Register.
___ removed from the National Register.
___ other, (explain:)

Signature of the Keeper Ma J. M. [Signature] Date of Action 1/25/95

Chipman, Delbert and Ora, House
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	Noncontributing	
<u>2</u>		buildings
		sites
		structures
		objects
<u>2</u>	<u>0</u>	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC / single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC / single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Tudor Revival

OTHER: Vernacular

Materials

(Enter categories from instructions)

foundation STONE

walls STUCCO

BRICK

roof Shingle

other STONE

Narrative Description

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

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

Chipman, Delbert and Ora, House
Name of Property

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

AGRICULTURE

Period of Significance

c.1870s-1944

Significant Dates

1930-34

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Shelley, Joseph (?) / builder, c.1870s

Keller, Jared D. / builder, post-1919

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 # _____

Primary location of additional data:

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

Name of repository:

Brigham Young University
LDS Family History Library

See continuation sheet(s) for Section No. 9

Chipman, Delbert and Ora, House
Name of Property

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

10. Geographical Data

Acreege of property 0.44 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/3/3/0/0/0 4/4/6/9/3/1/0
Zone Easting Northing

B / / / / / /
Zone Easting Northing

C / / / / / /

D / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning 1 chain and 8.25 ft. from the southwest corner of Block 15, Plat A, American Fork Survey, north 20 rods, east 4 rods, south 20 rods and west 4 rods to the beginning.

Property Tax No. 02-028-0009-001

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

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries were selected based on the means and bounds of the Delbert and Ora Chipman residential lot, c.1919-1978.

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

11. Form Prepared By

name/title P. Bradford Westwood

organization Westwood Research and Consulting

date September 1994

street & number 2103 West 600 South

telephone (801) 377-0206

city or town Provo

state UT zip code 84601

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**

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

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

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

- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name GAR Medical and Management, Inc.; Dan Richards, President

street & number 146 West 700 North

telephone (801) 756-2265

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.*).

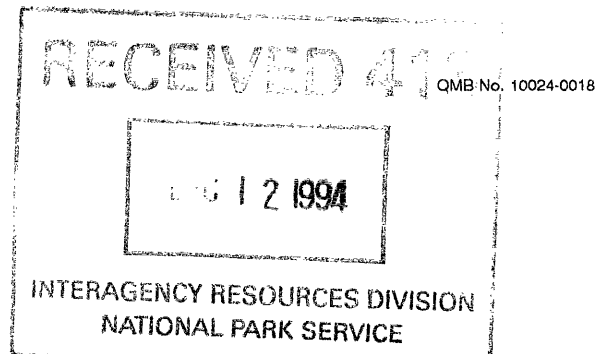
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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 Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 1

Chipman, Delbert and Ora, House, American Fork, Utah County, UT



Narrative Description

The Delbert and Ora Chipman House is located three blocks east of the community center of American Fork, Utah County, Utah. Settled by Mormon colonists in 1850, American Fork is located in north-central Utah, at the eastern edge of the Great Basin on the western front of the Wasatch Mountains. The city center and the Chipman property are both located approximately one mile north by north east of Utah Lake.

Situated on a block platted originally as one-half acre city lots, the Chipman property is flanked to the west by a heavily remodelled, c.1891 cross-wing, stucco over adobe brick house and to east, beyond a vacant lot also once owned by the Chipmans, a c.1930 bungalow. Across the street to the south is a small city park and more residential buildings dating from the 1890 to 1940s.

The Chipman House is now an interesting example of the Tudor Revival Style or English Cottage, after it was completely remodeled and enlarged from 1930 and 1934 (see mortgages between 1930-1934 on title search form). Prior to its alteration, the house was a late-19th century cross-wing house with classical massing and detail. Restrained by its previous form, the house does not have the numerous, steeply pitched, gables as is generally associated with the Tudor Revival style, although, in all other aspects, the house is replete with English Tudor Revival features -- or at least as they were perceived and adopted by its remodelers. The house has remained relatively unchanged, essentially suspended, since its transformation over fifty years ago.

The house is essentially a one story cross-wing or "T" cottage with two lean-to attachments. The first construction occurred circa late 1870s, with the cross-wing addition being added no later than circa 1900. (See attached floor plan.) At the rear center is a large squared hipped-roof addition attached behind the original portion, built sometime between 1930-1934. West of the house is a delicate semi-detached porte-cochere/ pergola structure built of painted dimensional lumber on concrete supports. On the front elevation, attempting to counter the severe right angled cross-wing behind it, is a small stuccoed frame entry hall with an asymmetrical and a relatively steeply pitched English gable roof with flared overhanging eaves.

The floor plan is as follows (front to rear): a small entry hall, a parlor to the left (west) and a dinning room to the right (east), a small bedroom east of the dinning room, a kitchen and small bathroom behind the parlor accessed from the dinning room, and two bedrooms in the northeast accessed from a hallway located directly behind the dinning room. The hallway connects the kitchen, dinning room and bedrooms. Adjacent to the kitchen, and attached to the first hallway, is another hallway that leads to the rear entrance and to a stair to the basement. The basement includes two simply finished rooms and three partially enclosed storage rooms.

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**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 2

Chipman, Delbert and Ora, House, American Fork, Utah County, UT

The house has an elaborate exterior finish scheme that, too, follows the romantically reputed English Cottage Revival fashion, fabricated in modern, circa 1930s, steel lath and concrete stucco. The finish plan includes a foundation of cobble stones, covered with stucco, placed diagonally in layers just above grade; the lower walls are finished in a coarse pebble dash, concluding with a concrete string course; the upper walls are finished in a smooth floating stucco finish.

All but one of the windows (southeast, front facade) were replaced or was heavily altered in keeping with the pervasive 1930s revival design. All of the windows seen from the street have muntins with a simple open, orthogonal cross-hatch which is the exterior's leitmotif. Following more Moderne impulses than historical references, all of the windows and door surrounds have machine cut-like edges with only the sills projecting from the wall plane. However elaborate the 1930s renovation might have been, the simple pre-1900s cross-wing form is still clearly evident.

Based primarily on physical evidence uncovered during a recent renovation (foundation, walls, finishes, etc.), it appears the original house was a simple rectangular hall-parlor form built with a stone and mortar foundation and adobe walls by a Joseph Shelley, circa 1870-1880s. In circa 1890-1900, a cross-wing was constructed, also built of adobe but with an exterior sheathing of common brick, west of the original house. Much larger in scale than the original house, the addition had a prominent stone foundation (camouflaged by a later alteration) with taller walls that allowed a 9'6" ceiling for the interior. This addition appears to have been a simple two room form as well (a single adobe load bearing interior wall suggest this). A veranda was also built across the front elevation sometime after this addition (the veranda was removed during the early 1930s renovation). Prior to the 1930s, the adobe brick walls were left exposed.¹

Between 1930 and 1934, Delbert and Ora Chipman completely transformed their house's appearance, having a basement dug out across the entire house plan (a remarkable task considering the pre-1900 house had load-bearing adobe brick walls), lowering floor joists to create a common floor height, removing and replacing interior walls, building a large brick addition in the rear and a small frame entry hall in the front and completely refinishing the exterior (including enlarging the windows and replacing the roof). With the exception of a series of succeeding exterior and interior finishes, the house has remained essentially unchanged since this major alteration.

Other significant architectural features that contribute to the historical integrity which date to the 1930s (or earlier), include: a large fireplace with a brick mantle, surrounded by a built-in bookcase that spans the entire wall (constructed of pine and glazing, the doors having the same fore mentioned cross-hatching muntins);

X See continuation sheet

¹ Ora Holman Chipman interview, p 16.

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**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 3

Chipman, Delbert and Ora, House, American Fork, Utah County, UT

an elaborate series of floor to ceiling built-in kitchen cabinets and drawers; a near intact 1930s bathroom (adjacent to the kitchen); arched and geometric plaster archways between the parlor and dining room, in the kitchen and in both hallways; a telephone niche in the dining room; built-in cabinets and drawers in all of the hallways; a swinging butlers door between the kitchen and bedroom hallway; paneled doors throughout; circa 1870s, 1900, and 1930s door and window surrounds and baseboards; c.1930s finish hardware throughout; and finally, a dirt chute in the bedroom hallway that drops refuse into a cabinet (which holds a small rubbish bin) in the basement.

Besides the house and adjacent semi-detached porte-cochere/pergola, there is a large frame sheep barn, built c.1920, with a gambrel clerestory roof with side bays, built of 4x4 lumber or smaller, covered with pine lap siding. The barn is currently situated on the rear of the lot, directly north, behind and some distance from the house.

Prior to Delbert and Ora Chipman's deaths the entire Chipman parcel was nearly an acre (94/100). This included the residence, side and rear gardens, and a concrete block garage (since demolished) in the rear of the house; then behind and beside the residential area to the north and south, separated by fence and hedges, a concrete cellar (directly behind the landscaped yard), then further north, a series of wooden corrals and pens (stakes, rough and dimensional lumber) which surrounded the barn on the west and south sides. Against the corral was a wooden loading ramp that faced an opened field and road to the east. East of the residential area was a sheep pasture and road that lead to the rear barn and corrals. It is suggested that the sheep were herded or trucked into this small agricultural complex seasonally for care and shearing.

The Chipmans purchased the east lot (.50 of an acre) in 1946 from Utah County for back taxes from 1929-1946 (Books 384:358 and 462:473, Utah County Recorders Office). Although the lot was purchased by the Chipmans in 1946, the lot may have been used or rented by Chipmans much earlier, possibly since the early 1930s. The Chipmans used the east lot for a pasture, for equipment storage, and to access the rear of their lot. The barn is the only remaining element in this once agrarian complex used from c.1920s to 1970.

___ See continuation sheet

United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 4

Chipman, Delbert and Ora, House, American Fork, Utah County, UT

Narrative Statement of Significance

Located on the eastern edge of Main Street, American Fork's most prominent 19th and early 20th century residential street, the Delbert and Ora Chipman House is significant as the earliest known surviving example of the Tudor Revival Style in American Fork.² This residence originated as a small circa late 1870s adobe farmhouse located on the outer edge of the city's original plat. Radically remodelled, enlarged and stylistically altered from 1930 and 1934, the Chipman house has since remained virtually unchanged. The house, adjacent porte-cochere, barn and selected landscape features possess integrity of location, setting and most particularly design (as it evolved and then halted in 1934).

The property is also significant as it documents the social and economic influence of sheep production in American Fork and north Utah County, prior to World War II, when it was the local economy's most important industry. Delbert Chipman (b.1893), was third in his family line of prominent agri-businessmen of American Fork. His great-grandfather Stephen Chipman, founded the community that would become American Fork and established a relatively small but significant family agricultural, banking, and industrial empire that influenced American Fork into the mid-20th century.³ The Chipman property also documents, with the house and adjacent barn, the once typical inclusion of both domestic and agricultural operations within a large city lot in 19th and early 20th century municipal Utah. Some years after purchasing their house, the Chipmans purchased the lot east of their residence, to create a home base for their agricultural operation. The barn, which is the only feature that remains (albeit the central feature) of a once small agrarian complex behind the house, documents the once ubiquitous practice of mixed-use of residential lots in rural Utah towns in the 19th and early 20th centuries.

Delbert Chipman's career as a sheep raiser spanned from the early 1920s to his death in 1980. Born in 1893 into a family of cattlemen, Chipman and his brothers eventually turned to sheep when the Forest Service reduced and restricted cattle grazing permits in the Uintah Forest. After his father's death in 1930, Chipman took his share of the estate and with the help of the federal government's Reconstruction Finance Co., bought out all other heirs. Grazing sheep during the winter in the West Desert (near Dugway Proving Grounds, Simpson Springs, etc.) and in American Fork Canyon (north as far as Deer Creek) during the summers, Chipman

X See continuation sheet

² In determining this, the writer personally examined and compared all English Tudor Cottages cataloged in the architectural resources reconnaissance surveys of American Fork (housed in the Utah SHPO office). Among other categories, the survey data estimated date of construction, location and primary building materials. I could not find an extant residence in this style, prior to 1931-34.

³ Shelley, Early History of American Fork With Some History of the Latter Days and Delbert Chipman (b. 1893), son of William Henry Chipman, jr., (b. 1860), son of William H. Chipman (b. 1833), son of Stephen Chipman (b. 1805). Ancestral File, 4:13, Family History Library, Salt Lake City, Utah.

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Continuation Sheet**

Section No. 8 Page 5

Chipman, Delbert and Ora, House, American Fork, Utah County, UT

eventually developed one of Utah Valley's largest sheep operations.⁴ He and his wife Ora, both became nationally recognized industry leaders (National Wool Growers Association), he as president and she as president of the women's auxiliary organization.

Ora Velma Holman Chipman (b. 1896) was a leading light in social causes, as northern Utah County's first social worker during the Great Depression and as a Red Cross worker for thirty-four years; in education, by introducing the concept of kindergarten to the Alpine School District; in civic enterprises, by starting the fund-raising effort for American Fork's first municipal hospital; in youth recreation, by assisting in the establishment of Mutual Dell, a church and later civic youth camp in American Fork Canyon; and as leading dilettante, assisting in the introduction of American Fork's "Pageant of the Arts" program and by chairing scores of pageants, musicals and special events.⁵ In all of this, Ora Chipman was both civic leader and local trend-setter/taste-maker, as was reflected in her house remodeled in the pastoral and picturesque style of the Tudor Revival. The Chipman House possess ample integrity of feeling and association to document the relative prosperity brought to northern Utah County by agri-business in early 20th century.

In regards to its architectural significance, the property embodies the selective characteristics of historical eclecticism adopted by many upper middle-class Utah farmers and ranchers in the 1920s and 1930s; with the historical allusion being reserved almost entirely to exterior applique instead of any underwriting design theory or schemas.⁶ Set back in a relatively large lot surrounded by a once sprawling lawn with a stone lined canal, flower and vegetable garden plots, and sheep barn and corrals fenced off some distance away, the Chipman's Tudor Cottage and surrounding pastoral compound expressed, via this picturesque aesthetic, the ambition and social standing many well-to-do agriculturalists aspired to in the rural Utah. This included an appreciation and desire for modernity and order, along with a quest for traditional association and community respectability.

The Chipman House also documents, with all of these alterations and additions, the constantly evolving, organic nature of Mormon Utah's housing stock during the 19th and early 20th centuries. There are throughout the house tell-tale signs of this evolution, such as the thick adobe walls of its previous forms, the classical proportions and detail of the pre-1900s gables, and the interior finish work from all three periods of construction. This adaptability is expressive of the pragmatic

X See continuation sheet

⁴ Delbert Chipman interview, p. 1-29 & Alan C. Stauffer, "Histories of American Fork Canyon," appendix E, p. 2.

⁵ Ora H. Chipman, interview, 16-24; Lillith Holman Morton, interview, by the writer; "History of Mutual Dell," by Ora Chipman in Stauffer, appendix G., "Ora H. Chipman Honored by Exchange Club of S.L.," May 19, 1976 in possession of the writer.

⁶ Goss and Carter, p. 145.

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**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 6

Chipman, Delbert and Ora, House, American Fork, Utah County, UT

and restrained sensibilities of rural Mormon Utah society during the period of significance. The house is significant because of its numerous and historically yielding changes, as noted above; but even more so because this physical evolution was suspended in 1934, thus documenting the general aesthetics of domestic life in upper middle class rural Utah, during the era of the Great Depression and pre-World War II.

The house also documents a much broader regional trend. In 1929 during the early days of the Great Depression and throughout the 1930s, the predominate area church (the Church of Jesus Christ of Latter-day Saints) instituted a church-wide campaign that urged members to repair, update and "beautify" their homes and communities. An influential program, many rural 19th century houses and landscapes were renovated (if not entirely destroyed) during this period to modern 1930s tastes. As community leaders as well as active, life-time members in the Mormon Church, the Chipman's 1930-1934 renovation would also chronicle this regional aesthetic trend.⁷

___ See continuation sheet

⁷ Westwood, "Mormon Architects and Architectural Records: A Guide to Collections and Sources," p. 58.

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**National Register of Historic Places
Continuation Sheet**

Section No. 9 Page 7

Chipman, Delbert and Ora, House, American Fork, Utah County, UT

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___ See continuation sheet

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**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 8

Chipman, Delbert and Ora, House, American Fork, Utah County, UT

Photo No. 1

1. Chipman, Delbert and Ora, House
2. American Fork, Utah County, Utah
3. Photographer: P. Bradford Westwood
4. Date: October 1993
5. Negative on file at Utah SHPO.
6. South (main) and west elevations of house. (All photos are pre-rehabilitation.)
Camera facing northeast.

Photo No. 2

1. Chipman, Delbert and Ora, House
2. American Fork, Utah County, Utah
3. Photographer: P. Bradford Westwood
4. Date: October 1993
5. Negative on file at Utah SHPO.
6. East and north elevations of house. Camera facing southwest.

Photo No. 3

1. Chipman, Delbert and Ora, House
2. American Fork, Utah County, Utah
3. Photographer: P. Bradford Westwood
4. Date: October 1993
5. Negative on file at Utah SHPO.
6. Porte-cochere/pergola. (Non-contributing, out-of-period garage visible to rear was removed prior to rehabilitation of the house.) Camera facing northeast.

Photo No. 4

1. Chipman, Delbert and Ora, House
2. American Fork, Utah County, Utah
3. Photographer: P. Bradford Westwood
4. Date: October 1994
5. Negative on file at Utah SHPO.
6. South and west elevations of barn. Camera facing northeast.

___ See continuation sheet

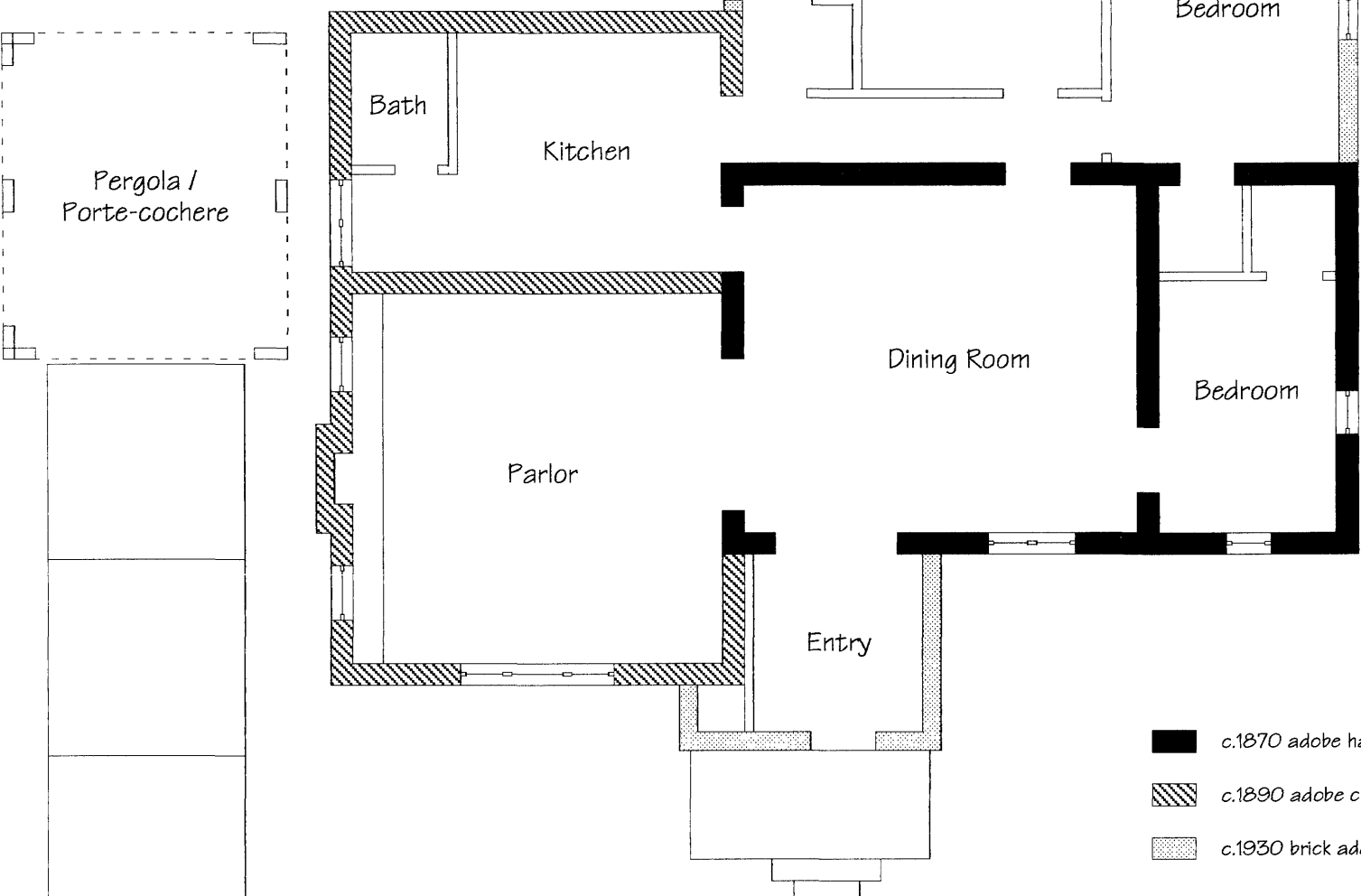
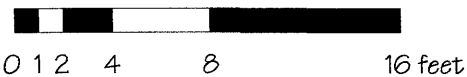
Delbert & Ora H. Chipman House

317 East Main Street, American Fork, Utah County, Utah

Schematic Main Floor Plan



Approximate scale



- c.1870 adobe hall-parlor
- c.1890 adobe cross-wing addition
- c.1930 brick additions