



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 Skinner, Alfred & Rosy, House

other names/site number _____

2. Location

street & number 232 West 800 South N/A not for publication

city or town Orem N/A vicinity

state Utah code UT county Utah code 049 zip code 84058

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. L. Mat 4/21/98
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

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

Skinner, Alfred & Rosy, House
Name of Property

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

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
<u>3</u>		buildings
		sites
		structures
		objects
<u>3</u>	<u>0</u>	Total

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

Historic and Architectural Resources of Orem, Utah

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY

OTHER: Classical

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT SHINGLES

other _____

Narrative Description

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

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Skinner, Alfred & Rosy, House, Orem, Utah County, UT

Narrative Description

The Alfred and Rosy Skinner house began as a square single-cell house (approx. 15'2"x 15'2"), constructed in 1905-06. It has a fieldstone and lime mortar foundation, kiln dried, common brick walls, a frame roof with machine-cut shingles, and a brick chimney and flue on the east elevation. In c.1915 a near-identical single-cell was constructed west of the existing house. The addition was an exact copy, matched in fenestration and building materials. Also, matching molding was installed around the eaves and gables on both the existing and new additions. Also during this time and enclosed brick staircase was added to the granary to access the food cellar below.

In the early 1920s, a second addition, a rear lean-to, was constructed (39'1"x 13'8"), built with a concrete foundation and walls made of a slightly better grade of common brick. The addition extended four feet beyond the wall plane of the existing house on both the west and east sides. Sometime during the same decade a porch extending across the entire length of the front facade was constructed. Sometime during the 1950s-60s, the original frame posts were replaced with steel posts. A small lean-to porch (10'x 16'), also built with steel posts, was constructed on the rear of the house.

There are several contributing outbuildings on the property. Northwest of the house is a granary (15'x 16'), built c.1915, which has walls of fieldstone (roughly coursed) laid in lime mortar, with a frame roof, machine-cut shingles, and board-and-batten gables. Much, if not all, of the building materials on this structure have survived.

A second contributing granary was built during the early 1920s east of the house, and is still standing. It is frame with drop-lap, or decorative siding, with a 2x4 roof structure and machine cut, wood shingles. In the northwest corner of this structure is a sixty foot-deep well Alfred Skinner had previously dug. The well is lined with concrete pipe. Shortly after, he built the large garage north of the rubble-stone granary. This contributing structure (frame with the same drop-lap siding as the second granary) was originally west of the house. It was moved to its present location about fifteen years ago. Attached to the large garage is a frame coal box. West of the coal box are various open sheds and bins built during the last fifty years. Except for the property on which the house and buildings sit, the rest of the farmland has been subdivided for housing development.¹

__ See continuation sheet

¹ Architectural description taken from "Alfred & Rosy Skinner House" Intensive Level Survey, Utah SHPO General Files, completed by Westwood Research and Consulting, May 1994.

Skinner, Alfred & Rosy, House
Name of Property

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

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

Narrative Statement of Significance

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

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

Period of Significance

1905-41

Significant Dates

1905-41

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

John J. Hill, Alfred Skinner, Builders

Joseph Gappmayer

Name of repository:

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

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National Park Service**

National Register of Historic Places Continuation Sheet

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Skinner, Alfred & Rosy, House, Orem, Utah County, UT

Narrative Statement of Significance

The Alfred and Rosy Skinner House is significant for its association with the "Settlement and Agricultural Expansion: Mid-1870s-1913" and "Establishment of Orem: 1913-1941" categories of the Historic and Architectural Resources of Orem, Utah, Multiple Property Submission. The house, constructed in 1905-06, and 1915, is a good example of evolving house construction connected with the increasing prosperity of the owner. Skinner, who was raised on the Provo Bench (Orem), moved away and then returned, as many did, to start a farm and raise produce. The increasing size of the house over the years symbolizes the increased prosperity Skinner saw as the Orem became more and more important as a farming and orchard community.

The "Agricultural Expansion" period of Orem was one of the greatest growth periods in the early days of the Provo Bench. Prior to this period seasonal landholders would attempt to raise crops on the bench, but could not live there because there was little water. After the construction of the Provo Bench Canal in 1864 more people settled on the bench and subsequent irrigation ditches and canals allowed for greater farm production and the ability to sustain the landowners year 'round. Fruit trees were found to be the best cash producing crops, and by the turn of the century those who had become involved in raising fruit started to realize great success which, in turn, encouraged others to move here and raise fruit orchards.

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

Alfred Skinner was born 19 October, 1883 to Samuel Nephi and Sarah Sixsmith Skinner who had moved to Provo Bench in 1877-78. Alfred acquired the nine acres of property in May 1904 from Alma Wilkinson by trading a team of horses and a wagon for it. In July of the same year he married Rosy May Bucklar who was born in Flagstaff, Arizona July 2, 1885 to George and Jane Fant Bucklar. The couple then moved to Murray where Alfred worked at a smelter plant. Their first child was born in May 1905. During this same year Alfred had a near-fatal accident at the plant. After recovering for several weeks Skinner made the decision to quit the plant and move back to the Provo Bench to farm his land. After moving into the newly-built brick house, their second child was born.

John James Hill (1853-1932), of Liecester, England was the builder/mason of the original single-cell portion of this house. Hill built the foundation, floor and walls before the winter of 1904-05. In the spring of 1906, Hill and Skinner worked together to build the roof. Sometime after, a board-and-batten frame lean-to was built by Skinner on the rear which was later razed. The builder of matching half of the building, constructed in 1915, was done by a local mason named Joseph Gappmayer whom Skinner assisted with the framing.

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Skinner, Alfred & Rosy, House, Orem, Utah County, UT

The Skinners grew strawberries and tomatoes on his land, eventually planting a peach orchard, all common crops on the bench. Later, with the help of his sons, Alfred traveled to Sanpete County and Salt Lake City to sell his produce. Along with being a farmer, he also dug wells, and is credited with digging the first well on the bench, and some 110 others from Pleasant Grove to north Provo. Alfred lived here until his death on October 3, 1965. Rosy also lived here until she died on May 24, 1970.²

The various styles that make up the Classical category were the first forms used during the settlement period of Utah (1847-1890). These styles originated in the late-18th century as the newly independent nation sought Classically-inspired ideas as a national style. Popular on the East-Coast following the Revolutionary War, the Classical styles filtered West with the expanding population during the 1830s and '40s. The Georgian, Federal, and Greek Revival were the three principal styles, although there are Classical types which do not contain stylistic elements for any one of these particular formats. These styles were based on Classical principles including geometrical, rectangular composition and symmetrical balance. These elements could be found in every type of architecture, from small, single-room log or adobe cabins, to large stone mansions and meetinghouses.³ The Skinner family's humble, yet prosperous farm and buildings are a good example of an evolving farm common on the Provo Bench during the Agricultural Expansion phase of Orem's development, and the growth of Orem into a city.

____ See continuation sheet

² Narrative Description based on history taken from "Alfred and Rosy Skinner House" Intensive Level Survey, available in Utah SHPO General Files, completed by Westwood Research and Consulting, May 1994.

³ Thomas Carter & Peter Goss. Utah's Historic Architecture: 1847-1940, A Guide. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah & Utah State Historical Society, 1988. p.95.

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Section No. 9 Page 4

Skinner, Alfred & Rosy, House, Orem, Utah County, UT

Bibliography

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Deseret News. October 4, 1965.

Leonard J. Skinner (son of Alfred and Rosy) family album and history. In possession of Leonard J. Skinner.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.

Orem Bicentennial Committee. It Happened In Orem. Orem, UT: Orem City, 1978. Pp.21 & 23.

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

Provo Daily Herald. May 25, 1970.

Westwood Research & Consulting. "Alfred & Rosy Skinner House." Intensive Level Survey, General Files, Utah State Historic Preservation Office, 1994. (See for complete bibliography.)

Interviews between Brad Westwood and Allan O. Skinner (son of Alfred and Rosy) and Leonard J. Skinner (grandson and house owner), May 13, 1994.

__ See continuation sheet

Skinner, Alfred & Rosy, House
Name of Property

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

10. Geographical Data

Acreage of property .41 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/0/4/4/0 4/4/5/9/1/5/0 B 1 11111 11111
Zone Easting Northing Zone Easting Northing

C 1 11111 11111 D 1 11111 11111

Verbal Boundary Description

(Describe the boundaries of the property.)

COMM S 88 DEG 59'02" E 3576.3 FT & S 17.30 FT & N 01 DEG 08'W 100 FT FROM W1/4 COR SEC 22, T6S, R2E, SLM; THENCE N 01 DEG 08'W 1.77 FT; S 89 DEG 43'10" E 289.87 FT; S 01 DEG 08' E 106.61 FT; N 89 DEG 42'04" W 140.16 FT; N 87 DEG 53'29" W 24.91 FT; N 01 DEG 08' W 100.01 FT; N87 DEG 53'29" W 125 FT TO BEGINNING.

The Skinner house is now a numbered lot in a subdivision known as Cherry Oaks Estate.

Property Tax No.
18:036:0035

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

Boundary Justification

(Explain why the boundaries were selected.)

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

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

11. Form Prepared By

name/title J. Cory Jensen/Preservation Consultant

organization _____ date January 1998

street & number 671 South 560 East telephone (801) 224-0955

city or town Orem state UT zip code 84097

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**

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

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

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

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

Property Owner

name Leonard J. and Charlotte R. Skinner

street 258 West 800 South telephone (801) 225-8721

city or town Orem state UT zip code 84058

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.

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Section No. PHOTOS Page 5

Skinner, Alfred & Rosy, House, Orem, Utah County, UT

Common Label Information:

1. Skinner, Alfred and Rosy, House
2. Orem, Utah County, Utah
3. Photographer: J. Cory Jensen
4. Date: March 1997
5. Negative on file at Utah SHPO.

Photo No. 1

6. Southwest elevation of house. Camera facing northeast.

Photo No. 2

6. Northeast elevation of house. Camera facing southwest.

Photo No. 3

6. Southeast elevation of granary. Camera facing northwest.

Photo No. 4

6. Northeast elevation of outbuilding and granary. Camera facing southwest.

Photo No. 5

6. Northwest elevation of outbuilding. Camera facing southeast.