

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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| _____ |
| Name of Property |
| _____ |
| County and State |
| _____ |
| Name of multiple listing (if applicable) |

Section number _____ Page 1

Supplementary Listing Record

NRIS Reference Number: SG100001441

Date Listed: 1/18/2018

Property Name: Gardner, Robert Jr., House

County: Salt Lake

State: UT

 This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation



 Signature of the Keeper

1/18/2018

 Date of Action

=====
 Amended Items in Nomination:

Significance:
 The area of significance Industry is deleted.

The Robert Gardner Jr. House is of statewide significance under National Register Criterion D in the areas of Archaeology-Historic/Non-aboriginal, Architecture and Social History. First built in 1848, the property retains the significant remains of an early, pioneer period vernacular adobe residence, whose careful archeological and architectural study could provide significant new information regarding important research questions about historic period adobe construction, Mormon-associated building forms, early lifeway activities, and Utah settlement-era history. Post-1930 alterations to the home radically altered the physical character of the property, removing important character-defining exterior features and altering significant building details and construction forms. Integrity of setting, materials, design, workmanship, and feeling were all significantly compromised in association with consideration under Criterion A, B or C. The result is that the overall contemporary visual appearance of the home and its aesthetic character is that of a modest mid-twentieth century, period revival design. The building's intact internal structural timber and adobe elements, its basic hall-parlor plan, and overall building form, however, represent hallmarks of the state's earliest vernacular (Mormon) residential construction. Intensive study of these exceedingly rare extant elements is likely to answer significant research questions regarding historic Utah architecture, particularly when compared to other increasingly rare examples in other areas of the state.

The Archaeological Description found on page 7.8 and the Site Archaeological Potential discussions on page 8.15-16 describe "potential additional features" at the building site that may have extant components and integrity. However, no physical evidence is currently presented to verify the likelihood of such features or their integrity, and no specific subsurface archaeological activity has been conducted at the site, other than a cursory assessment of potential. As such these potential features are not considered as the basis for the National Register archaeological eligibility of the site at this time and are not counted as separate contributing resources. Further analysis or field work in association with the building site could provide stronger supporting evidence in the future. While the "high potential" for intact subsurface archaeological deposits is not substantiated by specific evidence or documentation, the building site remains of interest and may be the future source of important information.

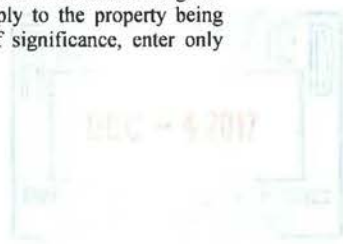
DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

Resub

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Gardner, Robert Jr., House

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 1475 East Murphy's Lane

City or town: Millcreek State: Utah County: Salt Lake

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national X statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C X D

| | |
|---|-----------------|
| | <u>11.30.17</u> |
| Signature of certifying official/Title: | Date |
| <u>Utah Division of State History/Office of Historic Preservation</u> | |
| State or Federal agency/bureau or Tribal Government | |

| | |
|---|--|
| In my opinion, the property ___ meets ___ does not meet the National Register criteria. | |
| Signature of commenting official: | Date |
| Title : | State or Federal agency/bureau or Tribal Government |

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

1/19/2018
Date of Action

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

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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1. Name of Property

Historic name: Gardner, Robert Jr., House

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 1475 East Murphy's Lane

City or town: Millcreek State: Utah County: Salt Lake

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

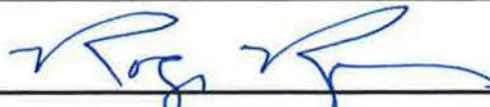
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national X statewide local

Applicable National Register Criteria:

 A B C X D

| | |
|--|---|
|  _____ Signature of certifying official/Title: | <u>11.30.17</u> _____ Date |
| <u>Utah Division of State History/Office of Historic Preservation</u> _____ State or Federal agency/bureau or Tribal Government | |

| | |
|---|----------------------|
| In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria. | |
| _____ Signature of commenting official: | _____ Date |
| _____ Title : | |
| State or Federal agency/bureau or Tribal Government | |

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|-------------------|-------------------|------------|
| <u>1</u> | <u>1</u> | buildings |
| <u> </u> | <u> </u> | sites |
| <u> </u> | <u> </u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>1</u> | <u>1</u> | Total |

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

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY: Greek Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENT:

Craftsman

OTHER: Hall Parlor type

Materials: (enter categories from instructions.)

Principal exterior materials of the property: FOUNDATION: stone; WALLS: adobe, stone, brick; ROOF: asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Robert Gardner, Jr. House is a one-story hall-parlor residence constructed in 1848. Originally a vernacular Greek-Revival style, the house was renovated in the 1930s in a Craftsman style. Despite those alterations, which are primarily visual, the house retains almost all of its original significant structural elements, hall-parlor form and architectural design. The house is located at 1475 East Murphy's Lane in Millcreek, Salt Lake County, Utah. With its one-story symmetrical three bay façade consisting of a door flanked by two windows under a moderately-sloped gable roof, the original portion of the house exhibits the quintessential qualities of the hall-parlor plan, the most common residence constructed in Utah during the second half of the nineteenth century.¹ The house was designed and built by distinguished builder and millwright Robert Gardner, Jr., and is the earliest known extant example of adobe brick construction and the earliest known extant hall-parlor house type in Utah.^{2 3} The house

¹ Carter, Thomas and Peter Goss (1988) *Utah's Historic Architecture: 1847-1940*, Salt Lake City: Utah State Historical Society, p. 14

² Based on Preservation Pro Utah SHPO database search November 2016 and Hughes, Delila Gardner (1939) *The Life of Archibald Gardner*. p 42.

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largely retains its original cobblestone foundation, multiple-wythe adobe brick walls, floor and roof timber beams and plank sheathing. It is an excellent example of early Mormon (Church of Jesus Christ of Latter-day Saint or LDS) pioneer vernacular construction.⁴ The Robert Gardner, Jr. House was modified in the 1930s to repair neglected adobe, enlarge window openings and add stone features to the main and east facades. It was further modified in 1946 and the 1950s to add a sunroom and enclosed rear porch respectively.⁵ The house was restored and upgraded in 2013, with no major alterations to the exterior or interior. The house is in excellent condition and although later cosmetically modified, retains most of its original 1848 form and structure.

The house is located on a forested 0.36 acre lot beside Mill Creek at the end of Murphy's Lane, just below the site of the first sawmill and second grist mill constructed in the Salt Lake Valley after the area was settled by LDS pioneer settlers in late 1847.⁶ Also on the property is non-contributing garage that was constructed in the 1930s of adobe brick from Archibald Gardner's house located directly across Murphy's Lane. It was remodeled in 2013. The immediate neighborhood of the Robert Gardner, Jr. house is single-family residential developed in the 1950s through 1970s. The Robert Gardner, Jr. House is an exceptionally unique and significant contributing statewide historic resource.

Narrative Description

The Robert Gardner, Jr. House is located on the east side of the Salt Lake Valley along the bank of Mill Creek, which flows through from the east through the center of the Salt Lake Valley then northwest to the Great Salt Lake. The house is situated on a wooded lot which slopes from east to west and south to north toward the stream bank. The home site was specifically selected to allow brothers Robert and Archibald Gardner to take advantage of the slope and Mill Creek as they constructed water-driven saw- and grist-mills.

The Robert Gardner, Jr. house is constructed of unreinforced gray colored soft adobe brick laid in a common bond with lime-based mortar and sits on a 20-inch-thick, raised cobblestone foundation. Sixteen-inch-thick multiple-wythe one-story adobe walls support timber beam roof

³ Hughes (1939) p 42. The Gardner family arrived in October, 1847. They applied for permission to build the mill on February 1, 1848 and were required to build in adobe by the Great Salt Lake Municipal High Council (Documentary History, 1847:7), a requirement which was rescinded several weeks later by LDS Church President Brigham Young, making the early adobe construction of the Archibald and Robert Gardner houses highly unique. The Archibald Gardner House on Murphy's Lane was demolished in 1930.

⁴ Carter and Goss (1988) p. 14 and Pitman, Leon Sidney, "A Survey of Nineteenth-Century Folk Housing in the Mormon Culture Region." (1973). *LSU Historical Dissertations and Theses*. 2421. pp. 146-149

⁵ Salt Lake County Archives, Salt Lake County Assessor tax cards for 1475 East Murphy Lane.

⁶ Roberts, Allen D (1989) *The Chase Mill and Pioneer Mills & Milling*. Pam 21494 Utah State History Library and Carter, Kate B. (1967) *Mills and Millers*, lesson for April 1971. Daughters of the Utah Pioneers. Pam 13715, Utah State History Library and Hughes, (1939) p. 43.

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trusses covered with plank sheathing. Most of the adobe brick exterior is painted white, with a single unpainted adobe brick wall remaining on the northwest corner of the house. The house was originally designed in a vernacular Greek-Revival style, typical of most early architecture in Utah.⁷ The main façade has a bilaterally symmetrical three-bay construction, with a central door flanked by two windows leading into two asymmetrical rooms parallel to the roof ridgeline. The house was constructed in the traditional two room hall-parlor configuration with the addition of a third single room located behind the hall and parlor. The third room had a deep foundation and root cellar with an external entry located at the rear of the house. A fourth room was constructed in the same materials on the northwest corner prior to 1850.⁸ The long, simple roofline with gabled-ends remains unchanged, although asphalt shingles have replaced wood shingles.

The front (south facing) façade is a symmetrical three-bay painted adobe brick wall, with two windows flanking the center door. The front façade profile has not significantly changed from its original construction, however the original window openings have been widened, some original adobe bricks were replaced with fired brick, and the roof pitch was slightly lowered.⁹ Although not original to the 1848 construction, all windows were replaced in the 1930s remodel. The façade length shed-roof porch, added at an unknown date after original construction, was also replaced in the 1930s with a gable-end rock-faced porch enclosure with rock-faced columns surrounding the original door opening. Rock-faced window sills and foundation-surround, as well as small wood trim boards along the roof slope and gable ends were also added in the 1930s.¹⁰ Although these alterations detract from the original historic integrity, it is likely that the alterations and stabilization of the front and side facades along the lower rock veneer, around the windows, and below the roofline have preserved the structure and allowed the house to remain standing today.¹¹

The west façade is constructed of painted adobe brick and has window openings matching the profile of the original external door and window openings, and the adobe brick walls remain largely original.¹² The early windows were replaced with Tudor-style glazing and lights in the 1930s. The hall-parlor gable end window has a Craftsman-influenced rock-faced sill and foundation enclosure and wood trim work. The circa 1850 shed-roof addition has two windows

⁷ Carter and Goss (1988) pp. 95-96, 99

⁸ Carter (1967). p 443. Excerpt of Warren Foote diary which refers to him staying in the Robert Gardner house and working at the mill in 1850.

⁹ Before the roofline was altered in 1938, photographs, sources contemporary with Robert Gardner, later evaluations of the house (Utah SHPO 1978), and the 2014 restoration exposure of the roof interior show it was originally a 1 1/2 story hall-parlor. One source, Delila Gardner Hughes in 1939 identified the Robert Gardner House as being a two story adobe house. Hughes, Delila Gardner (1939) *The Life of Archibald Gardner*. p. 65. Smith, John S. H., *Robert Gardner Home and Mill Site Nomination to the National Register of Historic Places*. May 23, 1978. Utah SHPO Preservation Files, Salt Lake City, Utah.

¹⁰ Thomas Mulhall owned the house from 1927 to 1982.

¹¹ Grether, Grace (1945, February 18) Dreams Out of Adobe... *The Salt Lake Tribune Newspaper* (Utah), p. 47.

¹² Each room of the house had an external door opening, most of which were converted to windows

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with concrete sills and rock-faced foundation enclosure. The Craftsman-style vertical wood trim boards extend through the gable and along the entire roof line.

The east façade was altered in the 1930s with the addition of a large rock-faced chimney, which replaced a smaller internal adobe brick chimney/fireplace and single window located where the original exterior door had been located. Two smaller window openings are now located on each side of the fireplace. A 12' x 17' fifth room was added to the southeast corner in 1946. This shed-roofed addition has a decorative external beam with exposed rafter ends, fired-brick walls, rock-faced foundation enclosure, rock-faced corners and large glazed windows.

The north (rear) façade has original unpainted adobe with lime-based mortar along the shed-roofed room addition on the northwest corner. The original building rear has an 8' x 15' porch enclosure with a concrete foundation. The enclosure was surrounded by glazing according to tax records in 1956 and later bricked with recycled adobe bricks at an unknown date.¹³

On the interior, the house contains 1,158 square feet on the main floor and 300 square feet on the basement level. The interior walls are original plaster-covered 16 inch-thick adobe brick walls with the exception of interior bathroom and closet walls added in the 1930s and the 1946 fifth room addition on the northeast corner.¹⁴ The original house had exterior door exits from each room, which were modified to become windows prior to 1898.¹⁵ The floors are wood plank flooring, which was replaced in the 1930s and again in the 2013 remodel.¹⁶ The ceilings in the house are plaster except the tongue-in-groove stained wood ceiling in the living room and exposed beams in the kitchen. The center rear room was remodeled into a kitchen and part of the rear bedroom made into an internal bathroom prior to the 1920s. These rooms were updated in the 1930s and again in the 2013 remodel. A single wood-framed plaster wall, which created a hall and bedroom closet, was added in the 1930s.

The Robert Gardner, Jr. House sits on a 0.36 acre wooded lot that is a portion of the original homestead at the closed end of Murphy's Lane in Millcreek, Salt Lake County, Utah. The property is rectangular, and is bounded on the south by Murphy's Lane and on the north by Mill Creek. The lot to the east of this property is now an open-space easement for water distribution,

¹³ Thomas Mulhall purchased most of the adobe bricks from the 1848 two-story adobe-brick Archibald Gardner house located across Murphy's Lane from the Robert Gardner, Jr. house when it was demolished in 1930 and used the brick for several projects, including a house east of the Robert Gardner, Jr. House, a garage located west of the house and probably the porch enclosure according to his statements in the Utah SHPO building file Utah Historic Register application.

¹⁴ See floor plans over time at figure 1.

¹⁵ Robert Gardner, Jr. writings identified that each room had an external exit. These were converted into window openings after his departure. They were probably altered by Emanuel Masters Murphy or Emanuel Bird Murphy, who occupied the house from 1867 to 1898. The windows were already altered in the circa 1920s photographs of the house.

¹⁶ The only room not remodeled in the 1930s was the small rear added bedroom, which was stabilized and re-floored in 2013.

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with the large, busy state road Highland Drive just above it.¹⁷ The immediate quiet, tree-lined area with open creek bed are largely like what would have been found when Robert Gardner, Jr. cleared the land and constructed the house. The property initially was part of a ten-acre lot which was formally deeded to Gardner in 1856 (See Figure 4). The parcel was further subdivided by the subsequent owners, the Murphy family, in the 1870s and 1880s. The current lot configuration was created when Thomas Mulhall built a second home of recycled adobe brick from the Archibald Gardner house and subdivided the lot and sold that house.

The lot is wooded, with a large lawn and landscaping surrounding the house. There are two exceptionally large, old Sycamore trees with trunks more than 48 inches in diameter located on the front of the lot. Based on their size, the trees were likely planted by owner Emanuel Bird Murphy, but as Sycamore trees can live to more than 200 years of age, it may also be possible that the trees were planted by the Gardner family.¹⁸ There is one non-contributing garage on the west side of the house. It was constructed in the 1930s of adobe brick from Archibald Gardner's house located directly across Murphy's Lane and remodeled, stabilized and modernized in 2013.

The East Millcreek neighborhood in which the Gardner house is located is comprised primarily of newer single-family residences built between the early 1950s through the 1970s. There are few large-scale developments in this area, and there are many styles and sizes of houses that reflect individual preferences. There is also commercial development along major east-west and north-south roads. However, Murphy's Lane does not directly connect to the major roads and due to the landscaping and rise in slope, the property retains its historical feeling. The Robert Gardner, Jr. House retains its historic integrity and is a significant contributing historic resource in both this Salt Lake County neighborhood and statewide.

Archaeological Description

A high potential exists for the recovery of significant historic archaeological resources on the Robert Gardner, Jr. property. Structural evidence of barns, millworks and outbuildings may survive on the property associated with the Robert Gardner, Jr. House, as well as with the Archibald Gardner House located across Murphy Lane (demolished in 1930), and the Robert Gardner, Sr. cabin located directly east of the Robert Gardner, Jr. house. The possible information can include: evidence on the construction of the house and its physical modification over time evolution of the house as part of a mill and farmstead complex including the location of barns, sheds, and other outbuildings as well as fences, privies, irrigation structures and wells; and documentation of the changing social, cultural, and economic activities conducted in and around the house(s) through the examination of midden deposits, trash features, and privies.

¹⁷ Murphy's Lane does not directly connect with Highland Drive or the commercial developments along Highland Drive

¹⁸ There is nothing in Robert Gardner's autobiography or notes about the trees, but that sort of detail is not common in his writings.

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8. Statement of Significance

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.)

- 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHAEOLOGY: HISTORIC—NON-ABORIGINAL

ARCHITECTURE

SOCIAL HISTORY

INDUSTRY

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Period of Significance

1848-1871

Significant Dates

1848

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

GARDNER, ROBERT, JR.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Robert Gardner, Jr. House and , constructed in 1848, in Millcreek, Utah has statewide significance under Criterion D in the area of non-aboriginal historic archaeology for its potential ability to provide archaeological evidence of both its unique construction and the cultural history of its occupants. The Robert Gardner, Jr. House, although its integrity has been compromised, is architecturally and historically significant as the earliest remaining example of the hall-parlor house type, earliest extant example of adobe residential construction, and one of the earliest

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extant buildings in the State of Utah.¹⁹ The Utah Statewide Historic Preservation Plan has identified adobe houses as an important unique cultural resource in the state. The original property is the location of the first working saw mill and second grist mill constructed shortly after the Mormon pioneers arrived in Utah. Archaeological examination of the original adobe construction and the circa 1850 room addition has a high potential to further our knowledge in the understudied area of historic archaeology and the origins and implementation of adobe construction, first adopted by the LDS pioneers upon their arrival in Utah. In addition, archaeological study of the building structure also has the potential to identify architectural adaptations made to accommodate the practice of polygamy. Finally, archaeological study of the surrounding property, a portion of the original homestead, has a high potential for intact subsurface archaeological deposits associated with the Gardner family and has the unique ability to further our information and understanding of several themes in Utah's under-explored field of historical archaeology.

The Church of Jesus Christ of Latter-day Saint pioneer settlers arrived in Utah in the fall of 1847 and camped in a temporary fort in Salt Lake City for the winter. Robert and his brother Archibald Gardner were among the first settlers allowed to move out in the early spring of 1848, expressly directed by church leaders to develop a sawmill in the Salt Lake Valley to facilitate building construction in Salt Lake City. The Gardner families chose Mill Creek, immediately built the first saw mill in the Salt Lake Valley, established a farm, and constructed adobe rather than timber houses by the express direction of the Great Salt Lake Municipal High Council.²⁰ In 1849, the Gardner brothers constructed a more substantial grist mill on the site, which was the second built in Utah.²¹

The Robert Gardner, Jr. House retains integrity of location, setting, design, materials, workmanship, and association; only its façade has been compromised. The period of significance—1848 through 1871—was determined based on the duration of active mill operations directly associated with the house.

Narrative **Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Robert Gardner, Jr. House Structure Archaeological Potential

Early Adobe Construction in Utah

The Robert Gardner, Jr. House is comprised of locally sourced adobe brick walls on a cobblestone foundation and is indicative of a local variation on a standard design as discussed in National Register Bulletin 15, pg. 21. The Utah Statewide Historic Preservation Plan identified adobe houses as an important unique cultural resource in the state, and also a specific type of

¹⁹ Based on Preservation Pro Utah SHPO database search November 2016 and Hughes, Delila Gardner (1939) *The Life of Archibald Gardner*. p 42.

²⁰ Mill Creek later became more commonly referred to as Millcreek after 1900.

²¹ Hughes (1939) pp. 42-43.

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resource that is disappearing through development projects.²² The house was designed and built by prominent millwright Robert Gardner, Jr. in early 1848, just seven months after the first pioneers arrived in the Salt Lake Valley. The Robert Gardner, Jr. House was constructed of adobe rather than much more convenient and available lumber based on explicit direction to Robert and Archibald Gardner from the Great Salt Lake Municipal High Council.²³ Although the house exterior was renovated in the 1930s and rooms added on the east and north façades, most of the original structural elements including adobe walls and most original openings still exist.²⁴

Prior to entering the Salt Lake Valley, LDS leadership had identified a large scale building program to accommodate thousands of Mormon pioneers, and with the scarcity of timber in the desert climate of Utah, directed the implementation of adobe wall construction as a part of that program. Adobe construction became ubiquitous throughout Utah during the nineteenth century, both through limited timber building materials and the strong LDS Church influence on architecture.²⁵

As the first known adobe construction project outside the boundaries of Salt Lake City after the arrival of the Mormon pioneers in late summer 1847, a comprehensive study of the composition of the Robert Gardner, Jr. House original adobes and mortar may help to clarify the origins of the widespread adobe construction program instituted by the LDS Church in 1847. Unlike adobe beds located within the city, the Gardner family would have had to independently identify clay deposits, create their own site/beds and make adobe bricks and mortar. Like many pioneers, the Gardner family was probably first exposed to adobe construction either waiting to travel to Utah (an Eastern or possibly European tradition) or by elements of the Mormon Battalion (southwestern tradition) after their arrival in Utah in October 1847.²⁶

Although the origin of Mormon adobe architecture has been studied, primarily from a historical perspective, an archaeological study would contribute to our understanding. Leon Pitman's 1973 dissertation "A Survey of Nineteenth-Century Folk Housing in the Mormon Culture Region"²⁷ has a very good discussion of the issues and possibilities of the origins of Mormon adobe construction, as does Thomas Carter's *Building Zion: The Material World of Mormon Settlement:*

²² Utah Division of State History (2017) pp. 32-25, 70

²³ Hughes (1939) p 42. The Gardner family arrived in October, 1847. They applied for permission to build the mill on February 1, 1848 and were required to build in adobe by the Great Salt Lake Municipal High Council (Documentary History, 1847:7), a requirement which was rescinded several weeks later by LDS Church President Brigham Young, making the early adobe construction of the Archibald and Robert Gardner houses highly unique. The Archibald Gardner House on Murphy Lane was demolished in 1930, but its adobe brick was incorporated into the garage.

²⁴ See Figure 1 for detailed timeline of construction and changes to the house

²⁵ Pitman, Leon Sidney, "A Survey of Nineteenth-Century Folk Housing in the Mormon Culture Region." (1973). *LSU Historical Dissertations and Theses*. 2421. pp. 21-25

²⁶ Carter, Thomas (2015). *Building Zion: The Material World of Mormon Settlement*. University of Minnesota Press. p. 103

²⁷ Pitman (1973) pp. 41-54

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"The use of adobe by Mormons may have come, according to many historians, from an exposure to it in the nearby southwest territories and California, where it was ubiquitous. This could be true, though Mormon adobes are smaller than Pueblo or Hispanic ones, and furthermore, adobe making is not all that different from fired brick—just leaving off the final firing stage—making a case for an independent invention. It should be noted too that unfired bricks are not unknown in the East, and are a building staple in Denmark, where they are called ler tegel and used mainly as infill "nogging" on timber-framed buildings"²⁸

An additional comparison study of the differences between the original three room adobe brick construction and the fourth room, added within two years, might also help to identify possible adobe brick-making adaptations made during the first few years of settlement. Photograph 14 below is an exposed example of the 1848 adobe brick and photograph 9 is an example of the circa 1850 adobe brick.

Hall-Parlor House Type in Utah

The Robert Gardner, Jr. House is the earliest remaining example of the hall-parlor type house in Utah, as well as one of the earliest extant buildings in the state. This hall-parlor type house was designed and built by Robert Gardner, Jr. in early 1848 and is also the earliest known extant example of adobe residential construction in Utah. With its one-story symmetrical three bay façade consisting of a door flanked by two windows under a moderately-sloped gable roof, the house exhibits the quintessential qualities of the hall-parlor house, the most common residence constructed in Utah during the second half of the nineteenth century. The house largely retains its original cobblestone foundation, multiple-wythe adobe brick walls, floor and roof timber beams and plank sheathing. It is an excellent example of early Mormon vernacular construction. Initially constructed in a vernacular Greek-Revival style, which was a common style for residential architecture in early Utah, the house received alterations and additions over time. The most significant alterations happened in the early 1930s when the exterior was given a Craftsman-influenced update, common for the era. The then current owner, Thomas Mulhall, facing the depression-era housing shortage and lack of new residential construction financing, applied early adaptive reuse principles to the property, unaware of its history. Although not a great example of one particular style from the era, the applied stonework, window changes and front porch reflect characteristics of the Craftsman style, although they also reference Swiss Chalet Revival. Despite those alterations, which are primarily visual and superficial, the house retains almost all of its original significant structural timber and adobe elements, hall-parlor form and overall architectural design.

The hall-parlor is a vernacular English house form, and was ubiquitous throughout many parts of the United States, especially during the 17th and early part of the 18th century. Typically built with heavy timber framing or hewn log walls, the form was easily adaptable to local materials and could be enlarged by adding additional stories or rearward room extensions. The main

²⁸ Carter (2015). *Building Zion: The Material World of Mormon Settlement*. University of Minnesota Press.p. 103

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entrance was in the center of the primary façade and was flanked by one or two windows on either side. The two main rooms, as the name denotes, were a hall (the larger room) and a parlor (the smaller room). The primary activities of the household took place in the hall, while the parlor was reserved for more private or formal events and was often used as a bedroom. The hall-parlor house was the most commonly built residential type in Utah and the surrounding region from the time of settlement in 1847 until the 1890s, and was still being constructed into the twentieth century in some areas. Regionally, the type became synonymous with the Mormon settlement of Utah and the surrounding region and was often identified as “Mormon Architecture.” The Robert Gardner, Jr. hall-parlor house had a regionally typical bilaterally symmetrical three-bay façade which masked an asymmetrical two-room frontage. Added rooms to the rear were also common and the Gardner house initially had a single room in the rear and added a second within two years. The adobe brick walls and stone foundation materials were also unique to the overall hall-parlor type due to the restrictions in building materials found regionally.

Architectural Adaptations in the Practice of Polygamy

An archaeological examination of the foundation, walls and wall openings, floors and under-floor structural elements has a high probability to increase our understanding of the adaptations made in Mormon architecture and society to implement the 1852 public directive to live the tenets of polygamy. Because polygamy was entirely new to the population and LDS church leaders did not prescribe living situations, each family practicing polygamy had to find their own architectural and social solution. According to Thomas Carter, who has written extensively on polygamist architecture, the vast majority of plural families, like Robert Gardner, Jr. chose inconspicuous, normative houses and then adapted them to multifamily needs.²⁹ An archaeological examination of the original construction and very early renovations and additions may provide evidence of adaptations made in the original structure to accommodate his polygamist lifestyle and specific polygamist living arrangements.

Robert Gardner, Jr. lived in the house between 1848 and 1861, with the exception of two years he was called to proselyte for the LDS Church in Canada. Robert Gardner, Jr. was already married to his first wife Jane McKeown on March 17, 1841 in Warwick, Kent County, Canada, when he converted to the LDS Church in 1845, immigrated to Utah and built his house in Mill Creek in 1848. On August 5, 1851, Robert Gardner, Jr entered into plural (polygamist) marriage with Cynthia Lovina Berry and in July 20, 1856 with Mary Ann Carr.^{30 31}

In 1852, the LDS Church officially sanctioned the practice of plural marriage or polygamy, a practice that unofficially started in the 1830s with Joseph Smith and other LDS Church leaders just after the founding of the Church. Polygamy was practiced for 40 years until the LDS Church

²⁹ Thomas Carter, (2000) “Living the Principle: Mormon Polygamous Housing in Nineteenth-Century Utah,” *Winterthur Portfolio* 35:4 (Winter 2000): pp. 223-51 and Carter, T (2015) pp. 135-136.

³⁰ Gardner, Robert (1934) pp. 64-65.

³¹ Robert Gardner, Jr. married his fourth and final wife Leonora Cannon on June 24, 1863 after he moved to Southern Utah.

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renounced the practice in 1890. Nearly 20 percent of Mormon families were polygamous, although the numbers varied by region and two-thirds of polygamist families had only two wives, making Robert Gardner, Jr's four wives exceptional.^{32 33} Beginning in 1862, the U.S. Government passed laws against the practice of plural marriage, and in 1880, after an 1878 Supreme Court ruling upholding the principle that polygamy was not protected by the U.S. Constitution, federal officials began raiding houses and prosecuting polygamous husbands and wives leading to separate living arrangements for most polygamist families.³⁴ Robert Gardner, Jr. maintained his wives in one house in Mill Creek during his years in the Salt Lake Valley. After 1861, Robert established his wives in separate houses in Southern Utah communities of Pine Valley, Price (now Bloomington) and St. George, Utah after moving there and rarely lived near more than one wife at a time.³⁵

In addition to Robert Gardner, Jr., Frederick Kesler, the second occupant of the house was also a polygamist and his third wife, Abigail lived with her children in the house until 1867.

Site Archaeological Potential for Intact Subsurface Archaeological Deposits Associated with the Gardner Family

This property has the unique ability to further our understanding of several themes and research questions in Utah historical archaeology. To understand the archaeological potential of the Gardner House property, the site was visited by Dr. Christopher W. Merritt of the Utah Division of State History. From this site visit, the property was divided into four archaeological zones, differentiated by their potential for intact subsurface deposits and the research questions that could be addressed from each locale. Figure 6 is a map showing those zones and how they articulate with the building.

- **Zone 1:** Located east of the main house, this portion of the site retains high integrity for subsurface materials given a lack of ground disturbing activities in the past such as utilities, etc. A small trench converted to a decorative waterway forms the southern and western boundary of this zone, and was excavated to a depth of approximately 2' below surface. According to the historical record, this zone contained a cabin associated to Robert Gardner, Sr. with little to no further use in the historic period. This is suggestive that the zone could be an excellent candidate to test historic questions regarding material culture in early Utah, trade and consumption patterns, use of space within and exterior to housing, religious identity and practice, and foodways.
- **Zone 2:** Located on the south of the main house, this area is the front yard of the Gardner House property and appears to have medium potential for intact subsurface deposits.

³² Carter, Thomas (2000) p. 223

³³ "Plural Marriage and Families in Early Utah," Gospel Topics on LDS.org (2013)

³⁴ "Plural Marriage and Families in Early Utah," Gospel Topics on LDS.org (2013)

³⁵ Price, Utah is not the current city of Price, Carbon County, but was located near the current Bloomington, Washington County, Utah

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There have been more ground disturbing activities in this area than Zone 1, and would have not contained any types of features (such as a cabin, privy, trash dump) given the historic use of front yard space in the written record. All these factors lead to this zone being considered a medium potential. There is still archaeological potential, however, through the analysis of the sheet midden (non-concentrated trash disposal pattern through intention or unintentional loss) (see King and Miller 1987 research on colonial era pattern recognition).³⁶ Little to no research has been attempted to understand the construction of private versus public spaces in early Mormon Utah (see Heath and Bennett (2000) and Praetzellis and Praetzellis (2001) for examples), thus the archaeological comparison of Zone 2 and Zone 4 could illuminate use of these spaces.³⁷

- Zone 3: Located along the western margin of the original Gardner House, this zone has a high likelihood of containing the remnants of the original builder's trenches of which the house was constructed upon. There appear to be some areas of ground disturbance along this side of the house, but there is an excellent opportunity to understand foundational construction techniques of early Mormon Utah, with a medium potential for period artifacts that can relate to building techniques, identity, and other relevant topics.
- Zone 4: This zone encompasses the majority of the extant backyard of the Gardner House, and has a high potential for containing subsurface archaeological deposits and features such as privies, trash deposits, and any outbuildings that may have come and gone during the historic period. In reference to integrity, there seems to be limited alteration of the native contour of the backyard even with the introduction of more formal landscaping elements. It appears in particular, that in-ground sprinkler systems are shallowly buried and limited to the first ½ of the backyard. Thus the likely location of privies (at the edge of the property) would be undisturbed. This backyard space has the highest potential for intact archaeological deposits, and could answer important questions as discussed earlier, but could also include analysis of gender (see Purser (1991) for examples of gender analysis in the American West), private versus public space, trash disposal patterns, agency and resistance (to social and religious norms), access to goods in the early historic-period of Utah, among others.³⁸

Other than the Devereaux House (NRHP #71000847), a late 19th century mansion located in downtown Salt Lake City, no other historic residence in Utah has been professionally excavated by archaeologists. The earliest period of the Devereaux Mansion is contemporaneous with the Gardner House, and could offer future archaeologists with a comparison between households,

³⁶ King, Julia and H.M. Miller, (1987) The View from the Midden: An Analysis of Midden Distribution and Variability at the Van Sweringen Site, St. Mary's City, Maryland. *Historical Archaeology* 21(2):37-59.

³⁷ Heath, Barbara and Adele Bennett (2000). The Little Spots Allow'd Them: The Archaeological Study of African American Yards. *Historical Archaeology* 34(2) 38:55 and Praetzellis, Adrian and Mary Praetzellis (2001) Mangling Symbols of Gentility in the Wild West. *American Anthropologist*, 103(3):645-654.

³⁸ Purser, Margaret (1991) Several Paradise Ladies are Visiting in Town: Gender Strategies in the Early Industrial West. *Historical Archaeology*, 25(4):6-16.

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understanding dichotomies of urban versus rural life, and other questions derived from socioeconomic analyses.

Additional Historical Context

Robert Gardner, Jr.

Robert Gardner, Jr. was born October 24, 1819 in Kilsyth, Stirlingshire, Scotland, the seventh child born to millwright and tavern proprietor Robert Gardner and Margaret Calendar.³⁹ When Robert was 2 1/2 years old, his father, oldest brother William, and sister, Mary immigrated to Canada due to social unrest with the English government in Scotland. His mother, brother, Archibald, sister Janet and Robert, Jr. followed a year later.⁴⁰ The family lived in several locations in eastern Canada, farming, and after 1836, building and operating saw and flour (grist) mills. In 1843 William Gardner joined the LDS Church, followed by Robert and Archibald in 1845.⁴¹ Robert visited Nauvoo, Illinois, where he met Brigham Young and they developed a lasting friendship that would influence many of the important decisions Robert would make over the course of his life. He went back to Canada, but in March 1846, the Gardner family left Canada and moved to Winters Quarters, Iowa, where the main body of the Mormon faith had gathered after their expulsion from Nauvoo. In this temporary settlement, the Gardners established another saw mill and built a house, but left the following June, part of a large migration of Saints--followers of the LDS Church--leaving to establish a place where they could practice their faith in isolation. The Gardner family arrived in what would become Salt Lake City, Utah on October 1, 1847.⁴²

Once settled in the Salt Lake Valley, Robert Gardner, Jr and his older brother Archibald formed a partnership and developed five saw mills and three grist mills between 1847 and 1853, when they dissolved their partnership. Archibald stayed and developed his mills and waterworks on the Jordan River in the center of Salt Lake Valley. Archibald Gardner is identified by noted Utah architectural historian Allen Roberts as one of three preeminent pioneer millwrights with John Neff and Frederick Kesler.⁴³ Archibald Gardner developed at least thirty-five mills throughout Utah.⁴⁴ Robert Gardner, Jr. might have attained a similar eminence as his brother, except for the 1861 request from Brigham Young that he abandon his mills and farm and settle in St. George, Washington County, Utah, nearly 300 miles to the south.

In St. George, Robert Gardner, Jr. had to start over again creating ditches, leveling farm land and planting crops for subsistence. The settlers in the area had many difficulties due to the very hot and dry climate and extreme water flows from local rivers. In 1862 Robert Gardner, Jr. was given the responsibility to survey the St. George town site and erect the St. George City Hall. He was the local ecclesiastical leader of St. George until 1869 and worked on the initial designs and

³⁹ Gardner, Robert (1934) pp. 64-65

⁴⁰ Hughes (1939) p. 7

⁴¹ Gardner, Robert (1934) p. 4 and Hughes (1939) p. 26

⁴² Hughes (1939) p. 41

⁴³ Roberts (1989) pp. 74-75

⁴⁴ Roberts (1989) pp. 75-76

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was a construction foreman of the St. George LDS Temple and Tabernacle.⁴⁵ By 1863, Robert had established himself and three wives in nearby Pine Valley with a saw mill and functioning farms. On June 23, 1863 Robert married his fourth wife, Leonora Cannon. Robert constructed houses for his wives in Pine Valley and established a house in St. George. He also constructed at least four other flour and saw mills throughout the area. In the 1860s, Robert Gardner, Jr. constructed his primary house near the Tabernacle in St. George, Utah, which was demolished decades ago.

Robert Gardner, Jr. was elected mayor of St. George in 1872 and served for eight years. In 1872, he also bought a Roundy and Berry steam saw mill and established it in Grass Valley Canyon. He later sold the mill, wishing to get out of the mill business and serve as the road commissioner around St. George. However, in 1875, Robert Gardner, Jr. was again personally directed by President Brigham Young to provide timber for the Salt Lake LDS Temple and erected two steam saw mills 70 miles east of St. George and in a timber stand two miles from the nearest stream. He milled for a year and provided the largest timber members for the Salt Lake LDS Temple.⁴⁶

In late 1870, Robert Gardner, Jr. was called by LDS Leaders to go to Price, Utah, develop farms and divide properties left by the dissolution of the failed Price United Order. He lived there intermittently and was the local bishop (ecclesiastical leader) until 1873.⁴⁷ After leaving Price, Robert Gardner, Jr. split time between his home in St. George and his farm in Pine Valley, staying at his wives' residences. He became increasingly ill over the next several years and died on February 3, 1906 in Pine Valley, Utah.⁴⁸

Early Exploration

The extended Robert Gardner family, including sons William, Archibald and Robert, Jr. arrived here on October 1, 1847, three months after the first party of LDS immigrants arrived on July 24. The Saints were led here by LDS Church President Brigham Young, who determined the Salt Lake Valley was where the Saints would build a city and avoid further persecution for their religious faith.⁴⁹ The pioneers camped over the winter in a temporary fort in Salt Lake City, and began plans to establish a major city. Millwrights were given special priority in order to provide lumber to construct the city, and the Gardner brothers were some of the very first allowed to leave the encampment in early spring of 1848 to establish a saw mill. The Gardner brothers Archibald and Robert set up their water-powered saw, which they had carried in wagons across the plains, at Warm Springs just north of Salt Lake City, but the springs did not provide enough water velocity to drive the saw. They then applied for and received permission from the Great

⁴⁵ St George LDS Temple (NRIS #77001325) and St George Tabernacle (NRIS #71000862)

⁴⁶ Gardner, Robert (1934) pp. 34-36.

⁴⁷ Gardner, Robert (1934) pp. 37-38. Price, Utah is not the current city of Price in Carbon County, but was located near current Bloomington, Washington County, Utah.

⁴⁸ Gardner, Robert (1934) pp.

⁴⁹ Gardner, Robert Jr. (1934) Robert Gardner, Utah Pioneer, 1847. 921.73 G176. LDS Family History Library. p. 13.

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Salt Lake Municipal High Council on February 1, 1848 to build a new mill on Mill Creek six miles south of Salt Lake City. As a condition of that permission, the council specifically required the brothers to build in adobe rather than lumber, a requirement which was rescinded several weeks later by LDS Church President Brigham Young. By March, the brothers had constructed the first working saw mill in the Salt Lake Valley, planted six acres of wheat, and had completed their adobe houses just below the saw-mill.⁵⁰

In early 1849, Archibald and Robert erected the second grist mill in Utah (after the John Neff grist mill) at their Millcreek sawmill site.⁵¹ They also established a road up Millcreek Canyon and later operated two other sawmills higher up the canyon. Archibald was appointed to a committee of high ranking officials which sought to develop timber resources in Big Cottonwood Canyon to the immediate south of Millcreek Canyon. In 1850, the territorial legislature authorized the Big Canyon Creek Road, later called Big Cottonwood Canyon, as the third state road in Utah's road system to exploit timber resources in Big Cottonwood Canyon. This state road passed directly east of the Gardner's sawmill and later became Highland Drive.⁵² By 1851, the Gardner mill also had a water-powered double machine and picker to mechanically card wool at the Mill Creek site.⁵³

In 1850, they also established grist and saw mills on the Jordan River a few miles south and west of Millcreek, as well as a large retention reservoir, which Robert operated for two years while Archibald milled at Mill Creek. The brothers also developed some of the first irrigation canals between Big Cottonwood Creek, their mill, and Salt Lake City. In 1853, Robert and Archibald dissolved their partnership and Robert took over operation of the Mill Creek mill and Archibald operated the Jordan River mill.⁵⁴

In the 1850s, Robert had significant water shortages due to diversions above his mill, and worked extensively on the Big Cottonwood Canal which diverted water from the larger Big Cottonwood Creek through eastern Salt Lake Valley past the Mill Creek mills and into Salt Lake City. The canal was initially conceived in 1850 and intended to float barges with granite from Little Cottonwood Canyon to downtown Salt Lake City. It eventually led to two smaller ditches, the upper and lower Big Cottonwood canals and later to the Jordan and Salt Lake City Canal which combined water from Utah Lake, the Jordan River and Big and Little Cottonwood Canyons. The lower canal was operational after 1856 and provided water for agriculture and millwork for the Mill Creek land through the agricultural period, which lasted in the area until

⁵⁰ Hughes (1939) p. 43. Refers to LDS Church Journal History March 6, 1848: *Brother Chase has a saw mill in operation on the spring a short distance from the Pioneer Garden. Archibald and Robert Gardner have a saw mill already sawing on Mill Creek. Brother Amasa Russel has leave to put up a frame for the carding machine near Gardner's saw mill.*

⁵¹ Hughes (1939) p. 42-43, Gardner, Robert (1934)

⁵² Knowlton, Ezra (1964) *History of Highway Development in Utah*, Salt Lake City, Utah : Utah State Department of Highways p. 722

⁵³ Wool Carding Advertisement, Deseret News Newspaper (Utah), July 12, 1851. Page 7.

⁵⁴ Gardner, Robert (1934) pp. 15-16

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the 1920s.⁵⁵ In the 1880s, Salt Lake City completed the Jordan and Salt Lake Canal and realigned the course of the lower Big Cottonwood Canal to the east side of Highland Drive, likely destroying the remains of the Gardner grist mill. The Jordan and Salt Lake Canal continues to provide agricultural and culinary water through the Salt Lake valley.⁵⁶

The Robert Gardner, Jr. House History after 1862

Brigham Young went into partnership with prominent Utah mill builder Frederick Kesler to operate the Robert Gardner, Jr. mill, now renamed the Excelsior Mill.⁶⁶ The partnership lasted from 1862 through 1867, when Frederick Kesler could no longer run the mill due to an unhealed broken hip. Frederick Kesler was a polygamist, and his third wife Abigail lived in the Robert Gardner, Jr. House from December 1862 through 1867.⁶⁷ ⁶⁸ After Frederick Kesler left the partnership, Brigham Young left the mill operation to Daniel R. Allen until 1871. After 1871, the mill does not appear to have been in regular operation, and was sold prior to 1876, when it was not listed among Brigham Young's real estate.⁶⁹ The mill appears to have reverted to the Murphy family who used it to make molasses from sugar cane grown on their farm for several years.⁷⁰

In 1864, Brigham Young sold Robert Gardner, Jr's other property to Emanuel Masters Murphy, who farmed the area. After Abigail Kesler left in 1867, the Murphy family moved into the Robert Gardner, Jr. House and occupied it until approximately 1870, when they moved across Murphy's Lane into Archibald Gardner's larger two story adobe house, where they lived until the house was demolished circa 1930.⁷¹ In 1876, Emanuel Masters Murphy's youngest son

⁵⁵ See figures 4 and 5 of early maps showing the property boundaries, Mill Creek, irrigation ditches and roads.

⁵⁶ Harris, Fisher Sanford, 1893- (1942) *100 years of water development ; a report submitted to the board of directors of the metropolitan water district of Salt Lake City, the board of commissioners of Salt Lake City corporation, and to the citizens of Salt Lake City, April, 1942.* 628.1 SA 3H Utah State History Library. p. 46

⁶⁶ Roberts, Allen D (1989) *The Chase Mill and Pioneer Mills & Milling.* Pam 21494 Utah State History Library. Salt Lake City, Utah : Daughters of Utah Pioneers, between 1980 and 1989. pp. 104-105

⁶⁷ Kesler, Frederick *Diary 1859-1874.* Frederick Kesler papers, 1837-1899. Ms0049. J. Willard Marriott Library Special Collections. pp. 117-124

⁶⁸ Brigham Young Office Files, 1832-1878. *Excelsior Mill Records* (Box 162 Folder 10) and *Proceeds of Young & Kesler's Mill* (Box 162 Folder 9) CR 1234 1. LDS Church History Library.

⁶⁹ Brigham Young office files: Statements of stocks, bonds and real estate, 1876 April. Box 104, Folder 18. Church History Library, The Church of Jesus Christ of Latter-day Saints, Salt Lake City, Utah.

⁷⁰ The deed for 80 acres sold by Brigham Young to Emanuel Masters Murphy includes all of the land and does not identify the mill as not being part of the transaction. However, the mill was worth \$6,000 when sold by Robert Gardner, Jr. in 1862 and Emanuel Murphy paid only \$3,000 for the property in 1864. Salt Lake County Recorder's Office Book C pages 1-2.

⁷¹ Murphy, Eastes W. & Norton, Don (1980) *Emanuel Masters Murphy: 1809-1871 Ancestry, Life & Children* Provo, Utah: Stevenson's Genealogical Center. Excerpt published on Familysearch.org website contributed by Richard J Gaskis September 28, 2015. p. 47

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Emanuel Bird Murphy married and moved into the Robert Gardner, Jr. House, where he continued molasses milling and farming until he moved to Summit County, Utah in 1898.⁷²

The Murphy family sold the small parcel containing the house to Ernest Judd in 1898, who with his brother Adelbert F. Judd, lived in the house and farmed until 1920, when the Robert Gardner, Jr. House and almost the entire original Murphy land parcel was sold to a large speculative developer, Woolley Land & Livestock Company, effectively ending the properties' direct association with milling, water development and agriculture.

Summary

The Robert Gardner, Jr. House, constructed in 1848 in Millcreek, Utah has statewide significance under Criterion D in the area of non-aboriginal historic archaeology for its potential ability to provide archaeological evidence of both its unique adobe construction and the history of its occupants through intact subsurface deposits associated with the Gardner family. Archaeological examination of the original adobe construction has the potential to provide significant insight into the origins and implementation of the LDS Church adobe construction program. In addition, archaeological study of the building has the potential to identify architectural adaptations made to accommodate the practice of polygamy. Finally, archaeological study of the building and site have the potential to provide information on both early milling operations and the lives of pioneers during the early settlement of the Salt Lake Valley and Utah. The Robert Gardner, Jr. House is a significant contributing statewide historic resource.

⁷² Cannon, Bernard C. (1939) *Interview with Emanuel Bird Murphy at St. George, Utah*. Accessed at Familysearch.org website. Contributed by Glenn Hill June 13, 2013. Salt Lake County Recorder's deed for the site was dated February 16, 1886 and recorded in Deed Book 2A pages 1-2, effective May 8, 1882.

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Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

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Swensen, Paul L (1995) *Settling East Mill Creek*. 979.2251 S974s 1995 Church History Library, Church of Jesus Christ of Latter-day Saints. Salt Lake City, Utah: publisher not identified.

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Smith, John S. H., *Robert Gardner Home and Mill Site Nomination to the National Register of Historic Places*. May 23, 1978. Utah SHPO Preservation Files, Salt Lake City, Utah.

Snow, William J (1941) *Robert Gardner Typical Frontiersman and Early Utah Pioneer*. Utah Historical Quarterly, Volume 9, Numbers 1, 2, 3, 4, 1941. Salt Lake City, Utah : Utah State Historical Society.

Utah Division of State History (2017) Utah Statewide Historic Preservation Plan, 2017-2022. Utah Division of State History, Salt Lake City, Utah.

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Warrum, Noble (1920) *Utah Since Statehood*, Chicago, IL:S.J. Clarke Publishing Company.

Westwood, Brad "The Mud Brick and Utah: Mud Made Utah's Wilderness Blossom as the Rose" *Utah Division of State History Website*. Accessed January 11, 2017.
<https://heritage.utah.gov/history/the-mud-brick-and-utah>

Wool Carding Advertisement, *Deseret News Newspaper (Utah)*, July 12, 1851. Page 7.

Young, Brigham Office Files *Big Cottonwood Mills ledger* CR 1234 1 Box 31, folder 3; Box 162, Folder 6; Box 162, Folder 9). The Church of Jesus Christ of Latter-day Saints Church History Library. Accessed online October 21, 2016.

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

Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: LDS History Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 0.36

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 40.413437 | Longitude: -111.505746 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

BEG S 797.17 FT & E 1280.79 FT FR NW COR LOT 6, BLK 23, 10 AC PLAT A, BIG FIELD SUR; N 169.04 FT; S 80°00' E 39.50 FT; S 45°00' E 102 FT; E 0.87 FT; S 1°55'47" W 93.68 FT; N 88°06'51" W 108.80 FT TO BEG. 0.3578 AC. 7116-1102, 1100 7190-2189 6405-876 7190-2192 7190-2192 8979-6995 9134-4893 0.36 ACRES

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the current legal parcel for the property and represent a portion of the original parcel.

11. Form Prepared By

name/title: Angie Abram/Historic Architect
organization: Storiagraph, LLC
street & number: 1086 East Range Road
city or town: Salt Lake City state: Utah zip code: 84117
e-mail angie.abram@storiagraph.com
telephone: 801-558-9344
date: October 26, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Robert Gardner, Jr. House

City or Vicinity: Millcreek

County: Salt Lake State: Utah

Photographer: Angie Abram

Date Photographed: October 3, 2016

Location of original digital files: 1086 East Range Road, Salt Lake City, Utah 84117

Description of Photograph(s) and number, include description of view indicating direction of camera:

Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

1 of 20. Front (south) façade. Camera facing north.



2 of 20. Southwest façade. Camera facing northeast.



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

3 of 20. Southeast façade. Camera facing northwest.



4 of 20. East façade. Camera facing west.



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

5 of 20. Northeast façade. Camera facing southwest.



6 of 20. North façade. Camera facing south.



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

7 of 20. Northwest façade with garage. Camera facing southeast.



8 of 20. West façade. Camera facing east.



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

9 of 20. North wall cobblestone and adobe brick detail. Camera facing south.



10 of 20. Garage with adobe brick and clipped gables. Camera facing north.



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

11 of 20. Front door and wall opening detail. Camera facing southwest.



12 of 20. Basement floor joist and cobblestone wall construction. Camera facing northwest.



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

13 of 20. Third room (now kitchen) ceiling beam and plank construction. Camera facing northeast.



14 of 20. Interior exposed adobe wall with original mortar. Camera facing south.



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

15 of 20. Basement entrance within enclosed porch. Camera facing southeast.



16 of 20. Northeast room addition looking into kitchen. Camera facing southwest.



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

17 of 20. View southeast with Millcreek (left), Robert Gardner, Sr. cabin site (center) and Archibald Gardner House site (right). Camera facing southeast.



18 of 20. View toward Robert Gardner, Sr. cabin site and mill site. Camera facing northeast.



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

19 of 20. View of Robert Gardner, Sr. cabin site and Millcreek. Camera facing north.

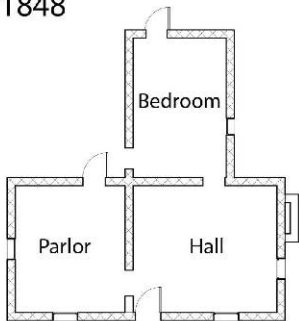


20 of 20. View of Millcreek behind Robert Gardner, Jr. House with concrete mill race remains on right. Camera facing west.



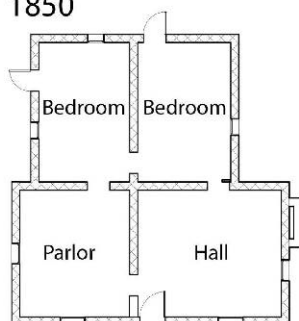
Robert Gardner, Junior House
 1475 Murphy's Lane, Millcreek, Utah
 Construction / Alteration History

1848



- Three room hall-parlor house
- Each room had an external entry/exit
- External kitchen / bath

1850



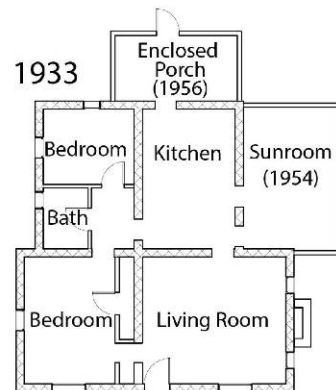
- Fourth room added circa 1850

1920



- Internal kitchen and bath and back room remodeled*
- External doors made into windows*
- Wall added in parlor to create closet and small alcove for wood cabinet*
 *date unknown

1933



- Front wall remodeled including wider windows, new brick along corners and windows, added wood trim and paint (1933)
- Wood full-length shed-roof porch removed and deeper rock porch with gable-end rock-framed entry (1933)
- Interior remodeled and ceilings added (1933)
- Sunroom (1954) and enclosed porch added (1956)

1848

1862

Robert Gardner Junior ownership period

Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

Figure 2. Utah SHPO Photograph of Robert Gardner, Jr. House circa 1930 prior to remodel.
(Note: This photograph has been physically altered by scratching or drawing brick outlines onto the surface of the photograph through the sunlit center of the photograph at an unknown date).

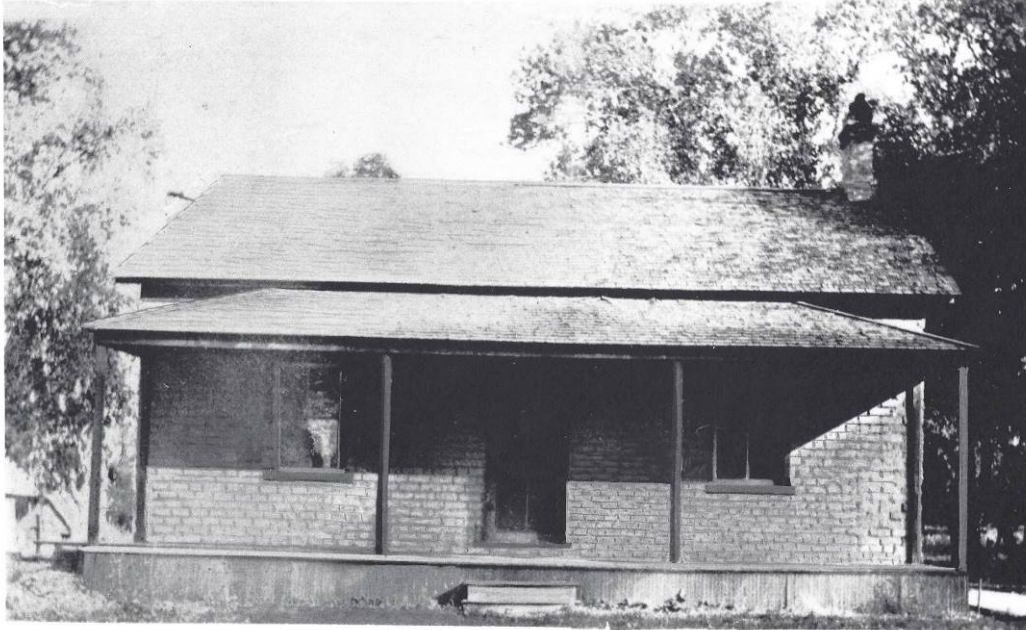


Figure 3. Undated photograph of southeast façade prior to 1930s remodel. This photograph was published in the Salt Lake Tribune Newspaper (Utah), February 18, 1945. Note the damage to the adobe bricks and cobblestone foundation visible on the east façade.



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

Figure 4. 1856 Big Field Survey Map excerpt showing Robert Gardner property on the south side of Mill Creek and the state road, later Highland Drive just above his property. The top of both maps face north. Photocopy of Utah State History Library Map

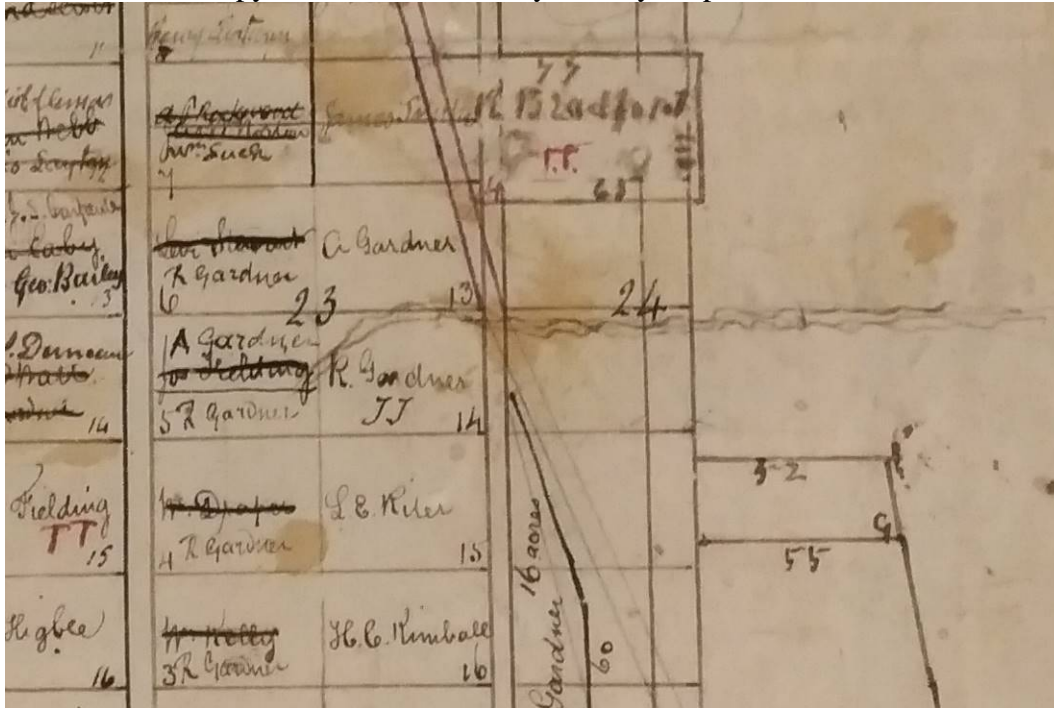
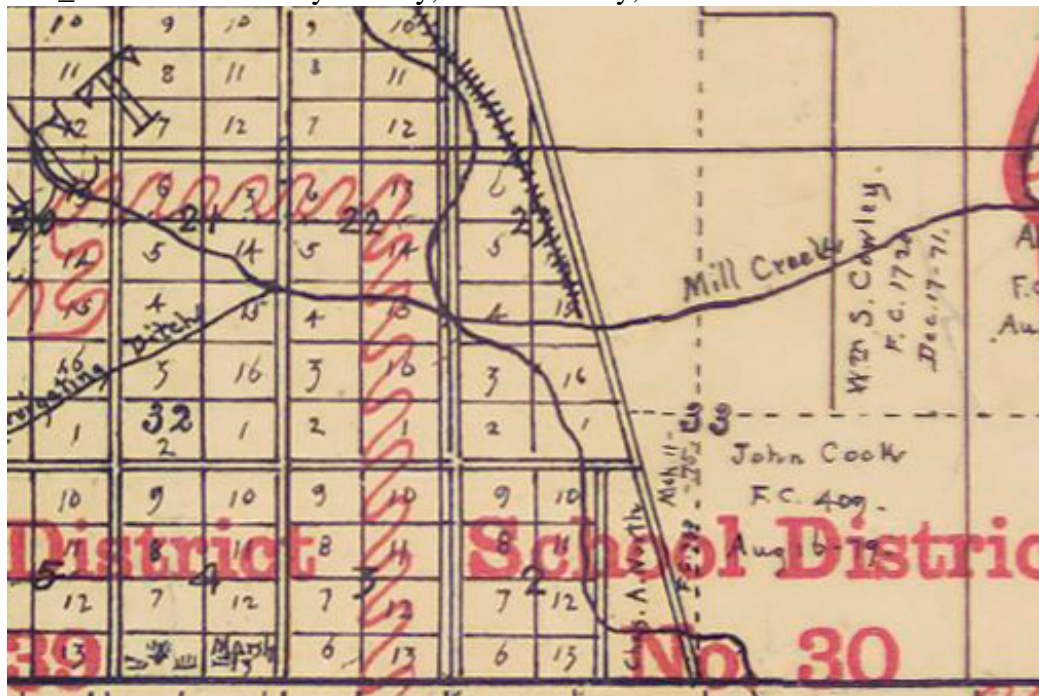


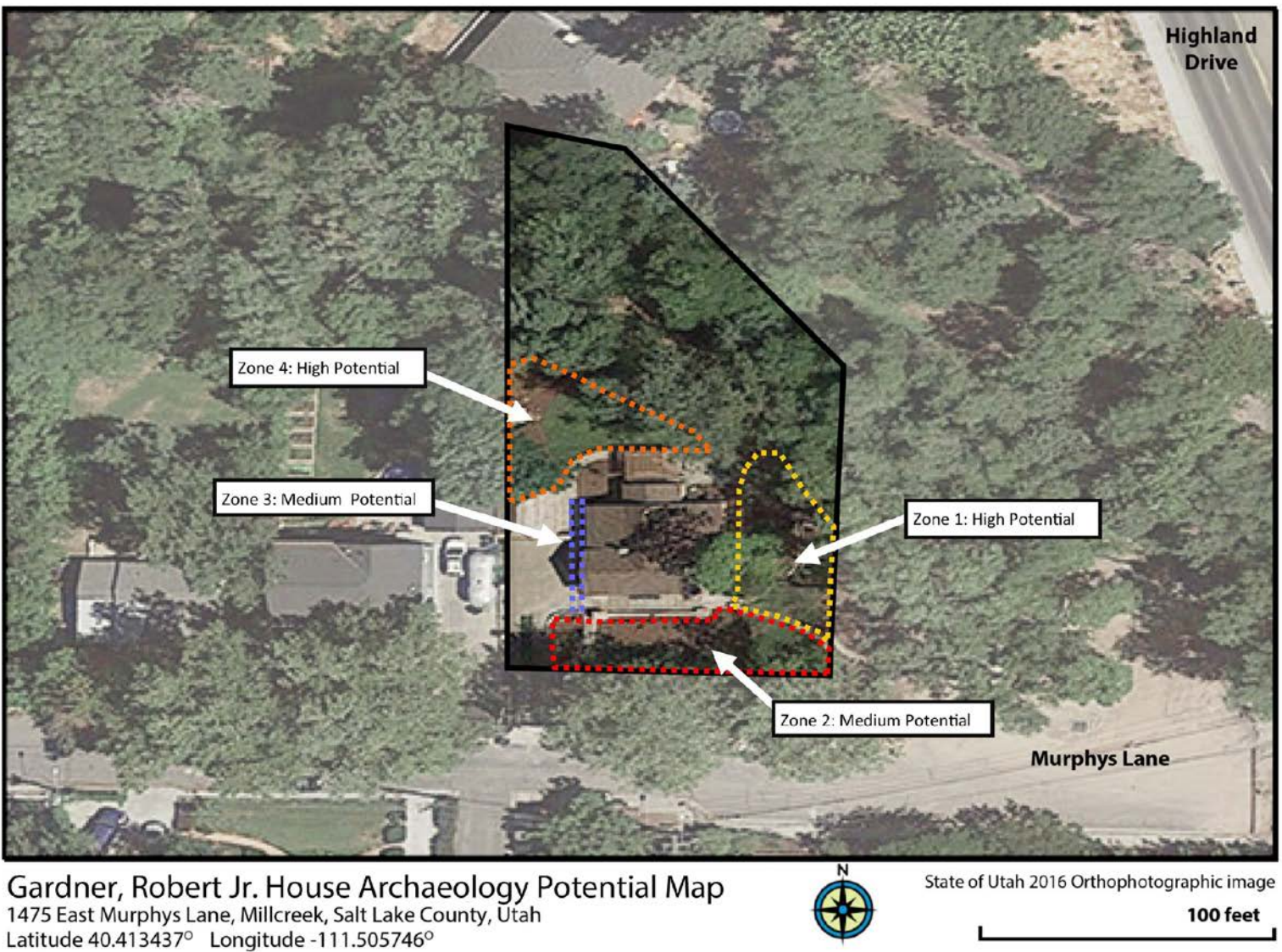
Figure 5. Excerpt of 1890 Salt Lake County Survey Map, Map 917.922 P913m 1890_f0001_00001 LDS History Library, Salt Lake City, Utah



Gardner, Robert, Jr., House
Name of Property _____

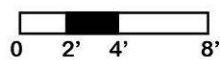
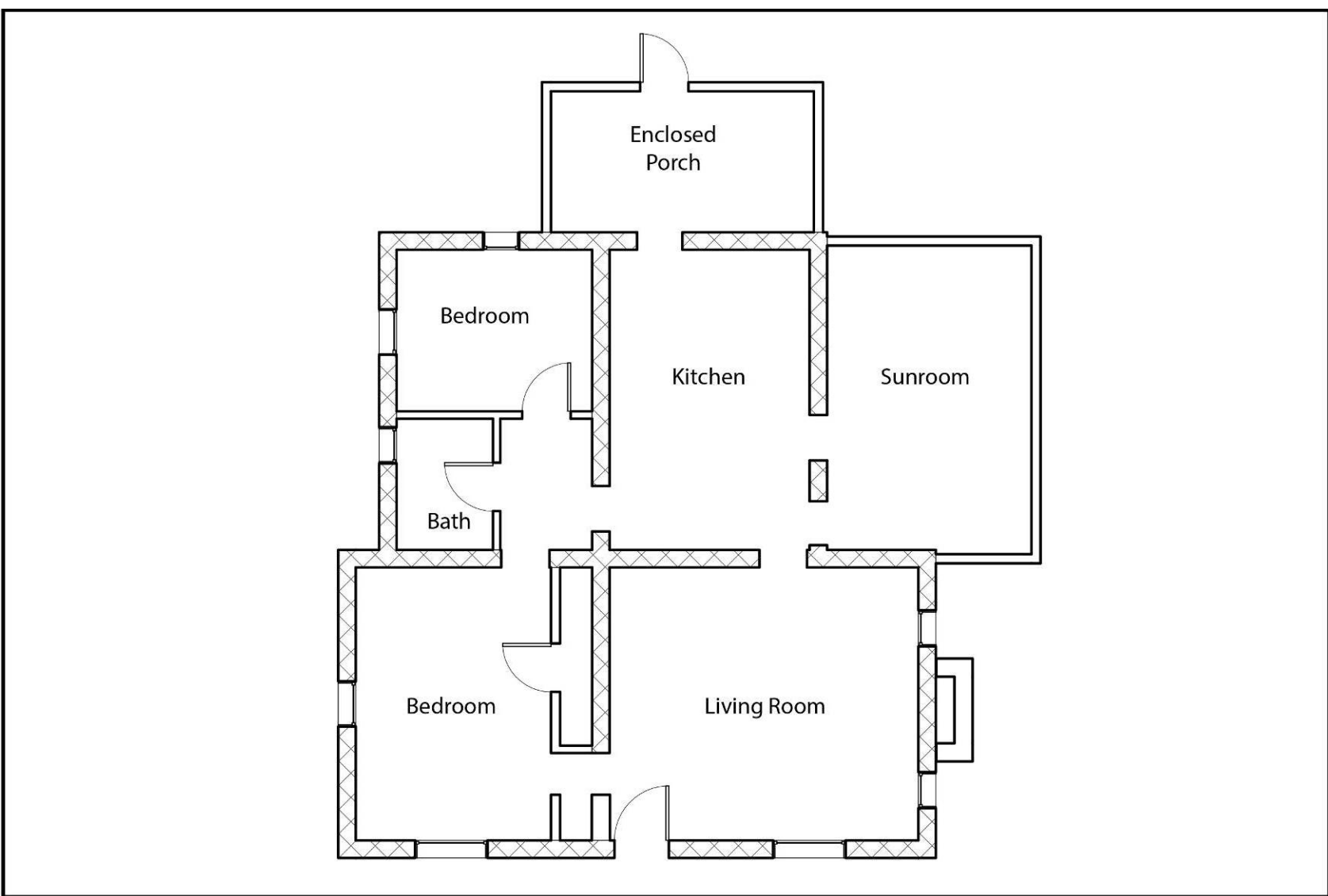
Salt Lake, Utah
County and State _____

Figure 6. Archaeology Potential Map.



Name of Property Gardner, Robert, Jr., House

Salt Lake, Utah
County and State



Gardner, Robert Jr. House Main Floor Plan

1475 East Murphys Lane, Millcreek, Salt Lake County, Utah

Latitude 40.413437° Longitude -111.505746°

Gardner, Robert, Jr., House
Name of Property _____

Salt Lake, Utah
County and State _____



Gardner, Robert Jr. House Lot Map
1475 East Murphys Lane, Millcreek, Salt Lake County, Utah
Latitude 40.413437° Longitude -111.505746°

State of Utah 2016 Orthophotographic image
100 feet



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State



Gardner, Robert Jr. House Area Map
1475 East Murphys Lane, Millcreek, Salt Lake County, Utah
Latitude 40.413437° Longitude -111.505746°

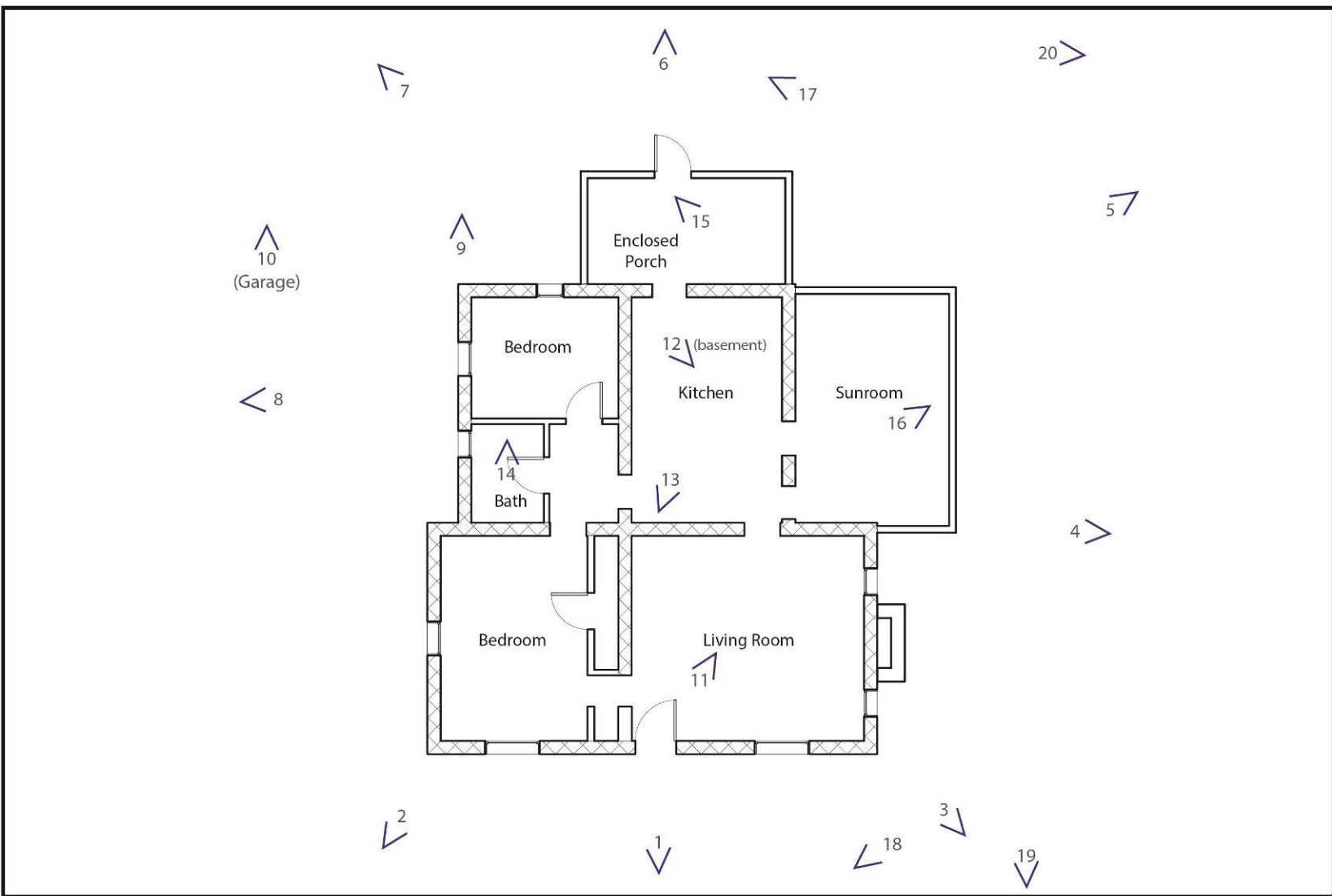
State of Utah 2016 Orthophotographic image



200 feet

Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State



Gardner, Robert Jr. House Photograph Key

1475 East Murphys Lane, Millcreek, Salt Lake County, Utah

Latitude 40.413437° Longitude -111.505746°



Gardner, Robert, Jr., House
Name of Property

Salt Lake, Utah
County and State

Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

Name Makana LP

Address 1475 East Murphy's Lane

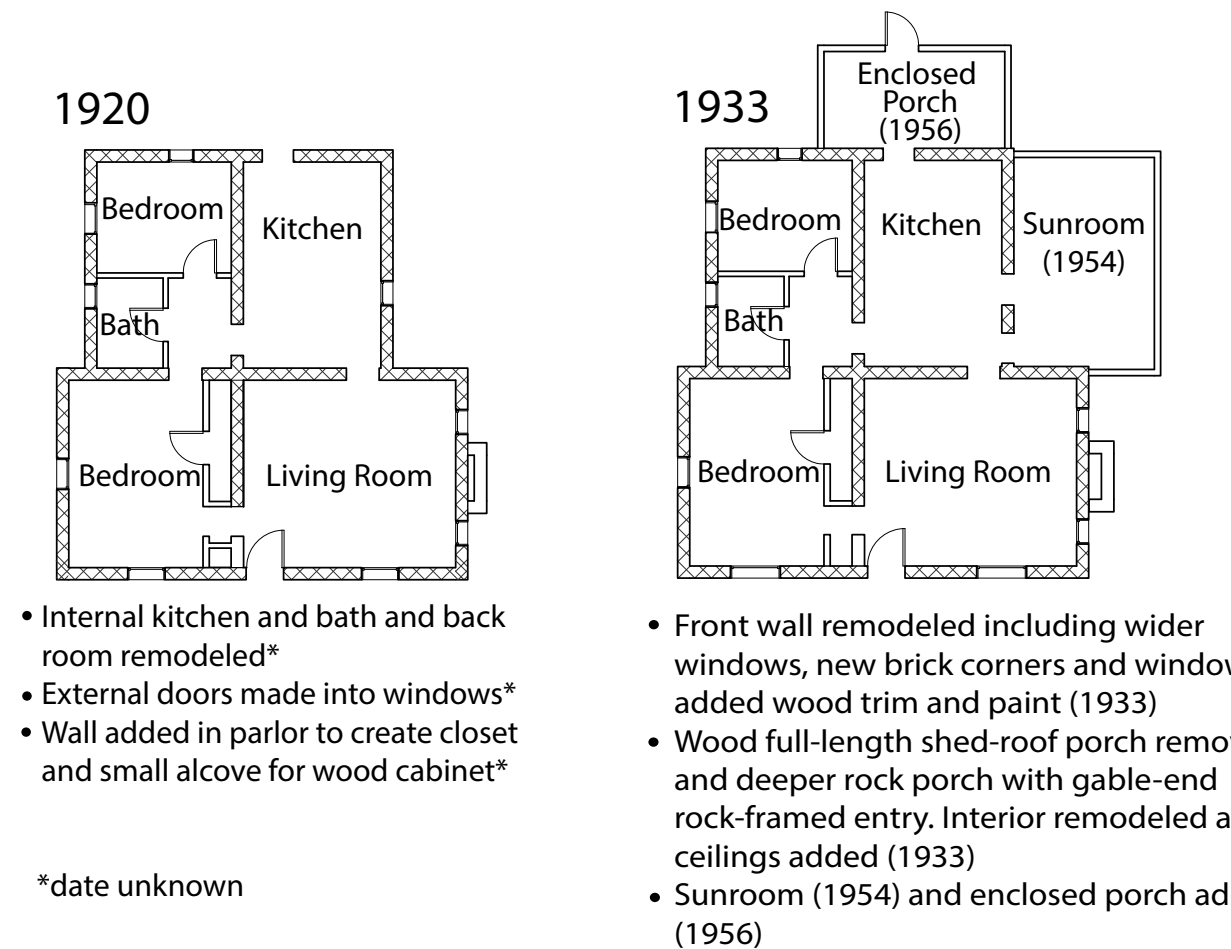
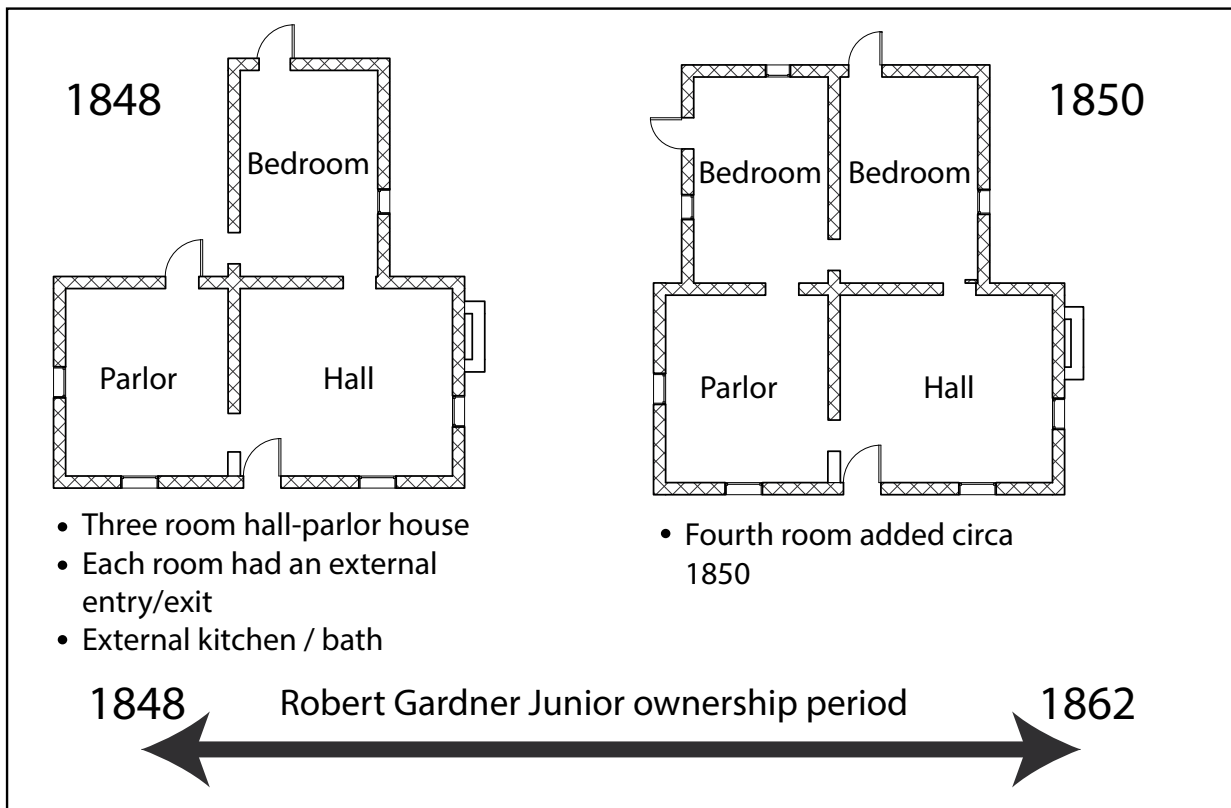
City or Town Millcreek State Utah Zip code 84117

Telephone/email 602-321-1221/ rjuvan@cox.net

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Robert Gardner, Junior House
1475 Murphy's Lane, Millcreek, Utah
Construction / Alteration History





Gardner, Robert Jr. House Area Map
1475 East Murphys Lane, Millcreek, Salt Lake County, Utah
Latitude 40.413437° Longitude -111.505746°



State of Utah 2016 Orthophotographic image

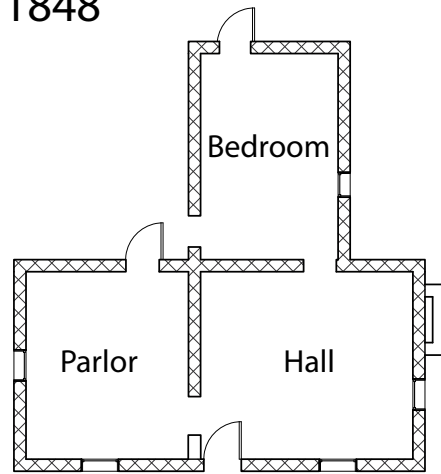


Robert Gardner, Junior House

1475 Murphy's Lane, Millcreek, Utah

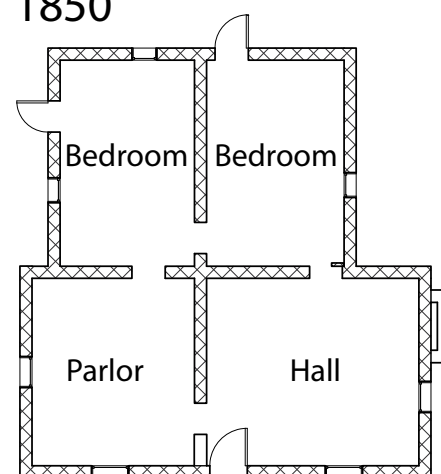
Construction / Alteration History

1848



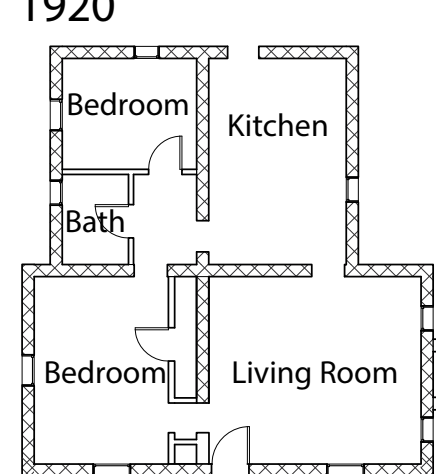
- Three room hall-parlor house
- Each room had an external entry/exit
- External kitchen / bath

1850



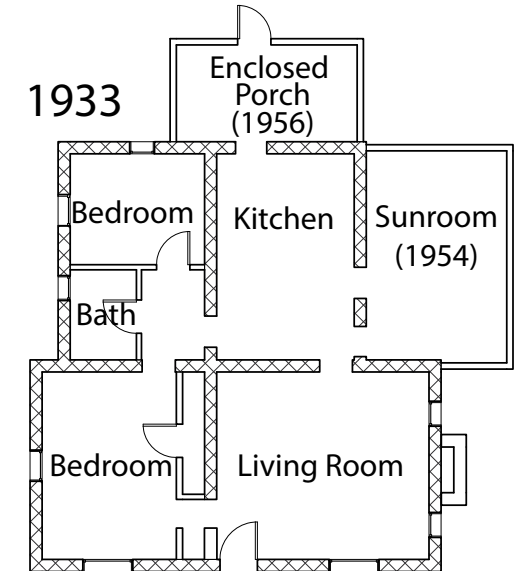
- Fourth room added circa 1850

1920



- Internal kitchen and bath and back room remodeled*
 - External doors made into windows*
 - Wall added in parlor to create closet and small alcove for wood cabinet*
- *date unknown

1933



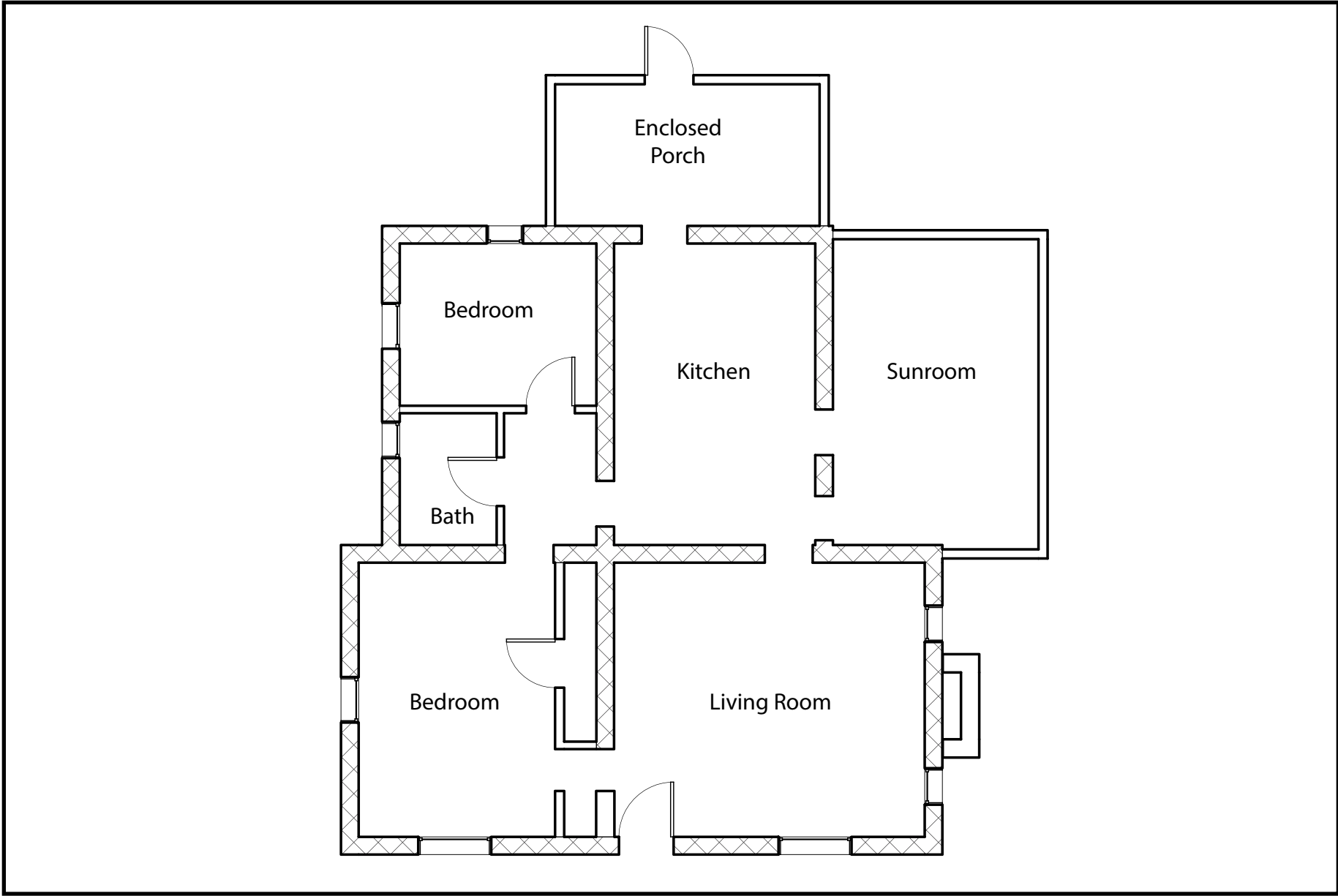
- Front wall remodeled including wider windows, new brick along corners and windows, added wood trim and paint (1933)
- Wood full-length shed-roof porch removed and deeper rock porch with gable-end rock-framed entry (1933)
- Interior remodeled and ceilings added (1933)
- Sunroom (1954) and enclosed porch added (1956)

1848

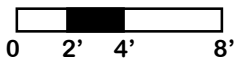
1862



Robert Gardner Junior ownership period



Gardner, Robert Jr. House Main Floor Plan
1475 East Murphys Lane, Millcreek, Salt Lake County, Utah
Latitude 40.413437° Longitude -111.505746°



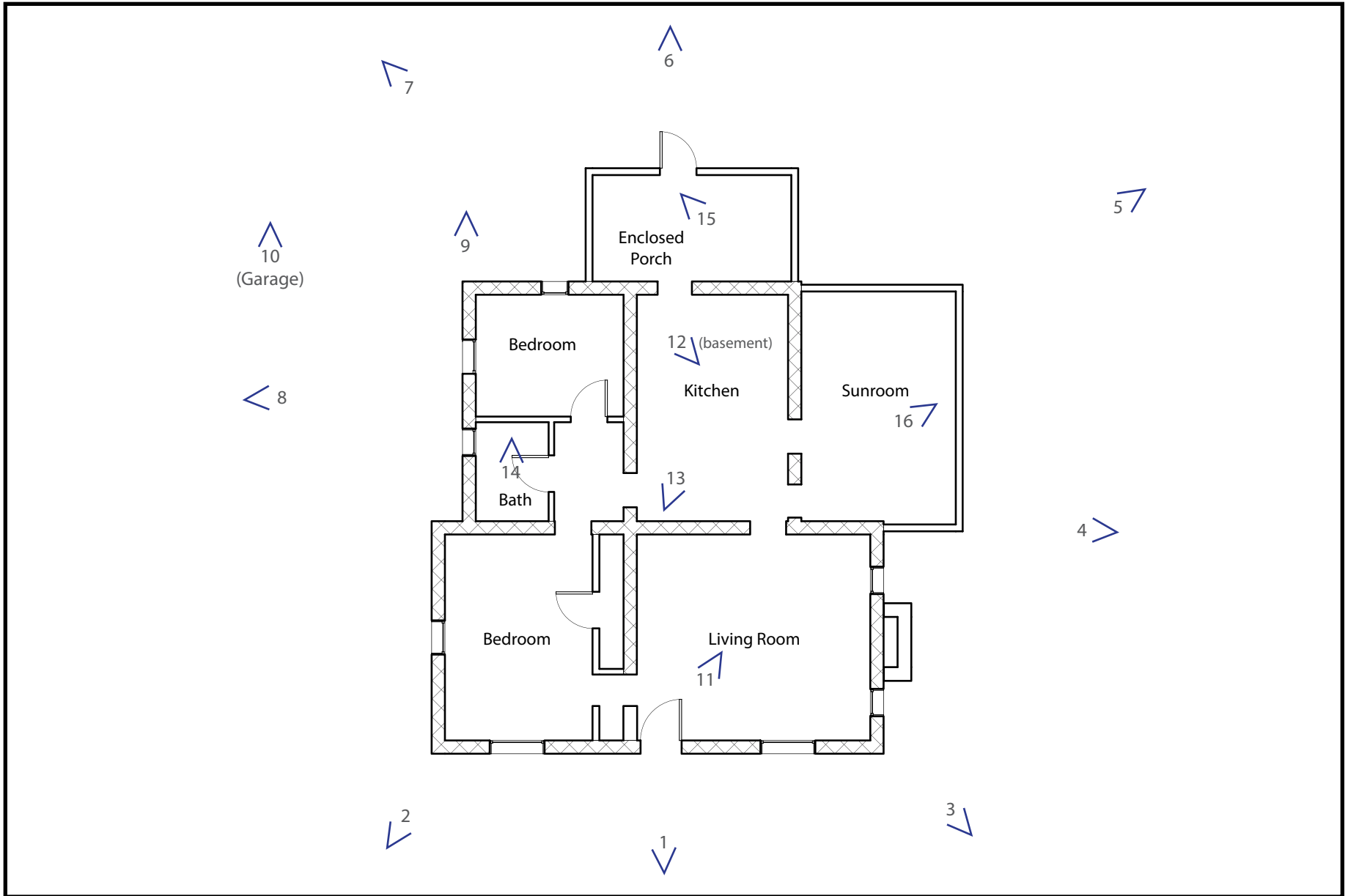


Gardner, Robert Jr. House Lot Map
1475 East Murphys Lane, Millcreek, Salt Lake County, Utah
Latitude 40.413437° Longitude -111.505746°



State of Utah 2016 Orthophotographic image





Gardner, Robert Jr. House Photograph Key

1475 East Murphys Lane, Millcreek, Salt Lake County, Utah

Latitude 40.413437° Longitude -111.505746°





































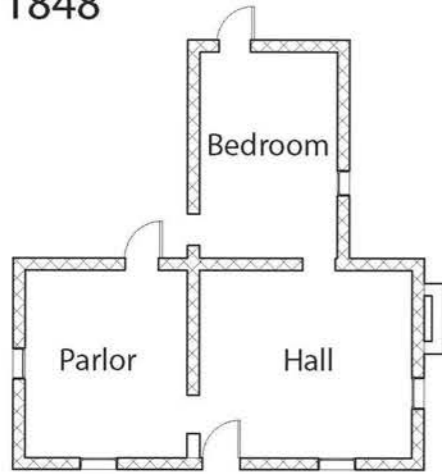






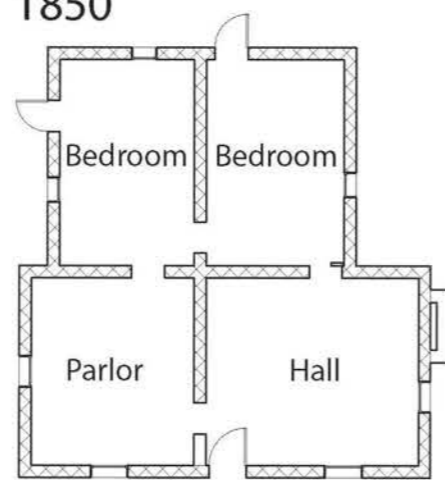
Robert Gardner, Junior House
1475 Murphy's Lane, Millcreek, Utah
Construction / Alteration History

1848



- Three room hall-parlor house
- Each room had an external entry/exit
- External kitchen / bath

1850



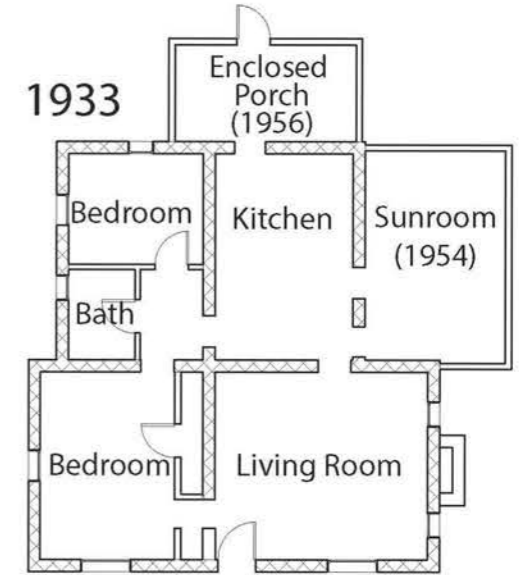
- Fourth room added circa 1850

1920



- Internal kitchen and bath and back room remodeled*
- External doors made into windows*
- Wall added in parlor to create closet and small alcove for wood cabinet*
- *date unknown

1933



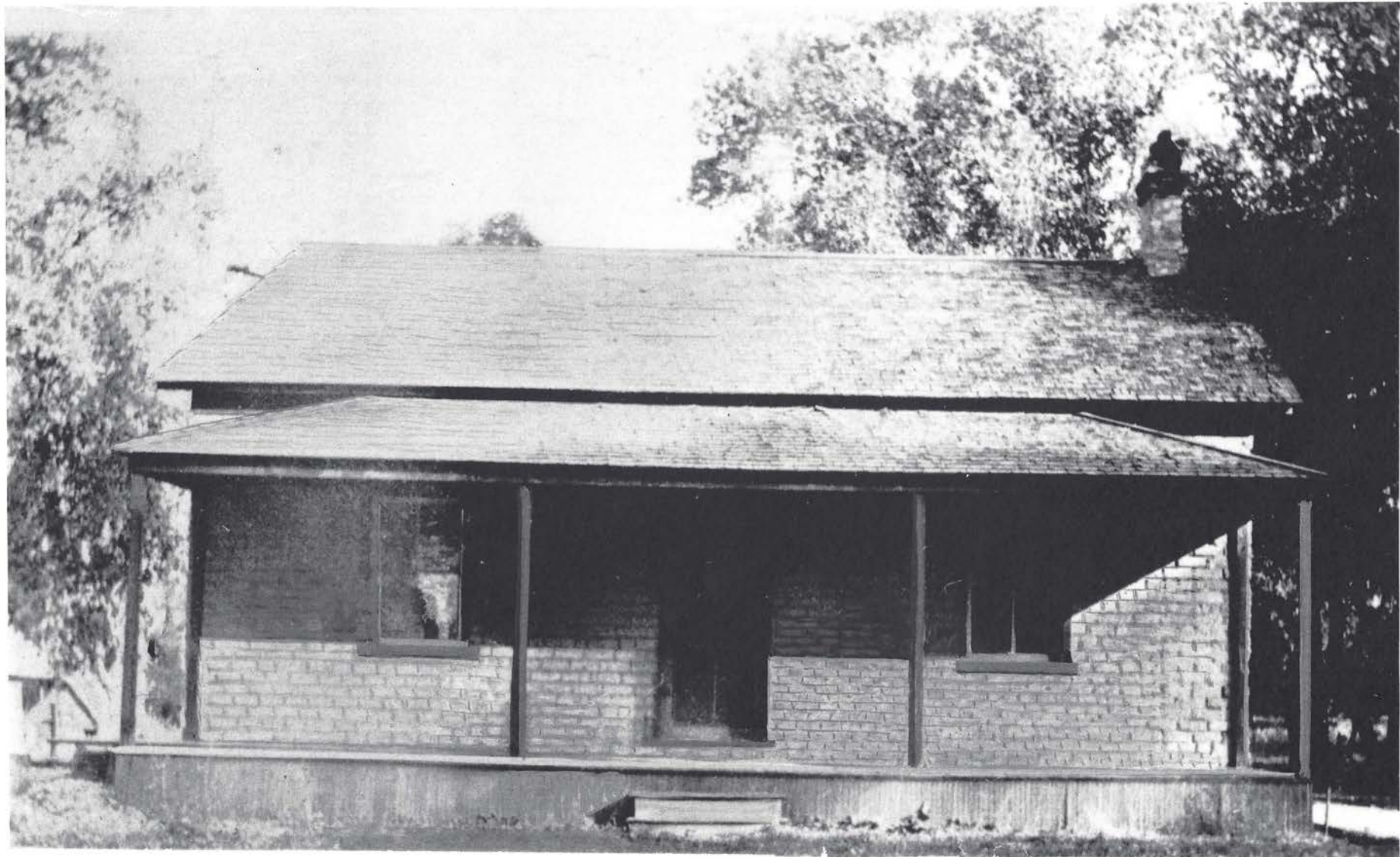
- Front wall remodeled including wider windows, new brick along corners and windows, added wood trim and paint (1933)
- Wood full-length shed-roof porch removed and deeper rock porch with gable-end rock-framed entry (1933)
- Interior remodeled and ceilings added (1933)
- Sunroom (1954) and enclosed porch added (1956)

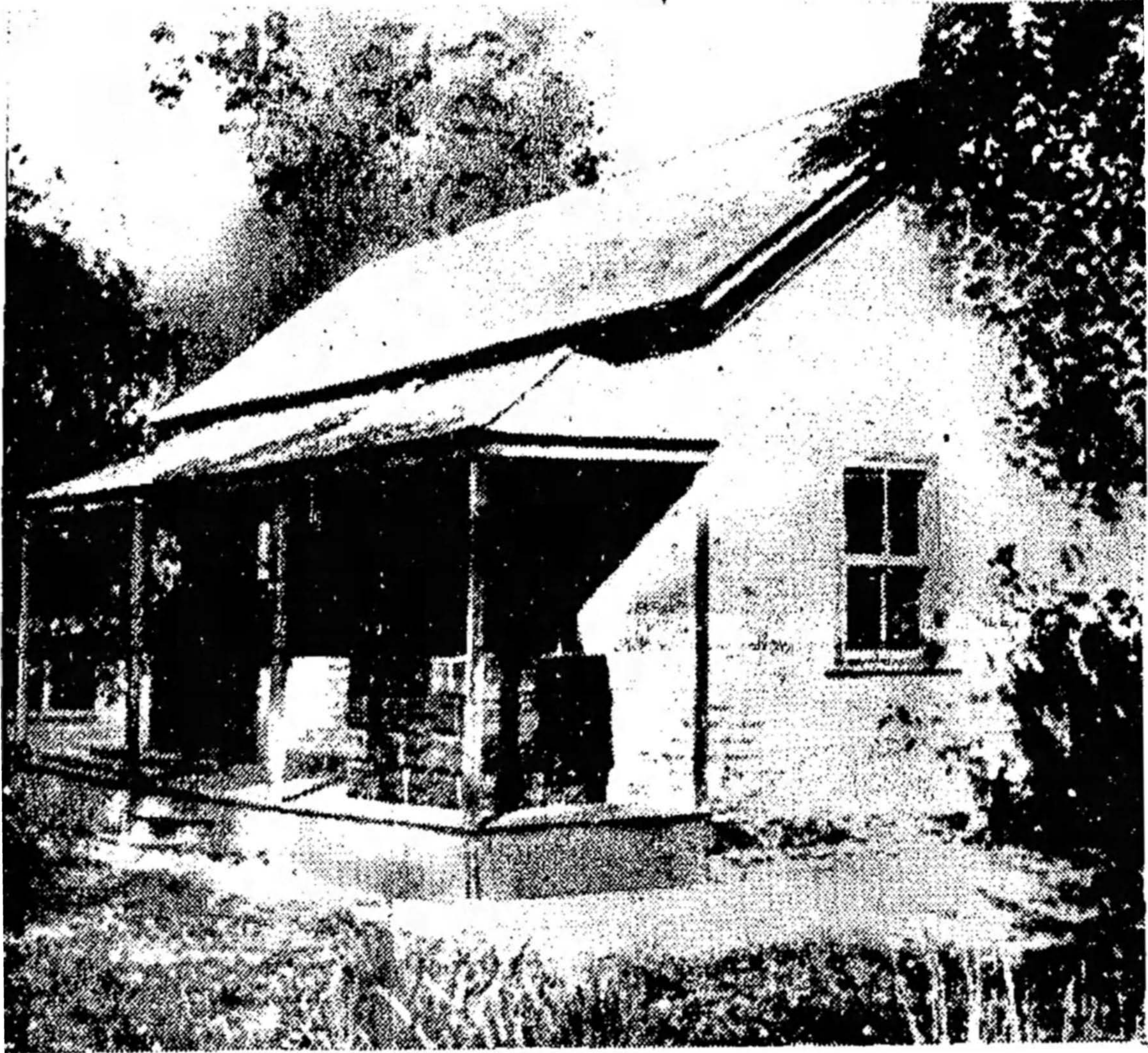
1848

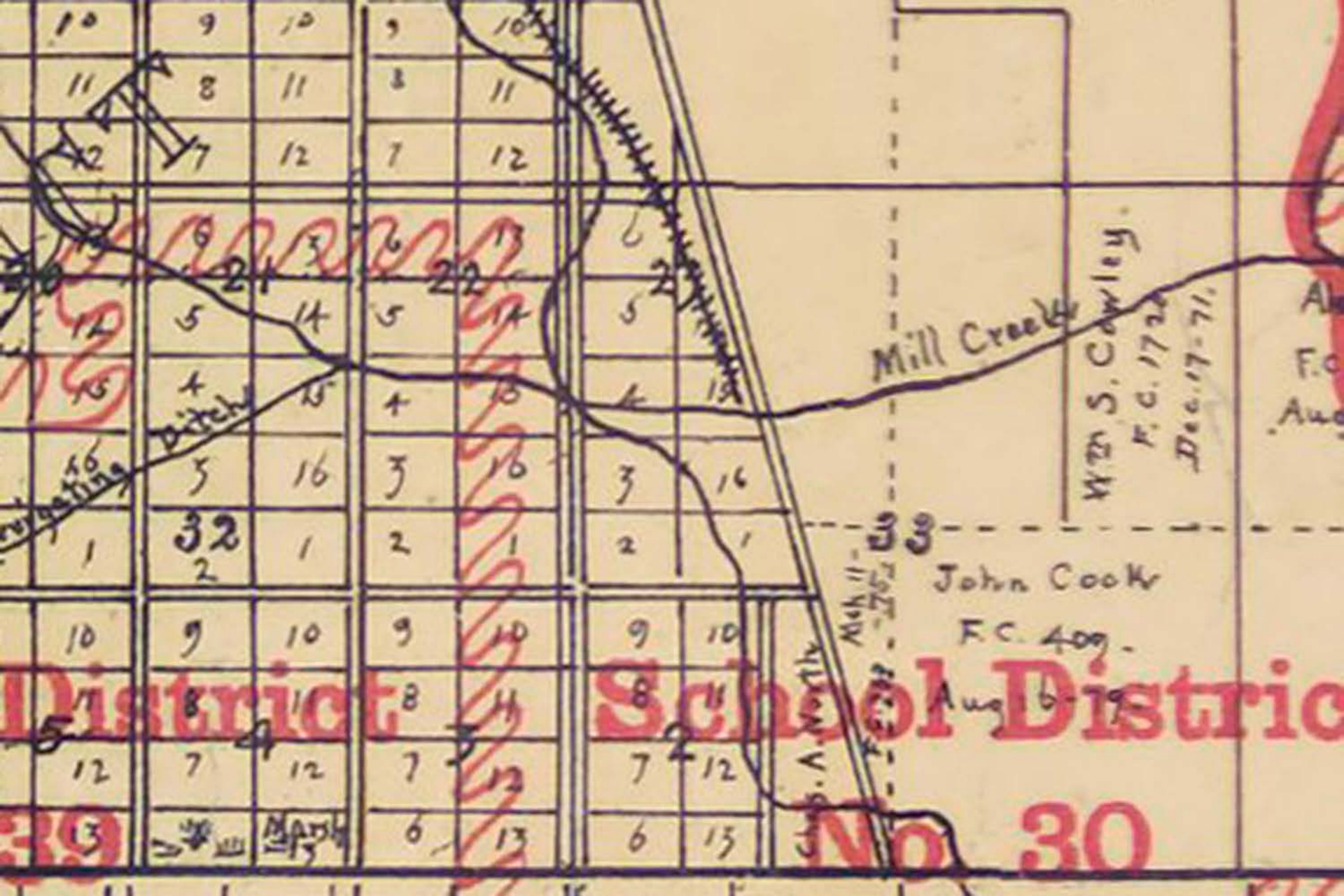
1862



Robert Gardner Junior ownership period







| | | | | |
|----|---|----|---|----|
| 10 | 9 | 10 | 9 | 10 |
| 11 | 8 | 11 | 8 | 11 |
| 12 | 7 | 12 | 7 | 12 |
| 13 | 6 | 13 | 6 | 13 |
| 14 | 5 | 14 | 5 | 14 |
| 15 | 4 | 15 | 4 | 15 |
| 16 | 3 | 16 | 3 | 16 |
| 17 | 2 | 17 | 2 | 17 |
| 18 | 1 | 18 | 1 | 18 |
| 19 | 0 | 19 | 0 | 19 |
| 20 | 0 | 20 | 0 | 20 |
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| 22 | 0 | 22 | 0 | 22 |
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| 25 | 0 | 25 | 0 | 25 |
| 26 | 0 | 26 | 0 | 26 |
| 27 | 0 | 27 | 0 | 27 |
| 28 | 0 | 28 | 0 | 28 |
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| 30 | 0 | 30 | 0 | 30 |
| 31 | 0 | 31 | 0 | 31 |
| 32 | 0 | 32 | 0 | 32 |
| 33 | 0 | 33 | 0 | 33 |
| 34 | 0 | 34 | 0 | 34 |
| 35 | 0 | 35 | 0 | 35 |
| 36 | 0 | 36 | 0 | 36 |
| 37 | 0 | 37 | 0 | 37 |
| 38 | 0 | 38 | 0 | 38 |
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| 40 | 0 | 40 | 0 | 40 |

Mill Creek

Ditch

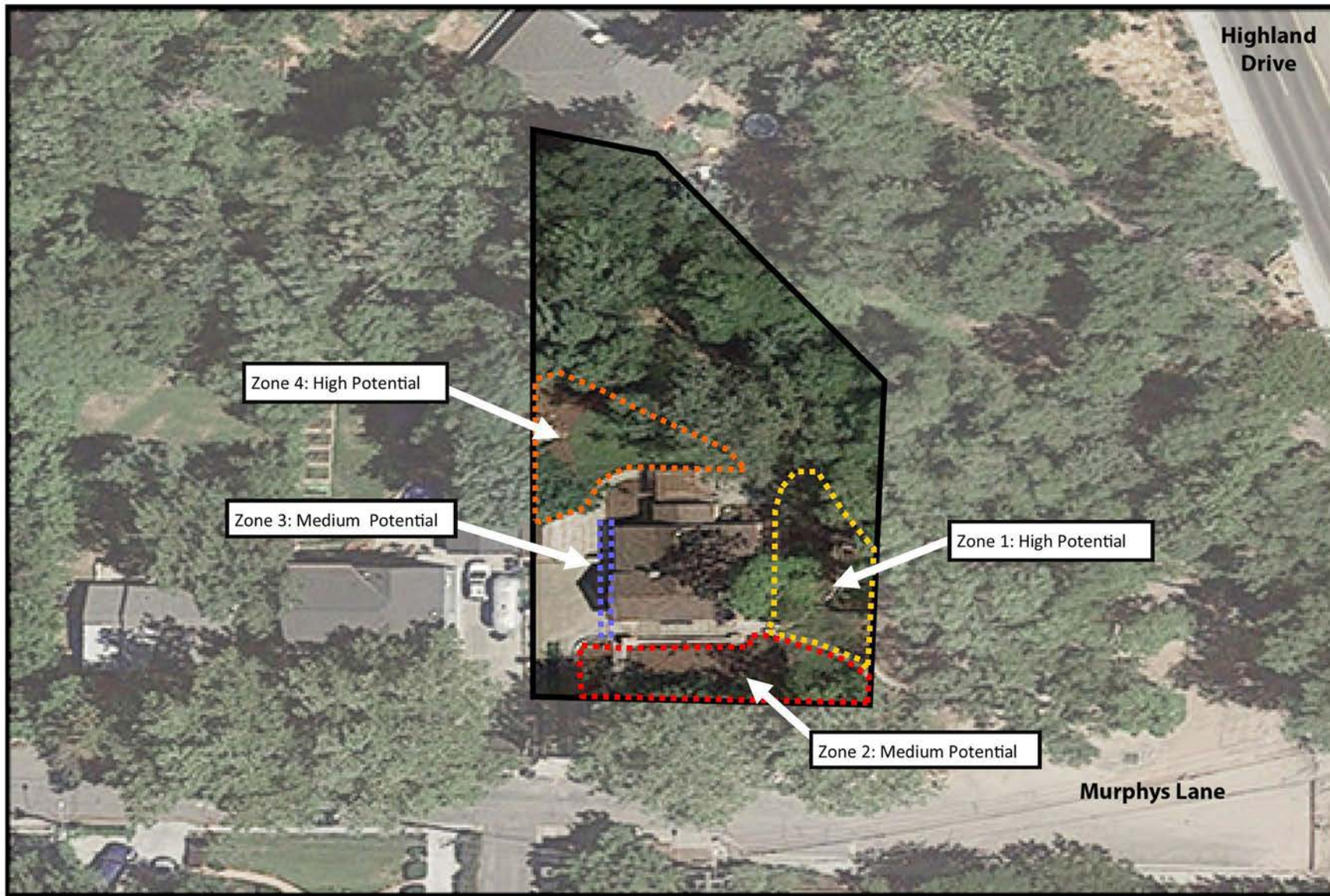
Vegetating

Wm. S. Cowley.
F.C. 1728
Dec. 17-71.

John Cook
F.C. 409.
Aug 6-19

Chas. A. Northy
Mich. 11-1852
F.C. 222

District School District No. 30



Gardner, Robert Jr. House Archaeology Potential Map
1475 East Murphys Lane, Millcreek, Salt Lake County, Utah
Latitude 40.413437° Longitude -111.505746°



State of Utah 2016 Orthophotographic image

100 feet

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Gardner, Robert Jr., House

Multiple Name:

State & County: UTAH, Salt Lake

Date Received: 12/4/2017 Date of Pending List: 7/18/2017 Date of 16th Day: 8/2/2017 Date of 45th Day: 1/18/2018 Date of Weekly List: 1/19/2018

Reference number: SG100001441

Nominator: State

Reason For Review:

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

Accept Return Reject 1/18/2018 Date

Abstract/Summary Comments: The Robert Gardner Jr. House is of statewide significance under National Register Criterion D in the areas of Archaeology-Historic/Non-aboriginal, Architecture and Social History.

Recommendation/ Criteria: Accept National Register Criterion D.

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 1/18/2018

DOCUMENTATION: see attached comments : **No** see attached SLR : **Yes**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Brad Westwood
Director



June 23, 2017

TO: Mr. J. Paul Loether, Keeper and Chief
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

FROM: J. Cory Jensen, National Register Coordinator
Utah State Historic Preservation Office

RE: Robert Gardner, Jr House, Salt Lake County, National Register of Historic Places nomination

Mr. Loether,

The enclosed disk contains the true and correct copy of the nomination form for the **Robert Gardner, Jr House** to the National Register of Historic Places. The other disk contains the photograph image files of the property in TIF format. Should you have any questions, please contact me at coryjensen@utah.gov or 801/245-7242.

Thank you,

J. Cory Jensen

Enclosures:

- 1 CD with PDF of the NRHP nomination form and correspondence/additional info
- 1 CD with digital images (tif format)
- 1 Physical Transmission Letter
- 1 Physical Signature Page, with original signature
- Other:

Comments:

- X Please ensure that this nomination receives substantive review
- The enclosed owner(s) objection(s) do _____ do not _____ constitute a majority of property owners.
- X Other: Attached at the end of the NRHP form are continuation sheets with comments summarized from the SHPO, Architectural Review Committee, and Historic Preservation Review Board. Please refer to these comments during your substantive review of the form.



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Summary Review

A proposed, the Robert Gardner, Jr House is being nominated for significance under Criteria A, B and C. Under Criterion A, the property is significant in the areas of Exploration/Settlement, Industry and Social History. Under Criterion B the house is significant in the areas of Exploration/Settlement and Industry with regard to its association with Robert Gardner. Finally, under Criterion C, the house is significant in the area of Architecture. There are two periods of significance, 1848-1862 and 1933-1946. The first takes into account Robert Gardner's occupation of the residence, from the time he built the house until he moved with his wives to St. George in southern Utah. The second covers the period when the house was renovated by a subsequent owner, preserving but altering the original architecture in an early effort at historic preservation. The house is being nominated for Statewide Significance.

Criterion A Significance

Under Criterion A, the house is significant in the area of Exploration/Settlement for association with the second gristmill constructed in the newly settled region. Robert Gardner, Jr and his elder brother Archibald built the first mills in the fledgling community and were directed by LDS Church President (who was also the political leader of the LDS settlers) to move outside of the fort in Salt Lake City to build mill infrastructure. The Gardner House was built shortly after the first fully operation mill was constructed on the same property.

The house is also significant in the area of Social History with regard to its association with the LDS practice of polygamy and Mormon men marrying multiple wives. Common residential types of housing were built by early settlers of Utah. However, once additional wives, and subsequently more children were brought into a household, the form of the house required adaptation to fit everyone and retain some autonomy for each family. The Gardner family represents an early example of this newly directed practice in Utah and attempts at adapting their housing situation to meet the domestic changes.

Criterion B Significance

The house is significant for its association with Robert Gardner, Jr who in the area of Exploration/Settlement. Gardner, as noted, was directed along with Archibald Gardner to move from the fort settlement to establish the first milling infrastructure in the newly settled region in order to mill lumber for construction of the city. Brothers also developed some of the first water systems in the arid valley, digging some of the first irrigation canals and water retention reservoirs in order to operate their mills. Robert also constructed ditches and realigned waterways to better distribute water from creeks running out of the canyons for broader usage in the areas for farming. After being asked by Brigham Young to move with his wives to St. George, 300 miles away in southern Utah, he again was called upon to help develop infrastructure. He constructed ditches and leveled farmland. He again was asked to set up and operate saw mills, and surveyed the newly developing city of St. George. He was also asked by Brigham Young to be one of the construction foreman on the St. George LDS Tabernacle and also the LDS Temple. He procured lumber from the mountains north of the city as well as south in Arizona for the these buildings. He also gathered trees for lumber for the Salt Lake LDS Temple. In 1872, Robert Gardner, Jr was elected mayor of St. George and served two four-year terms. Prior to this time he was called by LDS Church leaders to help with the dissolution of properties in nearby Price after the church's United Order (communal property organization) failed. He was called to be the local Bishop (ecclesiastical leader) there for a short time.

Robert Gardner, Jr, was instrumental in the settling and establishment of multiple communities in the Utah

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Territory. Along with the physical requirements of digging waterways, cutting wood, constructing buildings and surveying the land, Gardner also had the knowledge and experience to ascertain and plan for required infrastructure to help develop these communities.

Criterion C Significance

The Robert Gardner, Jr House is significant in the area of Architecture under Criterion C for a few reasons and it is under Criterion C for which there are two periods of significance. First, the house is the earliest known extant example of a hall and parlor type house in Utah. The hall and parlor was the most common house type from the time of settlement until the late 19th century in Utah and has become identified with the early Mormon settlers and (incorrectly) identified locally as a Mormon house type. Although the house has been visually altered on the exterior from a 1930s-‘40s renovation, the early floor plan remains intact. It is also significant as probably the earliest adobe brick-constructed residence in Utah. Because of lack of wood for building or for firing brick, adobe became the primary construction material in Salt Lake City for the first couple of decades after settlement. Adobe could be made on site in many areas and could be made by unskilled workers. Just as the hall-parlor is the quintessential house form in Utah, adobe brick is attributed as the most representative construction material of early Utah settlement.

A second period of significance is added to take into account the renovation of the building that occurred from the early 1930s into the early 1940s. This is an early attempt at “historic preservation” by a subsequent owner who did not realize the importance of the property until the Utah State Historical Society invited Robert Gardner’s sons to the property to locate where the original 1848 mill stood. Although he updated the exterior to more rustic Period Revival/Craftsman appearance, the interior basic structure of the house was retained. Notes from a biographer for Archibald Gardner noted the roof was lowered on the house as well. But it seems the intent was to preserve a rare and important reminder of the earliest settlers in Utah.

SHPO/Board Comment Summary

The SHPO and Historic Preservation Review Board/Architectural Review Committee supports the general findings of significance for the Robert Gardner, Jr House. The house is the only permanent residence for Robert Gardner, Jr still standing. However, the residences for his four wives are all still extant in southern Utah and for this reason there is some hesitancy regarding Statewide significance. Gardner’s accomplishments with regard to the area of Exploration/Settlement under Criterion A are many and well documented in local histories, not only in the Salt Lake Valley, but in the far southwest corner of the state in the St. George area (the region known as “Dixie”). Gardner was involved in the earliest efforts of milling and waterway infrastructure in the Salt Lake Valley. However, his presence in Dixie has a more tangible impact, performing the St. George town survey¹, being construction foreman for gathering both wood and stone for the tabernacle and temple projects, and serving as first mayor for St. George as well as in major ecclesiastical leadership positions for the region. However, his permanent home there was demolished decades ago. And, although as mentioned, the residences for all four of his wives in his polygamous marriage arrangement are also extant, he never permanently resided in any of them, but rather stayed for short periods of time at each. For this reason, the house in Millcreek is the single remaining house that was a permanent residence for Robert Gardner, Jr.

Although there may be a case for significance under Criterion A for Social History with regard to polygamy and

¹ In 2009, St. George City placed a statue of Gardner in the center of town shown in action driving the first cedar stake in the ground for the 1862 city survey.

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the Gardner family's arrangement while living here, the reviewers did not feel that there is a strong enough comparative analysis to justify significance. There are estimates on how many families lived in polygamous arrangements, but these vary widely and current ongoing research reveals that it was probably more common than many thought. So, although Gardner married three wives who lived in this house (and later a fourth after moving to St. George), his polygamous family situation seems to be nothing significant within the realm of Utah Mormon polygamy.

The reviewers support significance under Criterion C in the area of Architecture. The Hall and Parlor form is ubiquitous in early Utah and is often locally referred to as the Mormon house type. The Robert Gardner, Jr House is the earliest known extant example of the Hall and Parlor house type in Utah, and the surrounding Mormon settlement region. Again, although the Gardner House has received some exterior and interior alterations, the floorplan of the original house still remains intact.

Adobe brick was one of the earliest and most widely used materials from the time of permanent settlement of the Salt Lake Valley. And just like the Hall and Parlor house type, adobe brick is synonymous with Mormon domestic architecture in Utah. The Gardner House is significant as the earliest remaining example of an adobe brick house in the state, which supports the Statewide significance claim. Documentation for a recently published book by a local historian to determine all extant adobe-constructed residential architecture in Salt Lake City and nearby communities shows that there are no earlier extant adobe brick houses than the Gardner House.² However, the book had not yet been published when the Gardner House nomination was being prepared.

Although the floorplan and adobe construction represent the first period of significance, 1848-1862, there were some exterior and minor interior alterations made to the house from the early 1930s to mid-1940s by Thomas Mulhall, who purchased it out of foreclosure. These were primarily cosmetic. The adobe brick was covered with stucco—a practice that was quite common from the early settlement period. Window placement was retained, but openings were made wider and multi-pane casement windows added. Stone veneer was added to the foundation and brick sills constructed for the windows, and a larger stone veneer chimney was added. Based on one account from shortly after the renovation, a second story was removed. However, there are two photographs of the house taken sometime prior to the renovation (possibly late-1920s or early '30s) that reveal no second story. It is possible there was a half-story for attic space or a sleeping space and that the roof was slightly lowered. However, the pitch of the roof in the photographs compared to the current pitch appear to be the same. Regardless

The renovation appears to have been carried out in a commemorative nature. Although the style was updated, the basic form of the house was retained. Adobe brick had fallen out of fashion by the late-nineteenth century and was regulated against by Salt Lake City starting in the early twentieth. Robert Gardner, Jr's brother Archibald had an adobe house across the road from Robert, which was demolished in the 1920s. However, adobe brick was salvaged from the house and reused in the construction of the garage during the renovation of Robert's house. This occurred at the same time as the Utah State Historical Society was showing interest in the property for the

² Laurie J. Bryant, *A Modest Homestead: Life in Small Adobe Homes in Salt Lake City, 1850–1897*, University of Utah Press, 2016. Although Bryant's work focuses exclusively on Salt Lake City; however, she did research the Robert Gardner, Jr, House. In an interview with Ms. Bryant she noted the earliest extant adobe house in Salt Lake City is the Abraham Coon House, built in 1850. Possibly the next earliest adobe house in Utah would be the Fielding Garr Ranch House on Antelope Island in the Great Salt Lake, which was constructed a little later than the Gardner House, in 1849.

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site of the first mill. A monument commemorating the first mill site was placed on the property around this time in the same rustic quality as the house makeover. There seems to have been a renewed interest in the first settlers at this time that influenced saving the basic house form while adding new exterior embellishment. In 1945, the *Salt Lake Tribune* published an article, "Dreams out of Adobe..." that commemorated the house and the renovation, noting the pioneer legacy of the property.³ Because of this early effort to preserve, rather than replace an early settlement home, the property has an additional period of significance starting in 1933, when the renovation began, to 1946, when the majority of work had been completed.

The registration form author notes the following in the form, "Thomas Mulhall attempted to have the property recognized on the National Register of Historic Places twice between 1971 and 1978, but due to the alterations and early preservation recognition standards, was only approved to list the house on the Utah State Register of Historic Places." The 1971 nomination was actually to the Utah State Register, as the form used for the State Register at that time was the National Register registration form. The house was listed on the State Register in 1971 and correspondence in the file corroborates this. However, the 1978 nomination, also on a National Register form, was never officially reviewed and was only a draft, as there is no notification or other correspondence that would typically accompany a Board review. So the implication that the nomination was not approved for National Register listing in 1978 is unsubstantiated.

³ "Dreams Out of Adobe..." *Salt Lake Tribune*, February 18, 1945, p.7.

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56-1441

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Gardner, Robert Jr. House

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. Location

Street & number: 1475 East Murphy's Lane

City or town: Millcreek State: Utah County: Salt Lake

Not For Publication: Vicinity:

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 at the following level(s) of significance:

national statewide local
Applicable National Register Criteria:

A B C D

 6.13.17

Signature of certifying official/Title: _____ Date

Utah Division of State History/Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: _____ Date

Title : _____ State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action

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

Returned

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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|-------------------|-------------------|------------|
| <u>1</u> | <u>1</u> | buildings |
| <u> </u> | <u> </u> | sites |
| <u> </u> | <u> </u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>1</u> | <u>1</u> | Total |

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Returned

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY: Greek Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENT:
Craftsman

OTHER: Hall Parlor type

Materials: (enter categories from instructions.)

Principal exterior materials of the property: FOUNDATION: stone; WALLS: adobe,
stone,stone; ROOF: asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Robert Gardner, Jr. House is a one-story hall-parlor residence constructed in 1848. Originally a vernacular Greek-Revival style, the house was renovated in the 1930s in a Craftsman style. Despite those alterations, which are primarily visual and superficial, the house retains almost all of its original significant structural elements, hall-parlor form and architectural design. The house is located at 1475 East Murphy's Lane in Millcreek, Salt Lake County, Utah. With its one-story symmetrical three bay façade consisting of a door flanked by two windows under a moderately-sloped gable roof, the original portion of the house exhibits the quintessential qualities of the hall-parlor plan, the most common residence constructed in Utah during the second half of the nineteenth century. The house was designed and built by distinguished builder and millwright Robert Gardner, Jr., and is the earliest known extant example of adobe brick construction and the earliest known extant hall-parlor house type in Utah.^{1 2} The house largely

¹ Based on Preservation Pro Utah SHPO database search November 2016 and Hughes, Delila Gardner (1939) *The Life of Archibald Gardner*. p 42.

² Hughes (1939) p 42. The Gardner family arrived in October, 1847. They applied for permission to build the mill on February 1, 1848 and were

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retains its original cobblestone foundation, multiple-wythe adobe brick walls, floor and roof timber beams and plank sheathing. It is an excellent example of early Mormon (Church of Jesus Christ of Latter-day Saint or LDS) pioneer vernacular construction.³ The Robert Gardner, Jr House was modified in the 1930s to repair neglected adobe, enlarge window openings and add stone features to the main and east facades. It was further modified in 1946 and the 1950s to add a sunroom and enclosed rear porch respectively.⁴ The Robert Gardner house was restored and upgraded in 2013, with no major alterations to the exterior or interior. The Robert Gardner Junior house is in excellent condition and although later cosmetically modified, retains most of its original 1848 form and structure.

The house is located on a forested 0.36 acre lot beside Mill Creek at the end of Murphy's Lane, just below the site of the first sawmill and second grist mill constructed in the Salt Lake Valley after the area was settled by LDS pioneer settlers in late 1847.⁵ The immediate neighborhood of the Robert Gardner, Jr. house is single-family residential developed in the 1950s through 1970s. The Robert Gardner, Jr. House is an exceptionally unique and significant contributing statewide historic resource.

Narrative Description

The Robert Gardner, Jr. house is located on the east side of the Salt Lake Valley along the bank of Mill Creek, which flows through from the east through the center of the Salt Lake Valley then northwest to the Great Salt Lake. The house is situated on a wooded lot which slopes from east to west and south to north toward the stream bank. The same site was specifically selected to allow brothers Robert and Archibald Gardner to take advantage of the slope and Mill Creek as they constructed water-driven saw- and grist-mills.

The Robert Gardner, Jr. house is constructed of unsupported gray colored soft adobe brick laid in a common bond with lime-based mortar and sits on a 20-inch-thick laid cobblestone foundation. Sixteen-inch-thick multiple-wythe one-story adobe walls support timber beam roof trusses covered with plank sheathing. Most of the adobe brick exterior is painted white, with a single unpainted adobe brick wall remaining on the northwest corner of the house. The house was originally designed in a vernacular classical Greek-Revival style, typical of most early

required to build in adobe by the Great Salt Lake Municipal High Council (Documentary History, 1847:7), a requirement which was rescinded several weeks later by LDS Church President Brigham Young, making the early adobe construction of the Archibald and Robert Gardner houses highly unique. The Archibald Gardner House on Murphy's Lane was demolished in 1930.

³ Carter, Thomas & Peter Goss (1988) *Utah's Historic Architecture 1847-1940*. p. 14.

⁴ Salt Lake County Archives, Salt Lake County Assessor tax cards for 1475 East Murphy Lane.

⁵ Roberts, Allen D (1989) *The Chase Mill and Pioneer Mills & Milling*. Pam 21494 Utah State History Library and Carter, Kate B. (1967) *Mills and Millers*, lesson for April 1971. Daughters of the Utah Pioneers. Pam 13715, Utah State History Library and Hughes, (1939) p. 43.

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architecture in Utah. The main façade has a bilaterally symmetrical three-bay construction, with a central door flanked by two windows leading into two asymmetrical rooms parallel to the roof ridgeline. The house was constructed in the traditional two room hall-parlor configuration with the addition of a third single room located behind the hall and parlor. The third room had a deep foundation and root cellar with an external entry located at the rear of the house. A fourth room was constructed in the same materials on the northwest corner prior to 1850.⁶ The long, simple roofline with gabled-ends remains unchanged, although asphalt shingles have replaced wood shingles.

The front (south facing) façade is a symmetrical three-bay painted adobe brick wall, with two windows flanking the center door. The front façade profile has not significantly changed from its original construction, however the original window openings have been widened, some original adobe bricks were replaced with fired brick, and the roof pitch was slightly lowered.⁷ Although not original to the 1848 construction, all windows were replaced in the 1930s remodel. The façade length shed-roof porch added at an unknown date after original construction, was also replaced in the 1930s with a gable-end rock-faced porch enclosure with rock-faced columns surrounding the original door opening. Rock-faced window sills and foundation-surround, as well as small wood trim board along the roof slope and gable ends were also added in the 1930s.⁸ Although these alterations detract from the original historic integrity, it is likely that the alterations and stabilization of the front and side facades along the lower rock veneer, around the windows, and below the roofline have preserved the structure and allowed the house to remain standing today.⁹

The west façade is constructed of painted adobe brick and has window openings matching the profile of the original external door and window openings, and the adobe brick walls remain largely original.¹⁰ The early windows were replaced with Tudor-style glazing and lights in the 1930s. The hall-parlor gable end window has a Craftsman-influenced rock-faced sill and foundation enclosure and wood trim work. The circa 1850 third story addition has two windows with concrete sills and rock-faced foundation enclosure. The Craftsman-style vertical wood trim boards extend through the gable and along the entire roof line.

⁶ Carter, (1967). p 443. Excerpt of Warren Foote diary which refers to him staying in the Robert Gardner house and working at the mill in 1850.

⁷ Before the roofline was altered in 1938, photographs, sources contemporary with Robert Gardner, later evaluations of the house (Utah SHPO 1978), and the 2014 restoration exposure of the roof interior show it was originally a 1 1/2 story hall-parlor. One source, Delila Gardner Hughes in 1939 identified the Robert Gardner House as being a two story adobe house. Hughes, Delila Gardner (1939) *The Life of Archibald Gardner*. p. 65. Smith, John S. H., *Robert Gardner Home and Mill Site Nomination to the National Register of Historic Places*. May 23, 1978. Utah SHPO Preservation Files, Salt Lake City, Utah.

⁸ Thomas Mulhall owned the house from 1927 to 1982.

⁹ Grether, Grace (1945, February 18) Dreams Out of Adobe... The Salt Lake Tribune Newspaper (Utah), p. 47.

¹⁰ Each room of the house had an external door opening, most of which were converted to windows

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The east façade was altered in the 1930s with the addition of a large rock-faced chimney, which replaced a smaller internal adobe brick chimney/fireplace and single window located where the original exterior door had been located. Two smaller window openings are now located on each side of the fireplace. A 12' x 17' fifth room was added to the southeast corner in 1946. This shed-roofed addition has a decorative external beam with exposed rafter ends, fired-brick walls, rock-faced foundation enclosure, rock-faced corners and large glazed windows.

The north (rear) façade has original unpainted adobe with lime-based mortar along the shed-roofed room addition on the northwest corner. The original building rear has an 8' x 15' porch enclosure with a concrete foundation. The enclosure was surrounded by glazing according to tax records in 1956 and later bricked with recycled adobe bricks at an unknown date.¹¹

On the interior, the house contains 1,158 square feet on the main floor and 300 square feet on the basement level. The interior walls are original plaster-covered 16 inch-thick adobe brick walls with the exception of internal bathroom and closet walls added in the 1930s and the 1946 fifth room addition on the northeast corner.¹² The original house had exterior door exits from each room, which were modified to become windows prior to 1898.¹³ The floors are wood plank flooring, which was replaced in the 1930s and again in the 2013 remodel.¹⁴ The ceilings in the house are plaster except the tongue-in-groove stained wood ceiling in the living room and exposed beams in the kitchen. The center rear room was remodeled into a kitchen and part of the rear bedroom made into an internal bathroom prior to the 1920s. These rooms were updated in the 1930s and again in the 2013 remodel. A single wood-framed plaster wall, which created a hall and bedroom closet, was added in the 1930s.

The Robert Gardner Jr. House sits on a 0.36 acre wooded lot at the closed end of Murphy's Lane in Millcreek, Salt Lake County, Utah. The property is rectangular, and is bounded on the south by Murphy's Lane and on the north by Mill Creek. The lot to the east of this property is an easement for water distribution, with the large, busy state road Highland Drive just above it.¹⁵ The immediate quiet, tree lined area with open creek bed and large trees what would have been found when Robert Gardner Jr. cleared the land and constructed the house. The property initially

¹¹ Thomas Mulhall purchased most of the adobe bricks from the 1848 two-story adobe-brick Archibald Gardner house located across Murphy's Lane from the Robert Gardner, Jr. house when it was demolished in 1930 and used the brick for several projects, including a house east of the Robert Gardner Jr. House, a garage located west of the house and probably the porch enclosure according to his statements in the Utah SHPO building file Utah Historic Register application.

¹² See floor plans over time at figure 1.

¹³ Robert Gardner writings identified that each room had an external exit. These were converted into window openings after his departure. They were probably altered by Emanuel Masters Murphy or Emanuel Bird Murphy, who occupied the house from 1867 to 1898. The windows were already altered in the circa 1920s photographs of the house.

¹⁴ The only room not remodeled in the 1930s was the small rear added bedroom, which was stabilized and re-floored in 2013.

¹⁵ Murphy's Lane does not directly connect with Highland Drive or the commercial developments along Highland Drive

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was part of a ten acre lot which was formally deeded to Robert Gardner in 1856. The parcel was further subdivided by the subsequent owners, the Murphy family, in the 1870s and 1880s. The current lot configuration was created when Thomas Mulhall built a second home of recycled adobe brick from the Archibald Gardner house and subdivided the lot and sold that house.

The lot is wooded, with a large lawn and landscaping surrounding the house. There are two exceptionally large, old Sycamore trees with trunks more than 48 inches in diameter located on the front of the lot. Based on their size, the trees were likely planted by Emanuel Bird Murphy, but as Sycamore trees can live to more than 200 years of age, it may also be possible that the trees were planted by the Gardner family.¹⁶ There is one contributing garage on the west side of the house. It was constructed in the 1930s of adobe brick from Archibald Gardner's house located directly across Murphy's Lane and remodeled, stabilized and modernized in 2013.

The East Millcreek neighborhood in which the Gardner house is located is comprised primarily of newer single-family residences built between the early 1950s through the 1970s. There are few large-scale developments in this area, and there are many styles and sizes of houses that reflect individual preferences. There is also commercial development along major east-west and north-south roads. However, Murphy's Lane does not directly connect to the major roads and due to the landscaping and rise in slope, the property retains its historical feeling. The Robert Gardner, Jr. House retains its historic integrity and is a significant contributing historic resource in both this Salt Lake County neighborhood and statewide.

8. Statement of Significance

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.

¹⁶ There is nothing in Robert Gardner's autobiography or notes about the trees, but that sort of detail is not common in his writings.

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Criteria Considerations

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

- 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 reconstruction of a building, object, or structure
- F. A component of a larger property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instruction 4.)

EXPLORATION/SETTLEMENT

INDUSTRY

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1848-1862

1933-1946

Significant Dates

1848

Significant Person

(Complete only if Criterion B is marked above.)

GARDNER, ROBERT, JR.

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Cultural Affiliation

Architect/Builder

GARDNER, ROBERT, JR.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations)

The Robert Gardner, Jr House, constructed in 1848 in Millcreek, Salt Lake County, Utah has statewide significance under Criterion A, B, and C in the context of exploration/settlement, social history (Mormon polygamy) and milling of the Salt Lake Valley as well as early construction methods in the region. The residence has statewide significance under Criterion A for its association with settlement, industry and social history of the Salt Lake Valley. Church of Jesus Christ of Latter-day Saint pioneer settlers arrived in Utah in the fall of 1847 and camped in a temporary fort in Salt Lake City for the winter. Robert and his brother Archibald Gardner were among the first settlers allowed to move out in the early spring of 1848, expressly directed to develop the first sawmill in the Salt Lake Valley to allow for building construction in Salt Lake City. The Gardner families chose Mill Creek to build their first working mill and farm, and immediately constructed adobe houses.¹⁷ The initial sawmill lasted only a few years, when the saw assembly was moved closer to available timber resources to Millcreek Canyon and into Big Cottonwood Canyon. In 1849, the Gardner brothers constructed a more substantial grist mill on the site, which was the second built in Utah.¹⁸ Robert was also instrumental in developing major canals through the Salt Lake Valley to facilitate milling and agriculture in the arid Utah climate, which receives less than 20 inches of precipitation annually. Although the Robert Gardner, Jr. house was directly associated with milling and agriculture for 72 years until 1920, Robert Gardner, Jr. sold the property to LDS Church President Brigham Young in 1862 and moved to southern Utah at Brigham Young's direction, ending his association with this house.

The house is significant under Criterion B in the areas of exploration/settlement and industry for its association with Robert Gardner, Jr. a Mormon pioneer, influential millwright, water developer, statesman and polygamist both in the Salt Lake Valley and later southern Utah. Robert Gardner, Jr. lived in the house with his first three wives Jane, Cynthia and Mary Ann.

¹⁷ Mill Creek later became more commonly referred to as Millcreek after 1900.

¹⁸ Hughes (1939) pp. 42-43.

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Although all four of his wives' residences in Pine Valley, Utah are still standing, this is the only extant house in which Robert Gardner, Jr. permanently resided.¹⁹

The Robert Gardner, Jr. house is also significant under Criterion C in the area of architecture for its design and construction by Robert Gardner, Jr. It is the earliest known remaining example of an adobe brick construction and hall-parlor house type in Utah. With its three-bay façade under a gable roof; cobblestone foundation, multiple-wythe adobe brick walls and timber beam construction, the Robert Gardner Jr. House exhibits the quintessential qualities of the hall-parlor-type house, which was the most common residential type in the Utah during the second half of the nineteenth century. The house is also significant for early adaptive reuse and remodeling completed between 1933 and 1946 by owner Thomas Mulhall. He repaired neglected adobe walls, enlarged front façade window openings and added stone features to the main and east facades. The house was further modified in the 1940s and 1950s to add a sunroom and enclosed rear porch.²⁰ Despite these alterations, which are primarily visual and superficial, the house retains almost all of its original significant structural timber and adobe elements, hall-parlor form and overall architectural design.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Criterion A and Criterion B Significance: Exploration and Settlement of the Salt Lake Valley

The Robert Gardner, Jr. House has statewide significance under Criterion A in the area of exploration and settlement for its association with the first sawmill and second grist mill established outside of Salt Lake City boundaries during the first year of Mormon pioneer settlement of Utah. It is also significant under Criterion B in the area of exploration and settlement and for its association with Robert Gardner, Jr. a prominent early settler of the Salt Lake Valley and later Southern Utah. Mormon pioneers, the extended Robert Gardner family, including sons William, Archibald and Robert, Jr. arrived here on October 1, 1847, three months after the first party of LDS immigrants arrived on July 24. The Saints were led here by LDS Church President Brigham Young, who determined the Salt Lake Valley was where the Saints would build a city and avoid further persecution for their religious faith.²¹ The pioneers camped over the winter in a temporary fort in Salt Lake City, and began plans to establish a major city. Millwrights were given special priority in order to provide lumber to construct the city, and the Gardner brothers were some of the very first allowed to leave the encampment in early spring of 1848 to establish a saw mill. The Gardner brothers Archibald and Robert set up their water-powered saw, which they had carried in wagons across the plains, at Warm Springs just north of

¹⁹ Robert Gardner, Jr. constructed a large house in downtown St. George, Utah, but it was demolished several decades ago.

²⁰ Salt Lake County Archives, Salt Lake County Assessor tax cards for 1475 East Murphy Lane.

²¹ Gardner, Robert Jr. (1934) Robert Gardner, Utah Pioneer, 1847. 921.73 G176. LDS Family History Library. p. 13.

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Salt Lake City, but the springs did not provide enough water velocity to drive the saw. They then applied for and received permission from the Great Salt Lake Municipal High Council on February 1, 1848 to build a new mill on Mill Creek six miles south of Salt Lake City. As a condition of that permission, the council specifically required the brothers to build in adobe rather than lumber, a requirement which was rescinded several weeks later by LDS Church President Brigham Young. By March, the brothers had constructed the first working saw mill in the Salt Lake Valley, planted six acres of wheat, and had completed their adobe houses just below the saw-mill.²²

The Gardner families were soon joined by the Neff family, who established the first grist mill in Salt Lake Valley two miles upstream also on Mill Creek. Several farmers also established themselves on Mill Creek above the Gardner settlement and below Millcreek Canyon. This was significant because it caused water shortages for the Gardner mill, a water conflict which both limited and guided much of the agricultural and industrial development in the Salt Lake Valley. Water was one of the most difficult limitations in this arid region and caused Brigham Young to require most incoming pioneers to move out of the valley and establish new settlements throughout the Intermountain West. This policy also ensured the presence of Mormon settlements in a bid for control of the region. In late 1861, shortly after the initial settlement period, Brigham Young directed Robert Gardner, Jr. to move his family 300 miles to the south to establish cotton fields and agriculture in Southern Utah, or "Dixie," as the settlers called the region.

Criterion A Significance: Social History of the LDS Church and Polygamy in Utah

The Robert Gardner, Jr. House is significant under Criterion A for its association with the Church of Jesus Christ of Latter-day Saints and broad elements of its social history, specifically in practice of polygamy. As Mormons settled and developed Salt Lake Valley and later the Intermountain Region, the LDS Church acted as both an ecclesiastical and civil government organization from 1847 to 1850, and then as a strong shadow government until well after Brigham Young's death in 1877. This centralized control under the auspices of Church authority led to the adoption of many atypical cooperative development efforts, directed movement, and led to the adoption of polygamy for parts of the LDS population. In his Mill Creek house, Robert Gardner, Jr. practiced one of the most common and egalitarian polygamist living arrangements, where each of his three wives had an equal-sized, separate room with an external entrance. The Robert Gardner, Jr. House is a significant remaining expression of how LDS polygamists solved the unknown intersection of living their faith and supporting multiple wives with very limited resources. After leaving Mill Creek, Robert practiced another common polygamist living arrangement and built separate houses for his first three wives and another later for his fourth wife Leonora Cannon. Three of his wives' houses in Pine Valley are still standing.

²² Hughes (1939) p. 43. Refers to LDS Church Journal History March 6, 1848: *Brother Chase has a saw mill in operation on the spring a short distance from the Pioneer Garden. Archibald and Robert Gardner have a saw mill already sawing on Mill Creek. Brother Amasa Russel has leave to put up a frame for the carding machine near Gardner's saw mill.*

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Robert Gardner, Jr. and his brother Archibald were specifically directed by Church President Brigham Young to develop flour- and saw-mills, roads and canals which supported and improved the lives of pioneer settlers throughout Utah. The brothers were given land titles, water rights and other authority directly by Brigham Young to facilitate their efforts. The brothers were also required to work on cooperative projects and provide resources for other church members by Church leaders. In 1857, President Brigham Young called Robert Gardner, Jr to serve a proselyting mission to Canada, leaving his brother, wives and children in Mill Creek to run the farm and mills.²³ In late 1861, Brigham Young directed Robert Gardner, Jr. to sell his property to the LDS Church and move to St. George, requiring Robert to start over again at the age of 42. Robert Gardner, Jr. was a founder, surveyor and first mayor of the City of St. George, created several new saw-mills in surrounding mountains and acted as an ecclesiastical and civil leader for many years until his death in February 3, 1906.²⁴

In 1852, the LDS Church officially sanctioned the practice of plural marriage or polygamy, a practice that unofficially started in the 1830s with Joseph Smith and other LDS Church leaders just after the founding of the Church. Polygamy was practiced for 40 years until the LDS Church renounced the practice in 1890. Nearly 20 percent of Mormon families were polygamous, although the numbers varied by region and two-thirds of polygamist families had only two wives.²⁵ ²⁶ Beginning in 1862, the U.S. Government passed laws against the practice of plural marriage. In 1880, after a 1878 Supreme Court ruling upholding the principle that polygamy was not protected by the U.S. Constitution, federal officials began raiding houses and prosecuting polygamous husbands and wives leading to separate living arrangements for most polygamist families.²⁷

Robert Gardner, Jr. was already married to his first wife Jane McKeown on March 17, 1841 in Warwick, Kent County, Canada, when he converted to the LDS Church in 1845. On August 5, 1851, Robert Gardner, Jr entered into plural marriage with Cynthia Lovina Berry and in July 20, 1856 with Mary Ann Carr, and again on June 24, 1863 with Leandra Cannon.²⁸ The practice of polygamy and federal attempts to incarcerate practicing members led to disruption and hardships, particularly for wives required to live separately from hiding husbands. Robert Gardner, Jr. maintained his wives in his house in Mill Creek and also in West Jordan during his years in the Salt Lake Valley. He later established his wives in Utah's Dixie in the regional communities of Pine Valley, Price and St. George, Utah after 1861, rarely living near more than one wife at a

²³ Gardner, Robert (1934) p. 18. It would have been a two-year mission, but with the movement of Johnston's Army to Utah in 1857, all missionaries were recalled.

²⁴ Robert Gardner, Jr was also a construction foreman on the NRHP-listed St George LDS Temple (NRIS #77001325) and St George Tabernacle (NRIS #71000862).

²⁵ Carter, Thomas (2000) "Living the Principle: Mormon Polygamous Housing in Nineteenth-Century Utah." *Winterthur Portfolio*, Vol. 35, No. 4 (Winter, 2000), pp. 223.

²⁶ "Plural Marriage and Families in Early Utah," Gospel Topics on LDS.org (2013)

²⁷ "Plural Marriage and Families in Early Utah," Gospel Topics on LDS.org (2013)

²⁸ Gardner, Robert (1934) pp. 64-65.

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time.²⁹ Less than 25 percent of LDS men had multiple wives. And the fact the Robert had four is fairly exceptional, particularly in consideration of the fact that he was away from his families for much of his life. Between scouting out timber, setting up mills, managing construction of buildings, developing water infrastructure, and ecclesiastical assignments, he left the affairs of his families to his wives to manage. They and their children were more than likely used to him not being around and grew to rely on each other. When Robert moved his families to Pine Valley in the mountains north of St. George to get away from the heat, one of his wives, Mary Ann elected to stay with her children in St. George. She felt she could better take care of them there. Robert offered to divorce if she wanted, but she did not accept, so she lived in St. George with her children the remainder of her life.³⁰ Robert built houses for both Jane and Cynthia on adjoining lots in Pine Valley in the 1860s, where they lived with their children. Leonora traveled with Robert to his various projects and stayed in temporary situations throughout the region for a number of years until she finally settled in a house near the other two wives in Pine Valley in the 1880s.

Criterion B Significance: Industry, Milling and Water Development

The Robert Gardner, Jr. House is significant under Criterion B in the area of industry for its association with Robert Gardner, Jr., an early and influential millwright, developer, and statesman in the Salt Lake Valley. After establishing the first sawmill outside Salt Lake City in early 1848, Archibald and Robert erected the second east mill in Utah 1849, after the nearby John Neff grist mill, at their Millcreek sawmill site.³¹ They also established a road up Millcreek Canyon and later operated two other sawmills higher up the canyon. Archibald was appointed to a committee of high ranking officials which sought to develop timber resources in Big Cottonwood Canyon to the immediate south of Millcreek Canyon. In 1850, the territorial legislature authorized the Big Canyon Creek Road, later called Big Cottonwood Canyon as the third state road in Utah's road system to exploit timber resources in Big Cottonwood Canyon. This state road passed directly east of the Gardner's sawmill and later became Highland Drive.³² By 1851, the Gardner mill also had a water-powered double machine and picker to mechanically card wool at the Mill Creek site.³³

In 1850, they also established grist and saw mills on the Jordan River a few miles south and west of Millcreek, as well as a large retention reservoir, which Robert operated for two years while Archibald milled at Mill Creek. The brothers also developed some of the first irrigation canals between Big Cottonwood Creek, their mill, and Salt Lake City. In 1853, Robert and Archibald

²⁹ Price, Utah is not the current city of Price, but was located near the current Bloomington, Washington County, Utah

³⁰ Gardner, Robert (1934) p. 37 Robert gave Mary Ann 1/4 of his net worth including the house in St. George.

³¹ Hughes (1939) p. 42-43, Gardner, Robert (1934)

³² Knowlton, Ezra (1964) *History of Highway Development in Utah*, Salt Lake City, Utah : Utah State Department of Highways p. 722

³³ Wool Carding Advertisement, Deseret News Newspaper (Utah), July 12, 1851. Page 7.

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dissolved their partnership and Robert took over operation of the Mill Creek mill and Archibald operated the Jordan River mill.³⁴

In the 1850s, Robert had significant water shortages due to diversions above his mill, and worked extensively on the Big Cottonwood Canal which diverted water from the larger Big Cottonwood Creek through eastern Salt Lake Valley past the Mill Creek mills and into Salt Lake City. The canal was initially conceived in 1850 and intended to float barges with granite from Little Cottonwood Canyon to downtown Salt Lake City. It eventually led to two smaller ditches, the upper and lower Big Cottonwood canals and eventually to the Jordan and Salt Lake City Canal which combined water from Utah Lake, the Jordan River and Big and Little Cottonwood Canyons. The lower canal was operational after 1856 and provided water for agriculture and millwork for the Mill Creek land through the agricultural period, which lasted in the area until the 1920s. In the 1880s, Salt Lake City completed the Jordan and Salt Lake Canal and realigned the course of the lower Big Cottonwood Canal to the east side of Highland Drive, likely destroying the remains of the Gardner grist mill. The Jordan and Salt Lake Canal continues to provide agricultural and culinary water through the Salt Lake valley.³⁵

In 1861, in his role as both civic and ecclesiastical leader, Brigham Young called Robert Gardner to help settle Southern Utah and purchase Robert's 80 acres of land and mill in 1862.

Robert Gardner, Jr. who was a prominent Mormon pioneer, influential millwright, water developer, statesman and polygamist both during the settlement of Salt Lake Valley and later as a founder of St. George, Utah. Robert Gardner, Jr. was a key figure in settlement, early mill construction and canal development in the Salt Lake Valley from 1847 through 1862 and in St. George, Utah from 1862 through his death in 1906 in Pine Valley, Washington County, Utah.

Robert Gardner, Jr. was born October 24, 1819 in Kilsno, Shropshire, Scotland, the seventh child born to millwright and tavern proprietor Robert Gardner and Margaret Calendar.⁴² When Robert was 2 1/2 years old, his father, oldest brother William and sister Mary emigrated to Canada due to social unrest with the English government in Scotland. His mother, brother Archibald, sister Janet and Robert, Jr. followed a year later.⁴³ The family lived in several locations in eastern Canada, farming, and after 1836, building and operating saw and flour (grist) mills. In 1843 William Gardner joined the LDS Church, followed by Robert and Archibald in 1845.⁴⁴ Robert visited Nauvoo, Illinois, where he met Brigham Young and they developed a lasting friendship that would influence many of the important decisions Robert would make over the course of his life. He went back to Canada, but in March 1846, the Gardner family left Canada and moved to Winters Quarters, Iowa, where the main body of the Mormon faith had

³⁴ Gardner, Robert (1934) pp. 15-16

³⁵ Harris, Fisher Sanford, 1893- (1942) *100 years of water development ; a report submitted to the board of directors of the metropolitan water district of Salt Lake City, the board of commissioners of Salt Lake City corporation, and to the citizens of Salt Lake City, April, 1942.* 628.1 SA 3H Utah State History Library. p. 46

⁴² Gardner, Robert (1934) pp. 64-65

⁴³ Hughes (1939) p. 7

⁴⁴ Gardner, Robert (1934) p. 4 and Hughes (1939) p. 26

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gathered after their expulsion from Nauvoo. In this temporary settlement, the Gardners established another saw mill and built a house, but left the following June, part of a large migration of Saints--followers of the LDS Church--leaving to establish a place where they could practice their faith in isolation. The Gardner family arrived in what would become Salt Lake City, Utah on October 1, 1847.⁴⁵

Once settled in the Salt Lake Valley, Robert Gardner, Jr and his older brother Archibald formed a partnership and developed five saw mills and three grist mills between 1847 and 1853, when they dissolved their partnership. Archibald stayed and developed his mills and waterworks on the Jordan River in the center of Salt Lake Valley. Archibald Gardner is identified by noted Utah architectural historian Allen Roberts as one of three preeminent pioneer millwrights with John Neff and Frederick Kesler.⁴⁶ Archibald Gardner developed at least thirty-five mills throughout Utah.⁴⁷ Robert Gardner, Jr might have attained a similar eminence as his brother, except for the 1861 request from Brigham Young that he abandon his mills and farm and settle in St. George, Washington County, Utah, nearly 300 miles to the south.

In St. George, Robert Gardner, Jr had to start over again creating ditches, leveling farm land and planting crops for subsistence. The settlers in the area had many difficulties due to the very hot and dry climate and extreme water flows from local rivers. In 1862 Robert Gardner, Jr. was given the responsibility to survey the St. George town site and erect the St. George City Hall. He was the local ecclesiastical leader of St. George until 1869 and worked on the initial designs and was a construction foreman of the St. George LDS Temple and Tabernacle.⁴⁸ By 1863, Robert had established himself and three wives in nearby Pine Valley with a saw mill and functioning farms. On June 23, 1863 Robert married his fourth wife, Leonora Cannon. Robert constructed houses for his wives in Pine Valley and established a house in St. George. He also constructed at least four other flour and saw mills throughout the area. In the 1860s, Robert Gardner, Jr. constructed his primary house near the Tabernacle in St. George, Utah, which was demolished decades ago.

Robert Gardner, Jr. was elected mayor of St. George in 1872 and served eight years. In 1872, he also bought a Roundy and Berry steam saw mill and established it in Grass Valley Canyon. He later sold the mill, wishing to get out of the mill business and serve as the road commissioner around St. George. However, in 1875, Robert Gardner, Jr. was again personally directed by President Brigham Young to provide timber for the Salt Lake LDS Temple and erected two steam saw mills 70 miles east of St. George and in a timber stand two miles from the nearest stream. He milled for a year and provided the largest timber members for the Salt Lake LDS Temple.⁴⁹

⁴⁵ Hughes (1939) p. 41

⁴⁶ Roberts (1989) pp. 74-75

⁴⁷ Roberts (1989) pp. 75-76

⁴⁸ St George LDS Temple (NRIS #77001325) and St George Tabernacle (NRIS #71000862)

⁴⁹ Gardner, Robert (1934) pp. 34-36.

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In late 1870, Robert Gardner Jr. was called by LDS Leaders to go to Price, Utah, develop farms and divide properties left by the dissolution of the failed Price United Order. He lived there intermittently and was the local bishop (ecclesiastical leader) until 1873.⁵⁰ After leaving Price, Robert Gardner, Jr. split time between his home in St. George and his farm in Pine Valley, staying at his wives' residences. He became increasingly ill over the next several years and died on February 3, 1906 in Pine Valley, Utah.⁵¹

Criterion C Significance: Architecture, Adobe Construction, the Hall Parlor House Type in Utah, and Early Adaptive Reuse

The Robert Gardner, Jr. House is significant under Criterion C for its design and construction by Robert Gardner, Jr. and as the earliest remaining example of the hall-parlor type house in Utah, as well as one of the earliest extant buildings in the state. This hall-parlor type house was designed and built by Robert Gardner Jr. in early 1848 and is also the earliest known extant example of adobe residential construction in Utah.⁵² ⁵³ With its one-story symmetrical three bay façade consisting of a door flanked by two windows under a moderately-sloped gable roof, the house exhibits the quintessential qualities of the hall-parlor house, the most common residence constructed in Utah during the second half of the nineteenth century. The house largely retains its original cobblestone foundation, multiple-wythe adobe brick walls, floor and roof timber beams and plank sheathing. It is an excellent example of early Mormon vernacular construction.⁵⁴ Initially constructed in a vernacular Greek-Revival style, which was a common style for residential architecture in early Utah, the house received alterations and additions over time. The most significant alterations happened in the early 1930s when the exterior was given a Craftsman-influenced update, common for the era. The then current owner, Thomas Mulhall, facing the depression-era housing shortage and lack of new residential construction financing, applied early adaptive reuse principles to the property, unaware of its history.⁵⁵ Although not a great example of one particular style from the era, the applied stonework, window changes and front porch reflect characteristics of the Craftsman style, although they also reference Swiss Chalet Revival. Despite those alterations, which are primarily visual and superficial, the house

⁵⁰ Gardner, Robert (1934) pp. 37-38. Price, Utah is not the current city of Price in Carbon County, but was located near current Blomington, Washington County, Utah.

⁵¹ Gardner, Robert (1934) pp.

⁵² Based on Preservation Pro Utah SHPO database search November 2016 and Hughes, Delila Gardner (1939) *The Life of Archibald Gardner*. p 42.

⁵³ Hughes (1939) p 42. The Gardner family arrived in October, 1847. They applied for permission to build the mill on February 1, 1848 and were required to build in adobe by the Great Salt Lake Municipal High Council (Documentary History, 1847:7), a requirement which was rescinded several weeks later by LDS Church President Brigham Young, making the early adobe construction of the Archibald and Robert Gardner houses highly unique. The Archibald Gardner House on Murphy Lane was demolished in 1930.

⁵⁴ Carter, Thomas & Peter Goss (1988) *Utah's Historic Architecture 1847-1940*. p. 14.

⁵⁵ Grether, Grace (1945, February 18) Dreams Out of Adobe... *The Salt Lake Tribune Newspaper (Utah)*, p. 47.

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retains almost all of its original significant structural timber and adobe elements, hall-parlor form and overall architectural design.

The architectural significance of the Gardner House does not hinge on the stylistic details of the house, but rather on the fact that it is the earliest known extant example of a hall-parlor type house in the region. The hall-parlor is a vernacular English house form, and was ubiquitous throughout many parts of the United States, especially during the 17th and early part of the 18th century. Typically built with heavy timber framing or hewn log walls, the form was easily adaptable to local materials and could be enlarged by adding additional stories or rearward room extensions. The main entrance was in the center of the primary façade and was flanked by one or two windows on either side. The two main rooms, as the name denotes, were a hall (the larger room) and a parlor (the smaller room). The primary activities of the household took place in the hall, while the parlor was reserved for more private or formal events and was often used as a bedroom. The hall-parlor house was the most commonly built residential type in Utah and the surrounding region from the time of settlement in 1847 until the 1890s, and was still being constructed into the twentieth century in some areas.⁵⁶ Regionally, the type became synonymous with the Mormon settlements of Utah and the surrounding region and was often identified as “Mormon Architecture.” The Robert Gardner, Jr. hall-parlor house had a regionally typical bilaterally symmetrical three-bay façade which masked an asymmetrical two-room frontage. Added rooms to the rear were also common and the Gardner house initially had a single room in the rear and added a second within two years. The adobe brick walls and stone foundation materials were also unique to the overall hall-parlor type due to the restrictions in building materials found regionally.

Equally as significant as the earliest hall parlor type still standing, is the material of which the house was constructed—hand formed adobe brick. When the first Mormon settlers entered the Salt Lake Valley they were greeted by a landscape almost entirely devoid of trees. Although the mountains had timber, valleys were mostly grass and other arid land vegetation. Some early buildings were of log construction, but civic leaders understood that there would not be enough wood to fulfill both building and cooking needs and enforced a campaign of building with stone and adobe brick. Adobe construction was a building material common to the arid Southwest from ancient times and was particularly critical to early Mormon settlers, who had limited stone cutting ability, few transportation resources and also lacked wood to bake brick. Clay was also found in plentiful quantities throughout the region and many building sites could make adobe pits right on site. The clay was mixed with straw or horsehair as a binding agent, pressed into brick-sized molds and then removed to dry in the sun. Adobe brick construction was a defining element of Mormon architecture for the first several decades until improved railroad transportation created conditions where fired brick became more common. Visitors to the region and contemporary guide books commented on the unique color and form in their writings.⁵⁷ Some adobe brick was also covered with a limestone stucco veneer to protect it from the

⁵⁶ Carter & Goss (1988) pp. 6, 10

⁵⁷ Westwood, Brad “The Mud Brick and Utah: Mud Made Utah’s Wilderness Blossom as the Rose” *Utah Division of State History Website*.

<https://heritage.utah.gov/history/the-mud-brick-and-utah> (Accessed January 11, 2017.)

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elements and create a smoother, more finished wall surface. The Robert Gardner, Jr. House has one exterior and one interior wall where original adobe bricks are still visible, and the brick, which reflects the clay composition in the area, is a gray-brown color. The interior wall adobes have plaster-covered surfaces.

The Robert Gardner Jr House is also significant for the early adaptive reuse and remodeling completed between 1933 and 1946 by owner Thomas Mulhall, who purchased the house out of foreclosure in 1928. Facing the significant 1930s depression-era housing shortage and lack of new residential construction financing, he applied early adaptive reuse principles to the property as a way to create a modern residence.⁵⁸ In 1933, the exterior was given a Craftsman-influenced update and the interior was remodeled and upgraded. The exterior update included widening the front windows, shoring up adobe brick and rubblestone foundation with decorative stonework, application of a large external stone fireplace with matching interior stonework and stone hearth, and slightly lowering the roof profile. The interior upgrades included modern heating, new kitchen with modern appliances and Swedish influenced cabinetry, an interior bathroom, a Craftsman influenced tongue-in-groove wood ceiling in the living room, and smooth plastering of wall surfaces. Thomas Mulhall purchased a large number of adobe bricks from the adjacent Archibald Gardner house, also constructed 1848, upon its demolition in 1929. In 1933, he reused the bricks to construct the still-standing clipped-gable garage and additionally, a house east of the Robert Gardner Jr House which stood into the 1980s when it was demolished to improve flood control on Mill Creek.⁵⁹ In 1946, Thomas Mulhall also added a 12' x 17' fifth room to the southeast corner. This shed-roofed addition has a decorative external beam with exposed rafter ends, fired-brick walls, rock-faced foundation enclosure, rock-faced corners and large glazed windows.

Thomas Mulhall's adaptive reuse and remodeling efforts were celebrated in 1946 with a feature story in the Salt Lake Tribune Newspaper titled "Dreams out of Adobe..."⁶⁰ The 1930s and 1940s modifications and additions would not be considered good historic preservation techniques in current preservation practice and were not well received after the 1966 National Historic Preservation Act created the National Register of Historic Places. Thomas Mulhall realized the historical importance of his property after the Utah State Historical Society invited sons of Robert Gardner, Jr to the area in 1934 to specifically identify the location of the first sawmill in Utah and erect a monument commemorating the mill.⁶¹ The 1848 Gardner sawmill was located almost directly between the Robert Gardner Jr residence and Highland Drive, which Thomas Mulhall recalled in his first application to list the house on the National Register of Historic Places in 1971.⁶² Thomas Mulhall attempted to have the property recognized on the National Register of Historic Places twice between 1971 and 1978, but due to the alterations and

⁵⁸ Babson, Roger W. (1934, June 1), "U.S. Trade Advances 39 Per Cent Above Low", *Salt Lake Tribune Newspaper (Utah)*. p. 28.

⁵⁹ 1495 East Murphy's Lane

⁶⁰ Grether, Grace (1945, February 18) "Dreams Out of Adobe..." *The Salt Lake Tribune Newspaper (Utah)*, p. 47.

⁶¹ The marker was erected in 1935 by the Utah Trails and Landmarks Association, the Gardner Family and Priesthood of the Wilford Ward.

⁶² Utah State Historic Preservation Office (SHPO) building information files, 1475 East Murphy Lane, Salt Lake City, Utah.

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early preservation recognition standards, was only approved to list the house on the Utah State Register of Historic Places.⁶³

The Robert Gardner, Jr. House History after 1862 (additional historical context)

Brigham Young went into partnership with prominent Utah mill builder Frederick Kesler to operate the Robert Gardner, Jr. mill, now renamed the Excelsior Mill.⁶⁴ The partnership lasted from 1862 through 1867, when Frederick Kesler could no longer run the mill due to an unhealed broken hip. Frederick Kesler was a polygamist, and his third wife Abigail lived in the Robert Gardner, Jr. House from December 1862 through 1867.⁶⁵ After Frederick Kesler left the partnership, Brigham Young left the mill operation to Daniel R. Allen until 1871. After 1871, the mill does not appear to have been in regular operation, and was sold prior to 1876, when it was not listed among Brigham Young's real estate.⁶⁷ The mill appears to have reverted to the Murphy family who used it to make molasses from sugar cane grown on their farm for several years.⁶⁸

In 1864, Brigham Young sold Robert Gardner, Jr.'s other property to Emanuel Masters Murphy, who farmed the area. After Abigail Kesler left in 1867, the Murphy family moved into the Robert Gardner, Jr. House and occupied it until approximately 1870, when they moved across Murphy's Lane into Archibald Gardner's larger two story adobe house, where they lived until the house was demolished circa 1930.⁶⁹ In 1876, Emanuel Masters Murphy's youngest son Emanuel Bird Murphy married and moved into the Robert Gardner, Jr. House, where he continued molasses milling and farming until he moved to Summit County, Utah in 1898.⁷⁰

⁶³ Utah SHPO Files 1475 E Murphy Lane. Neither application appears to have been formally presented for approval at the State of Utah or National Park Service level.

⁶⁴ Roberts, Allen D (1989) *The Chase Mill and Long Mills & Milling*. Pam 21494 Utah State History Library. Salt Lake City, Utah : Daughters of Utah Pioneers, between 1980 and 1989. pp. 104-105

⁶⁵ Kesler, Frederick *Diary 1859-1874*. Frederick Kesler Papers 1837-1899. Ms0049. J. Willard Marriott Library Special Collections. p. 117-124

⁶⁶ Brigham Young Office Files, 1832-1878. *Excelsior Mill Records* (Box 162 Folder 10) and *Proceeds of Young & Kesler's Mill* (Box 162 Folder 9) CR 1234 1. LDS Church History Library.

⁶⁷ Brigham Young office files: Statements of stocks, bonds and real estate, 1876 April. Box 104, Folder 18. Church History Library, The Church of Jesus Christ of Latter-day Saints, Salt Lake City, Utah.

⁶⁸ The deed for 80 acres sold by Brigham Young to Emanuel Masters Murphy includes all of the land and does not identify the mill as not being part of the transaction. However, the mill was worth \$6,000 when sold by Robert Gardner Jr. in 1862 and Emanuel Murphy paid only \$3,000 for the property in 1864. Salt Lake County Recorder's Office Book C pages 1-2.

⁶⁹ Murphy, Eastes W. & Norton, Don (1980) *Emanuel Masters Murphy: 1809-1871 Ancestry, Life & Children* Provo, Utah: Stevenson's Genealogical Center. Excerpt published on Familysearch.org website contributed by Richard J Gaskis September 28, 2015. p. 47

⁷⁰ Cannon, Bernard C. (1939) *Interview with Emanuel Bird Murphy at St. George, Utah*. Accessed at Familysearch.org website. Contributed by Glenn Hill June 13, 2013. Salt Lake County Recorder's deed for the site was dated February 16, 1886 and recorded in Deed Book 2A pages 1-2, effective May 8, 1882.

Robert Gardner, Jr. House
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The Murphy family sold the small parcel containing the house to Ernest Judd in 1898, who with his brother Adelbert F. Judd, lived in the house and farmed until 1920, when the Robert Gardner, Jr. House and almost the entire original Murphy land parcel was sold to a large speculative developer, Woolley Land & Livestock Company, effectively ending the properties' direct association with milling, water development and agriculture.

Summary

The Robert Gardner, Jr. House in Salt Lake County, Utah has statewide significance between 1848 and 1862 under Criterion A, B, and C in the contexts of exploration/settlement, social history (Mormon polygamy) and industry in the Salt Lake Valley. The residence is associated with the original settlement of Salt Lake Valley, development of saw- and grist-mills, water canals, agriculture and LDS social history. The Robert Gardner, Jr. House is also architecturally significant for its design and construction by Gardner, a prominent pioneer millwright. The Robert Gardner, Jr. House is the earliest extant example of vernacular residential adobe brick construction and one of the earliest standing buildings remaining in Utah. It is also the earliest example of the hall-parlor house type, the most common residential house type in Utah and the region during the second half of the nineteenth century. The house also has significance as an example of early adaptive reuse and preservation techniques. The Robert Gardner, Jr. House is an exceptionally unique and significant contributing statewide historic resource.

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Robert Gardner, Jr. House

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Robert Gardner, Jr. House

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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

Robert Gardner, Jr. House
Name of Property

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- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: LDS History Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 0.36

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 40.413437 | Longitude: -111.585746 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

- NAD 1927 or NAD 1983

Robert Gardner, Jr. House
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- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

BEG S 797.17 FT & E 1280.79 FT FR NW COR LOT 6, BLK 23, 10 AC PLAT A, BIG FIELD SUR; N 169.04 FT S 80°00' E 39.50 FT; S 45°00' E 102 FT; E 0.87 FT; S 1°55'47" W 93.68 FT; N 88°00'31" W 108.80 FT TO BEG. 0.3578 AC. 7116-1102, 1100 7190-2189 6405-876 7190-2189 7190-2192 8979-6995 9134-4893 0.36 ACRES

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the current legal parcel for the property and represent a portion of the original parcel.

11. Form Prepared By

name/title: Angie Abram/Historic Archite
organization: Storiagraph, LLC
street & number: 1086 East Range Road
city or town: Salt Lake City state: Utah zip code: 84117
e-mail angie.abram@storiagraph.com
telephone: 801-558-9344
date: April 20, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Robert Gardner, Jr. House
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- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Robert Gardner, Jr House

City or Vicinity: Miller Park

County: Salt Lake State: Utah

Photographer: Angie Abram

Date Photographed: October 3, 2016

Location of original digital files: 1086 East Range Road, Salt Lake City, Utah 84117

Description of Photograph(s) and number, include description of view indicating direction of camera:

Returned

Robert Gardner, Jr. House
Name of Property

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1 of 16. Front (south) façade. Camera facing north.



2 of 16. Southwest façade. Camera facing northeast



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3 of 16. Southeast façade. Camera facing northwest.



4 of 16. East façade. Camera facing west.



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5 of 16. Northeast façade. Camera facing southwest.



6 of 16. North façade. Camera facing south



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7 of 16. Northwest façade with garage. Camera facing southeast.



8 of 16. West façade. Camera facing east.



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9 of 16. North wall cobblestone and adobe brick detail. Camera facing south.



10 of 16. Garage with adobe brick and clipped gables. Camera facing north.



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11 of 16. Front door and wall opening detail. Camera facing southwest.



12 of 16. Basement floor joist and cobblestone wall construction. Camera facing northwest.



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13 of 16. Third room (now kitchen) ceiling beam and plank construction. Camera facing northeast.



14 of 16. Interior exposed adobe wall with original mortar. Camera facing south.



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15 of 16. Basement entrance within enclosed porch. Camera facing southeast.



16 of 16. Northeast room addition looking into kitchen. Camera facing southwest.

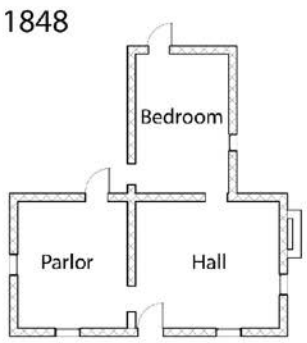


Robert Gardner, Jr. House
 Name of Property

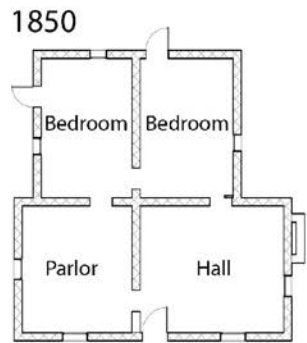
Figure 1.

Salt Lake, Utah
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Robert Gardner, Junior House
 1475 Murphy's Lane, Millcreek, Utah
 Construction / Alteration History



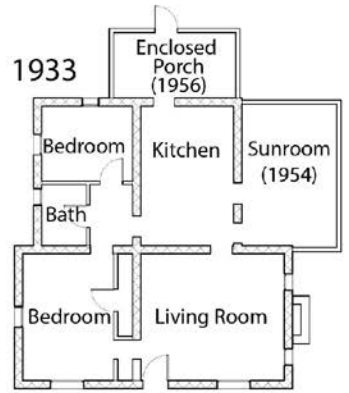
- Three room hall-parlor house
- Each room had an external entry/exit
- External kitchen / bath



- Fourth room added circa 1850



- Internal kitchen and bath and back room remodeled*
- External doors made into windows*
- Wall added in parlor to create closet and small alcove for wood cabinet*
- *date unknown



- Front wall remodeled including wider windows, new brick along corners and windows, added wood trim and paint (1933)
- Wood full-length shed-roof porch removed and deeper rock porch with gable-end rock-framed entry (1933)
- Interior remodeled and ceilings added (1933)
- Sunroom (1954) and enclosed porch added (1956)



Returned

Robert Gardner, Jr. House
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Figure 2. Utah SHPO Photograph of Robert Gardner, Jr. House circa 1930 prior to remodel.
(Note: This photograph has been physically altered by scratching or drawing brick outlines onto the surface of the photograph through the sunlit center of the photograph at an unknown date).

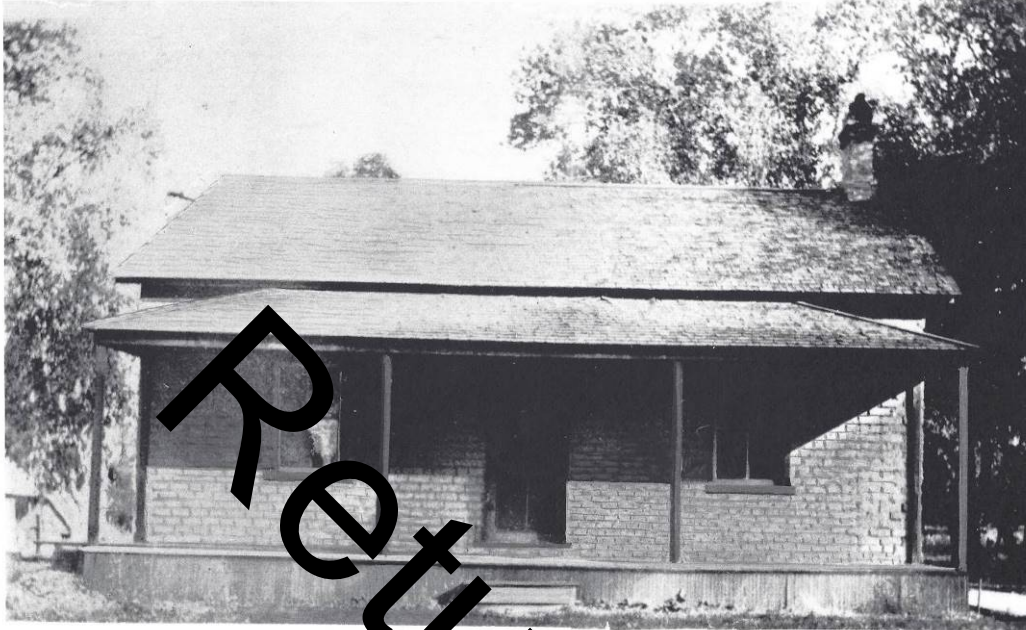
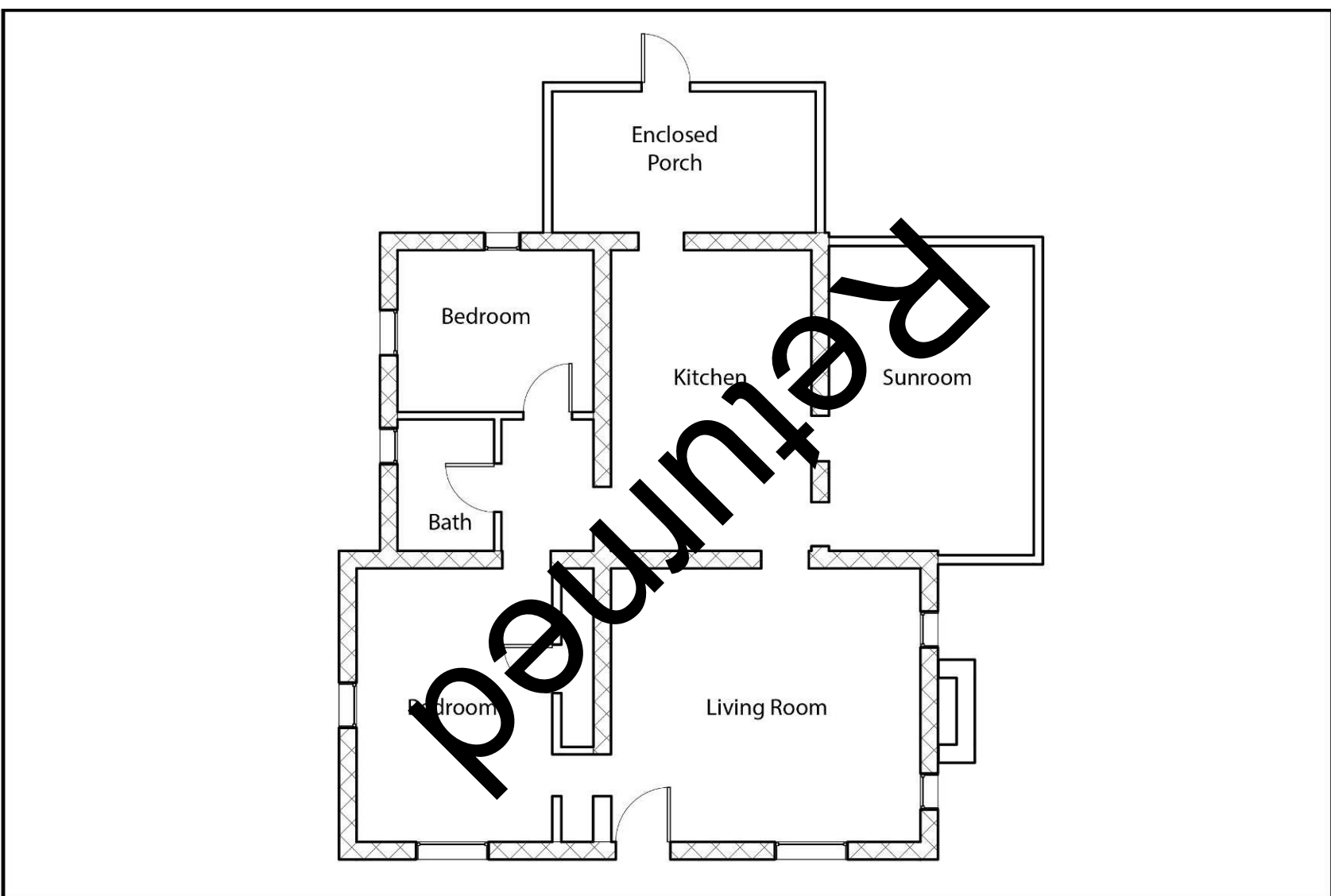


Figure 3. Undated photograph of southeast façade prior to 1930s remodel. This photograph was published in the Salt Lake Tribune Newspaper (Utah), February 18, 1945. Note the damage to the adobe bricks and cobblestone foundation visible on the east façade.



Robert Gardner, Jr. House

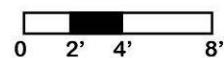
Salt Lake, Utah
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Gardner, Robert Jr. House Main Floor Plan

1475 East Murphys Lane, Millcreek, Salt Lake County, Utah

Latitude 40.413437° Longitude -111.505746°



Robert Gardner, Jr. House
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Gardner, Robert Jr. House Lot Map
1475 East Murphys Lane, Millcreek, Salt Lake County, Utah
Latitude 40.413437° Longitude -111.505746°



State of Utah 2016 Orthophotographic image



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Gardner, Robert Jr. House Area Map
1475 East Murphys Lane, Millcreek, Salt Lake County, Utah
Latitude 40.413437° Longitude -111.505746°

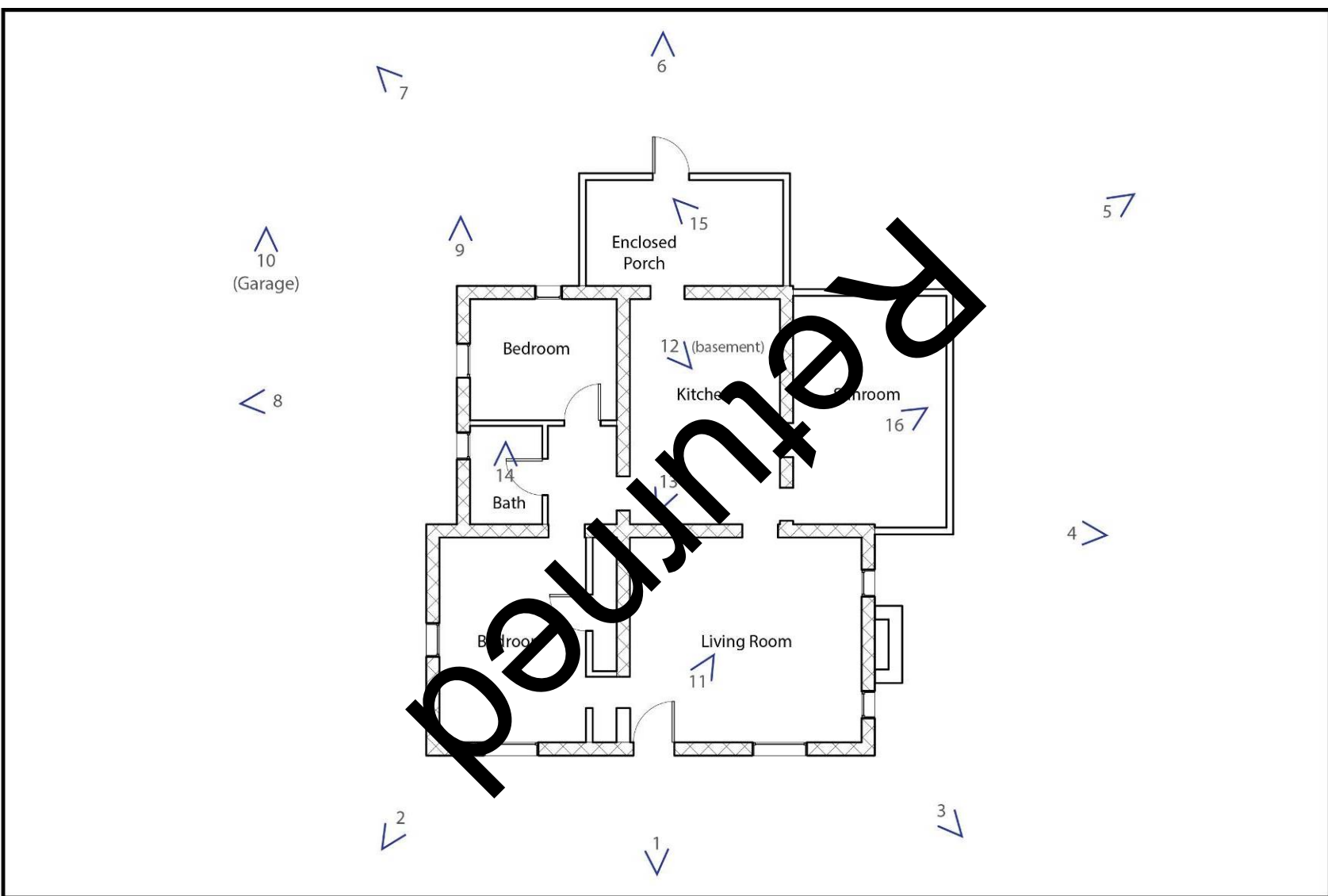
State of Utah 2016 Orthophotographic image



200 feet

Robert Gardner, Jr. House

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Gardner, Robert Jr. House Photograph Key
1475 East Murphys Lane, Millcreek, Salt Lake County, Utah
Latitude 40.413437° Longitude -111.505746°

Robert Gardner, Jr. House
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Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

Name Makana LP

Address 1475 East Murphy's Lane

City or Town Millcreek State Utah Zip code 84117

Telephone/email 602-321-1221/ rjuvan@cox.net

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Returned

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

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**National Register of Historic Places
Continuation Sheet**

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Summary Review

A proposed, the Robert Gardner, Jr House is being nominated for significance under Criteria A, B and C. Under Criterion A, the property is significant in the areas of Exploration/Settlement, Industry and Social History. Under Criterion B the house is significant in the areas of Exploration/Settlement and Industry with regard to its association with Robert Gardner. Finally, under Criterion C, the house is significant in the area of Architecture. There are two periods of significance, 1848-1862 and 1933-1946. The first takes into account Robert Gardner's occupation of the residence, from the time he built the house until he moved with his wives to St. George in southern Utah. The second covers the period when the house was renovated by a subsequent owner, preserving but altering the original architecture as an early effort at historic preservation. The house is being nominated for Statewide Significance.

Criterion A Significance

Under Criterion A, the house is significant in the area of Exploration/Settlement for association with the second gristmill constructed in the newly settled region. Robert Gardner, Jr and his elder brother Archibald built the first mills in the fledgling community and were directed by LDS Church President (who was also the political leader of the LDS settlers) to move outside of the fort in Salt Lake City to build mill infrastructure. The Gardner House was built shortly after the first fully operation mill was completed on the same property.

The house is also significant in the area of Social History with regard to its association with the LDS practice of polygamy and Mormon men marrying multiple wives. Common residential types of housing were built by early settlers of Utah. However, once additional wives, and subsequently more children were brought into a household, the form of the house required adaptation to fit everyone and retain some autonomy for each family. The Gardner family represents an early example of this newly directed practice in Utah and attempts at adapting their housing situation to meet the domestic changes.

Criterion B Significance

The house is significant for its association with Robert Gardner, Jr who in the area of Exploration/Settlement. Gardner, as noted, was directed along with Archibald Gardner to move from the fort settlement to establish the first milling infrastructure in the newly settled region in order to mill lumber for construction of the city. Brothers also developed some of the first water systems in the arid valley, digging some of the first irrigation canals and water retention reservoirs in order to operate their mills. Robert also constructed ditches and realigned waterways to better distribute water from creeks running out of the canyons for broader usage in the areas for farming. After being asked by Brigham Young to move with his wives to St. George, 300 miles away in southern Utah, he again was called upon to help develop infrastructure. He constructed ditches and leveled farmland. He again was asked to set up and operate saw mills, and surveyed the newly developing city of St. George. He was also asked by Brigham Young to be one of the construction foreman on the St. George LDS Tabernacle and also the LDS Temple. He procured lumber from the mountains north of the city as well as south in Arizona for the these buildings. He also gathered trees for lumber for the Salt Lake LDS Temple. In 1872, Robert Gardner, Jr was elected mayor of St. George and served two four-year terms. Prior to this time he was called by LDS Church leaders to help with the dissolution of properties in nearby Price after the church's United Order (communal property organization) failed. He was called to be the local Bishop (ecclesiastical leader) there for a short time.

Robert Gardner, Jr, was instrumental in the settling and establishment of multiple communities in the Utah

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

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Territory. Along with the physical requirements of digging waterways, cutting wood, constructing buildings and surveying the land, Gardner also had the knowledge and experience to ascertain and plan for required infrastructure to help develop these communities.

Criterion C Significance

The Robert Gardner, Jr House is significant in the area of Architecture under Criterion C for a few reasons and it is under Criterion C for which there are two periods of significance. First, the house is the earliest known extant example of a hall and parlor type house in Utah. The hall and parlor was the most common house type from the time of settlement until the late 19th century in Utah and has become identified with the early Mormon settlers and (incorrectly) identified locally as a Mormon house type. Although the house has been visually altered on the exterior from a 1930s-'40s renovation, the early floor plan remains intact. It is also significant as probably the earliest adobe brick-constructed residence in Utah. Because of lack of wood for building or for firing brick, adobe became the primary construction material in Salt Lake City for the first couple of decades after settlement. Adobe could be made on site in many areas and could be made by unskilled workers. Just as the hall-parlor is the quintessential house form in Utah, adobe brick is attributed as the most representative construction material of early Utah settlement.

A second period of significance is added to take into account the renovation of the building that occurred from the early 1930s into the early 1940s. This is an early attempt at "historic preservation" by a subsequent owner who did not realize the importance of the property until the Utah State Historical Society invited Robert Gardner's sons to the property to locate where the original 1840 mill stood. Although he updated the exterior to more rustic Period Revival/Craftsman appearance, the interior basic structure of the house was retained. Notes from a biographer for Archibald Gardner noted the roof was lowered on the house as well. But it seems the intent was to preserve a rare and important reminder of the earliest settlers in Utah.

SHPO/Board Comment Summary

The SHPO and Historic Preservation Review Board/Architectural Review Committee supports the general findings of significance for the Robert Gardner, Jr House. The house is the only permanent residence for Robert Gardner, Jr still standing. However, the residences for his four wives are all still extant in southern Utah and for this reason there is some hesitancy regarding Statewide significance. Gardner's accomplishments with regard to the area of Exploration/Settlement under Criterion A are many and well documented in local histories, not only in the Salt Lake Valley, but in the far southwest corner of the state in the St. George area (the region known as "Dixie"). Gardner was involved in the earliest efforts of milling and waterway infrastructure in the Salt Lake Valley. However, his presence in Dixie has a more tangible impact, performing the St. George town survey¹, being construction foreman for gathering both wood and stone for the tabernacle and temple projects, and serving as first mayor for St. George as well as in major ecclesiastical leadership positions for the region. However, his permanent home there was demolished decades ago. And, although as mentioned, the residences for all four of his wives in his polygamous marriage arrangement are also extant, he never permanently resided in any of them, but rather stayed for short periods of time at each. For this reason, the house in Millcreek is the single remaining house that was a permanent residence for Robert Gardner, Jr.

Although there may be a case for significance under Criterion A for Social History with regard to polygamy and

¹ In 2009, St. George City placed a statue of Gardner in the center of town shown in action driving the first cedar stake in the ground for the 1862 city survey.

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

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Section number 3 Page 3

the Gardner family’s arrangement while living here, the reviewers did not feel that there is a strong enough comparative analysis to justify significance. There are estimates on how many families lived in polygamous arrangements, but these vary widely and current ongoing research reveals that it was probably more common than many thought. So, although Gardner married three wives who lived in this house (and later a fourth after moving to St. George), his polygamous family situation seems to be nothing significant within the realm of Utah Mormon polygamy.

The reviewers support significance under Criterion C in the area of Architecture. The Hall and Parlor form is ubiquitous in early Utah and is often locally referred to as the Mormon house type. The Robert Gardner, Jr House is the earliest known extant example of the Hall and Parlor house type in Utah, and the surrounding Mormon settlement region. Again, although the Gardner House has received some exterior and interior alterations, the floorplan of the original house still remains intact.

Adobe brick was one of the earliest and most widely used materials from the time of permanent settlement of the Salt Lake Valley. And just like the Hall and Parlor house type, adobe brick is synonymous with Mormon domestic architecture in Utah. The Gardner House is significant as the earliest remaining example of an adobe brick house in the state, which supports the statewide significance claim. Documentation for a recently published book by a local historian to determine all extant adobe-constructed residential architecture in Salt Lake City and nearby communities shows that there are no earlier extant adobe brick houses than the Gardner House.² However, the book had not yet been published when the Gardner House nomination was being prepared.

Although the floorplan and adobe construction represent the first period of significance, 1848-1862, there were some exterior and minor interior alterations made to the house from the early 1930s to mid-1940s by Thomas Mulhall, who purchased it out of foreclosure. These were primarily cosmetic. The adobe brick was covered with stucco—a practice that was quite common from the early settlement period. Window placement was retained, but openings were made wider and multi-pane casement windows added. Stone veneer was added to the foundation and brick sills constructed for the windows, and a larger stone veneer chimney was added. Based on one account from shortly after the renovation, a second story was removed. However, there are two photographs of the house taken sometime prior to the renovation (possibly late-1920s or early ‘30s) that reveal no second story. It is possible there was a half-story for attic space or a sleeping space and that the roof was slightly lowered. However, the pitch of the roof in the photographs compared to the current pitch appear to be the same. Regardless

The renovation appears to have been carried out in a commemorative nature. Although the style was updated, the basic form of the house was retained. Adobe brick had fallen out of fashion by the late-nineteenth century and was regulated against by Salt Lake City starting in the early twentieth. Robert Gardner, Jr’s brother Archibald had an adobe house across the road from Robert, which was demolished in the 1920s. However, adobe brick was salvaged from the house and reused in the construction of the garage during the renovation of Robert’s house. This occurred at the same time as the Utah State Historical Society was showing interest in the property for the

² Laurie J. Bryant, *A Modest Homestead: Life in Small Adobe Homes in Salt Lake City, 1850–1897*, University of Utah Press, 2016. Although Bryant’s work focuses exclusively on Salt Lake City; however, she did research the Robert Gardner, Jr, House. In an interview with Ms. Bryant she noted the earliest extant adobe house in Salt Lake City is the Abraham Coon House, built in 1850. Possibly the next earliest adobe house in Utah would be the Fielding Garr Ranch House on Antelope Island in the Great Salt Lake, which was constructed a little later than the Gardner House, in 1849.

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

**National Register of Historic Places
Continuation Sheet**

| |
|--|
| Robert Gardner Jr. House |
| ----- |
| Name of Property |
| Salt Lake County, Utah |
| ----- |
| County and State |
| ----- |
| Name of multiple listing (if applicable) |

Section number 3 Page 4

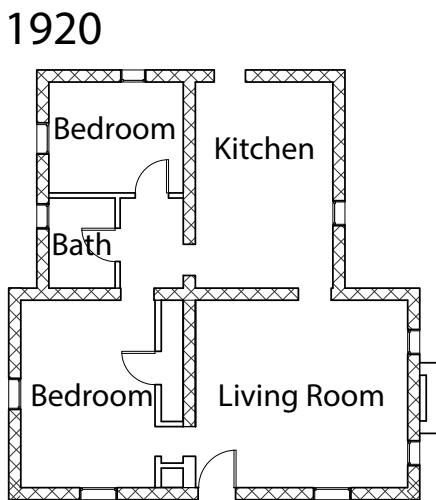
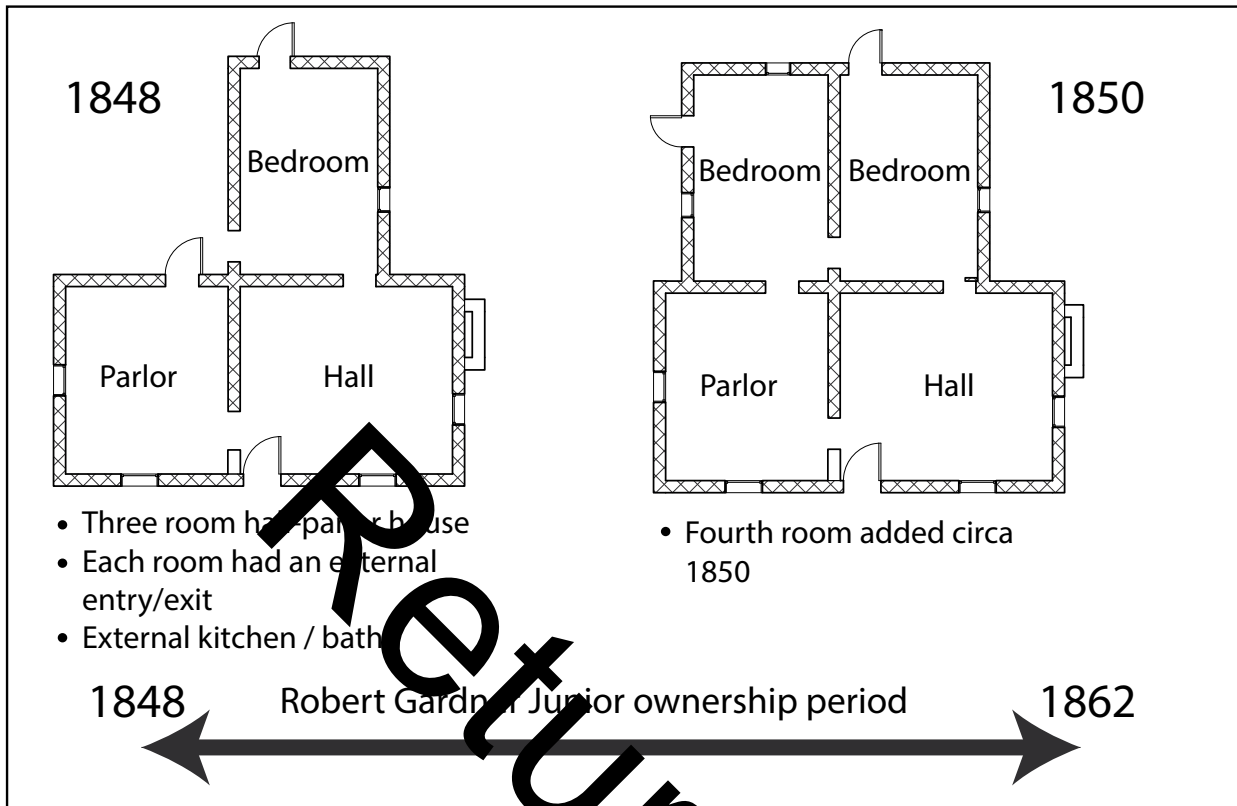
site of the first mill. A monument commemorating the first mill site was placed on the property around this time in the same rustic quality as the house makeover. There seems to have been a renewed interest in the first settlers at this time that influenced saving the basic house form while adding new exterior embellishment. In 1945, the *Salt Lake Tribune* published an article, "Dreams out of Adobe..." that commemorated the house and the renovation, noting the pioneer legacy of the property.³ Because of this early effort to preserve, rather than replace an early settlement home, the property has an additional period of significance starting in 1933, when the renovation began, to 1946, when the majority of work had been completed.

The registration form author notes the following in the form, "Thomas Mulhall attempted to have the property recognized on the National Register of Historic Places twice between 1971 and 1978, but due to the alterations and early preservation recognition standards, was only approved to list the house on the Utah State Register of Historic Places." The 1971 nomination was actually to the Utah State Register, as the form used for the State Register at that time was the National Register registration form. The house was listed on the State Register in 1971 and correspondence in the file confirms this. However, the 1978 nomination, also on a National Register form, was never officially reviewed and was only a draft, as there is no notification or other correspondence that would typically accompany a Board review. Some implication that the nomination was not approved for National Register listing in 1978 is unsubstantiated.

Returned

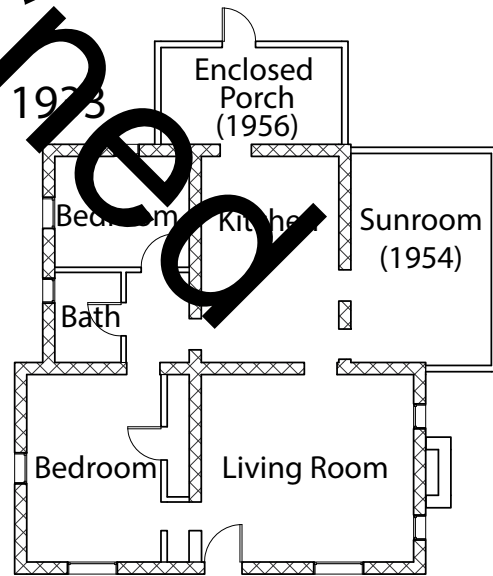
³ "Dreams Out of Adobe..." *Salt Lake Tribune*, February 18, 1945, p.7.

Robert Gardner, Junior House
1475 Murphy's Lane, Millcreek, Utah
Construction / Alteration History



- Internal kitchen and bath and back room remodeled*
- External doors made into windows*
- Wall added in parlor to create closet and small alcove for wood cabinet*

*date unknown



- Front wall remodeled including wider windows, new brick corners and windows, added wood trim and paint (1933)
- Wood full-length shed-roof porch removed and deeper rock porch with gable-end rock-framed entry. Interior remodeled and ceilings added (1933)
- Sunroom (1954) and enclosed porch added (1956)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Gardner, Robert Jr., House

Multiple Name: _____

State & County: UTAH, Salt Lake

Date Received: 6/23/2017 Date of Pending List: 7/18/2017 Date of 16th Day: 8/2/2017 Date of 45th Day: 8/7/2017 Date of Weekly List: _____

Reference number: SG100001441

Nominator: State

Reason For Review:

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

Accept Return Reject 8/7/2017 Date

Abstract/Summary Comments: The Robert Gardner Jr. House nomination is being returned for substantive reasons. The current documentation fails to support National Register eligibility under Criteria A, B, or C. In its current condition, the building fails to retain sufficient physical integrity to convey its significant associations with nineteenth-century Utah history, specifically the connections to important pioneer Mormon settlers, pioneer lifeways, and period constructions forms. Post-1930 alterations to the home radically altered the physical character of the property, removing important character-defining features and altering significant building details and construction forms. The current documentation fails to provide a convincing argument that any of the later alterations are significant enough reflections of their period to merit NR eligibility. The possibility exists to revise the nomination to present a potential case under NR Criterion D.

Recommendation/ Criteria: RETURN - See Comments

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 8/7/2017

DOCUMENTATION: see attached comments : **Yes** see attached SLR : **No**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

ROBERT GARDNER JR. HOUSE

Salt Lake County, UTAH

National Register of Historic Places - Return Comments:

The current documentation is being returned for substantive reasons. The National Park Service may reassess the nomination for listing in the National Register upon consideration of the identified concerns and formal resubmission by the State Historic Preservation Officer.

The current documentation fails to support National Register eligibility under Criteria A, B, or C.

Integrity

In its current condition, the building fails to retain sufficient physical integrity *to convey* its significant associations with nineteenth-century Utah history, specifically the connections to important pioneer Mormon settlers, pioneer lifeways, and period construction forms. Post-1930 alterations to the home radically altered the physical character of the property, removing important character-defining features and altering significant building details and construction forms. Integrity of setting, materials, design, workmanship, and feeling have all been significantly compromised. While elements of the original modest adobe brick home remain extant (partially exposed adobe walls, elements of structural woodwork, etc.) the overall appearance of the home and its aesthetic character is that of a modest mid-twentieth century, period revival design. The design modifications are really more than simply "cosmetic."

The current documentation fails to provide a convincing argument that any of the later (post 1930) alterations are significant enough reflections of their period to merit National Register eligibility on their own. Rather they appear to reflect common modernization efforts to re-use older structures during the economic period of the Depression.

The nomination attempts to make the case that the building is a significant reflection of the lifeways and patterns of early pioneer settlement and construction, in particular noting the polygamist nature of Gardner's living arrangements. Yet many of those aspects of the design are hidden or now lost due to the later alterations. For example, the character-defining aspect of separate "room" entries from the outside for each family member has been erased by enclosures to create modern window fenestration. Sizable additions have greatly altered the visual character of many elevations, as has the addition of modern rubble stonework that now dominates the exterior design. One has to look no further than comparing the historic photographs presented in Figure 2-3 and the current façade (page 9-28) to convey the level of change (loss of porch, roof line alteration, fenestration changes, entry enhancement, rubble stone and Swiss/Craftsman detailing). One might be hard pressed to consider whether Mr. Gardner would recognize the modest residence he built for his family.

In its efforts to support eligibility, the nomination makes use of certain misleading statements, in particular the notation found in several places citing recognized experts in Utah vernacular design. "*It is an excellent example of early Mormon (Church of Jesus Christ of Latter-day Saint or LDS) pioneer vernacular construction.*"³ Carter, Thomas & Peter Goss (1988) *Utah's Historic Architecture 1847-1940*, p. 14. The citation in question does not actually refer to the nominated

building as an excellent example of early Mormon construction, but merely to the fact that this form of building represents Utah vernacular construction. Such statements are exceedingly misleading. Instead, citations, if available, should specifically note the opinion of recognized experts on this nominated property.

The nomination makes some attempt to see the twentieth century alterations to the property as the basis for the development of an early preservation ethic in Salt Lake County. However, there is little supporting evidence provided for this position. The work *may* have been completed with an eye to preserving a recognized local landmark, or it *may* have been a routine adaptive reuse in an era of constrained economics. Little reference is provided to support either situation. It appears that the owner was even unaware of the building's history when he undertook the earliest work. Was such adaptive reuse common to the era? Common to the community? Merely stating that the building experienced adaptive reuse is not sufficient grounds for establishing National Register significance or mitigating the adverse impacts of the work on the earlier building.

National Register Eligibility Under a Different Criterion

The possibility may exist to revise the nomination to present a potential case under National Register Criterion D.

The documentation presented in the nomination makes abundantly clear that 1) Robert Gardner Jr. was an important Mormon pioneer, entrepreneur and leader and 2) that there is a rare property type buried beneath layers of twentieth century alterations. While Criterion D is more commonly used with buried archaeological sites, it is also possible to nominate standing resources where significant aspects of design, construction, or craftsmanship are not readily observable due to alterations, additions or the covering of historic fabric. I believe that a case can be made that the significantly altered Gardner House retains the ability to answer *important* research questions regarding aspects of mid-nineteenth century construction, materials, and historic craftsmanship based on a scientific study and analysis of the extant features. While the twentieth century alterations obscure many of the historic construction elements, to the point where overall integrity/eligibility is compromised, there are still elements of the earlier historic construction that can be, and are probably worthy of being studied.

In revising the nomination to reflect Criterion D an argument will need to be made regarding the specific architectural research questions that could be answered by a detailed study of the house. Not just that original features still exist, but what can their study and analysis tell us about period design that may not be accessible elsewhere? From an architectural historian's perspective these must be *important* questions, not simply general inquiries common to all house types. Given the purported rarity of such property types—a factor that should be reconfirmed—it should not be a problem to develop these research questions and show how the extant property can address them.

National Register Bulletin: How to Apply the National Register Criteria for Evaluation, provides additional guidance on the use of Criterion D for buildings, including the development of research design, context and justification statements. The nomination will also need to address integrity from this perspective.

If you have questions regarding these comments, please contact me directly at the number or e-mail listed below.



8/7/2017

Paul R. Lusignan, Historian
(for) Keeper of the National Register
National Register of Historic Places
(202) 354-2229
Paul_Lusignan@nps.gov

8/7/2017



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Brad Westwood
Director



November 29, 2017

TO: Mr. J. Paul Loether, Keeper and Chief
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

FROM: J. Cory Jensen, National Register Coordinator
Utah State Historic Preservation Office

RE: Robert Gardner, Jr., House, Salt Lake County, National Register of Historic Places nomination

Mr. Loether,

The enclosed disk contains the true and correct copy of the nomination form for the **Robert Gardner, Jr., House** to the National Register of Historic Places. The other disk contains the photograph image files of the property in TIF format. Should you have any questions, please contact me at coryjensen@utah.gov or 801/245-7242.

Thank you,


J. Cory Jensen

Enclosures:

- 1 CD with PDF of the NRHP nomination form and correspondence/additional info
- 1 CD with digital images (tif format)
- 1 Physical Transmission Letter
- 1 Physical Signature Page, with original signature
- Other:

Comments:

- _____ Please ensure that this nomination receives substantive review
- _____ The enclosed owner(s) objection(s) do _____ do not _____
- _____ constitute a majority of property owners.
- _____ Other: