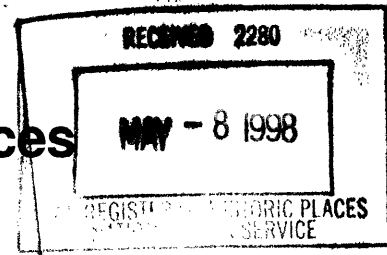


United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

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

## 1. Name of Property

historic name Cordner, Alexander & Nellie P., House

other names/site number \_\_\_\_\_

## 2. Location

street & number 415 South 400 East N/A not for publication

city or town Orem N/A vicinity

state Utah code UT county Utah code 049 zip code 84097-6315

## 3. State/Federal Agency Certification

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

Wilson B. MA 4/21/98  
Signature of certifying official/Title Date

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

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

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

Cordner, Alexander & Nellie, House  
Name of Property

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

### 5. Classification

#### Ownership of Property (Check as many boxes as apply)

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

#### Category of Property (Check only one box)

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

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

Contributing	Noncontributing
<u>1</u>	<u>          </u>
	buildings
	sites
	structures
	objects
<u>1</u>	<u>0</u>
Total	

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

Historic and Architectural Resources of Orem, Utah

#### Number of contributing resources previously listed in the National Register

N/A

### 6. Function or Use

#### Historic Functions (Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### Current Functions (Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 7. Description

#### Architectural Classification (Enter categories from instructions)

LATE VICTORIAN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### Materials (Enter categories from instructions)

foundation STONE  
walls BRICK  
\_\_\_\_\_  
roof ASPHALT SHINGLES  
other \_\_\_\_\_  
\_\_\_\_\_

### Narrative Description

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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Cordner, Alexander & Nellie, House, Orem, Utah County, UT

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## Narrative Description

The Alexander and Nellie Cordner House is a one and one-half story, brick central-block-with-projecting-bays type house on a concrete-covered stone foundation. Built c.1909, the house is a good example of Victorian Eclecticism in the region, showing many of the details commonly found in this style, and has seen little change over the years. The corner lot on which the house is situated is landscaped with lawn and a few young trees and shrubbery.

The Cordner house was one of the largest houses in this area of the bench at the time it was built. The large central-block and two large projecting bays held nine rooms. Although the brick has been painted a cream color, evidence of the original salmon colored brick is apparent on the chimneys which were left unpainted. The foundation was probably constructed of stone, but is now finished in concrete and etched to appear as dressed stone.

All of the windows, except for an elliptical window and a kitchen window, both on the north facade, feature arched openings with decorative corbelled-brick hood moldings. The two projecting bays are identical in their fenestration with the upper-story paired-windows featuring elliptical arches in rock-faced brick. The two front (west facade) door openings are still intact. These are accessed through a covered porch supported by four Doric-style columns. An upper-story door set in a hipped-roof dormer provides access to the roof of the porch which is shown in a historic photograph as having a balustrade. The rear covered porch has a hipped-roof supported by two simple columnettes. Some changes to the fenestration have occurred on the north facade where a door was added, and an existing window shortened and widened, probably c.1920. The original windows are shown in a historic photograph.

Other exterior details include the chimneys<sup>1</sup> which are ornately constructed with brick corbelling, and hip knobs located at the projecting-bay gable ends and the central-block and dormer roof apexes. All of the cornice, soffit, and frieze wood work is original and in fairly good condition. Except for some spalling, the exterior brick, although painted, is in good condition. Except for the noted changes, the house retains its integrity. It appears that some of the original woodwork exists and that no recent structural changes have been made.<sup>2</sup>

There are no other outbuildings on the site, although, according to the family history there was a large barn immediately to the east where a house is now located.<sup>3</sup> The backyard has recently been fenced in with a wooden plank fence. Several of the old-growth walnut and coniferous trees were removed

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1 As of this writing the chimneys have been removed because of their deteriorated condition. The house is also currently being re-roofed.

2 This is according to the current owner, Carol Jensen, who has lived in the house for twenty-five years.

3 Nellie Park. "A Sketch of the Life of Alexander Cordner." Unpublished paper, date unknown. This barn is shown in the background of a photo taken in the early 20<sup>th</sup> Century.

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

**National Register of Historic Places  
Continuation Sheet**

Section No. 7 Page 2

Cordner, Alexander & Nellie, House, Orem, Utah County, UT

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because of disease. Except for one mature tree and a few small trees and shrubbery, the site is fairly open. Despite the changes, the Cordner house contributes to the historic qualities of Orem.

\_\_\_ See continuation sheet

Cordner, Alexander & Nellie, House  
Name of Property

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

### 8. Statement of Significance

**Applicable National Register Criteria Areas of Significance**  
(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

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

**Criteria Considerations**  
(Mark "x" on all that apply.)

Property is:

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

(Enter categories from instructions)

**SOCIAL HISTORY**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

c.1909-1941  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

c.1909-1941  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Alexander Cordner/Builder  
\_\_\_\_\_  
\_\_\_\_\_

### Narrative Statement of Significance

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

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

### 9. Major Bibliographical References

#### Bibliography

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

#### Previous documentation on file (NPS):

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

#### Primary location of additional data:

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

Name of repository:

\_\_\_\_\_

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

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

# **National Register of Historic Places Continuation Sheet**

Section No. 8 Page 3

Cordner, Alexander & Nellie, House, Orem, Utah County, UT

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## **Narrative Statement of Significance**

The Alexander and Nellie Cordner House, built c.1909, is significant for its association with the "Settlement and Agricultural Expansion: Mid-1870s-1913" and the "Establishment of Orem: 1914-1941" categories of the Historic and Architectural Resources of Orem, Utah, Multiple Property Submission. The house has many of the characteristics found in Victorian Eclectic architecture; including an asymmetrical facade, open floor plan, and the use of various architectural styles and details. The elaborate Victorian Eclectic detailing belies the prosperity of Cordner who, as a farmer, cattle rancher, real estate dealer, and landowner, was one of the prominent citizens of the community, and is reflective of the city's agricultural development and city growth.

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

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

Although Alexander Cordner was not a full-time farmer, he came from a family of major landowners and fruit growers<sup>4</sup> on the Provo Bench. Originally living in a brick house he built "of two large rooms"<sup>5</sup> which he and his wife moved into in 1900 and later sold, the Cordner's built this much larger home just a mile to the west. The property was purchased from James Duffin in February of 1909, and included

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<sup>4</sup> See nomination form for the William J. Cordner House, "Historic and Architectural Resources of Orem City" Multiple Property Nomination.

<sup>5</sup> Nellie Park. "A Sketch of the Life of Alexander Cordner." Unpublished, no date provided. This house was probably a hall-parlor type common on the bench up until after the turn of the century. According to the history, two more rooms were added and a barn, chicken coop, and granary were also constructed while they lived there.

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

Section No. 8 Page 4

Cordner, Alexander & Nellie, House, Orem, Utah County, UT

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9.25 acres at a price of \$950. The property had gone through several owners from the time that it was patented by James A. Loveless in 1882.<sup>6</sup>

Alexander was born to Thomas and Mary Ann Benson Cordner on March 17, 1879 in their small home on the Provo Bench. Thomas and Mary Ann were immigrants from Ireland who settled in Provo, eventually becoming the first homesteaders to spend an entire year on the bench. Alexander was the first white child actually born on the Provo Bench. Alexander spent his early years working at various jobs, including the construction of the rail line in the Provo Canyon, working for Utah Power & Light, peddling (what he peddled is not mentioned), and mining at Bingham Canyon. After he married Nellie Park on December 11, 1899 he farmed several acres throughout the valley. He also raised cattle, buying calves and raising them to mature cows before selling them. These cattle were ranged on land he owned in Hobbie Creek, and on some other land owned jointly by his brother and father-in-law. He also sold real estate on the side, making a good income from his sales. According to his history, Alexander was constantly loaning and providing money to friends and family, often times paying off the loans himself. He died February 11, 1929 from "pernicious anemia." Nellie lived another thirty-three years before passing away January 12, 1962. The Cordners had four children, and after Nellie's death the house was turned over to family members.

Victorian forms were popular in Utah 1885-1915. The central-block-with-projecting-bays house type was an important basic form of the Victorian house. Projecting bays were added to the principal rooms to achieve a desired external irregularity of design and made the rooms larger and brighter. Smaller, less expensive houses, usually had entries directly into the living room or parlor.<sup>7</sup> The style of the house describes the early twentieth century and the changes that were occurring in Utah. Rural areas were less isolated from stylistic developments occurring on both the national and local levels. The pattern-book styles and standardized building components were available and easily adapted for use with local materials. The former isolation of rural areas was no longer an obstacle to building well and the quality of design and workmanship were also affected during the Victorian era.<sup>8</sup>

The Cordner family history reflects a period of expansion and city growth. Their home is indicative of the kinds built by citizens who were involved in agriculture, an important industry in Orem, as well as in other economic endeavors, such as real estate investments. The Cordner house remains as an excellent example of the Victorian house form and contributes to the historic qualities of Orem.

\_\_ See continuation sheet

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<sup>6</sup> According to the tax file the house was constructed in 1908, so there is some discrepancy as to the actual construction date

<sup>7</sup> Carter, Thomas, and Peter Goss. Utah's Historic Architecture 1847-1940. p.44.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 9 Page 5

Cordner, Alexander & Nellie, House, Orem, Utah County, UT

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## Bibliography

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

Cordner, Nellie Park. "A Sketch of the Life of Alexander Cordner." Unpublished, no date given. In possession of Guy Cordner.

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

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

Orem Bicentennial History Committee. It Happened in Orem: A Bicentennial History of Orem, Utah. Orem, UT: Orem City, 1978.

\_ See continuation sheet



Cordner, Alexander & Nellie, House  
Name of Property

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

### 10. Geographical Data

Acreege of property .33 acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

A	<u>1/2</u>	<u>4/4/1/7/7/0</u>	<u>4/4/5/9/0/0</u>	B	<u>1</u>	<u>1/1/1/1</u>	<u>1/1/1/1</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1</u>	<u>1/1/1/1</u>	<u>1/1/1/1</u>	D	<u>1</u>	<u>1/1/1/1</u>	<u>1/1/1/1</u>

#### Verbal Boundary Description

(Describe the boundaries of the property.)

COM 50 LKS S AND 75 LKS E OF NW COR OF NE 1/4 OF SEC 23, T6S, R2E, SLB&M; E 1.85 CHS; S 1 dEG 42' E 1.76 CHS; W 1.85 CHS; N 1.76 CHS TO BEG.

Property Tax No.  
18:054:0003:223

\_\_ See continuation sheet(s) for Section No. 10

#### Boundary Justification

(Explain why the boundaries were selected.)

Boundaries are those that were historically, and continue to be, associated with the building.

\_\_ See continuation sheet(s) for Section No. 10

### 11. Form Prepared By

name/title J. Cory Jensen/Preservation Consultant  
organization \_\_\_\_\_ date January 1998  
street & number 671 South 560 East telephone (801) 224-0955  
city or town Orem state UT zip code 84097

#### Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

#### Property Owner

name Carol J. Jensen  
street 415 South 400 East telephone (801) 225-4784  
city or town Orem state UT zip code 84097-6315

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

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

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

# **National Register of Historic Places Continuation Sheet**

Section No. PHOTOS Page 6

Cordner, Alexander & Nellie, House, Orem, Utah County, UT

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Common Label Information:

1. Cordner, Alexander & Nellie, House
2. Orem, Utah County, Utah
3. Photographer: J. Cory Jensen
4. Date: March 1997
5. Negative on file at Utah SHPO.

Photo No. 1:

6. South and west elevations of building. Camera facing northeast.

Photo No. 2

6. North and west elevations of building. Camera facing southeast.

Photo No. 3

6. North and east elevations of building. Camera facing southwest.

Photo No. 4

6. South and east elevations of building. Camera facing northwest.

Photo No. 5

6. Historic photo. North and west elevations of building. Camera facing southeast.