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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 Gardner, Archibald R. and Violet Clark, House  
other names/site number \_\_\_\_\_

### 2. Location

street & number 31 East Pioneer Avenue (8530 South) N/A not for publication  
city or town Sandy N/A vicinity  
state Utah code UT county Salt Lake code 035 zip code 84070

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)  
[Signature] 5/22/97  
Signature of certifying official/Title Date  
Utah Division of State History, Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments.)  
\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper Date of Action  
[Signature] 7/99  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Gardner, Archibald R. and Violet Clark, House  
Name of Property

Sandy, Salt Lake 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>  0  </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	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 Resources of Sandy City

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

N/A

**6. Function or Use**

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

DOMESTIC/single dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions

DOMESTIC/single dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

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

LATE 19TH and EARLY 20TH CENTURY REVIVALS

Mission/Spanish Colonial Revival

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Materials**

foundation STONE

walls BRICK

\_\_\_\_\_

roof ASPHALT SHINGLE

other CONCRETE

STUCCO

**Narrative Description**

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

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



Garnder, Archibald R. and Violet Clark, House  
Name of Property

Sandy, Salt Lake County, Utah  
City, County, and State

### 10. Geographical Data

Acreage of property 0.20 acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/4/8/8/0 4/4/9/4/1/4/0 B 1 11111 11111  
Zone Easting Northing Zone Easting Northing

C 1 11111 11111 D 1 11111 11111

#### Verbal Boundary Description

(Describe the boundaries of the property.)

BEG E 385.39 FT & N 429 FT FR SW COR SEC 31, T 2S, R 1E, 0000 SLM; N 115.5 FT; E 79.29 FT; S 115.5 FT; W 79.29 FT TO B57>0 0.20 AC M OR L.

Property Tax No. 22-31-351-046

     See continuation sheet(s) for Section No. 10

#### Boundary Justification

(Explain why the boundaries were selected.)

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

     See continuation sheet(s) for Section No. 10

### 11. Form Prepared By

name/title Korral Broschinsky

organization \_\_\_\_\_ date January 1997

street & number 1049 University Village telephone (801) 581-1497

city or town Salt Lake City state UT zip code 84108-3453

### 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 Jody and Sharlee Clark

street & number 31 East Pioneer Avenue telephone (801) 567-9856

city or town Sandy state UT zip code 84070

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

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

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# National Register of Historic Places Continuation Sheet

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Gardner, Archibald R. and Violet Clark, House, Sandy, Salt Lake County, UT.

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## Narrative Description

The Archibald R. and Violet Clark Gardner home, built in 1893 and remodeled in 1937, is located on Pioneer Avenue, just north of Sandy's historic downtown. The current address of the house is 31 East Pioneer Avenue (8530 South).<sup>1</sup> The property has been cut down from its original four acres to only 0.2 acres. An irrigation ditch runs along the sidewalk on Pioneer Avenue at the front of the house. An asphalt driveway is on the east side of the house next to a chain link fence. The property line on the west is tangent to a right-of-way for the apartments to the rear. A wood fence shelters the back yard. There is a 12 ft. square concrete pad in the backyard, possibly the location of a shed which has since been removed. There is one large tree at the rear of the house and several shrubs around the building.

The house is a one-and-one-half story gable house originally built in the late nineteenth century and significantly remodeled to resemble a period revival cottage in 1937.<sup>2</sup> Since 1937 the house has had only minor interior and exterior alterations. The home remains in good condition and retains its historic integrity.

The oldest portion of the house (c.1893) appears to be the west wing, oriented perpendicular to the street.<sup>3</sup> In 1937 the house was extended to the east and to the rear. The exterior of the addition is stucco on frame. Three dormers were added to the west, north and south elevations. Both the exterior and interior were remodeled to resemble a period revival cottage. The stucco finish and the three low, rounded arches on the porch present a more dominant Spanish Colonial appearance.

The foundation is part stone and part concrete. The foundation line is no longer visible. The house presents a very different appearance at each elevation. The main (south) elevation has a square oriel window on the projecting wing and the Spanish Colonial porch. Above the porch is a shed dormer. The simple gable on the east elevation is augmented by a smaller gable on another square oriel window. Both gables feature cornice returns. The north (rear)

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<sup>1</sup>In 1986 the city of Sandy converted their address system to match the system for Salt Lake County. The original address of the house was 412 West Pioneer. Originally Pioneer Avenue was commonly called Cushing Avenue, because a number of members of the Cushing family built homes on the street. The street currently 100 East was called Cushing Avenue on the 1911 Sanborn map.

<sup>2</sup>Tax card, Salt Lake County Archives.

<sup>3</sup>Title abstracts. Salt Lake County Recorder's Office. A \$400 mortgage taken out on the house in 1893 might be the date of the original construction or it might indicate the construction of a cross-wing. David R. Haw, who researched the house for an intensive level survey, states that there was a cross-wing. If it existed it probably was removed during the 1925 remodeling.

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# National Register of Historic Places Continuation Sheet

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Gardner, Archibald R. and Violet Clark, House, Sandy, Salt Lake County, UT

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elevation has a small enclosed lean-to, a screened porch, and another shed dormer. The west elevation features a dormer with a hipped roof. The sides of the dormers have square wood shingles and the entire roof has been covered with asphalt shingles.

The interior of the house retains its historic integrity. In 1937, the wood was stained a dark color throughout, from the muntins of the casement windows to the box beams. The entry is through one large French door with numerous panes and sidelights. Another French door leads directly from the porch into the parlor, the oldest portion of the house. There are two window seats in the square oriels near the entry and the parlor. The walls are painted white in contrast to the dark wood. In addition to the box beams, there are two moldings, one at the ceiling level and another at picture-rail level. These horizontal elements are connected by vertical lines every few feet. There are brackets of dark wood to mark the transition from the entry to the living room.

The main feature of the living room is a large fireplace of white plaster and a dark wood mantel. An arched pattern of tan tiles are arranged around the opening match the square tiles on the outer hearth. An angled archway separates the living room from the parlor. There are no box beams in the parlor and the ceiling has been dropped to 8 ft. 9 inches. There are hardwood floors with a simple edge pattern in both main rooms and a few of the original metal grates are still intact. The original stove flue is still visible in the parlor, however the only chimney left on the outside is for the 1937 fireplace.

The kitchen is in the original portion of the house and accessed from the parlor. Though the kitchen has seen at least two remodels, a few Victorian details such as the molded door casings and corner blocks with paterae remain. The gold tiles on two sides of the kitchen are remnants of the first remodeling which probably occurred between 1945 and 1950. The cabinets and a copper tile splashboard are part of a second remodeling in 1964. The bathroom, which can be approached from either the kitchen or the main floor bedroom, has had a parallel evolution. Similar tile, though pink, was part of the first remodeling and mirror tiles were mounted on the wall during the second. The bathroom has been partitioned to include a water closet.

The only bedroom on the main floor has two doors, one from the bathroom and another from the entry area. This room has a high ceiling and hardwood floor. At the rear of the bedroom is a door to the lean-to, now used as a closet, though there is an exterior door. The back door of the kitchen leads to the screened porch, added in 1964, and a small utility porch. Stairways to both the basement and the upper floor are in the kitchen. The basement is partially excavated

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The upper floor contains three small bedrooms in the dormers and a small half-bath. The bedrooms appear to have been finished at different times. Each has a different door, wall paneling and flooring. All have been painted white. The earliest wood panels have a beaded molding, while the later ones are more plain. Two of the doors are paneled and the other has a single pane of frosted glass. The windows in the dormers were replaced in 1987.

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Gardner, Archibald R. and Violet Clark, House, Sandy, Salt Lake County, UT

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## Narrative Statement of Significance

The Archibald R. and Violet Clark Gardner house, built in 1893 and remodeled in 1937, is significant under Criterion A for its association with an important period of development in Sandy's history. Archibald Gardner had early employment in Sandy's mining industries and later became a banker and a mayor of Sandy. The original house was built in the 1890s, but was altered in 1937 to resemble a Period Revival cottage. It is a good example of a prominent Sandy family remodeling their home in a popular style of the time and is being nominated as part of the multiple property submission, Historic Resources of Sandy City: the Specialized Agriculture, Small Business and Community Development Period (1906-1946).

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## HISTORY OF SANDY:

The first half of the twentieth century was a period of transition for the city of Sandy. The mining, smelting and small farm era was being replaced by a more diversified economy. In some ways the town still resembled the earlier predominantly agricultural community founded by Mormon settlers in the 1860s, especially as the "boom town" economy created around the mining industry waned. The population of Sandy remained around 1,500 for the four decades between 1900 and 1940.<sup>4</sup> However, during that time the city was defining itself as the political, economic, civic and social center for a major portion of the southeast Salt Lake Valley. This period of Sandy's history laid the groundwork for city's eventual transformation from small town to suburb.

As sampling and smelting plants shifted to other locations, Sandy's impact as a mining town diminished. During the first decade of the twentieth century, the closure of smelters in the Salt Lake Valley was a hotly debated issue. While the dominant force in the economy of Sandy during the 1870s, 1880s and 1890s was undoubtedly that of mining, the local agricultural community had not ceased to develop. The establishment of the local agricultural economy saw Sandy through the mining boom and subsequent depression.<sup>5</sup>

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<sup>4</sup>Martha Sonntag Bradley, *Sandy City: the first 100 years* (Sandy, Utah: Sandy City Corp., 1993), 205. The population totals in Sandy for census years 1880 to 1950 are as follows: 1880 - 488; 1900 - 1,632; 1910 - 1,716; 1920 - 1,208; 1930 - 1,436; 1940 - 1,487; 1950 - 2,095.

<sup>5</sup>Balle.



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The community was also seeing a great deal of civic development. The city of Sandy was incorporated on September 26, 1893. By 1911 the city was managing its own water resources and had a volunteer fire brigade of twenty-five, complete with two fire trucks.<sup>6</sup> Utah Power and Light began servicing Sandy in 1913, and by 1914 the city was managing a park and a cemetery.<sup>7</sup>

Economically, the city was changing dramatically. The depletion of the mineral resources in the Alta area and the loss of the smelting and sampling industries had changed the economic structure of Sandy City significantly. Moreover, a series of national and local depressions beginning in 1893 and continuing to the onset of World War II had made small-scale single-crop agricultural enterprises nearly impossible.<sup>8</sup> Sandy farmers had an especially difficult time, needing to overcome the additional challenges of water scarcity and the arid, sandy soil.

Fortunately irrigation methods improved steadily through these years, and several Sandy farmers were able to successfully continue to raise hay and grain. A few farmers converted their fields to the raising of sugar beets. A "beet dump" was established near the railroad tracks, and Sandy beets were shipped to a West Jordan sugar factory, founded in 1916, and processed by the Utah/Idaho Sugar Company.<sup>9</sup> Another successful agricultural industry was poultry. The Draper Egg Producers Association was formed in 1932.<sup>10</sup> A few entrepreneurs survived by raising livestock ranging from Holstein cattle to mink.<sup>11</sup>

However, despite the success of these specialized agricultural industries, most farming in Sandy during the first half of the twentieth century was purely subsistence level. Between 1900-1920, the number of farms doubled, but nearly all were very small scale. Eighty-five percent of the farms were smaller than forty-nine acres. Six farms were between two hundred and one-thousand acres, and one farm was 1,217 acres.<sup>12</sup>

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<sup>6</sup>Sanborn map, 1911.

<sup>7</sup>Bradley, 58-59.

<sup>8</sup>Richard Poll et al., Utah's History, (Logan, Utah: Utah State University Press, 1989), 465-466.

<sup>9</sup>Rich, 169.

<sup>10</sup>Rich, 169.

<sup>11</sup>Bradley, 100; Rich, 171-173.

<sup>12</sup>Bradley, 109.

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During the first half of the twentieth century, the majority of Sandy residents continued to live on their farms. Most managed to survive economically by combining subsistence farming with other occupations, primarily cottage industries and mercantilism. Sandy appeared to have at least one resident involved in occupations associated with early urbanization: a physician, a dentist, a barber, a plumber etc. The most common business listed were dry goods. The Sandy City Bank founded in 1907, employed four, and had the largest deposits of any bank in the southern portion of the Salt Lake valley. Several residents listed their civic responsibilities: city treasurer, postmaster, marshal, justice of the peace.<sup>13</sup>

The Specialized Agriculture, Small Business, and Community Development Period in Sandy was a time of transition from farmlands and mining industries to quiet neighborhoods and small town civic pride. The architecture of the historic square mile of Sandy, as it is called and where the Gardner house is located, illustrates this transition, and stands in marked contrast to later development. In the years since World War II, Sandy has platted nearly 300 subdivisions and annexed over 10,000 acres, making it one of Salt Lake's largest "bedroom" communities.<sup>14</sup> Though Sandy's city center has been moved adjacent to the mall, the city's historic downtown is a distinctive reminder of Sandy's small town past.

## ARCHITECTURE:

The original township of Sandy had expanded to the west of the railroad tracks with the boom of the mining industry. After the turn of the century growth was slower. New residences were built to the east and to the north of the city, as families divided their farmlands into smaller parcels, usually sold to family members. The homes built by this second generation of Sandy residents were constructed of brick and were more substantial than the earlier hall/parlor and cross-wing houses. The most common styles of the homes built at the beginning of the twentieth century were Victorian Eclectic, often exhibiting influences of the Arts & Crafts movement. The most popular style between the two world wars was the bungalow of which there are sixty extant in Sandy, three times as many than any other house type.<sup>15</sup> Sandy residents began building bungalows around about 1910 and continued to construct them as

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<sup>13</sup>Utah State Gazetteer and Business Directory. (R.L. Polk & Co., 1927-1928), 298-299.

<sup>14</sup>Bradley, 134.

<sup>15</sup>Reconnaissance level survey of Sandy City, 1987.

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farm houses until 1940.<sup>16</sup> Later at least nineteen period revival cottages, popular in the 1920s and 1930s, also appeared as parcels of farmland became even smaller. This piecemeal approach to residential development slowly transformed farms into neighborhoods, and gave historic Sandy a diversity of housing stock that stands in marked contrast to the hundreds of tract housing developments which would come later.

The Gardner house is one of very few examples in Sandy of an older home remodeled to resemble a period revival cottage. In 1937 the Gardner home underwent an extensive interior/exterior remodel and addition. Period revival styles were popular in Salt Lake City and throughout Utah primarily between 1920-1940. A possible reason for the rise in popularity of the Period Revival Style may have resulted from national pride following World War I which led to its increased use. English Tudor, Spanish Revival, and French Norman styles were most likely imported by soldiers returning from the war in Europe. These dwelling were primarily built by speculative builders and based on external decorative features rather than historical building and planning traditions.<sup>17</sup>

## HISTORY OF GARDNERS:

The original home appears to have been constructed by Albert and Annie Swope in 1893, at the time when a \$400 mortgage appears in the title abstract records. The property was subject to a sheriff's sale in 1898, and title passed to Lars P. Larsen and later to Joseph A. Rees, both of the Spanish Fork area. It is doubtful that either of these men lived in the home since they were both prominent in their own communities.<sup>18</sup> It appears as though Lars Larsen may have initiated some of the improvements to the home (perhaps a cross-wing), more than doubling the price of the property four years later; but it was most likely a rental unit until it was purchased by Archibald and Violet Gardner in 1906.

Archibald Rawsel Gardner (1882-1940) and Violet Ada Clark (1877-1966) were married on June 14, 1906, one month after the purchase of the house. They had one son, Clark Archibald, and one daughter, Frances. At the time of his marriage, Archibald was the principal of the Union School and according to city directories was also employed by the American Smelting and Refining Company in Murray. In 1907, he became a cashier at the Sandy City

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<sup>16</sup>Ibid.

<sup>17</sup>Thomas Carter and Peter Goss, Utah's Historic Architecture: 1847-1940, (Salt Lake City, Utah: University of Utah Press, 1988), 156.

<sup>18</sup>LDS Biographical Encyclopedia.

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Bank, a position he held for nearly thirty years. For 25 years, he was the recorder and councilman for the city of Sandy and served two full terms as mayor starting in 1932. He was serving his third term at the time of his death in 1940. He also served as a Sandy City volunteer fireman. Violet Gardner taught dancing in their home for many years. Both held prominent positions in their church as well as the community.

Violet Gardner stayed in the home for about five years after her husband's death. It was eventually sold to William and Shirley James in 1950. Shirley James lived in the house until her death in 1995. Jody and Sharlee Clark are the current owners, having taken possession of the house on June 7, 1996. They have one son, Cameron.

   See continuation sheet

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Gardner, Archibald R. and Violet Clark, House, Sandy, Salt Lake County, UT

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## Bibliography

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Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, Utah: University of Utah Press, 1988.

Clark, Jody and Sharlee. Interview conducted by Korral Broschinsky, July 1996. Sandy, Utah.

Haws, David R. Intensive level survey, 1988. Photocopies on file at the Sandy City Planning Department and the Utah State Historical Society.

Rich, Roxie N. The History and People of Early Sandy. (n.p. [1975]). Copy in possession of Sandy City Planning Department.

Salt Lake County title and tax records. Salt Lake County Recorder's Office and Salt Lake County Archives.

\_\_ See continuation sheet

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Section No. PHOTOS Page 10

Gardner, Archibald R. and Violet Clark, House, Sandy, Salt Lake County, UT

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**Photo No. 1**

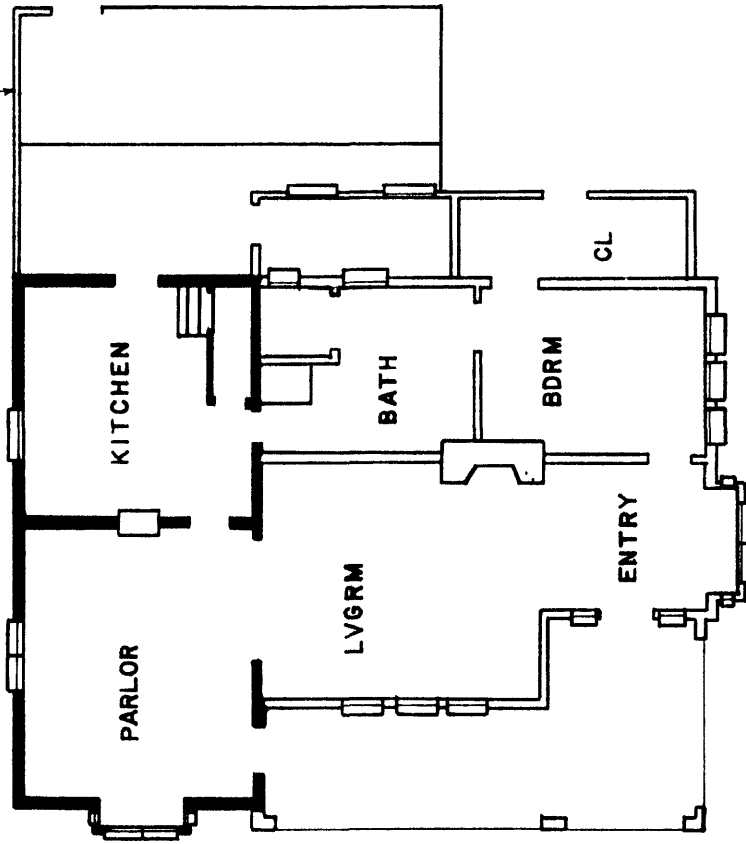
1. Gardner, Archibald R. and Violet Clark, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: July 1996
5. Negative on file at Utah SHPO.
6. Southeast elevation of building. Camera facing northwest.

**Photo No. 2**

1. Gardner, Archibald R. and Violet Clark, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: July 1996
5. Negative on file at Utah SHPO.
6. Northeast elevation of building. Camera facing southwest.

\_\_ See continuation sheet

FRAME ADDITION



The Archibald & Violet  
Gardner Home