

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 1/27/2017      Date of Pending List:      Date of 16th Day:      Date of 45th Day: 3/13/2017      Date of Weekly List:

Reference number:

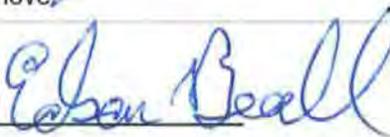
Nominator:

Reason For Review:

Accept       Return       Reject      3/13/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall  Discipline Historian

Telephone \_\_\_\_\_ Date 3.13.17

DOCUMENTATION:      see attached comments : No      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.



# National Register Request for Removal Form—State of Utah

(Revised April 2009)

Under very special circumstances, such as demolition or loss of historic integrity, a property can be removed from the National Register of Historic Places. To request removal, this application form must be completed.

## Historic Building Information

Historic building name VERD'S FRUIT MARKET COMPLEX

Historic building address and city 1320 N. STATE STREET

Current owner Linda R. Ash

Current owner mailing address 294 E. 300 South

City Pleasant Grove State UT Zip -840622739

## Applicant Information (petitioner requesting removal)

Name Utah SHPO Email

Mailing Address

City State Zip

Phone numbers: Daytime: Mobile:

Applicant signature \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

## Reason for Removal (please check one)

- The property has been demolished
- The qualities which caused the property to be listed have been significantly altered
- Additional information shows the property does not meet the NR criteria for evaluation
- Error in professional judgment as to whether the property meets criteria for evaluation

Provide explanation

Properties may also be removed from the National Register because of prejudicial procedural error in the nomination or listing process; properties shall be reconsidered for listing by the Keeper after correction of the procedural error(s). Properties listed prior to December 13, 1980 may only be removed on the grounds the property has been demolished or significantly altered.

**Attachments**

Please attach additional supporting documentation for removal along with the application form.

- Photographs
- Newspaper clippings
- Other documentation:

**Process**

Within 45 days of receiving a completed and adequately documented application the State Historic Preservation Office will notify the affected owner(s) and chief elected official, allowing them an opportunity to comment on the petition. The State Historic Preservation Office will also forward the petitioner's application to the Board of State History (State Historic Preservation Review Board) for consideration at the next scheduled quarterly board meeting. After being considered by the Board, the State Historic Preservation Officer will then forward the petition, along with all comments, to the Keeper of the National Register of Historic Places, who makes all final determinations regarding removal of National Register properties. The Keeper shall respond to a petition within 45 days of receipt. The owner and elected official will be notified of the Keeper's final decision.



United States Department of the Interior  
National Park Service

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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 *How to Complete the National Register of Historic Places Registration 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 Verd's Fruit Market Complex

other name/site number N/A

2. Location

street name 1320 North State Street  not for publication

city or town Orem  vicinity

state Utah code UT county Utah code 049 zip code 84057-2663

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 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 the 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

Edson H. Beall 9-9-10

**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	
4	2	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
4	2	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, UT

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

N/A

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

COMMERCE: specialty store \_\_\_\_\_

AGRICULTURE: agricultural outbuildings \_\_\_\_\_

DOMESTIC: single dwelling \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Function**  
(Enter categories from instructions)

COMMERCE: specialty store \_\_\_\_\_

AGRICULTURE: agricultural outbuildings \_\_\_\_\_

DOMESTIC: single dwelling \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

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

OTHER \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation \_\_\_\_\_ CONCRETE \_\_\_\_\_

walls \_\_\_\_\_ BRICK, WOOD, \_\_\_\_\_

\_\_\_\_\_ OTHER: concrete block \_\_\_\_\_

roof \_\_\_\_\_ ASPHALT, SYNTHETICS: rubber \_\_\_\_\_

other \_\_\_\_\_

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Verd's Fruit Market Complex, Orem, Utah County, UT

### Narrative Description

Verd's Fruit Market complex in Orem, Utah, is located adjacent to the public sidewalk on the east side of State Street (Highway 89; originally Highway 91<sup>1</sup>) at the front of a 1.56-acre remnant of the original 5-acre Richardson farm. The back half of the trapezoidal lot is a fallow field, with an approximately 12' by 545' strip of land extending east from its northeast corner. Gardens and orchards originally occupied the back of the long, narrow parcel that formerly extended east to the North Union Canal.<sup>2</sup> The family's brick house is situated north of the market, separated from the public sidewalk by a front lawn and foundation planting beds. A border of shrubs and trees on the north property line extends from the back of the public sidewalk to the rear of the back yard, screening the house from the field to the north. A concrete driveway between the house and the market is used as display space, shaded by the north awning and a movable pipe-framed, fabric-covered shade structure that extends north onto the front lawn. A gravel driveway along the south property line provides the primary access to the site. Outbuildings, clockwise from the rear of the house, are a root cellar with an attached four-bay, open equipment shed; a large three-bay, enclosed metal shed with two cold-storage rooms; and, directly behind the market, a wooden garage with an attached 20' x 20' wooden cold storage building, possibly the first cold-storage building in Orem<sup>3</sup>. The east side of the wooden cold storage building shows the outline of a chicken coop that was attached to it. At one time, two other coops ran in a line to the east of the attached coop. The chicken coops and another small barn were demolished c. 1960, according to Kathryn Richardson.

Orchards, truck farms, vineyards and other fruit stands surrounded Verd's when it was established. Adjacent properties to the north and northeast still show some agricultural use. The subdivision east of the lot, Lucile Acres, was developed on land that was part of the Richardson farm until it was sold in 1983<sup>4</sup>. Commercial uses to the south and across the street to the west reflect the current C-2 zoning along State Street, and the abandonment of Orem's agricultural industry with its concomitant roadside stands.

### Residence

The residence was begun in the very early 1940s as a concrete basement house with a temporary flat roof. The Richardsons lived in the basement until they completed a brick upper story in a WWII-era cottage with minimal traditional detailing c. 1945. The low pitched, side-gabled roof has minimal overhang and is covered with asphalt shingles. The concrete foundation is painted. The window frames are wood with brick sills. Glazing in the two front large fixed windows is divided by 3 horizontal wood muntins. In the double-hung windows throughout the rest of the upper story glazing is divided by one horizontal muntin in each sash, so the glazing in these windows is also divided into four parts. A brick chimney on the west slope of the roof divides the south third of the house from the north two-thirds. Half-round attic vents on the gable ends are edged with bricks

<sup>1</sup> Weeks, p. 11

<sup>2</sup> K. Richardson

<sup>3</sup> Orem HPAC, p.2

<sup>4</sup> Telephone conversation with Daryle Bartholomew, Utah County Records Management Supervisor, July 7, 2009.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Verd's Fruit Market Complex, Orem, Utah County, UT

with the ends radiating around the semi-circle and a protruding sill of brick ends that matches the window sills beneath.

The asymmetrical primary (west) façade faces State Street, with the front porch and two large fixed living room windows on the north two-thirds. A set of paired, double-hung kitchen windows are centered in the south third. The center of the 4' x 6' living room window is located at the center of the front façade. The edge of the 4' x 7' front porch is in line with the north side of this window, with a 4' x 4' fixed window flanking the other side of the porch. The porch is unpainted concrete with 4 full-width integrated steps leading directly to it from the front lawn. There is no front sidewalk. The 6-panel, unglazed front door is centered on the porch, protected by a metal-framed glass storm door. Ribbed metal awnings shade the windows and the porch. The porch awning is supported by approximately 1-1/2" diameter metal pipes at the outside corners of the porch. Basement windows with horizontal and vertical muntins are located below each of the living room windows and the kitchen window.

The north façade has one set of paired double-hung windows about 5' from its west corner to ventilate the living room, and one double-hung window about 5' from the east corner for the bedroom. There is a basement window in the foundation beneath the living room window.

The south façade has a doorway cut into the foundation at-grade near its center. This wooden side door with glazing in its upper third opens onto a landing with steps leading up to the main floor and down to the basement. A metal awning with pipe supports shades the doorway and the 8' wide concrete pad that serves as the back porch. An 18"- wide window located about 5' west of the door provides light and ventilation to the upstairs kitchen. The bottom of the windowsill is about 6" below the top of the door. A window in the foundation beneath this window is above the sink in the downstairs kitchen.

The rear (east) façade has three windows and a brick chimney. The chimney is near the top of the slope on the north third of the roof. A set of paired double-hung bedroom windows are located about 7' from the south corner of the rear. A half-size double-hung bathroom window with no muntins is about 4' north of these bedroom windows. A single double-hung bedroom window is about 5' from the north corner. A window in the foundation below the north edge of the paired windows is the only basement window in the rear. There are in-filled foundation cuts the same size as the window below the bathroom window and the north bedroom window.

### Fruit Market Building

The Fruit Market building, constructed c. 1960<sup>5</sup>, is a one-story, gray concrete block building with a slab-on-grade foundation and a gravel-ballasted roof pitched slightly to drain from west to east. The block walls continue above the roof to form stepped parapet walls capped with overlapping brown, fired clay tiles. Its west façade is angled parallel to the street, which runs approximately 20 degrees southeast-northwest of true north. The other three walls meet at 90 degree angles at its northeast and southeast corners. Its dimensions, beginning

<sup>5</sup> L. Richardson, Bio 1 and Bio 2. Utah County Assessor tax card gives date built as 1961.

## National Register of Historic Places Continuation Sheet

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Verd's Fruit Market Complex, Orem, Utah County, UT

at the front and continuing clockwise, are 46' x 51' x 44' x 38'. The concrete block building replaced the original fruit stand constructed c. 1938<sup>6</sup>.

The market faces west toward State Street. During business hours three overhead garage doors enclosing the front of the store are lifted to make the store an open-air market. The attached wooden canopy with standing seam metal roofs on the west and north sides of the building replaced the earlier canvas awnings. The canopy extends 14.5' from the front beginning at the southwest corner, and 14.5' to the north wrapping around the northwest corner and ending at the center of the north side. The west canopy overhang lines up with the rear of the public sidewalk on the property's frontage.

The north façade has a door about halfway back that opens onto the concrete drive between the market and the house, almost directly across from the back door of the house. A second door near the east side of the north facade is the entrance to a small office intended for, but never used by Lucile Richardson, according to her daughter Kathryn.

The front of the solid block south façade is used to display signs advertising goods sold. A slight change in the color of the concrete block about halfway back shows where an addition was later constructed. Kathryn said that her parents realized, on finishing the building c. 1960, that it was too small, and immediately added an office, storeroom, and receiving and cold storage rooms to the back that same year. However, Utah County Assessor records show a 14' x 44' addition to the rear in 1970, so it is not clear when it exactly it was built. The rear (east) side is the receiving area, with sliding wooden doors in the middle, and two windows to the north allowing daylight into the storeroom and office. The south part of the east wall is solid block.

The sales floor dominates the west side (front) of the interior of the market. Cold storage rooms and a walk-in retail cooler take up the entire south side of the building. The door to the walk-in cooler is on the south side of the sales floor near the front of the store. One door to the refrigerated storage room is near the southeast corner of the sales floor, and a second is on the south wall of the receiving room in back. The door to the cold storage room from the sales floor was in the intended receiving and storage area when the store was built.

The receiving room in the center rear is accessed from the sales floor by a doorway toward the southeast corner of the retail space, and from the outside by the sliding wooden doors. The receiving room is flanked by the refrigerated room on the south and a storage room on the north. Lucile's office adjacent to the storage room on the northeast corner is accessible only from the exterior door on the north side.

<sup>6</sup> Desert News, undated clipping

## National Register of Historic Places Continuation Sheet

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Verd's Fruit Market Complex, Orem, Utah County, UT

### Other outbuildings

A contributing 20' x 20' cold storage room built c. 1949<sup>7</sup> is attached to the east side of the 15' x 18' wooden garage (built c. 1939) behind the fruit market (these will be counted as a single building for this nomination). An 11' wide open storage area with a shed roof is attached to the south side of the cold storage building about 3' down from the top. The east side still has flashing on it that follows the roof pitch of the chicken coop that was once attached to it.

A 19' x 20' white-painted concrete block building identified by Kathryn Richardson as a root cellar (construction date uncertain, but is contributing) is located about 20' north of the cold storage building and 40' east of the house, and is attached to the west side of a noncontributing 20' x 60' wooden storage barn, built c. 1968, with a shed roof open to the south.<sup>8</sup>

The northwest corner of a noncontributing enclosed metal shed built c. 1976<sup>9</sup> is located immediately adjacent to the southeast corner of the open barn. The 50' x 66' shed building has two cold storage rooms in the northeast corner of the interior and a 10' x 12' refrigerator equipment room attached to the outside of the northeast corner. There are three oversized garage doors on the west. A 16' x 50' addition to the south side is accessed by a steep, recessed concrete ramp leading to an overhead door on its west side. Metal steps with a pipe handrail provide access to a man-door on a concrete landing north of the ramp.

Originally, there were two other outbuildings, now no longer extant: a 20' x 90' coop that was listed on the Utah County Assessor tax cards with an effective age of 1944; and a 16' x 18' barn, listed on the line below the coop with an effective age of 1939. Kathryn Richardson noted the small barn and the chicken coop were demolished c. 1960 to make room for newer outbuildings.

<sup>7</sup>The Utah County Assessor tax card gives 1940 as the date a 20' x 20' shed was built, and 1950 as the date a 20' x 20' cooler was built, but it is not clear if the 1940 shed is the same that houses the cooler. It is assumed, however, that the cooler was built by the time Lucile began selling chickens in 1949.

<sup>8</sup>K. Richardson

<sup>9</sup>Utah County Assessor

Verd's Fruit Market Complex  
Name of Property

Orem, Utah County, Utah  
City, County and State

**8. Description**

**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.)

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

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

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

**Areas of Significance**

(enter categories from instructions)

AGRICULTURE \_\_\_\_\_

COMMERCE \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

c. 1940-1960 \_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

c. 1940 \_\_\_\_\_

\_\_\_\_\_

**Significant Persons**

(Complete if Criterion B is marked above)

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

**Cultural Affiliation**

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

\_\_\_\_\_

**Architect/Builder**

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

\_\_\_\_\_

See continuation sheet(s) for Section No. 8

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: \_\_\_\_\_

\_\_\_\_\_

See continuation sheet(s) for Section No. 9

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Verd's Fruit Market, Orem, Utah County, UT

### Narrative Statement of Significance

The Verd's Fruit Market Complex is significant under Criterion A for its association with the development of the fruit-growing and agricultural commerce industries that in Orem, Utah. The complex is being nominated under the "Establishment of Orem: 1914-1941" period of the *Historic Resources of Orem, Utah*, multiple property submission, with a period of significance dating from c.1940-1960. The settlement, growth, and early development of the city was centered on the raising and distribution of a variety of fruit crops. And up until World War II, when the steel industry took over as the primary economic force in Orem, fruit farms, orchards, warehouses, and fruit stands were about the only industry in Orem. The Richardson family bought their five-acre farm in 1939 and began growing crops for direct sale through peddling by Verd Richardson and roadside vending by his wife, Lucile. The original fruit stand was built c. 1938,<sup>10</sup> but was replaced by the existing concrete block building in 1960. The residence started out as a basement house in the early 1940s and received a main-level structure c. 1945. Verd's Fruit Market Complex is one of the few examples of fruit stands remaining from the heyday of the roadside fruit-vending era that provided Orem its economic and occupational beginnings and survived the city's mid-to-late-twentieth century urbanization. It is the only historically complete market complex still in operation in the city that once had several of these markets lining State Street. Out of what once was a thriving industry, there are only two other known extant fruit stands remaining in Orem; however, one is abandoned, and the other is no longer in operation.<sup>11</sup> Verd's Fruit Market complex retains the association and feeling of Orem's fruit production and market gardening heritage, contributing to the historic character of the community.

### A Brief History of Orem

Orem began as a farming, and in particular, a fruit-growing community, located between the two settlement areas of Pleasant Grove (formerly Battle Creek), to the north, and Provo, to the south. Located on higher land, there were no sources of water to the area and the land was barren. However, early efforts to provide water to the bench land through construction of ditches and canals in the 1860s and '70s changed this, and soon enterprising farmers found that the soil was perfect for raising crops—fruit trees, in particular. Families started living seasonally on what was then known as Provo Bench by the early 1870s and then full-time a few years later, as orchards and fruit farms sprung up from the ground. By the turn of the century, the area had become a thriving community as fruit raised here was shipped throughout the region. The "Establishment of Orem" period from 1914 to 1941<sup>12</sup> saw the expansion of agriculture as the driving economic force on the Provo Bench. However, World War II marked the beginning of the fruit industry's decline as Orem became an industrialized community with the construction of the Geneva Steel mill. The steel industry tapped the labor force, and housing and commercial development replaced agricultural land uses.

<sup>10</sup> Desert News, undated clipping

<sup>11</sup> The two other fruit stands are Shimada's and Walker's, respectively.

<sup>12</sup> As established in the *Historic Resources of Orem, Utah* MPS.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Verd's Fruit Market, Orem, Utah County, UT

Residential expansion cut into agricultural land as Orem began to urbanize after World War II. The increasing population stimulated commercial expansion, with new businesses locating along State Street. Between 1930 and 1950, Utah County led the state in produce sold off the farm, growing more than 60% of the fruit raised in the state, with Orem contributing heavily to that total. As development pressure increased, many prominent Orem fruit growers moved their operations to the more rural southern Utah County beginning in the 1970s. By 1976 only 39% of the land within Orem's boundaries was used for agriculture, with a few orchards still interspersed in the city.<sup>13</sup> That percentage has significantly decreased since then due to the increase in residential and commercial development, making fruit growing/farming only a footnote of the past.

### History of Fruit Stands in Orem

State Street, established in 1850 as the main corridor through Utah to Southern California, was one of the primary conduits for peddling Orem's fruit to points north and south in Utah. Roadside stands on main arteries also proved profitable. Martin Brier Walker and his wife, Mary Jane Zabriskie Walker are credited with starting one of the first fruit stands quite by chance. They moved to Orem from Spring City, Sanpete County, in 1912 and bought a small farm at about 1300 North State Street that was, according to family history, already planted in strawberries and peach trees. With a few surplus cases of strawberries, but no truck to take them to market, Walker set them along the roadside, where they quickly sold. This success led to his constructing a display bench, and then a building to protect the fruit, over which he hung a sign proclaiming, "This is the Place." The Walker's stand was still in existence as "This is the Place Market" through at least 1976.<sup>14</sup>

### History of Verd's Fruit Market

Lucile Vernon and Verdian J. Richardson married on January 29, 1937. In 1939, they paid \$800 for their five-acre farm on North State Street in Orem around the corner from the fifteen-acre farm owned by Verd's parents Gilbert W. and Florence G. Richardson; and across and street and slightly north of Walker's "This is the Place" Market. Their first home was the basement of the house that they began building in the early 1940s, living in the flat-roofed, finished basement until they were able to complete the upper level c. 1945. An undated photo of Linda as a toddler shows her standing in the driveway south of the basement house with its flat roof.<sup>15</sup> She was born in 1941, so the photo probably shows the house in about 1943 or 1944. According to family history, Verd dug out the basement with a horse and scraper, Lucille wired the house herself using wiring her husband received in trade for produce, and she pointed the mortar between the bricks with the heel of her husband's shoes.<sup>16</sup>

<sup>13</sup> Orem City, p. 35, 39

<sup>14</sup> Orem City, pp. 34-35

<sup>15</sup> The basement or half-house type dates predominantly from the period following World War II when they were promoted as affordable housing for returning veterans. Basement houses are characterized by their raised basement configuration, rectangular plan, at-grade stairway entrance, and flat or gently pitched gable roof. The roof supports were designed as sub-floors so that a second or main level could be built as funds permitted. Colorado Historical Society, p. 5.

<sup>16</sup> L. Richardson, Bio 2, p. 1

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Verd's Fruit Market, Orem, Utah County, UT

Verd and Lucile raised strawberries, raspberries tomatoes, alfalfa and potatoes on their farm. They also helped on Gilbert Richardson's 15-acre farm, which they later bought and planted as an apple orchard. Verd managed the farm and peddled produce door-to-door as far away as the Uintah Basin, in northeastern Utah, and Marysvale, in south-central Utah—anywhere people would buy what they could not grow themselves. He also negotiated contracts for the sale of fresh produce to Provo and Alpine School Districts and to schools in the Uintah Basin. Lucile began Verd's Fruit Market as a small roadside stand in 1938. The 20' by 20' wooden cold storage building behind the market was built early on, perhaps even before the house was built, but at least before 1949 when the Richardsons added chickens to their product line, selling six-week old fryers in the market.<sup>17</sup> They built three chicken coops in which to raise their mail-order chicks, the first of which was attached to the east side of the cold storage building behind the market. Lucile got up at four o'clock each morning to catch, kill, clean, dress and package the chickens for sale. She continued this practice through 1963.

In 1960 the original fruit stand was razed for the construction of the concrete block market building.<sup>18</sup> The open, wood-frame equipment shed was built onto the root cellar c. 1968,<sup>19</sup> and the large metal cold storage building was added c. 1976.<sup>20</sup> The newer outbuildings were probably built to store the equipment and produce needed to fulfill the family's contracts for fresh fruit and vegetables to the school districts and area restaurants.<sup>21</sup> These two buildings are not closely associated with the operation of the market, as are the garage with its attached cold storage building, and the house. The garage/cold storage building and the house continue to be used as they were historically, as storage for goods sold at Verd's Fruit Market and as living quarters for the market's proprietor. They fall within the period of significance defined for the market, and support its nomination to the National Register as part of the complex of buildings associated with it.

The Richardson family has operated Verd's Fruit Market continuously since its establishment. It is the only fruit stand in Orem still in operation on its original location in a building constructed by its founders. This is the Place Market, which was across the street, is gone. Shimada's, across State Street and a block north is out of business. Another well-known roadside market was that run by John and Ruby Stratton.<sup>22</sup>

During its heyday, Verd's was not just a seasonal fruit stand, but a year-round market that Lucile kept open seven days a week from 7:00 a.m. to 10:00 p.m., becoming, perhaps, Orem's first mini-mart in an era when the nearest large grocery stores were several miles to the south in Provo, and the only competition in Orem was from similar small markets/ fruit stands like This is the Place and Stratton's. With grocery stores still closing on

<sup>17</sup> It is not clear from the Utah County Assessor tax cards whether the 20' x 20' building in which the cooler is located was built in 1939 along with the garage (listed as a shed on the card), and the cooler added c. 1950, or if the entire building with the cooler was built at the later date.

<sup>18</sup> L. Richardson, Bio 1

<sup>19</sup> K. Richardson

<sup>20</sup> Utah County Assessor

<sup>21</sup> L. Richardson, Bio 2, p. 2

<sup>22</sup> R. Stratton. They have run a fruit stand at about 1000 East and 800 North in Orem since they were married in 1943, but it has repeatedly fallen victim to road widening, the most recent Timpview Market building being demolished within the last two years. They now sell produce from the warehouse dock on their orchard site, but have no plans to rebuild the Timpview Market.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Verd's Fruit Market, Orem, Utah County, UT

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Sundays and convenience stores not yet conceived, Sundays were some of the busiest days at Verd's. Despite her long hours, Lucile did the bookkeeping each night after closing, and still found time for handwork such as sewing, tatting, knitting, and crocheting, and for going out dancing with Verd on Saturday nights.<sup>23</sup>

In later years, Lucile's daughter's convinced her to close on Sundays. Despite failing health, Lucile continued to work in the market from a wheelchair until shortly before her death on April 27, 1998. Her daughters, Linda Ash and Kathryn Richardson Lunt decided they "couldn't not" open the market that spring, and have been running it during the growing season from then up to the present, selling produce from local growers. Kathryn lives in the house adjacent to the market, but the future of Verd's as a bit of living history is uncertain. None of Linda's and Kathryn's children show an interest in operating the market, and the sisters are unsure how much longer their age and health will allow them to keep it going. Nevertheless, the complex of buildings that is Verd's Fruit Market remains an historic icon of Orem's important past as a fruit growing and production center, and is a contributing historic resource in Orem City.

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<sup>23</sup> L. Richardson, Bio 2, p. 2

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Verd's Fruit Market, Orem, Utah County, UT

### Bibliography

#### Published and Public Sources

Cannon, Kenneth L., II. *A Very Eligible Place: Provo and Orem, an Illustrated History*. Windsor, Publications, 1987.

Colorado Historical Society. *The Camera & Clipboard*. Historic Architectural Survey Newsletter, National and State Register Programs. Denver, CO: Office of Archaeology and Historic Preservation, January 2003, No. 2.

Richardson, Lucile V. Obituary. *Deseret News*, April 29, 1998. Downloaded July 31, 2009;  
<http://docs.newsbank.com/s/InfoWeb/aggdocs/NewsBank/0F364B5574CFD526/104CD7830FCD2A56>

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

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

Orem Historic Preservation Advisory Committee. Meeting minutes. April 5, 2007.

Utah County Assessor. Tax record cards, Parcel #170130051.

Weeks, Clyde E., Jr. *Sagebrush to Steel: An Orem Centennial History, 1861-1961*. Orem, UT: Orem City, 1961.

#### Richardson Family Sources

*Deseret News*. "Fruit Stands Going Strong Despite I-15." Undated clipping from Kathryn Richardson's files.

Richardson, Kathryn. Conversation with Susan Crook. May 16, 2009.

Richardson, Lucile V. Biographical Sketch 1. One page, undated. (Reference to dressing chickens, in present tense, suggests this was written prior to 1963 when Lucile stopped killing and dressing chickens for sale.) From Kathryn Richardson's files.

Richardson, Lucile V. Biographical Sketch 2. Two pages, undated. (Possibly written in 1997 when Lucile was named Orem Business Woman of the Year.) From Kathryn Richardson's files.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Verd's Fruit Market, Orem, Utah County, UT

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Richardson, Verdian J. Obituary. Undated clipping from Kathryn Richardson's files.

### Other Sources

Stratton, Ruby. Telephone conversation with Susan Crook. August 4, 2009.

Verd's Fruit Market Complex  
Name of Property

Orem, Utah County, Utah  
City, County and State

### 10. Geographical Data

Acreage of Property 1.56 acre(s)

#### UTM References

(Place additional boundaries of the property on a continuation sheet.)

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

B / / / / / / / / / / /  
Zone Easting Northing

C / / / / / / / / / / /  
Zone Easting Northing

D / / / / / / / / / / /  
Zone Easting Northing

#### Verbal Boundary Description

(Describe the boundaries of the property.)

COM N 737.47 FT & E 61.53 FT FR S 1/4 COR. SEC. 3, T6S, R2E, SLB&M.; N 17 DEG 0'0"W 146.04 FT; S 89 DEG 43'7"E 440.85 FT; N 0 DEG 16'53"E 2.24 FT; E 546.31 FT; S 0 DEG 9'41"E 11.85 FT; W 544.93 FT; S 18 DEG 31'38"E 137.37 FT; N 89 DEG 41'38"W 443.23 FT TO BEG. AREA 1.562 AC.

Property Tax No. 17:013:0145

#### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that are currently associated with the market and house property.

See continuation sheet(s) for Section No. 10

### 11. Form Prepared By

name/title Susan Crook  
organization IO Design Collaborative LLC date June 17, 2010  
street & number 1616 North Sage Drive telephone 435-773-7920  
city or town St. George state UT zip code 84770

#### 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 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/title Linda Ash, et al, % Kathryn Richardson  
street & number 1320 North State Street telephone 801-224-3228  
city or town Orem state UT zip code 84057

**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.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Verd's Fruit Market, Orem, Utah County, UT

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### Common Label Information:

1. Verd's Fruit Market
2. Orem, Utah County, Utah
3. Photographer: Cory Jensen
4. Date: June 2010
5. Digital images on file at Utah SHPO.

(NOTE: Photographs were retaken and do not match up to photo key on site plan)

### Photo No. 1:

6. West elevation of market and house. Camera facing east.

### Photo No. 2:

6. South elevation of market. Camera facing north.

### Photo No. 3:

6. West elevation of market. Camera facing east.

### Photo No. 4:

6. South & east elevations of market. Camera facing northwest.

### Photo No. 5:

6. North elevation of market detail. Camera facing woutheast.

### Photo No. 6:

6. South elevation of garage and cold storage room. Camera facing northeast.

### Photo No. 7:

6. South elevation of open storage barn/root cellar. Camera facing north.

### Photo No. 8:

6. South & west elevations of metal shed. Camera facing northeast.

### Photo No. 9:

6. West elevation of house. Camera facing southeast.

### Photo No. 10:

6. North elevation of house. Camera facing south.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

Verd's Fruit Market, Orem, Utah County, UT

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**Photo No. 11:**

6. South & east elevations of market, cold storage, and garage. Camera facing northwest.

**Photo No. 12:**

6. South & east elevations of metal shed, cold storage, and market. Camera facing northwest.

**Photo No. 13:**

6. North & west elevations of market and house. Camera facing southeast.

**Photo No. 14:**

6. View of site showing house, market, and open fields. Camera facing southeast.

Supplemental Digital Images

**Photo No. 15:**

6. South & west elevations of market. Camera facing northeast.

**Photo No. 16:**

6. South & east elevations of cold storage detail. Camera facing northwest.

**Photo No. 17:**

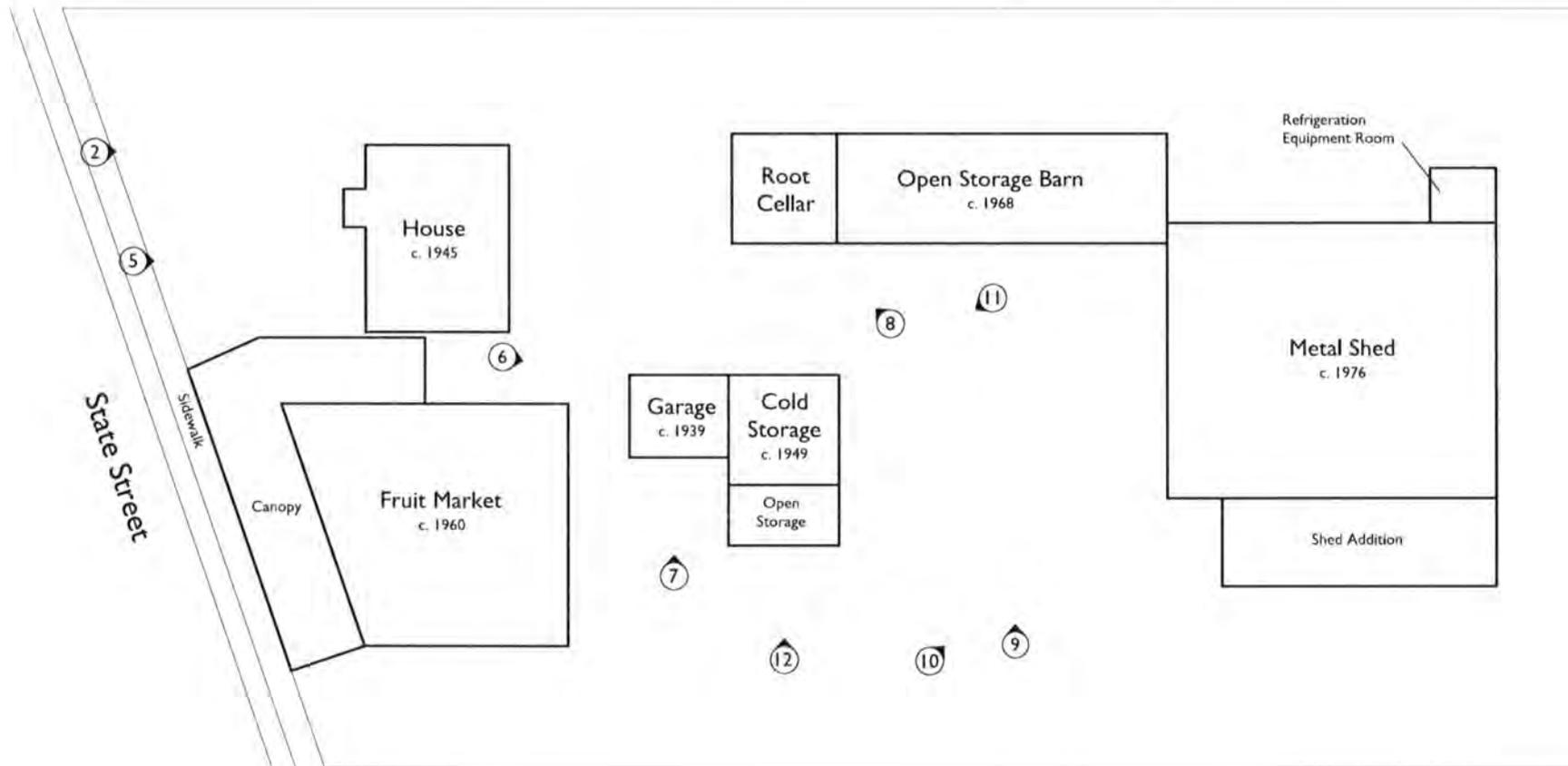
6. South & west elevations of metal shed and cold storage. Camera facing northeast.

**Photo No. 18:**

6. West elevation of market, door detail. Camera facing northeast.

**Photo No. 19:**

6. North & west elevations of metal shed and open storage barn. Camera facing southeast.



Note: Numbers correspond to nomination photographs.

CONSULTANTS



PROJECT

**Verd's Fruit Market Complex**  
 1320 North State Street, Orem, Utah County, Utah

PROJECT NUMBER

DATE August 4, 2009



SHEET

**S-1**  
 Site Plan



VERD'S

Vend's Fruit Market  
Orem, Utah Co., UT

EPSON

EPSON

EPSON

EPSON

WALK-IN  
**COOLER**  
CRISP VEGETABLES

FARM FRESH FRUIT  
VERNAL UINTAH-BASIN  
**HONEY**

OPENING  
NOW

NOU

Orvas Fruit Market  
Orem, Utah Co., UT



VERD'S

Fruit Market  
Orem, Utah Co., UT

EPSON

EPSON

EPSON

ON



HONEY  
PURE FRESH FOOD  
100% PURE

ALL  
PUTKINS  
50¢ each

4. Verd's Fruit Market  
Orem, Utah Co, UT



5. Verd's Fruit Market  
Orem, Utah Co., UT



6. Verds Fruit Market  
Orem, Utah Co., UT



7. Verd's Fruit Market  
Orem, Utah Co, UT



8. Verd's Fruit Market  
Orem, Utah Co., UT



9. Verds Fruit Market  
Orem, Utah Co., UT



10. Verdi's Fruit Market  
Orem, Utah Co., UT



ALL PAINTING 50% OFF

ALL PAINTING 50% OFF

ALL PAINTING 50% OFF

ALL PAINTING 50% OFF

11. Verd's Fruit Market  
Orem, Utah Co., UT



12. Verd's Fruit Market  
Orem, Utah Co., UT

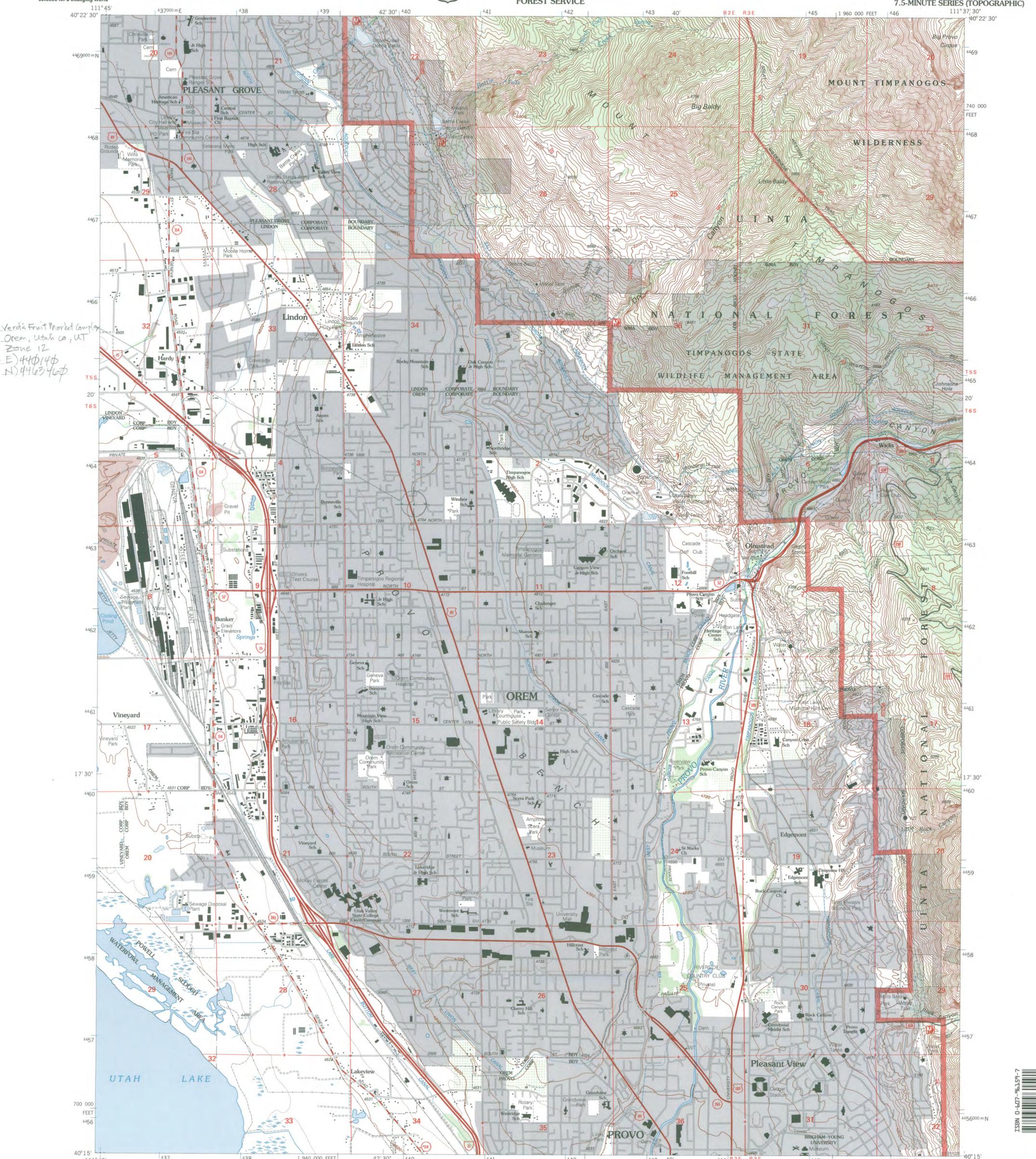


1320

13. Vend's Fruit Market  
Orem, Utah Co., UT

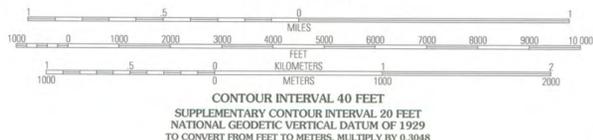


14. Verd's Fruit Market  
Orem, Utah Co., UT



Verde Fruit Market Camp  
Orem, Utah co, UT  
Zone 12  
E) 440140  
N) 446340

Produced by the United States Geological Survey 1994  
Revision by USDA Forest Service 1998  
Topography compiled 1946. Planimetry derived from imagery taken 1993 and other sources. Public Land Survey System and survey control current as of 1998  
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Utah coordinate system, central zone (Lambert conformal conic)  
Blue 1000-meter Universal Transverse Mercator ticks, zone 12  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks  
The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software  
Non-National Forest System lands within the National Forest Inholdings may exist in other National or State reservations  
This map is not a legal land line or ownership document. Public lands are subject to change and leasing, and may have access restrictions; check with local offices. Obtain permission before entering private lands  
Landmark buildings verified 2000



1	2	3	1 Lehi 2 Timpanogos Cave 3 Aspen Grove
4	5	6	4 Pelican Point 5 Baldy Vail Falls 6 Lincoln Point
6	7	8	7 Provo 8 Springville

ADJOINING 7.5' QUADRANGLES

**HIGHWAYS AND ROADS**

Interstate	.....	Primary highway	.....
U. S.	.....	Secondary highway	.....
State	.....	Light-duty road	.....
County	.....	Composition: Unspecified	.....
National Forest, suitable for passenger cars	.....	Paved	.....
National Forest, suitable for high clearance vehicles	.....	Gravel	.....
National Forest Trail	.....	Dirt	.....
		Unimproved; 4 wheel drive	.....
		Trail	.....
		Gate; Barrier	.....

**OREM, UT**  
1998  
NIMA 3664 1 SW-SERIES V897



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Verd's Fruit Market Complex

MULTIPLE NAME: Orem, Utah MPS

STATE & COUNTY: UTAH, Utah

DATE RECEIVED: 7/27/10      DATE OF PENDING LIST: 8/23/10  
DATE OF 16TH DAY: 9/07/10      DATE OF 45TH DAY: 9/10/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000731

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      9.9.10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**State of Utah**

GARY R. HERBERT  
*Governor*

GREG BELL  
*Lieutenant Governor*

**Department of Community and Culture**

PALMER DePAULIS  
*Executive Director*

**State History**

PHILIP F. NOTARIANNI  
*Division Director*



TO: Carol Shull, Keeper,  
National Register of Historic Places

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

SUBJECT: National Register Nomination

The following materials are submitted on this 26<sup>th</sup> day of July, 2010,  
for the nomination of the Verd's Fruit Market Complex

to the National Register of Historic Places:

- 1 Original National Register of Historic Places nomination form
- Multiple Property Documentation form
- 14 Photographic Prints
- 5 Photographs (supplemental image files on CD-R)
- 1 Gold Archival CD-R w/Image Files & Nomination PDF
- 1 Original USGS Map(s)
- 1 Sketch Map(s)/Figure(s)
- Pieces of Correspondence
- Other \_\_\_\_\_

COMMENTS: Please review

For questions please contact Cory Jensen at 801/533-3559, or [coryjensen@utah.gov](mailto:coryjensen@utah.gov)



UTAH STATE HISTORICAL SOCIETY  
ANTIQUITIES  
HISTORIC PRESERVATION  
RESEARCH CENTER & COLLECTIONS



GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

Julie Fisher  
*Executive Director*  
*Department of*  
*Heritage & Arts*



Brad Westwood  
*Director*



January 19, 2017

J. PAUL LOETHER, DEPUTY KEEPER AND CHIEF  
NATIONAL REGISTER OF HISTORIC PLACES  
1201 EYE ST. NW, 8TH FL.  
WASHINGTON, D.C. 20005

Re: Removal of Properties from the National Register of Historic Places

Dear Mr. Loether:

Pursuant to 36 CFR 60.15, we are requesting the removal from the National Register of Historic Places the following properties, which have been demolished:

Verd's Fruit Market Complex (NRIS #10000731)

Orem, Utah County

Demolitions were verified by SHPO staff site visits (see enclosed UT SHPO Request for Removal forms and accompanying photographs).

Notification regarding the pending action was sent to property owners and local government officials. A period of at least thirty days was provided for comment regarding the removal; however, no comments were received.

Should you have any questions about this request for removal, please contact Cory Jensen of the Historic Preservation Office at 801/245-7242, or by e-mail at [coryjensen@utah.gov](mailto:coryjensen@utah.gov). Thank you for your assistance.

Sincerely,

Roger Roper  
Deputy State Historic Preservation Officer

Enclosures