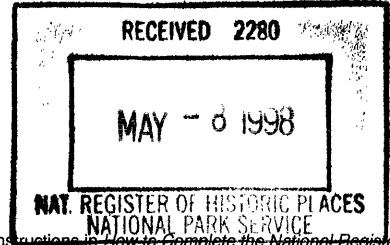


United States Department of the Interior  
National Park Service



# 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/Calder House

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

### 2. Location

street & number 305 South 900 East N/A not for publication

city or town Orem N/A vicinity

state Utah code UT county Utah code 049 zip code 84097

### 3. State/Federal Agency Certification

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

Walter M. A. 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. Beal \_\_\_\_\_  
Signature of the Keeper Date of Action

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

Cordner/Calder 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>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</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

WOOD

roof ASPHALT SHINGLES

other \_\_\_\_\_

\_\_\_\_\_

**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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Cordner/Calder House, Orem, Utah County, UT

### Narrative Description

The Cordner/Calder house, probably built by William Cordner c.1896 and added onto c.1910, began as a one or one-and-one-half story, Victorian Eclectic-style, brick and adobe house on a stone foundation which subsequently acquired a full second story. The tall hipped roof, and lower roof over the projecting wing give it the appearance of a very simple central-block-with-projecting-bay type house which was common in the region during the late-19th and early-20th centuries.

The house, as it stands now, has a lower level of brick construction with adobe inner wythes, laid in a common-bond pattern. The original plan was probably a crosswing in an L-shaped format based on the outline of a bricked-in doorway centrally spaced between the two paired windows on the west (street facing) facade. The entrance is now through a south-facing door in the rear ell. An entrance on the north facade is now boarded up as well. All of the window and door openings at this level have decorative brick hood moldings over the arches with decorative wood arch panels. The windows are, except for one, single-light, double-hung sashes. The windows on the first and second levels of the south-facing wing have leaded and stained-glass panels original to the construction.

Judging from materials and style, the second story was probably built c.1910. The entire addition is constructed of drop siding and includes rectangular, single-light, double-hung windows. A small enclosed porch was also constructed on the north facade. A hipped roof was added over the largest portion of the house, with a smaller hipped roof placed over the projecting south wing. A covered porch with a fenced terrace on the roof was removed, but later replaced with another covered porch, sans roof terrace. The east facing porch doorway on the main level was bricked in later. The interior remains fairly intact except for a few cosmetic changes. No walls have been removed, and the original baseboards are still intact.

There is one outbuilding on the site which was constructed c.1910, at the time of the second-story addition. The building is a large (approx. 12' x 18') washhouse/cellar built on a stone foundation. It has a hipped roof and beveled-wood siding similar to that on the house. The windows are rectangular with single-light, double-hung sashes. It sits approximately twelve feet to the east of the house. There are no other outbuildings on the site.

Many of the original plants and berry-producing shrubs are still on the property. Because little has been done to alter the house since the construction of the historic addition, and because of the many original plants still remaining, much of the integrity is maintained at the site.<sup>1</sup>

\_\_ See continuation sheet

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<sup>1</sup>Until recently a few of the original trees were still standing, but recent curb improvements required the removal of two of the trees. Much of the original orchard property was sold for housing development, leaving only

Cordner/Calder House  
Name of Property

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

(Mark "x" on all that apply.)

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

SOCIAL HISTORY  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1894-1941  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1894-1941  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

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

**Architect/Builder**

William 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:  
\_\_\_\_\_

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

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

Section No. 8 Page 2

Cordner/Calder House, Orem, Utah County, UT

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## **Narrative Statement of Significance**

The Cordner/Calder House, built c.1896 and added onto c.1910, 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 was constructed in c.1896 by William J. & Edna Cordner<sup>2</sup> and then owned by David G. and Sarah E. Calder for many years. Both of these families became prominent fruit growers on the Provo Bench and their participation and influence in the growth of Orem is reflected in this house.

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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.

The land where the house is located was at one time part of a 160-acre tract on which Thomas Cordner, an Irish immigrant, received patent October 18, 1886. When Thomas died, the property was distributed among his family members. William J. Cordner received the ten-acre section where he constructed the brick house on February 29, 1896.<sup>3</sup> William Cordner was born in Lisburn County, Ireland, February 23, 1870, the fourth son of Thomas and Mary Ann Benson Cordner, who immigrated

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<sup>2</sup> See accompanying nomination for the William J. & Edna Cordner House under "Historic and Architectural Resources of Orem, Utah" Multiple Property Nomination for information about William James Cordner.

<sup>3</sup> There is some discrepancy as to the date William received the land. The Utah County abstract shows that he was deeded the property through the Estate of Thomas Cordner December 3, 1902. But according to the family history written by Valene Calder Hubbard, he was deeded the property February

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

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

Section No. 8 Page 3

Cordner/Calder House, Orem, Utah County, UT

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to the United States c.1871. They moved to Utah, settling in Provo in 1872, and, according to a few written accounts, were the first homesteaders to reside on the Provo Bench through an entire winter in 1877. William was educated at the first school building on the bench, the log school located at the Spencer School site. During this time he also worked on his parents orchards and sugar cane fields.<sup>4</sup> In April of 1895 he married Edna Banks. Edna was born to Franklin C. and Elisa Crossland Banks August 4, 1872, in Pleasant Grove. William planted fruit orchards and farmed the land for the next several years until he sold the property to David G. Calder in December 1904.

David George Calder was born to David Orson and Ann Hamer Calder April 24, 1858, in Provo, Utah while the family was in hiding during the Johnston Army skirmish. The family moved back to the Avenues area of Salt Lake City, Utah where David worked with his father at the Calder Music Palace. On July 21, 1881, he married Sarah Elizabeth Hague. Sarah was born in Salt Lake City, June 11, 1859, to Mr. And Mrs. James Hague. David and Sarah continued to live in Salt Lake City for the next two decades; they would eventually have seven children. Apparently, David had always desired to own a farm so he asked a local Provo Bench landowner to locate some farm property for him to purchase. The Cordner property was selected and in 1904 the family moved to the Provo Bench and began the new task of raising fruit, including cherry, apple, pear, and peach trees, as well as different types of berries. The fruit was sold throughout the state and through various markets.

When George died on November 11, 1926, Sarah deeded the property to her son, Edgar, and she moved to Salt Lake to live with her daughter. Edgar H."Ted" Calder married Melba Vance on December 12, 1917, and had been farming land on the "River Bottoms" to the east of the bench. They moved out of that home to take over the orchard at the family home. Edgar had attended Brigham Young University and the University of Utah, receiving an Engineering degree. He had worked for Utah Power & Light and for the Utah-Pommeroy-Morrison Co. during the construction of the Geneva Steel plant. Edgar was also highly involved in civic and religious activities, including being the first scoutmaster on the Provo Bench, Secretary of the Orem Chamber of Commerce, and Orem City Treasurer. Upon Edgar's death, August 28, 1958, the property was divided among the children, with daughter, Valene, receiving the house. Melba sold the River Bottoms property and purchased a new home a short distance away. Valene continues to live in and care for the home.

Victorian forms were popular in Utah 1885-1915. Although this house probably started out as a crosswing, it was later renovated to make a central-block-with-projecting-bays house. The addition of a second level with a material different from the original house is an interesting feature which is not often encountered from this period. The fact that it was changed to a central-block style house manifests the popularity of this type.<sup>5</sup> Interestingly, this house underwent renovation during a transitional period when the Prairie School influence was beginning to take hold in rural communities throughout the country. This style, with its long, low horizontality, hipped or pyramidal roofs, and broad, overhanging eaves is mostly seen in bungalow-type houses, but influences may be apparent in

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<sup>4</sup> Timpanogos Camp D.U.P., comp. Pioneer and Local Histories of Provo Bench, Vol.I. unpublished manuscript, 1953. p.137.

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

Section No. 8 Page 4

Cordner/Calder House, Orem, Utah County, UT

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later Victorian houses as well. These features can be seen in the alterations this house received in c.1910.

The Cordner and Calder family histories reflect the expansion and changes that were occurring in Orem during the period c.1896-1941. The Victorian form illustrates that this agricultural community was exposed to pattern book designs in the late 19<sup>th</sup> century and the remodeling of the home to evoke the ideals of the early twentieth century and Orem's growth into a city is also evident in the building's appearance. This home retains its original fabric and contributes to the historic qualities of Orem.

   See continuation sheet

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 9 Page 5

Cordner/Calder 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.

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

Provo Daily Herald. September 4, 1958.

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

Timpanogos Camp D.U.P., comp. Pioneer and Local History of Provo Bench, Vol I. Unpublished, 1953. (Copy available at Orem City Library).

\_\_ See continuation sheet



Cordner/Calder House  
Name of Property

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

### 10. Geographical Data

Acreage of property .40 of an acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/2/8/1/0 4/4/6/0/1/1/0 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.)

COM 579.14 FT N & 717.64 FT E OF SW COR SEC 13, T6S, R2E, SLB&M; N 17°33'E 124 DR ALONG ARC OF CIRCLE TO L ON S SIDE OF CANAL WHOSE CHORD IS N 66 DEG 16'86"E 59.71 FT (A 27 DEG 55'); N 53 DEG 53'52"E 73.96 FT ALONG S SIDE OF CANAL; S 191.61 FT; W 115 FT TO BEG.

Property Tax No.  
17:058:0025:411

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

#### Boundary Justification

(Explain why the boundaries were selected.)

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

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

### 11. Form Prepared By

name/title J. Cory Jensen/Preservation Consultant

organization \_\_\_\_\_ date January 1998

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

city or town Orem state UT zip code 84097

### Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**

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

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

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

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

### Property Owner

name Valene C. Hubbard

street 305 South 900 East telephone (801) 225-6820

city or town Orem state UT zip code 84097-5741

**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/Calder House, Orem, Utah County, UT

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Photo No. 1

1. Cordner/Calder House
2. Orem, Utah County, Utah
3. Photographer: J. Cory Jensen
4. Date: May 1997
5. Negative on file at Utah SHPO.
6. South elevation of building. Camera facing north.

Photo No. 2

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

Photo No. 3

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

Photo No. 4

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