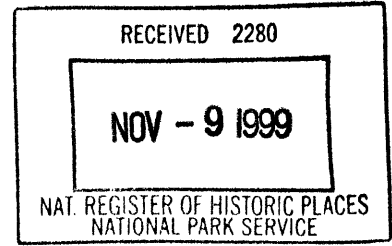


United States Department of the Interior
National Park Service

1560



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 Hardcastle, Orlando H. and Emma H., House

other names/site number _____

2. Location

street & number 8751 South 40 East N/A not for publication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 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.)

[Signature] 11/2/99
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] 12/9/99
Signature of the Keeper Date of Action

Hardcastle, Orlando H. and Emma H., 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	Non-contributing	
1	0	buildings
		sites
		structures
		objects
1	0	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)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic

Materials
(Enter categories from instructions)

foundation STONE AND CONCRETE

walls WOOD

roof ASPHALT

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

Hardcastle, Orlando H. and Emma H., House
Name of Property

Sandy, Salt Lake 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.

Narrative Statement of Significance

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

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 # _____

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

Period of Significance

c. 1893-1940s

Significant Dates

c. 1893

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository:

Utah State Historic Preservation Office

See continuation sheet(s) for Section No. 9

Hardcastle, Orlando H. and Emma H., House
Name of Property

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

10. Geographical Data

Acreage of property 0.29 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/4/8/4/0 4/4/9/3/7/0/0 B 1 1/1/1/1 1/1/1/1
Zone Easting Northing Zone Easting Northing

C 1 1/1/1/1 1/1/1/1 D 1 1/1/1/1 1/1/1/1

Verbal Boundary Description

(Describe the boundaries of the property.)

LOTS 4 TO 8 BLK 80 SANDY STATION PLAT.

Property Tax No. 28-06-112-003

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those which are currently and which were historically associated with the property.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky
organization prepared for the Sandy City Community Development Department date October 8, 1999
street & number 1049 University Village telephone (801) 581-1497
city or town Salt Lake City state UT zip code 84108

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 James Witherspoon
street & number 123 East Main Street telephone (801) 561-3333
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 Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Hardcastle, Orlando H. and Emma H., House, Sandy, Salt Lake County, UT

Narrative Description

The Orlando and Emma Hardcastle house, built c. 1893, is a one-story cross-wing house built of frame and sheathed in drop siding. The house sits on a stone and concrete foundation with an asphalt-shingled roof. The house retains many of its original Victorian Eclectic details such as the lathe-turned posts and scroll-cut fan brackets. The house faces west on a corner lot located at 8751 South 40 East in Sandy.¹ The house is in good condition and contributes to the historic resources of Sandy.²

The west elevation of the Hardcastle house features a projecting wing to the north and a porch to the south. The window in the wing has been enlarged from a two-over-two double-hung window to an eight-pane picture window (c. 1950). The octagonal attic vent was added to the gable (c. 1995). A c. 1995 rehabilitation of the house included painting the house white with dark green trim. Dark green paint is found on the cornices and window-door surrounds. On the porch, bands of green were applied to the posts and the fan brackets were repaired and painted green. The porch roof was rebuilt at the same. The porch deck is wooden. Beneath the porch is a parlor door on the projecting wing and the front entrance which is flanked by a pair of two-over-two double-hung windows with wood lintels and sills. Similar windows are found on the other elevations as well. Both doors have hopper windows.

The south elevation features an original or very early lean-to attached to the main house. Two c. 1950s windows have been added to the south elevation: a six-pane picture window, and a smaller window in the lean-to which replaced an earlier double-hung window. The north elevation is relatively plain with two double-hung windows, one is an aluminum replacement. The rear of the house has a c. 1950 addition to the north and a c. 1970 carport to the south. The addition is painted white with clapboard siding. It has a simple gable roof set just slightly lower than the gable of the main house. The addition has a back door and two windows. The carport has a flat roof which extends from the rear of the lean-to. It is supported on simple square posts, and is partially enclosed with a half-height wall. A second back door leads from the house to the carport.

On the interior, the house has 990 square feet of space in five main rooms. During a 1950s remodeling, closets were added to the rear bedroom and other areas were updated. The parlor door is boarded up on the inside. There is no cellar and the attic space is minimal. Until about 1949, there was a substantial summer kitchen just behind the house on the property. It was probably demolished when the interior was remodeled and the addition built. The only outbuilding currently on the property is a c. 1995 cinder-block double garage on the north side. A wood fence connecting the house to the garage was also built c. 1995. There is also a gravel driveway from the rear of the property leading to

¹In 1986, Sandy changed its address system in its historic district to conform with the Salt Lake County system. The original address of the house was 83 South 400 West.

²Some information provided by Debra J. Michel's *Intensive Level Survey of the Orlando H. Hardcastle House*, prepared for the Sandy City Community Development Department, 1991.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 2

Hardcastle, Orlando H. and Emma H., House, Sandy, Salt Lake County, UT

the carport. A chain link fence separates the backyard from the driveway. There is a new tool metal shed next to the carport.

Sidewalks and a sandstone-lined irrigation ditch run along the south and west sides of the lot. Narrow sidewalks run from the public sidewalk to the front porch and the carport. Landscaping consists of lawn, shrubs, and a couple of mature deciduous trees. The neighborhood contains a mix of late nineteenth-century and early-twentieth century homes, with some later additions. The Hardcastle house is in good condition and contributes to the resources of the neighborhood.

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

Section No. 8 Page 1

Hardcastle, Orlando H. and Emma H., House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

The Orlando H. and Emma H. Hardcastle House, built c. 1893, is significant under Criterion A for its association with the *Mining, Smelting, and Small Farm Era, 1871-c. 1910* of Sandy City. The Hardcastles were early residents of Sandy. Orlando Hardcastle was employed as a foreman for many years at the Mingo smelter in Sandy. He later transferred to the smelter in Murray. The house also represents the *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)*, the second period of development in Sandy. The Hardcastle house is an example of a common house type, the cross wing, built by residents of Sandy during this era. It is in excellent condition and despite some modifications from the 1950s, it retains many of its Victorian Eclectic details. The Hardcastle House is being nominated as part of the multiple property nomination, *Historic Resources of Sandy City*.

Historical Significance

Located 12 miles south of Salt Lake City, historic Sandy is at the crossroads of what was once a busy series of mining districts. Paralleling to a large extent the history of mining in Bingham Canyon to the west and Big and Little Cottonwood Canyons to the east, Sandy's history and development either boomed or declined based on these mining operations. Sandy's first major period of development is known as the *Mining, Smelting, and Small Farm Era, 1871-c. 1910*. During this period Sandy became a strategic shipping point and a number of sampling mills and smelters were built in the area. While the dominant force in the economy of Sandy during the 1870s through the 1890s was undoubtedly that of mining, the local agricultural community continued to develop. The majority of those involved in agriculture were members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) who were encouraged to pursue agriculture instead of mining.³ Orlando Hardcastle, who worked for more three decades as a smelter foreman, represents those early residents of Sandy involved in smelting and refining industries.

The *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)* is the second period of development in Sandy. It encompasses the first half of the twentieth century and was a period of transition for the city. The mining, smelting and small farm era (1871-circa 1910) 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

³See *Multiple Property National Register Nomination: Historic Resources of Sandy City*, prepared by Wayne Balle.

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National Register of Historic Places Continuation Sheet

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Hardcastle, Orlando H. and Emma H., House, Sandy, Salt Lake County, UT

around 1,500 for the four decades between 1900 and 1940.⁴ However, 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. One of the earliest signs of community development was the creation of subdivisions from large farming parcels. During the first half of the twentieth century, the majority of Sandy residents continued to live on their farms, however most managed to survive economically by combining subsistence farming with other occupations, primarily cottage industries and mercantilism. Other farmers created large specialized agricultural enterprises such as sugar beets and poultry. Many Sandy residents continued to work in the mining and smelter industries in nearby communities after the smelters closed down. The history of the Hardcastle family spans these two periods of Sandy's development.

The property at 8751 South 40 East was originally owned by LeGrand and Grace Young. The Youngs owned large tracts of land in Sandy in the late-nineteenth century. Orlando Hardcastle purchased the property on December 9, 1893 for \$70.00. The house was most likely built soon after that date.⁵ Orlando Heathcote Hardcastle was born on February 26, 1863, in Sheffield, England, to William and Rosebelle Fletcher Hardcastle. The family immigrated to Utah when Orlando was around thirteen years-old. Emma Hardcastle was born in West Jordan, Utah, on October 31, 1864. Her parents were John and Treenie Dungore Hardcastle. Orlando and Emma were married on February 19, 1882, and probably settled in Sandy (where Emma's father owned a saloon) immediately after their marriage. Starting in 1882, fourteen children were born to them in Sandy. Orlando and Emma's family consisted of eight daughters and six sons, eleven of which grew to maturity. Several of the Hardcastle children remained in Sandy to raise their families.

Orlando Hardcastle worked as a foreman and shift boss at the Mingo smelter in Sandy until it closed in 1901. He then worked as a foreman at the American Smelting and Refining plant in Murray. He was an active member of the I.O.O.F. for thirty-five years, holding various offices in that organization. Orlando Hardcastle died on February 7, 1932. Emma Hardcastle died on June 19, 1940, leaving a posterity of thirty-eight grandchildren and thirty-four great-grandchildren. Two years after Emma's death, the house and property were deeded to one of her daughters, Loretta Hardcastle Ellswood. Loretta and her husband John lived in the house for many years. It remained in the family until 1994 when it was sold to James Witherspoon. The house is currently being used as a rental property.

⁴Martha Sonntag Bradley, *Sandy City: The First 100 Years*, (Sandy, Utah: Sandy City Corporation, 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.

⁵The tax card give an estimated construction date of 1888, which is unlikely since the Youngs did not live in Sandy and the property price was only \$70 in 1893.

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Section No. 8 Page 3

Hardcastle, Orlando H. and Emma H., House, Sandy, Salt Lake County, UT

Architecture

The center of Sandy's initial settlement possesses a unique character due to several components. First, the width of the residential streets remain consistently smaller than many towns in Utah that were laid out with wide streets and ten-acre blocks. Although Sandy employed the grid pattern of development, the streets, other than the major thoroughfares such as Main Street, are relatively narrow. Secondly, the scale of the residences are consistent, mostly one or one-and-a-half story homes with a modest footprint. Third, the earliest buildings are sporadically placed within the city's core. The buildings built prior to 1910 provide the street scape with a strong sense of historic association as they are located among homes that date from the 1920s through the 1940s. The blending of pre-1910 buildings within the narrow streets of smaller-scale residential structures provide a distinctive quality to Sandy's historic core.

This house is representative of a major shift in Sandy community architecture. When the Sandy mining boom ended in 1893 and local commerce turned to agricultural business, construction slowed and the quality of houses improved. The homes built at the turn-of-the-century in Sandy were permanent, substantial structures made of brick, stone, adobe, or frame with drop siding, and adorned with decorative woodwork of trained craftsmen. This house is expressive of the level of craftsmanship attained locally during this turn-of-the-century shift to more substantial and elaborate homes.

The cross-wing house type with Victorian eclectic styling is important in describing the end of isolation of Utah in the late nineteenth century. Rural areas were less isolated from stylistic developments occurring on both the national and local levels. The pattern book styles and standardized building components were available and easily adapted for use with local materials. The former isolation of rural areas was no longer an obstacle to building well and the quality of design and workmanship were also affected during the Victorian era.⁶ The Hardcastle house was simple, but relatively elaborate with lathe-turned posts and scroll-cut fans as porch decoration. The survival of these decorative elements contributes much to the home's historic integrity and the historic resources of the neighborhood.

⁶Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, (Salt Lake City, Utah: University of Utah Press, 1988), 110-111.

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**National Register of Historic Places
Continuation Sheet**

Section No. 9 Page 1

Hardcastle, Orlando H. and Emma H., House, Sandy, Salt Lake County, UT

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 1

Hardcastle, Orlando H. and Emma H., House, Sandy, Salt Lake County, UT

Common Label Information:

1. Hardcastle, Orlando H. and Emma H., House
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: 1999
5. Negative on file at Utah SHPO.

Photo No. 1:

6. West and north elevations of building. Camera facing southeast.

Photo No. 2:

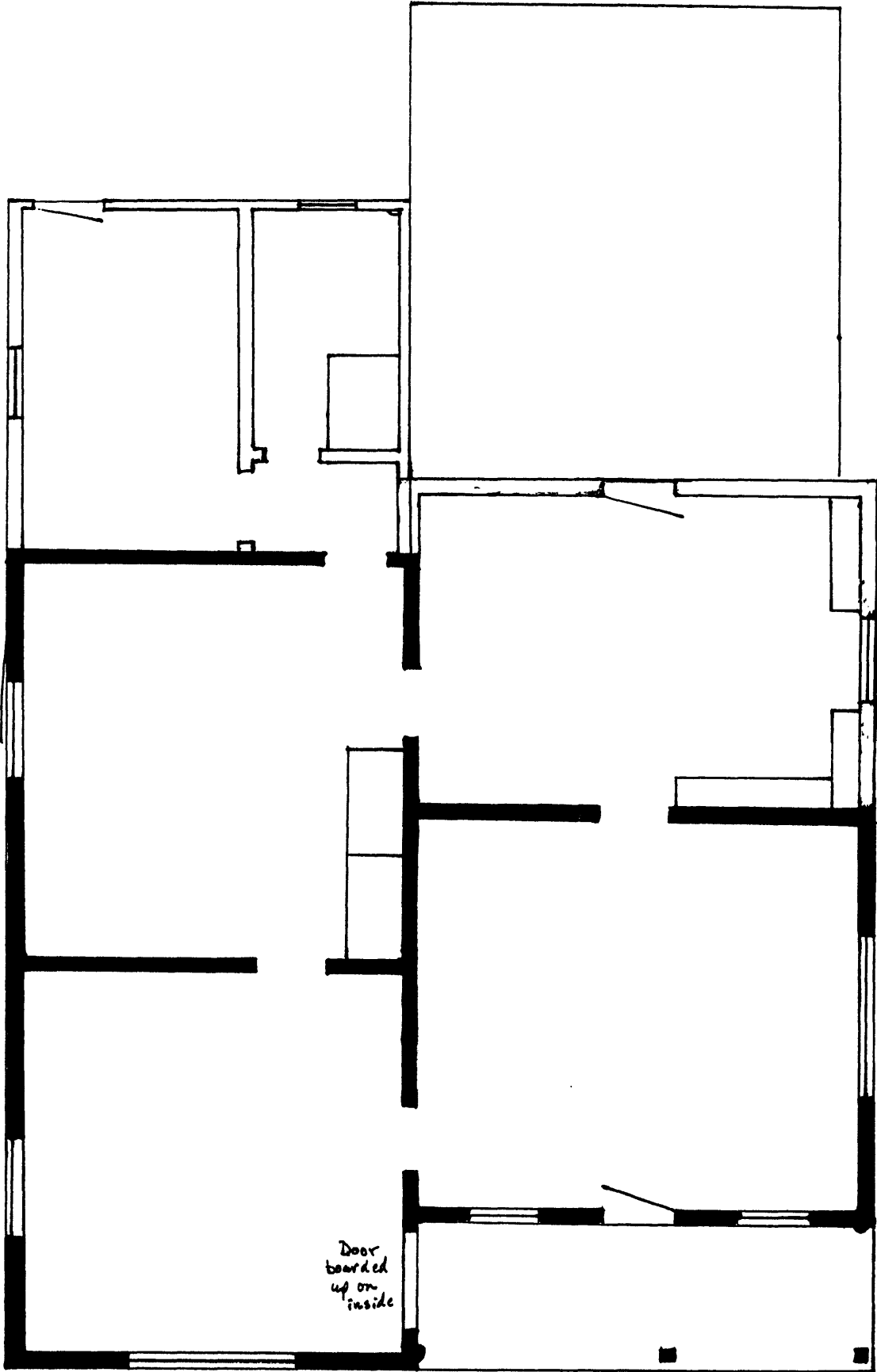
6. West elevation of building, porch detail. Camera facing east.



Photo No. 3:

6. South elevation of building. Camera facing north.

Photo No. 4:

6. East elevation of building. Camera facing west.



Original House 
Addition 



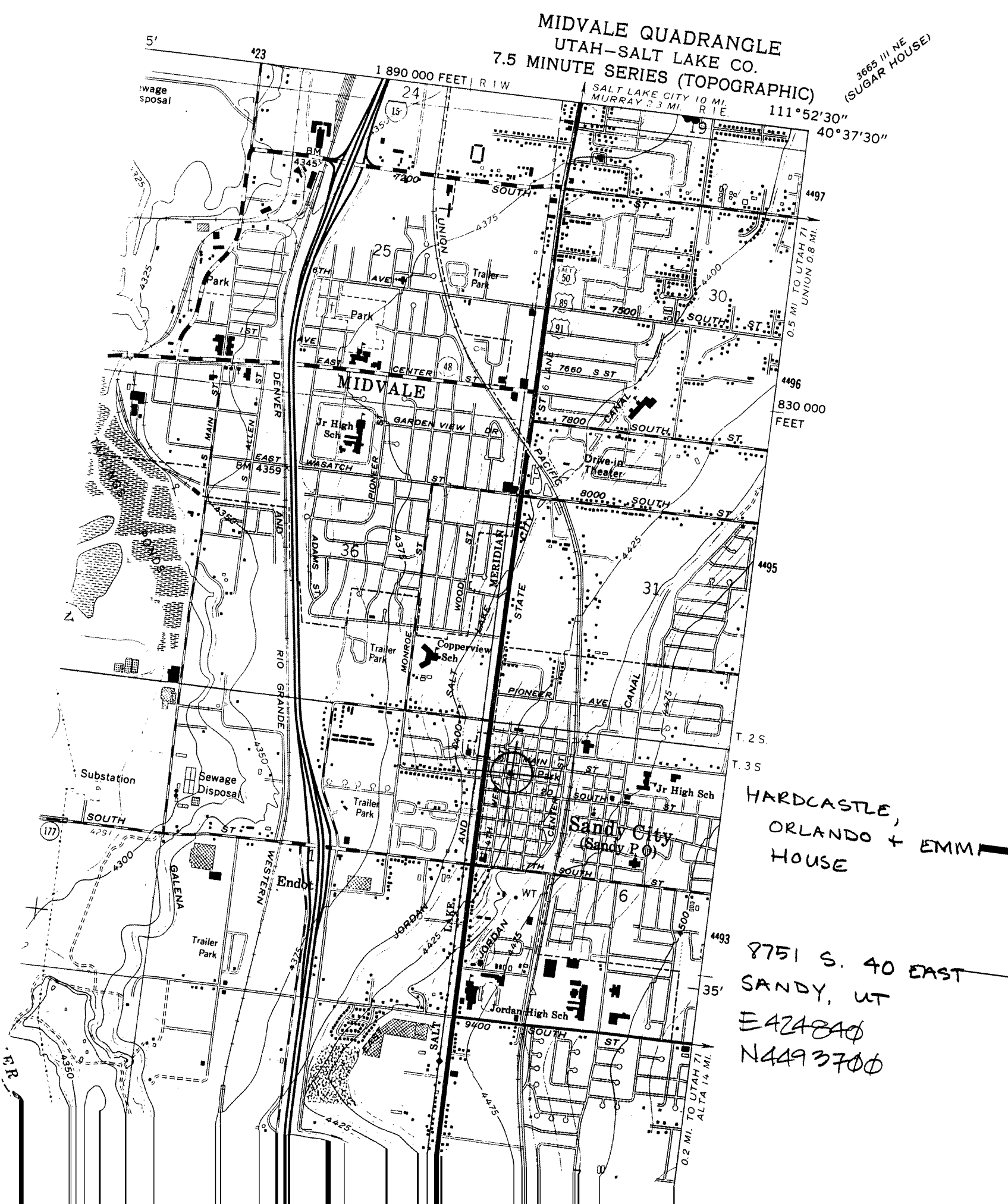
Door
boarded
up on
inside



MIDVALE QUADRANGLE
UTAH-SALT LAKE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

3665 III NE
(SUGAR HOUSE)

1 890 000 FEET | R | W
SALT LAKE CITY 10 MI.
MURRAY 2.3 MI. R | E
111°52'30"
40°37'30"



HARDCASTLE,
ORLANDO + EMM
HOUSE

8751 S. 40 EAST
SANDY, UT
E424840
N4493700