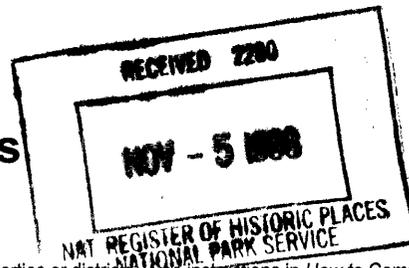


United States Department of the Interior
National Park Service



1454

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Gardner, James H. and Rhoda H. House

other names/site number _____

2. Location

street & number 187 East 300 North N/A not for publication

city or town Lehi N/A vicinity

state Utah code UT county Utah code 049 zip code 84043

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. ... 10/30/98
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:)

Carl ... Signature of the Keeper
Edson H. Beall Date of Action 12-4-98

James H. and Rhoda H. Gardner House
Name of Property

Lehi, 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	Non-contributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

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

Historic and Architectural Resources of Lehi, 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
OTHER: Victorian Eclectic

Materials
(Enter categories from instructions)

foundation STONE: Limestone
walls BRICK
roof ASPHALT
other

Narrative Description

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

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

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

James H. and Rhoda H. Gardner House, Lehi, Utah County, UT

Narrative Description

The James H. and Rhoda H. Gardner house, built in 1896, is on the northwest corner of 200 East and 300 North Streets. The house is surrounded by houses of similar age, with some infill buildings dating from out of the historic period. It exhibits Victorian Eclectic stylistic elements, typical of the larger, more elaborate buildings that were often built in Lehi during this period. It is a 1-1/2 story, central-block-with-projecting-bays type building.¹ Walls are of red, unpainted brick, supported by a limestone foundation. The limestone most likely came from a quarry in the Lake Mountains southwest of Lehi, a common source for the locally ubiquitous building material. A truncated hipped roof covers the house and has multiple dormers and gable-ended projecting bays.

The principal facade of the house is the east side. A central entry, topped with a transom window and brick segmental arched head, is flanked by two single-story, wood framed bay windows. The windows in the bays are topped with leaded transom lights, topped by bracketed cornices and small hipped roofs. Pedimented gables with returns surmount a heavy cornice at the roof line. The gables are shingled with wood fishscale shingles. Similar pedimented gables top the eastern bays of the south and north facades. Tripartite windows (a double-hung window flanked by two narrow fixed-sash lights) pierce each gable. Wood-shingled dormers, elaborately decorated with carved and turned wood trim, pierce the north, east, and south slopes of the roof. The south dormer shelters a doorway that provides access to the south porch roof. This porch was added sometime between 1898 and 1907. Ghost marks on the brick wall indicate that at some time the porch was enclosed; it was rebuilt to original form during a recent renovation. A one-story brick addition was also added to the northwest corner at approximately the same time as the porch. The addition is topped with a pyramidal roof awkwardly tied into the main section of the roof. A wood cornice, similar to that on the main house, but simpler, marks the junction of the walls and roof.

The interior layout is typical of the central-block-with-projecting-bays-type house. A hall and parlor are entered from the main entrance on the east side of the house. West of the hall and parlor, accessed from a door on the south side of the house, is another sitting room. Service functions are concentrated in the northwest corner of the main block and in the northwest addition. A central stair leads to bedrooms on the second floor. The interior remains in a good state of preservation, though somewhat altered over the years to accommodate changing lifestyles.

Sanborn Maps from 1898, 1907, 1922, and 1931 show that a wood-framed garage once occupied the northwest corner of the site; it was demolished sometime after the historic period. Currently, there are no outbuildings on the property.

__ See continuation sheet

James H. and Rhoda H. Gardner House
Name of Property

Lehi, 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.

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)

- INDUSTRY
- SOCIAL HISTORY
- ARCHITECTURE
- _____
- _____

Period of Significance

1896-1943

Significant Dates

1896, c. 1907

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

X 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:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

James H. and Rhoda H. Gardner House, Lehi, Utah County, UT

Narrative Statement of Significance

The James H. and Rhoda H. Gardner House (1896) at 187 East 300 North in Lehi is nominated as part of the "Historic and Architectural Resources of Lehi, Utah" Multiple Property Submission. Within the "Coming of the Railroad and Economic Expansion, 1871-1899" and "Modernization, Steady Growth, and the War Years, 1900-1940s" historic contexts, the house is a significant example of the houses associated with the growing prosperity of Lehi in the late 19th and early 20th century. These buildings reflect the growing prosperity and sophistication that the arrival of the railroad (in 1872) and other links to communities outside Utah brought to Lehi. The arrival of the railroad in Lehi gave access to wider markets for Lehi's goods and produce, leading, in part, to a period of explosive growth in Lehi around the turn of the twentieth century. Industries such as the Utah Sugar Company Factory, and commercial enterprises such as the People's Cooperative Mercantile Institution expanded and prospered. James H. Gardner, superintendent of the Utah Sugar Company Factory, directly benefitted from Lehi's prosperity. This is apparent in the house built for him and his wife, Rhoda H. Gardner, in 1896. In contrast to Lehi's early homes, which were simple, vernacular buildings most often constructed of locally produced materials, the Gardner house was constructed of fired brick and utilized popular architectural features.

The 1890s were an expansive decade in Lehi with Utah Sugar Company as the leading development of the decade, and perhaps the most important industry in Lehi's history. Started in 1890 at Mulliner's Pond, the factory employed many local people and continued to do so until its close in 1924.² Due to the factory, with the statewide boom of mining, transportation and agricultural industries, Lehi experienced great prosperity in the 1890s. The construction of many fine commercial, industrial, governmental, educational, religious and residential buildings during the Victorian Era attests to its healthy urban nature.

In this phase of Lehi's development, larger, more elaborate houses were more prevalent. These buildings reflect the growing prosperity and sophistication that the arrival of the transcontinental railroad and other links to outside communities brought to Utah towns such as Lehi. Not only did Lehi's citizens have the financial means to build larger, more stylish homes, they were more quickly aware of the popular architectural styles through increased contact with the rest of the nation. The Gardner House is a significant example of this trend.

By the time of the construction of this house in 1896, James H. Gardner was the superintendent of the Utah Sugar Company Factory in Lehi. The Utah Sugar Company's factory at Lehi was the first of

²Van Wagoner, 238-247.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

James H. and Rhoda H. Gardner House, Lehi, Utah County, UT

several such structures built by the company throughout Utah and Idaho.³ Started in 1890 at Mulliner's Mill Pond, the factory employed many local people at its large factory, and bought its raw material, sugar beets, from local farmers.⁴

Born in the Millcreek area of Salt Lake County in 1859, James H. Gardner was a son of Archibald Gardner, one of Utah's first millers.⁵ James learned the process of boiling sugar while serving as a Mormon missionary in the Hawaiian Islands from 1880-1884. Two years after his return, he married Rhoda Priscilla Huffaker, a resident of Peoa, Utah. Rhoda Huffaker was also a native of Salt Lake County, though she went to live with her grandparents in Peoa when her mother died shortly after Rhoda's birth. The Gardners went to Idaho shortly after their marriage in 1886 and set up a homestead near Idaho Falls. In 1890, the Utah Sugar Company began construction of a beet processing and sugar refining plant in Lehi. Gardner, with his experience in making sugar, was recruited to be a sugar boiler. On October 15, 1891, Gardner boiled the first batch of sugar to be made at the Lehi plant. He later recalled:

The first strike of sugar was watched with considerable interest and great concern. Such a crowd of citizens were present in the pan room while the boiling was going on that it was difficult to get around...It was after midnight when that strike was dropped, but they all waited for that important event. Then everyone rushed to the centrifugal and when the first machine was spun off the molasses, Mr. Dyer could hardly get room enough to perform the washing. However, he soon passed out some of the clear white sugar, giving each one of his audience some of it "right in his hand." Immediately "hurrahs" and "hosannas" filled the air..."⁶

The sugar factory was significant not only to Lehi, but to all of the Mormon settlements in the West. Until the arrival of the Lehi Sugar Factory, sugar had to be imported into the Utah Territory. Despite several spectacular failures at sugar making in Utah (including a failed effort that gave the Sugarhouse neighborhood in Salt Lake City its name), it was not until 1891, and that first batch of sugar boiled by James Gardner, that Utah had a supplier of local sugar. Although the Lehi factory would close in 1924 after an infection of nematodes decimated the sugar crop in Utah Valley, its importance to the

³ All that remains of the factory is a smokestack and some coal pits.

⁴Van Wagoner, 238-247.

⁵Biographical information for James H. and Rhoda H. Gardner is taken from Thomas F. Kirkham, ed., Lehi Centennial History 1850-1950 (including reprint of Hamilton Gardner's History of Lehi [Salt Lake City: Deseret News, 1913])(Lehi, Utah: Lehi Free Press Publishing Co., 1950), 258-259.

⁶Fred D. Taylor, A Saga of Sugar, Being a Story of the Romance and Development of Beet Sugar in the Rocky Mountain West, (Salt Lake City, 1944), 91. Quoted in Van Wagoner, 241.

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Section No. 8 Page 4

James H. and Rhoda H. Gardner House, Lehi, Utah County, UT

prosperity of Lehi can only be equaled by the railroad, on which sugar was sent to markets throughout the Intermountain West.

After the success of the factory was assured, James Gardner moved his family from Idaho to Lehi in 1892. The house nominated in this form was built in 1896, on land purchased by Gardner from John E. Ross, one of the first settlers of Lehi.⁷ Sanborn Maps from 1898 and 1907 show that the house was built much in its present form, although an addition to the northwest corner of the house, along with a porch on the south side, was built sometime between 1898 and 1907. In accordance with his standing in the community, the Gardner house was one of the most elaborate in Lehi. The house is one of a number in Lehi built during the period to use elaborate wood decoration in the Victorian Style prominent throughout America at the time.

In the house, nicknamed the "Rose and Green Villa" by the family, the Gardners raised nine children. James became an active industrialist in Lehi, as well as a civic and religious leader. He supervised construction of the Board of Canal Pumping Station at the headwaters of the Jordan River. As an officer of the Lehi Commercial Club he helped found the Lehi Roller Mills (in which he was also an investor), and owned large farm tracts west of the Jordan River. He was a Utah County Commissioner, a Lehi City Council member, director of the State Bank of Lehi and the Bank of American Fork and was the first bishop of the Lehi Second Ward of the Church of Jesus Christ of Latter-day Saints (LDS church). Rhoda Gardner was also active in Lehi civic life. Beyond fulfilling her responsibilities as the wife of the superintendent of Lehi's most prominent business, she held many church and club positions. These included LDS church positions, such as president of the Lehi Fifth Ward Relief Society, Alpine Stake Relief Society Board member, Stake Social Services and Sunshine Chairperson, and Captain of the local Camp of the Daughters of the Utah Pioneers social and service organization. She was well known in Lehi for her interest in the welfare of the older women of the community. Her 1943 obituary notes that her first interest was her home and family. She stressed the importance of education, religion and work to her children. She also enjoyed gardening, painting and needlework, for which she won awards at the Utah State Fair.⁸

In 1934, the Gardners sold the house to their son, Archibald D. Gardner. It appears, however, that they remained residents of the house until their deaths. Rhoda Gardner died in 1943 after a long illness; James followed shortly thereafter, in 1944. It is unclear whether Archibald D. Gardner, his wife Flossie I. Gardner, and their family lived in the house during Archibald's period of ownership. Rhoda Gardner's 1943 obituary lists Archibald as a resident of Detroit, Michigan. Archibald attended the University of Michigan, where he earned M.S. and M.E. degrees, and was a branch and district president in the LDS Church in Michigan. In 1944, after James and Rhoda Gardner's death, the house

⁷Ownership information is taken from the Title Abstracts on file at the Utah County Recorder's Office, Provo, Utah.

⁸Lehi Free Press, 18 November 1943, p.1, and 25 November 1943, p.1.

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National Register of Historic Places Continuation Sheet

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James H. and Rhoda H. Gardner House, Lehi, Utah County, UT

was sold to Oscar Flygare and Bertha Chamberlain. The current owner, Devere Oliver, purchased the house in 1952.

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National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

James H. and Rhoda H. Gardner House, Lehi, Utah County, UT

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James H. and Rhoda H. Gardner House
Name of Property

Lehi, Utah County, Utah
City, County, and State

10. Geographical Data

Acreage of property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/8/1/6/0 4/4/7/1/6/3/0
Zone Easting Northing

B 1 11111 111111
Zone Easting Northing

C 1 11111 111111

D 1 11111 111111

Verbal Boundary Description

(Describe the boundaries of the property.)

Lot 1, Block 65, Plat A, Lehi City Survey

Property Tax No. 01:061:0005:001

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries of the nominated property include the entire parcel currently and historically associated with the building.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Nelson W. Knight/Architectural Historian
organization Smith Hyatt Architects date July 1998
street & number 845 S Main Street telephone (801) 298-1666
city or town Bountiful state UT zip code 84010

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 Devere Oliver
street & number 187 East 300 North telephone (801) 768-9615
city or town Lehi state UT zip code 84043

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 Reduction Project (4034-0048), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 7

James H. and Rhoda H. Gardner House, Lehi, Utah County, UT

Photo No. 1

1. James H. and Rhoda H. Gardner House
2. Lehi, Utah County, Utah
3. Photographer: Kim A. Hyatt
4. Date: June, 1997
5. Negative on file at Utah SHPO.
6. SW elevation of building. Camera facing NE.

Photo No. 2

1. James H. and Rhoda H. Gardner House
2. Lehi, Utah County, Utah
3. Photographer: Kim A. Hyatt
4. Date: June, 1997
5. Negative on file at Utah SHPO.
6. NE elevation of building. Camera facing SW.