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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Cordner, William James & Edna, House

other names/site number Planted Earth

2. Location

street & number 440 South State Street N/A not for publication

city or town Orem N/A vicinity

state Utah code UT county Utah code 049 zip code 84058

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.)

W. J. Mat 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 A. Beall
Signature of the Keeper Date of Action

Cordner, William and Edna, 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>1</u>	<u>1</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>1</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)

COMMERCE/TRADE/specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

OTHER: Victorian Eclectic

Materials
(Enter categories from instructions)

foundation CONCRETE (possibly stone underneath)

walls BRICK

roof WOOD 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, William & Edna, House, Orem, Utah County, UT

Narrative Description

Built in c.1898, the William and Edna Cordner residence is a fairly common example of a one-and-one-half story, brick, central-block-with-projecting-bays type house with Victorian Eclectic detailing. It is located in a large, open lot on Orem's main commercial strip with other more recent commercial buildings adjacent to the property. The house, although it has had many changes and additions over the past century, retains its original form and contributes to the historic qualities of Orem.

The main section of the house has a pyramidal roof with a gabled bay extending perpendicularly from the right side of the front (east) facade. A full-length wing extends across the rear of the building with gables on each end. The front gable wing has been altered in recent years with the addition of a large glass and aluminum bay window which extends out beyond the original opening. A Victorian-era covered porch, which appears to be original, extends south from the front bay and wraps around the south side of the house. On the front of the central block portion is located a small eyebrow dormer. All of the windows on the original house are either two-over-two or one-over-one double-hung sashes with corbel-brick relieving arches over the gable-end windows. The glass bay window addition does little to detract from the overall scheme of the house as the original form remains and the other architectural detailing of the house provides the primary historic characteristics.

A full-length lean-to was added on the rear of the house possibly c.1910. It is constructed of the same buff-colored brick as the house and has stepped parapets at either end similar to commercial buildings. Most of the original detailing still remains on the house including the roof cornices and returns, brick chimney with corbelled brick work, garland-ornamented wood inserts above the arched windows, and elliptical, leaded-glass front doors.

The interior has been heavily altered and converted to house a floral shop. Very little historic integrity remains of the original layout and detailing. Walls have been removed, doorways widened to make access to the various areas of the house.

The building site was once used as farm and orchard land, but now contains commercial buildings and parking. A large parking lot fronts the property and extends around it to the south and west as access to a building behind. The backyard is fenced in and is gravel-covered. There are a few trees and some shrubbery surrounding the front and sides next to the building, and a large metal-frame green house sits adjacent to the house on the north side. The exterior of the house as well as the landscaping next to the house (see photo #1) still provide a sense of its original conception.

__ See continuation sheet

Cordner, William & Edna, 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

c.1898-1941

Significant Dates

c.1898-1941

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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, William & Edna, House, Orem, Utah County, UT

Narrative Statement of Significance

The William and Edna Cordner House is significant for its association with the "Settlement and Agricultural Expansion: Mid-1870s-1913" category of the Historic and Architectural Resources of Orem, Utah, Multiple Property Nomination. The house was constructed c.1898 by William Cordner whose family was one of the first to settle on the Provo Bench. William was heavily involved in the fruit growing industry, the mainstay of the Provo Bench, while he lived here. At that time State Street was lined with the farms and orchards of a prospering agrarian community. The house has many of the characteristics found in Victorian Eclectic architecture, including an asymmetrical facade, open floor plan, and the use of various architectural styles and details. The Cordner House symbolizes the prosperity of fruit growers, farmers, and associated businesses during the agricultural expansion era of the Provo Bench and its growth into a city.

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.

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.

William Cordner was born in Lisburn County, Ireland, February 23, 1870, the fourth son of Thomas and Mary Ann Benson Cordner, who immigrated 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.¹

In April of 1895 he married Edna Banks with whom he raised six children. Edna was born to Franklin C. and Elisa Crossland Banks August 4, 1872, in Pleasant Grove. In 1898 William and Edna

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National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Cordner, William & Edna, House, Orem, Utah County, UT

purchased this property and constructed the house soon after. William continued in the agricultural business, farming and raising fruit on the 17 acres around the house. He also financially backed the Garden Canning Company, one of the larger canneries at the time. William served on the board of directors of the Big Bench Canal Co. for fifteen years and was, for a time, the director for the Blue Cliff Irrigation Co.² William died in April 1950 at his sons house of a prolonged illness. Besides raising six children and running the household, Edna served as a Relief Society President, teacher, and in the Primary in her L.D.S. ward. In 1942, after Edna's death, the Cordner property was sold to John G. and Iva C. Fisher, who lived there for six years. The property was subsequently sold to the Orem Veteran's Council who owned it until 1978 when it was sold to the present owner, Daniel E. Doty who converted it to a flower shop/nursery.

Victorian forms were popular in Utah 1885-1915. The central-block-with-projecting-bays house type was an important basic form of the Victorian house. Projecting bays were added to the principal rooms to achieve a desired external irregularity of design and made the rooms larger and brighter. This house form is characterized by a roughly square central section punctuated by bays to one or several sides.³ The style of the house also describes the early twentieth century and the changes that were occurring in Utah. This central-block-with-projecting-bays house type with Victorian Eclectic styling is important in describing the end of Utah's isolation 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.⁴

William and Edna Corder's history and the home that they lived in reflect the expansion and city development phases of Orem. Their involvement in farming as well as in other industrial ventures, such as canning, show that the area was moving from a rural to an urban setting. This house, which has been remodeled into a commercial-use structures, retains most of its original fabric and contributes to the historic qualities of Orem, remaining as a reminder of an earlier lifestyle.

__ See continuation sheet

² Salt Lake Tribune, April 29, 1950. p.11.

³ Carter, Thomas, and Peter Goss. Utah's Historic Architecture 1847-1940. p.44.

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National Register of Historic Places Continuation Sheet

Section No. 9 Page 4

Cordner, William & Edna, House, Orem, Utah County, UT

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.

Knight, Nelson W., "Cordner, William James & Edna, House," Historic Site Form, General Files. Utah State Historical Society, 1995.

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

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

Salt Lake Tribune. May 1, 1942. p.23.

Salt Lake Tribune. April 29, 1950. p.11.

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

 See continuation sheet

Cordner, William & Edna, House
Name of Property

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

10. Geographical Data

Acreage of property 1.07 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/1/2/6/0 4/4/5/9/8/7/0 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.)

Beginning...COM S 10.95 CHS & E 18.25 CHNS & N 18 45'W 8.025 CHS FR NW COR NW 1/4 SEC 23, T6S, R2E, SLM; S 18 45'E 155 FT; W 300 FT; E 300 FT YO BEG.

Property Tax No.
18:049:0010:433

__ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

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

__ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title 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 Daniel E. Doty (Planted Earth)

street 440 South State Street telephone (801) 225-4510

city or town Orem state UT zip code 84058

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 Projects (1024-0018).

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**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 5

Cordner, William & Edna, House, Orem, Utah County, UT

Common Label Information:

1. Cordner, William & Edna, House
2. Orem, Utah County, Utah
3. Photographer: J. Cory Jensen
4. Date: February 1997
5. Negative on file at Utah SHPO.

Photo No. 1

6. East & south elevations of building. Camera facing northwest.

Photo No. 2

6. South elevation of building. Camera facing northeast.

Photo No. 3

6. West elevation of building. Camera facing east.

Photo No. 4

6. East & north elevations of building. Camera facing southwest.

Photo No. 5

6. Greenhouse. Camera facing southeast.