

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY	
RECEIVED	JUL 30 1976
DATE ENTERED	JUL 30 1976

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC **** PH0671355**
 J. A. Fritsch Block
 AND/OR COMMON
 Guthrie Cyclery

2 LOCATION

STREET & NUMBER
 158 East 200 South

CITY, TOWN
 Salt Lake City

STATE
 Utah

VICINITY OF
 CODE
 049

CONGRESSIONAL DISTRICT
 2

COUNTY
 Salt Lake

CODE
 035

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
 Harold W. Goddard

STREET & NUMBER
 158 East 200 South

CITY, TOWN
 Salt Lake City

STATE
 Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
 REGISTRY OF DEEDS, ETC.
 Salt Lake City and County Building, City Recorder's Office

STREET & NUMBER
 450 South State

CITY, TOWN
 Salt Lake City

STATE
 Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
 Utah Historic Sites Survey

DATE
 March, 1976

DEPOSITORY FOR
 SURVEY RECORDS
 Utah State Historical Society

CITY, TOWN
 Salt Lake City

STATE
 Utah

FEDERAL STATE COUNTY LOCAL

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

General: The earliest description of the Fritsch Block (from January 1, 1891, Salt Lake Tribune) reads: "J. A. Fritsch Block, corner 2nd South and Franklin Avenue, 3 story brick and stone, store and offices, estimated cost: \$10,000." The present building fits the historic description and has been modified only slightly since initial construction. The block is Richardsonian Romanesque in style and is intact inside and out with the exception of new windows and aluminum framed doors and interior alteration on the first floor level. The basement, second and third floor are unaltered, even on the interior.

Plan: There are three main floors and a full basement. The structural system is center post and beam in the basement and first floor, and bearing walls around a central hall on the second and third floors. The main floor is essentially free of partitions except at the rear of the store where merchandise is stored. The upper floors contain small offices on either side of the hall and stairway which run north to south through the building.

Facade: The storefront is symmetrical and features an arched entryway to the central stairway and otherwise square, glass-filled bays on the first floor level. The windows are divided by structural mullions which support the masonry wall above. The second floor windows are Roman arched while third floor bays are square and are aligned directly above the windows below. The front facade is roughly square in shape but has well balanced vertical and horizontal emphasis. Vertical thrust is provided by the central panel which extends out slightly from the main field of the front wall and contains the arched entry, two pairs of windows and a pyramidal pediment. The pilasters at each end of the facade extend the full height of the front and also provide a sense of verticality. Horizontal balance comes from the heavy first floor cornice, second floor belt course and heavy, corbeled upper cornice, pediment and false parapet wall.

Detailing and decoration: Detailing follows the line of Richardsonian Romanesque architecture as regionally adapted in Utah. Carved stone decoration is plentiful as evidenced in the capitals under the entry arch, the capitals in the pilasters at the second floor level, the terminals of the corbeled arches over the Roman windows, etc. The carved foliated patterns are typically Richardsonian. Rusticated stone enters the design in the side pilasters and the arched entry bay panel. Corbeled brickwork in the form of dentils, bands and horizontal belt courses add relief as do the corbeled stone sills and molded tin entablature which forms the cornice atop the first level of the facade. The tin cornice across the top of the Fritsch Block is also molded and bracketed and gives a deep shadow line. Recessed pockets in the parapet wall and pediment and molded wooden mullions on the bottom levels complete the decoration of the facade. Interior features include original floors, walls, ceilings, trim, doors, stairway with railings and newell posts, and skylights. The upper floors, though poorly maintained, are almost totally unaltered. The front facade has unfortunately been painted pink. The owner of the old Fritsch Block is working with restorationists to correct this error.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1890

BUILDER/ARCHITECT

Carroll and Kern

STATEMENT OF SIGNIFICANCE

The three-story, stone and brick J. A. Fritsch Block was built in 1890 as an office building for the Fritsch Investment Company, an early investment business founded by Francis and John A. Fritsch, Utah immigrants of 1889. The block is architecturally significant as a well-preserved representative of the regional type of Richardsonian Romanesque commercial architecture prevalent in Utah Territory in the late 19th Century. The architectural firm, Carroll and Kern, was Utah's most prolific at the beginning of the "Utah Building Boom" in 1889. The Fritsch Block, although modest in comparison with Carroll and Kern's larger projects, is the major surviving work of this prominent firm which played an important role in the development of architecture in Utah.

Francis Fritsch was born in Germany in 1835, emigrated to Wapakoneta, Ohio, in 1850, and thence to Salt Lake City with his son John in 1889. Soon after their arrival in Utah, father and son founded the Fritsch Investment Company of which the Fritsch Block was a product. In 1912 the family incorporated the Fritsch Loan and Investment Company, and in 1916 this company absorbed the Fritsch Investment Company. Francis Fritsch remained active in the business until around 1920, however, his son John was killed in a climbing accident on Mt. Rainier in 1916.

The building was used originally as a store, offices, and boarding house. The 1903 city directory lists "furnished rooms" at the address. Later it was known as the Worth Hotel and later as the Granite Hotel. The bottom floor was leased in 1908 to the Regal Cleaning and Dyeing Company for storerooms, and later apparently part of the cleaning company moved there too. In the late 1920's, the Fritsch Loan and Trust had some financial problems which resulted in several mortgages on the building and eventually, a tax sale to Salt Lake County.

About 1931-2, Lorus Manwaring, Sr., bought what was then the Granite Building for his business, Guthrie Bicycle Company, which had been formerly located at 228 East 2nd South. Mr. Manwaring leased the upper floor as hotel space for a few years and maintained his bicycle business downstairs. From about 1935 to 1945, Mr. Manwaring lived in the upstairs which he remodeled into an apartment for his family and at that time did extensive rewiring to the building. Lorus Manwaring left the business in 1966, the same year he died. His son Lorus Manwaring, Jr., assumed control and in 1970 he also retired, leaving it to his son-in-law, Harold W. Goddard, who has continued the bicycle business downstairs but has again begun leasing studio and office space on the second floor.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Wain Sutton, Utah Since Statehood, Volume II., p. 508.
Salt Lake Tribune, January 1, 1891, and September 19, 1916.
Salt Lake Herald, December 25, 1890.
 Harold W. Goddard, interviews.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one

UTM REFERENCES

A	1 2	4 2 5 2 8 0	4 5 1 2 8 0 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Allen D. Roberts/Architectural Historian

ORGANIZATION

Utah State Historical Society

STREET & NUMBER

603 East South Temple

CITY OR TOWN

Salt Lake City

DATE

April 29, 1976

TELEPHONE

(801) 533-5755

STATE

Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Milton L. Weilenmann
 STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Milton L. Weilenmann
State Historic Preservation Officer

DATE April 29, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. J. Smith
 DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
 ATTEST *Charles D. ...*
 KEEPER OF THE NATIONAL REGISTER

DATE 7-30-76

DATE 7-30-76

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CONTINUATION SHEET

ITEM NUMBER

8

PAGE

Two

The architectural firm, Carroll and Kern, which was responsible for the Fritsch Block, was active in Salt Lake for only two years, from 1888 to 1890. During this short period, however, Carroll and Kern designed more buildings than any other firm in the territory. Building records for 1890 indicate that Carroll and Kern designed forty-five major projects (over \$5,000) in that year compared to twenty-five buildings for Richard K. A. Kletting, ten for Dallas & Hedges, eleven for Walter E. Ware, etc.

William Carroll and his father Henry G. Carroll were in partnership in the building business in Provo, Utah in the 1870's and 1880's, with William responsible for the architectural work. William came to Salt Lake City in late 1887, having been preceded by his father and another brother in 1885. It is probable that he first established a small residential practice which expanded to a full-service office in 1888, as he is listed in the 1889 business directory as an architect. William's move to Salt Lake City was well timed and corresponded perfectly with the beginning of the city's great building boom (1889-1892). Father Henry anticipated that building growth in Provo would never equal the growth and opportunity in the state's larger capital city and thus made his move earlier than William. William may have learned of the great need for architects in Salt Lake City from Richard K. A. Kletting or his supervising architect, Richard C. Watkins, who were both working on the Territorial Insane Asylum and numerous houses and schools in Provo at the time William lived there.

William Carroll was a gifted architect and quickly became the most prolific architect in Salt Lake City. By 1890 he had entered into a partnership with Martin Didicus Kern, a prominent architect who practiced widely in the territory from the 1880's until 1890. After dissolving the partnership with Carroll in March 1892, Kern apparently moved from office to office and spent large sums of money on lavish, full-page advertisements, and then disappeared from the architectural scene in 1898. Carroll, however, continued in independent practice until 1908, his active architectural career having spanned twenty-five years. Some of his important works include the Walker Brothers & Flyer Store, S. S. Walker Opera House Block, M. H. Walker Terrace, Gladstone Building, J. A. Fritsch Block, Fritsch Hotel, Bertolini Block, Mrs. William Jennings residence, J. H. Bennett stores and hotel, and Stringfellow Brothers Block.