

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration 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 Warenski -Duvall Commercial Building and Apartments

other name/site number Old Iris Apartments

2. Location

street & town 4867 South State Street

not for publication

city or town Murray

vicinity

state Utah code UT county Salt Lake code 035 zip code 84107

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Walter M. A. 3/30/2000  
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 the 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 of the Keeper Debra R. Ferguson Date of Action 5/19/02

Warenski-Duvall Commercial Building and Apartments  
Name of Property

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

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- public-local
- private
- public-State
- public-Federal

- district
- building(s)
- site
- structure
- object

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

**Number of contributing resources previously listed in the National Register**

Historic Resources of Murray City, Utah

N/A

**6. Function or Use**  
**Historic Function**  
(Enter categories from instructions)

**Current Function**  
(Enter categories from instructions)

COMMERCE/TRADE: department store

VACANT/NOT IN USE

COMMERCE/TRADE: specialty store

COMMERCE TRADE: specialty store

DOMESTIC: multiple dwelling

DOMESTIC: multiple dwelling

**7. Description**  
**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN

foundation CONCRETE

MOVEMENTS: Commercial Style

walls BRICK

OTHER: Two-Part Commercial Block

roof ASPHALT (built-up)

other

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

See continuation sheet(s) for Section No. 7

Warenski-Duvall Commercial Building and Apartments  
Name of Property

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

## 8. Description

### Applicable National Register Criteria

(Mark "x" in one or more boxes 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" in all the boxes 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)

COMMERCE

SOCIAL HISTORY

### Period of Significance

1915-1950

### Significant Dates

1915

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

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:

Murray City Corp.

See continuation sheet(s) for Section No. 9

Warenski-Duvall Commercial Building and Apartments  
Name of Property

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

### 10. Geographical Data

**Acreage of Property** Less than one acre

#### UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/2/5/0/6/0 4/5/0/1/8/4/0  
Zone Easting Northing

2 / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / /  
Zone Easting Northing

#### Verbal Boundary Description

(Describe the boundaries of the property.)

BEG 8.66 CHS S & 12.66 CHS E FR NW COR SEC 7 T2S R1E SL MER; E 316.4 FT M OR L S 59.4 FT M OR L S 84 DEG W 13.5 FT S 173 FT W 291.3 FT N 236.28 FT TO BEG LESS ST.

Property Tax No. 22-07-106-007

#### Boundary Justification

(Explain why the boundaries were selected.)

The nominated property encompasses only that portion of the lot occupied by the building known as 4867 South State Street and identified as "Retail Space No. 1, 2 & 3" on the attached sketch map labeled as "Master Site Plan 1999."

See continuation sheet(s) for Section No. 10

### 11. Form Prepared By

name/title Korral Broschinsky

organization \_\_\_\_\_ date March 10, 2000

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 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/title Michael J. Todd, Affordable Housing Alliance LC

street & number 4861 South State Street telephone (801) 640-1080

city or town Murray state UT zip code 84107

**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.

## National Register of Historic Places Continuation Sheet

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Warenski-Duvall Commercial Building and Apartments, Murray, Salt Lake County, UT

### Narrative Description

The Warenski-Duvall Commercial Building and Apartments, built in 1915, is a two-story brick building on a concrete foundation with a built-up roof. The commercial style facade is faced with red brick, and has concrete sills and a wood block cornice. The building is located at 4867 South State Street in Murray, Utah.<sup>1</sup> The main floor is divided into three storefronts. The upper floor was divided into apartments ca. 1923. The building faces west on State Street and abuts two-story brick commercial buildings on either side. A sidewalk and two trees are located on the west side of the property. There is a paved parking area to the rear. The building has recently undergone a rehabilitation to bring the building up to code and restore the building's historic storefront, which had been modified by various tenants (ca. 1920s-1980s). The apartments have also been rehabilitated for use as low-income housing. The Warenski-Duvall building is in excellent condition and contributes historically to Murray's downtown.

The Warenski-Duvall building is a roughly square block measuring approximately 75 by 75 feet. The building has two full stories. The exterior walls are constructed of brick three-wythes thick. The brick on the west elevation has raked mortar joints and is laid in a running bond pattern. The north and south elevations are laid in a common bond with headers every seventh course. The east (rear) elevation is constructed of a slightly softer brick laid in common bond. The roof is built-up and slopes to the east. The facade (west elevation) is divided asymmetrically into three bays on the main floor. The south portion is an approximately 35 foot wide storefront and the middle and north storefronts are 20 feet wide. Brick piers on concrete bases divide the storefront windows. The earliest available historic photograph (ca. 1924) shows the south and middle storefronts with centered recessed entries between large plate-glass display windows. The north storefront was not recessed and had a side entrance. Above the storefronts were rows of fixed-pane windows. Between the 1930s and the 1980s, the storefronts received a number of modifications ranging from the minor (e.g. the attachment of awnings and signage) to the major (e.g. the replacement of the original storefront windows and doors, the application of rock-facing, etc.). The current rehabilitation included the removal of all non-historic materials. The storefronts have been repaired and refitted with windows, doors and panels similar to those shown in the historic photograph.

At the second floor level, there are two pairings of one-over-one double-hung windows above the two smaller storefronts. Above the larger storefront is a pair of tripartite one-over-one double windows. All windows have wood frames and concrete sills. A projecting cornice of wood runs across the facade above the windows. The masonry extends beyond the cornice approximately two feet and the parapet is capped with concrete. On the north and south elevations, the descending parapets have a

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<sup>1</sup>The first address for the building was 37 South State Street. In 1916, Murray City adopted the Salt Lake City address system and the building's address was changed to 4865 South State Street. Between 1924 and 1930, the Gem Theatre to the north also used the number 4865. Depending on the tenants, the following addresses appear in the Polk directories associated with the Warenski-Duvall building: 4865, 4867, 4869, 4871, 4873, 4875, 4877 and 4879 South State Street.

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projecting course of brick and the walls are partially obscured by the neighboring buildings. There are no openings at the ground floor level on either elevation. An exterior opening (probably loading doors) on the north elevation was also filled in, most likely in the early 1920s.<sup>2</sup> There are four double-hung windows on either side at the second floor level. A door leads to a hall and narrow staircase built in 1930 between the Warenski-Duvall building and the building to the north, known historically as the Iris Theatre and Apartments. The south windows are visible above the roof of the neighboring building. One south window had been enlarged to provide an emergency exit to the roof (date unknown). The staircase and roof exit have been removed and a more suitable egress established at the rear of the building. The space between the buildings is gated and will be used for utility meters and other mechanical systems. The roof exit is now a window.

The east (rear) elevation had also been altered through the years. It was most likely originally configured with three doors at the main floor level. One-course rowlock relieving arches are visible at several places where original doors and windows were located. The concrete foundation is up to the sill level on the east elevation. A two-story 36 x 15 foot concrete block addition was constructed in 1959 at the southeast corner. The original building's rear door at this location was enlarged and braced with cinder block and concrete. The cinder-block addition was removed at the beginning of the 1999 rehabilitation. Other changes to the rear elevation include enlarging window and door openings, and the subsequent blocking of other openings with brick (ca. 1930s through 1960s). The rehabilitation will reverse these changes as much as possible without compromising the structural integrity of the extant brick. The rehabilitated building has a double-door storefront entry at the south end and two single doors leading to the middle and north retail spaces. Above the main floor are seven small single-pane windows with three-course-rowlock relieving arches set at varying intervals. A large double-hung window was cut into the wall at the north end (date unknown, probably 1930s).

The rehabilitated second-story apartments are accessed at the rear elevation via a new steel staircase installed north of the double doors. A new door was cut in the second floor to facilitate the stair (as required by code). The second-story window openings, which have rowlock sills and two-course rowlock relieving arches, are intact. There is one tripartite, two double, and two single one-over-one double-hung windows. Much of the brick on the rear elevation was damaged by cutting new openings and joist pockets, by the application of concrete, roof tar, and some paint. The brick was recently cleaned and repaired. Stucco was applied at the foundation level and around the doors where the removal of later concrete and cinder block was not structurally feasible.

On the interior, the building has approximately 12,150 square feet of space divided equally between the two floors. The main floor is divided by masonry walls into retail space according to the storefront openings with the largest space to the south. The retail spaces are long and narrow, with

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<sup>2</sup>The opening could have been original, but may have been cut in the early 1920s when an auto repair shop occupied the north end of the building. It was most certainly there when the Gem Theatre was built next to the Warenski-Duvall building in 1924. In 1930, the one-story Gem Theatre was demolished when the two-story Iris Theatre and Apartments was constructed. The opening was blocked at this time. The Duvall family owned all three buildings.

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approximately 12-foot high ceilings. An original opening between the north and middle spaces has been blocked (ca. 1920s). The interior stair in the north space has been removed. Another interior stair serves both the Warenski-Duvall building and the 1930 building to the north. Several layers of finishes and fixtures (from a variety of tenants) had modified the interior over a period of seven decades. These layers were removed at the beginning of the rehabilitation. Flooring, ceiling tile, and wall finishes were applied after structural reinforcement and new mechanical systems were installed. The second story was divided into eight apartments sometime between 1923 and 1925. A wide corridor running north to south divided the apartments. Prior to the rehabilitation, the apartments had been remodeled (ca. 1950s through 1970s). The rehabilitation divided the existing apartments into eleven studios, two one-bedroom units, and a laundry room. The apartments are being used as low-income housing. The existing bearing walls, corridor, and skylight opening (probably ca. 1920s) have been left in place. The skylight has been replaced. The new apartments have new fixtures and finishes and full HVAC systems.

The Warenski-Duvall building sits at the south end of a 1.31-acre parcel. Two other buildings, the Iris Theatre-Apartments (built in 1930) and the former J.C. Penney store (built in 1955), also occupy the parcel. Landscaping is limited to two trees in planters flush with the sidewalk on the west elevation. The north and south elevations are only partially visible, either abutting or blocked by neighboring buildings. The rear elevation is visible only from a dead-end alley between it and the Iris Theatre auditorium, which extends north to south behind the Warenski-Duvall building. Paved parking is found east of the auditorium. The rehabilitation will include landscaping the alley to provide a recreation space for the apartment tenants.

The Warenski-Duvall building is in the middle of Murray City's historic downtown. The area along State Street between 4800 South and Vine Street was once the commercial and civic center of Murray. Existing buildings in the neighborhood range from brick commercial buildings built beginning in the 1880s through a 1980s-style gas and convenience store. The Warenski-Duvall building is one of only a few historic two-story brick commercial buildings left in the area. The building is currently in good condition and after the completion of the rehabilitation will resemble its former historic appearance more than any remaining historic building in the area.

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Warenski-Duvall Commercial Building and Apartments, Murray, Salt Lake County, UT

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### Narrative Statement of Significance

The Warenski-Duvall Commercial Building and Apartments, built in 1915, is a two-story brick, two-part commercial block. The building is significant under Criterion A for its role in the early urbanization of Murray City. The Warenski-Duvall building represents a building-type common during the early-twentieth century development of Murray's commercial business district. The building's owner was Edward J. Warenski, an early resident of Murray who owned a saloon and grocery store on State Street. Warenski and his family lived just north of the store. In 1923, the Duvall family purchased the building and divided the upper floor into apartments where family members and other workers in downtown Murray lived. The Duvalls owned and operated several movie theaters in Murray during the three decades they lived on State Street. The Warenski-Duvall building is in good condition and is a contributing historic resource in the neighborhood. The building is being nominated as part of the Multiple Property Nomination, *Historic Resources of Murray City, Utah, 1850-1950*.

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### History of Murray City

The settlement of the area now incorporated as Murray City began soon after the arrival of the Mormon pioneers into the Salt Lake Valley in 1847. By 1848, the area that would later be known as Murray was being settled by members of the Church of Jesus Christ of Latter-day Saints (Mormon or LDS Church). The settlers raised cereal grains and dairy cattle, the products of which were primarily consumed by the immediate family or their livestock. The families lived on scattered homesteads, in contrast to most early Mormon settlements where a town site was platted and parcels distributed to the residents. With the coming of the railroad, the economic and social structure of the settlement changed dramatically. Located seven miles south of Salt Lake City, at the junction of several railroads, and between Big and Little Cottonwood Creeks, the area was a prime site for the building of smelters and refineries to service the territory's emerging mining industries. The first smelter was built in Murray in 1870; by 1872 there were five. The smelters brought economic gain to the early settlers of Murray. Some sold their land to the smelters, while other set up businesses to serve the city's expanding population of immigrant workers.

By 1902, the year the area was incorporated and named Murray, the city had all the elements of early urbanization. Commercial blocks and public buildings lined the city's main thoroughfare, State Street, especially between 4800 South and Vine Street. Within a few years, a streetcar line would run down the center of State Street and by the 1920s the road would be paved for automobile traffic. Most residents who worked in the central business district lived in residential neighborhoods just east and west of State Street. Many downtown workers lived with their families in the second story of their shops or in the upper floor apartments of commercial blocks. The immigrant population lived mostly near the smelters and railroads, however many later became business owners in Murray City. A large number of farms still existed on the outskirts of town.



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For the first half of the twentieth century, with the exception of the depression period, the city's downtown thrived. The smaller smelters were absorbed by the American Smelting and Refining Company (ASARCO), whose large smokestacks dominated the city's skyline. Murray City grew into the most independent city in the Salt Lake Valley with its own school district, water system and power plant. It continued to grow economically until 1949 when ASARCO, which had been in decline, shut down its smelting and refining operations in Murray. The city continued to grow physically as a desirable location for suburbanites looking for small town life near an urban center. Hundreds of Murray subdivisions, destined to become "bedroom" communities for Salt Lake City, were platted beginning in 1946.

Starting in the late 1950s, the economic focus of Murray has shifted from industry and agriculture to car dealerships, shopping centers, and miscellaneous small businesses. The 1972 opening of a large suburban shopping mall at the south end of the city was probably the final coffin nail in the historic downtown's demise. Recent redevelopment plans for the ASARCO smelter site, considered blighted for half a century, promises to bring a new phase of development for Murray City and its central business district. The Warenski-Duvall building is one of the first historic buildings to be rehabilitated in anticipation of an economic renaissance for Murray's historic downtown.

### History of Warenski-Duvall Building

The Warenski-Duvall Commercial Building and Apartments is a transitional building in the context of Murray City's development. This building represents the changes brought to the economic and social structure of the community in the first quarter of the twentieth century. Between 1902 and the 1930s, commercial buildings lined State Street from 4700 South to 5000 South. Most of these businesses were owned by second-generation Mormons who had left their farms for more lucrative employment, but a few were owned by immigrant families originally brought to Murray by the smelter industry. Edward Charles and Susannah Aldian Warenski were immigrants from Poland and England, respectively, who settled in Salt Lake City in the 1860s. By the turn of the century, Edward, Susannah and their children had moved to Murray. The Warenski family owned most of the block between 4800 South and Vine Street, west of State Street. Their son, Edward James Warenski, owned a brick home at 4841 South State and operated a grocery store and saloon just to the south. Edward J. Warenski was married to Emma Letta Walton. The couple had seven children born to them between 1896 and 1914, all in Murray.

In 1909, Edward C. and Susannah deeded the parcel of land where the grocery store was located to Edward James Warenski. The title abstracts show Edward J. and Emma Warenski taking out two mortgages on the property in July of 1914 and February of 1915. The amount was \$5,000 and most likely indicates the construction of a substantial building. The older store was demolished and the two-story brick Warenski building was constructed on the site by 1915. The Warenski family continued to operate the grocery store in the new location only for a short time.<sup>3</sup> By the time the 1920

<sup>3</sup>A saloon does not appear to be connected with this structure.

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census was taken, Edward J. was listed as a "retired merchant" living at his home at 4841 South State. The building that housed his grocery store is not listed on the census and probably had no residential occupants until after 1923. Among the first retail tenants of the building after the Warenski store were Frank Metcalf's Automotive Repair & Accessories Company at 4865 South State, Granite Furniture Company at 4867 South State, and Carlisle Motor Company at 4877 South State; all appear in the 1922-1923 Utah State Gazetteer. Mrs. J. W. Whinyates ran a millinery shop at 4873 South State, probably on the second floor.

On June 6, 1923, Edward J. and Emma Warenski sold the commercial building to John W. Johnson in 1923.<sup>4</sup> The Warenski family continued to live at 4841 South State. Edward J. died on October 18, 1834, and Emma died on November 24, 1955. After acquiring the Warenski building, John Johnson and his brother-in-law, Tony Duvall, remodeled the upper floor into apartments. Tony Duvall also built and managed the Gem Theatre just to the north of the Warenski building. The Gem Theatre was a one-story brick building resembling a small castle with a ticket booth in the center of the facade, a small lobby, and an auditorium with a piano for use during silent movies.

At their new location, the Johnsons and Duvalls followed the practice of living in apartments above the theater. By 1925, Tony and his wife, Marguerite Morris Duvall, were managing the Gem Theatre and living in what were called the Duvall Apartments in the former Warenski building. Minnie Torrance Duvall, who helped finance her family's involvement in the theaters, also moved to the Duvall Apartments in Murray.<sup>5</sup> In 1926, Tony Duvall was given "control of attorney" to take over the Duvall Building, as the building was by then known. The anchor tenant was the Thomas Martin & Company general merchandise store that occupied the largest retail space. The Murray Post Office took over the space on February 1, 1926. The tenancy of all three retail spaces remained constant for the next two decades with the J.P. O'Brien Jewelry Store at 4869, the Leader Clothing Store at 4873, and the post office at 4879 South State. The Duvall Apartments were occupied throughout this period by members of the Duvall family and others, most of whom worked in Murray's central business district. Like the Duvalls, who had a son and daughter born to them while living in Murray, the majority of Duvall Apartment residents were married couples with small families.

After the introduction of "talkies" in 1927, movie theaters changed dramatically. Tony Duvall responded to the changes by razing the Gem Theatre and building a new structure in 1930 on the site. The Art Deco-style building was called the Iris Theatre, which had a large auditorium at the rear, retail space, and apartments. The Duvall building was connected to the Iris theatre building at the second floor level, and the Duvall family moved into the new apartments. Within a year, the

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<sup>4</sup> John William Johnson and his wife Marguerite Duvall Johnson were managers of the Iris Theatre in Midvale. In this venture, they had the help of Marguerite's mother Minnie Torrance Duvall and Marguerite's brother Freeman Torrance "Tony" Duvall. The Johnsons and Duvalls had been briefly involved with the Iris Theatre in Murray located at about 4981 South State sometime around 1918. This theater was taken over by Frank Burgener and Louis Walters in 1919. This theater was no longer operating by the time the new Iris Theater was built at 4861 South State Street in 1930.

<sup>5</sup> John and his wife, Marguerite Duvall Johnson, continued to live above and manage a theater in Midvale.

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apartments in both buildings were known simply as the Iris Apartments. The Duvall Apartment section was nicknamed the *Old Iris Apartments*. The Duvall family continued managing the complex of theater, retail space and apartments until the early 1950s. The two buildings together were sold to Syd Horman Construction in 1954. Minnie Torrance Duvall died in 1952. Tony and Marguerite Duvall moved to Salt Lake City where Marguerite died in 1960 and Tony 1978.

Between the 1950s and the 1990s, the retail tenants of the Warenski-Duvall building changed several times. The Murray Post Office moved to a new location on Vine Street. The La Rie's Clothing Store, operated by Lucy Sorenson Stucki, occupied that space from 1957 to 1972. The most recent tenant was a pet shop (first the A & Z Pet Shop, later Absolutely Animals). After the Leader clothing store went out of business, the middle space was occupied by another men's clothing store, followed by the Murray Variety Store, a typewriter repair shop, a vacuum repair shop, and most recently a thrift shop. The north portion remained more constant. The O'Brien jewelry shop was replaced by Marshall's Jewelry, which operated in the space from May 27, 1947 and May 27, 1972. The Murray Pawn and Jewelry later occupied the north space. During this period, the residents of the apartments gradually shifted from families to single, mostly older, individuals.

After adding one more commercial building to the property in 1955, Syd Horman sold the building to Afton Melville in 1960. Ownership was later transferred to Verna B. Melville in 1967. William, David and Genevieve Callister acquired an interest in the property in the 1970s. The Affordable Housing Alliance LC, under the direction Michael J. Todd, purchased the entire property in early 1998. Michael Todd had been operating the Deseret Star Playhouse in the former Iris Theatre since 1989.<sup>6</sup> The Warenski-Duvall building has recently undergone a rehabilitation to restore the historic storefronts and convert the sub-standard apartments into newly refinished low-income housing.

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<sup>6</sup>The Iris Theatre was called the Vista Theater between the 1960s and 1989.

## National Register of Historic Places Continuation Sheet

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## National Register of Historic Places Continuation Sheet

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### Common Label Information:

1. Warenski-Duvall Commercial Building and Apartments
2. Murray, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: October 1999
5. Negative on file at Utah SHPO.

### Photo No. 1:

6. West elevation of building. Camera facing east.

### Photo No. 2:

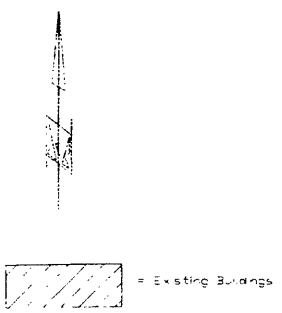
6. West elevation of building. Camera facing southeast.

### Photo No. 3:

6. East elevation of building. Camera facing northwest.

### Photo No. 4:

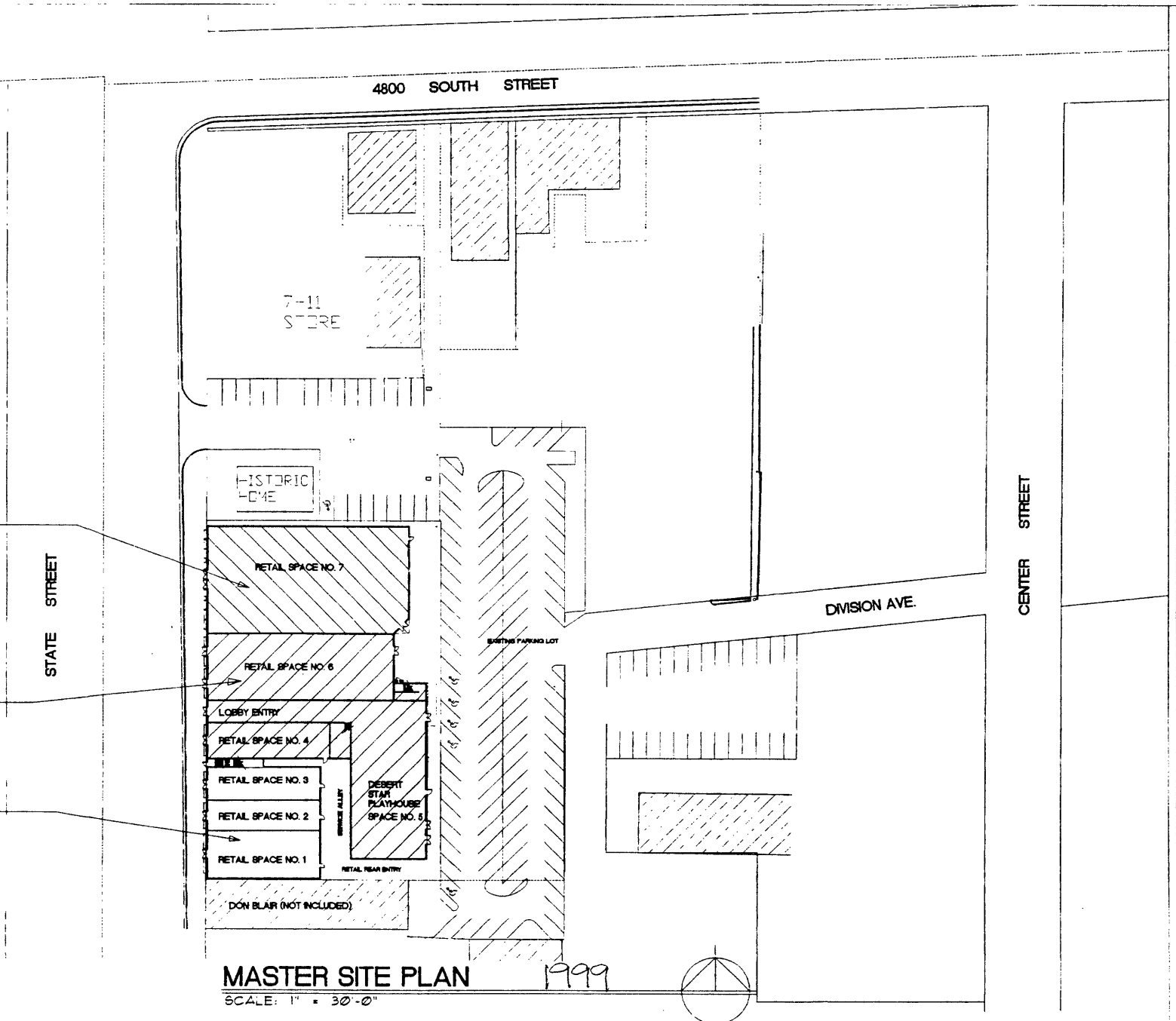
6. East elevation of building. Camera facing southwest.



THE NORTH BLDG. SHALL BE INCLUDED IN A SEPARATE PACKAGE (NOT PART OF THIS CONTRACT).

THE MIDDLE BUILDING SHALL BE INCLUDED IN A SEPARATE PACKAGE (NOT PART OF THIS CONTRACT).

THE SOUTH BUILDING SHALL BE PART OF THIS PACKAGE THE SOUTH BLDG. INCLUDES LEASE SPACES 1, 2, 3, AND APARTMENTS ABOVE



**MASTER SITE PLAN**  
SCALE: 1" = 30'-0"

1999

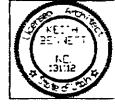
PROJECT NUMBER  
98-72-6  
SHEET TITLE

SITE PLAN  
SCALE: 1" = 30'-0"

PROJECT/OWNER

IRIS APARTMENTS  
HISTORIC RENOVATION  
MURKAY STATE STREET  
4867 SOUTH STATE STREET  
MURRAY, UTAH  
AIA, L.C.

ARCHITECT



architecture  
2035 sun drive  
troy, utah 84040  
(801) 964-3326 FAX



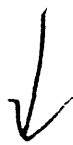
DATE  
21 JAN 1999

SHEET NUMBER  
SP

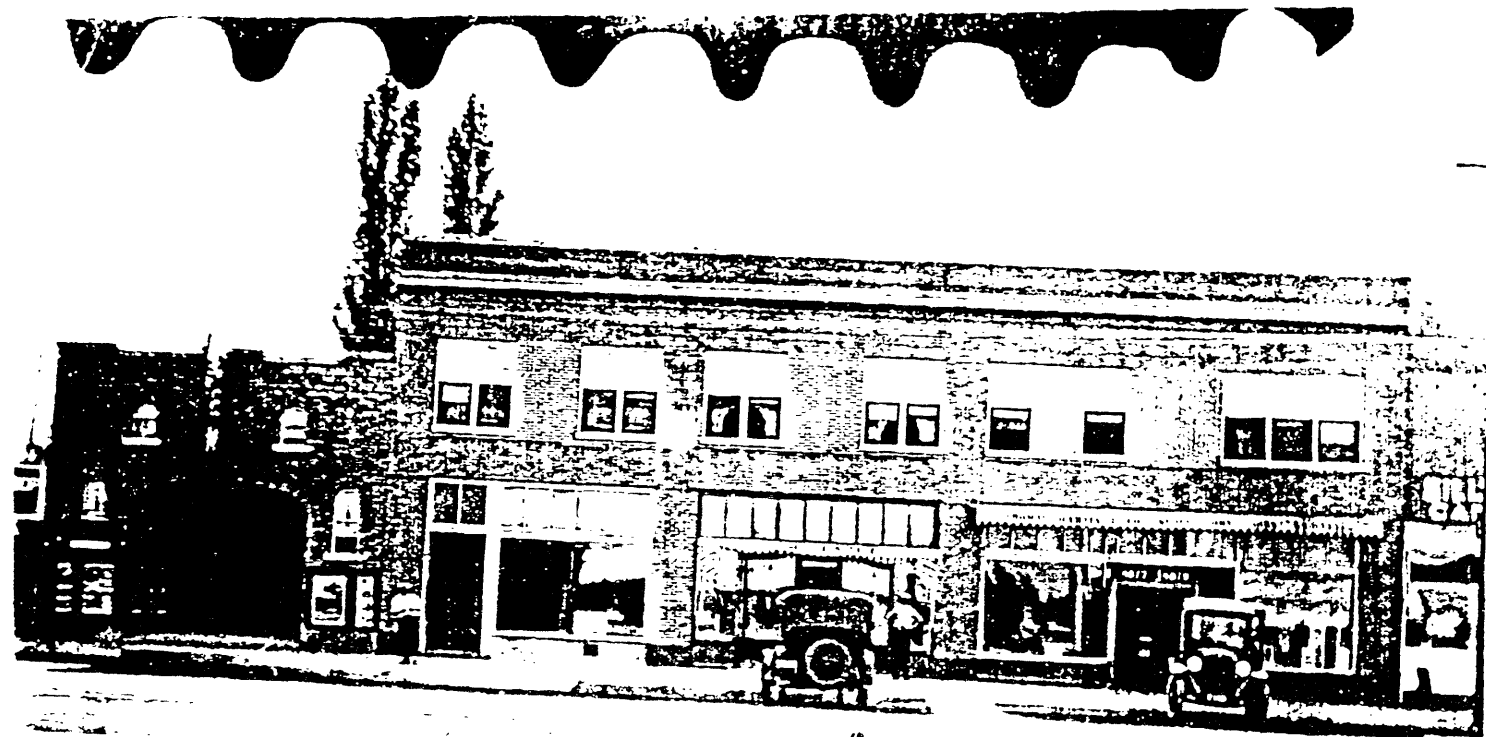
Warenski-Duvall Building, Murray, Utah  
photograph circa 1925



GEM THEATRE



1924



↑  
IRIS - ENTRANCE

↑  
"THE LEADER"

↑  
THOMAS MARTIN STORE  
(POST OFFICE -  
FEB 1, 1926)





Warenski-Duvall Building, Murray, Utah  
photograph circa early 1940s

27374

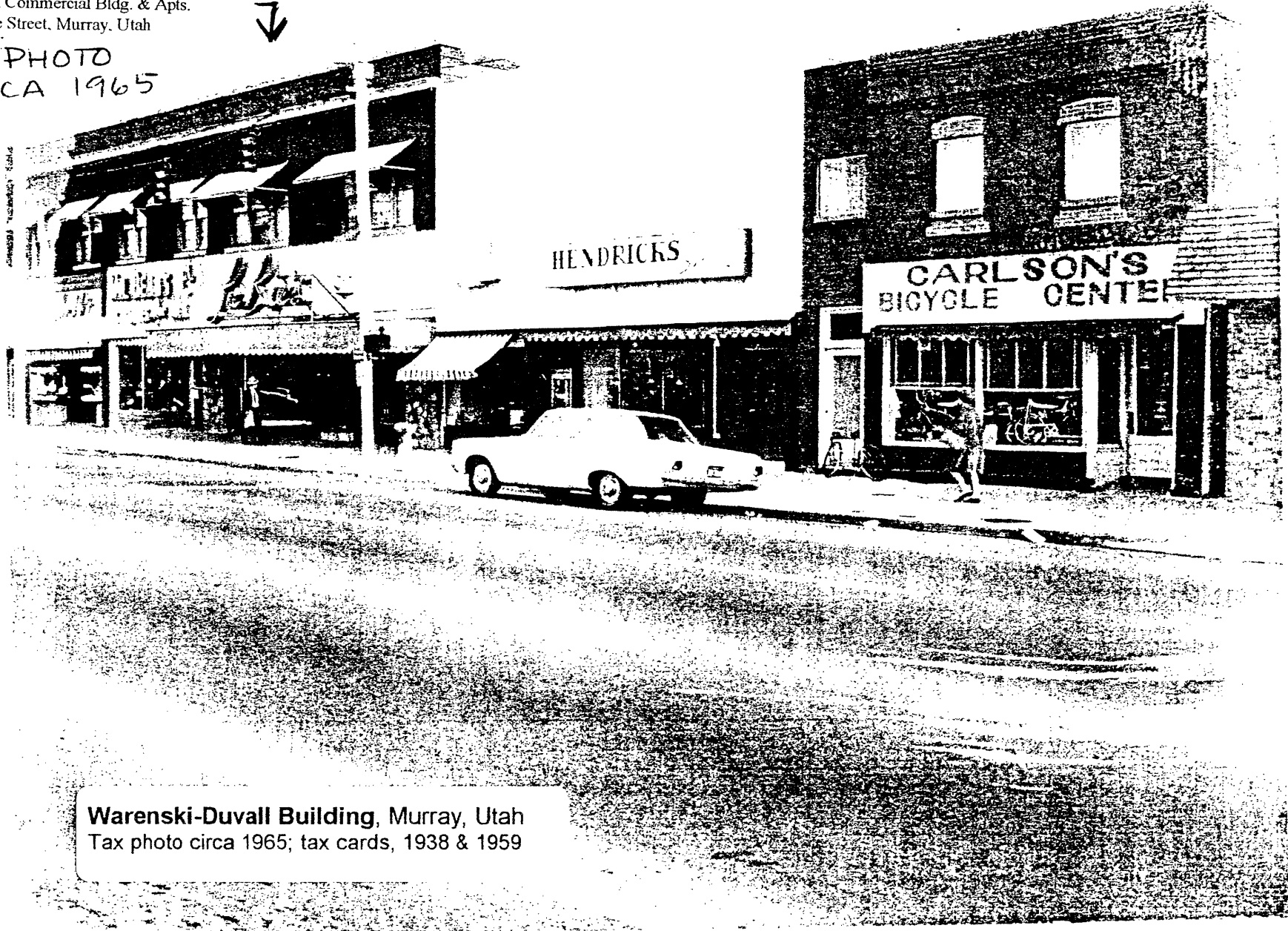


22-07-106-008

Warenski-Duvall Commercial Bldg. & Apts.  
4867 South State Street, Murray, Utah



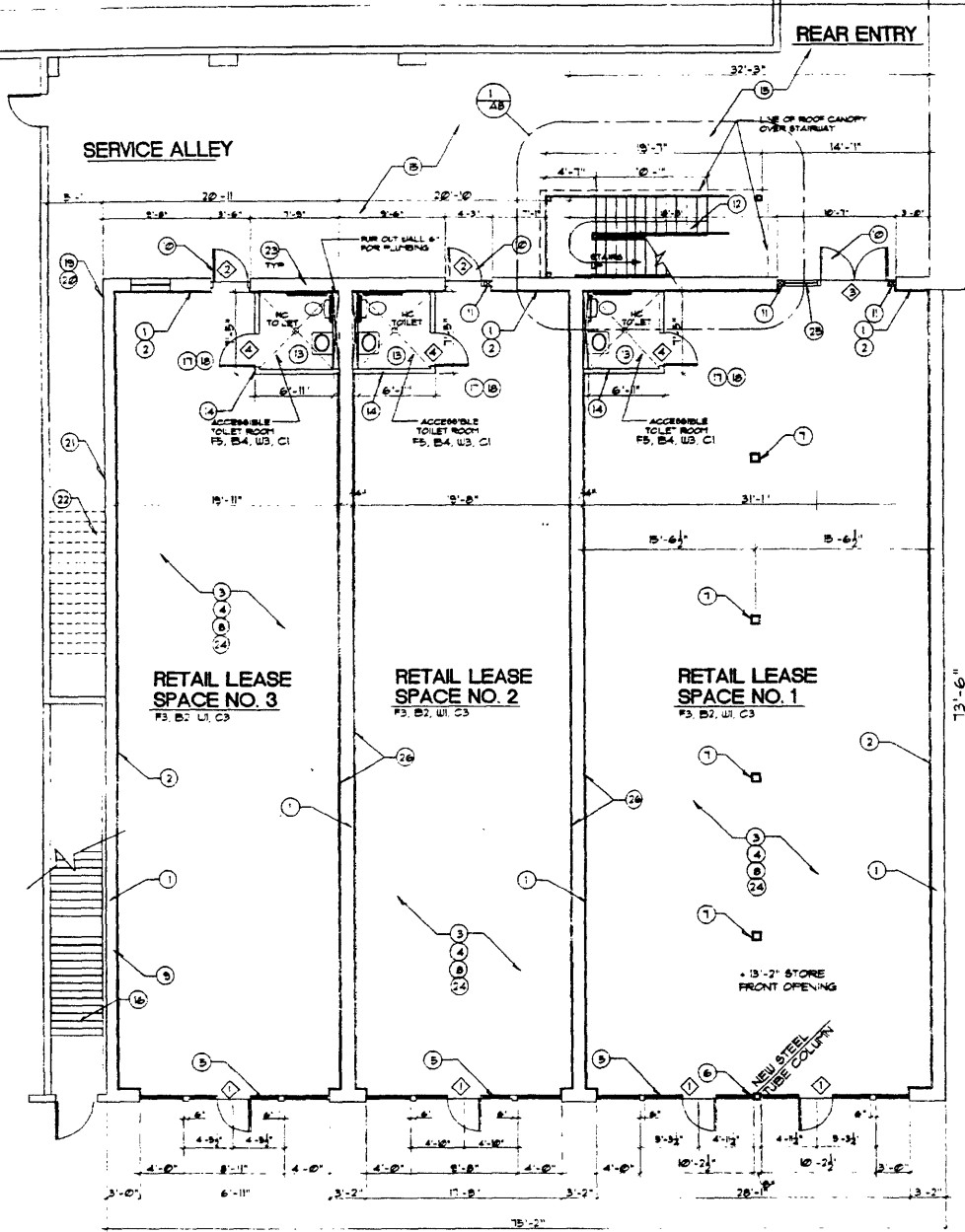
TAX PHOTO  
CIRCA 1965



Warenski-Duvall Building, Murray, Utah  
Tax photo circa 1965; tax cards, 1938 & 1959

# WARENSKI - DUVALL BUILDING

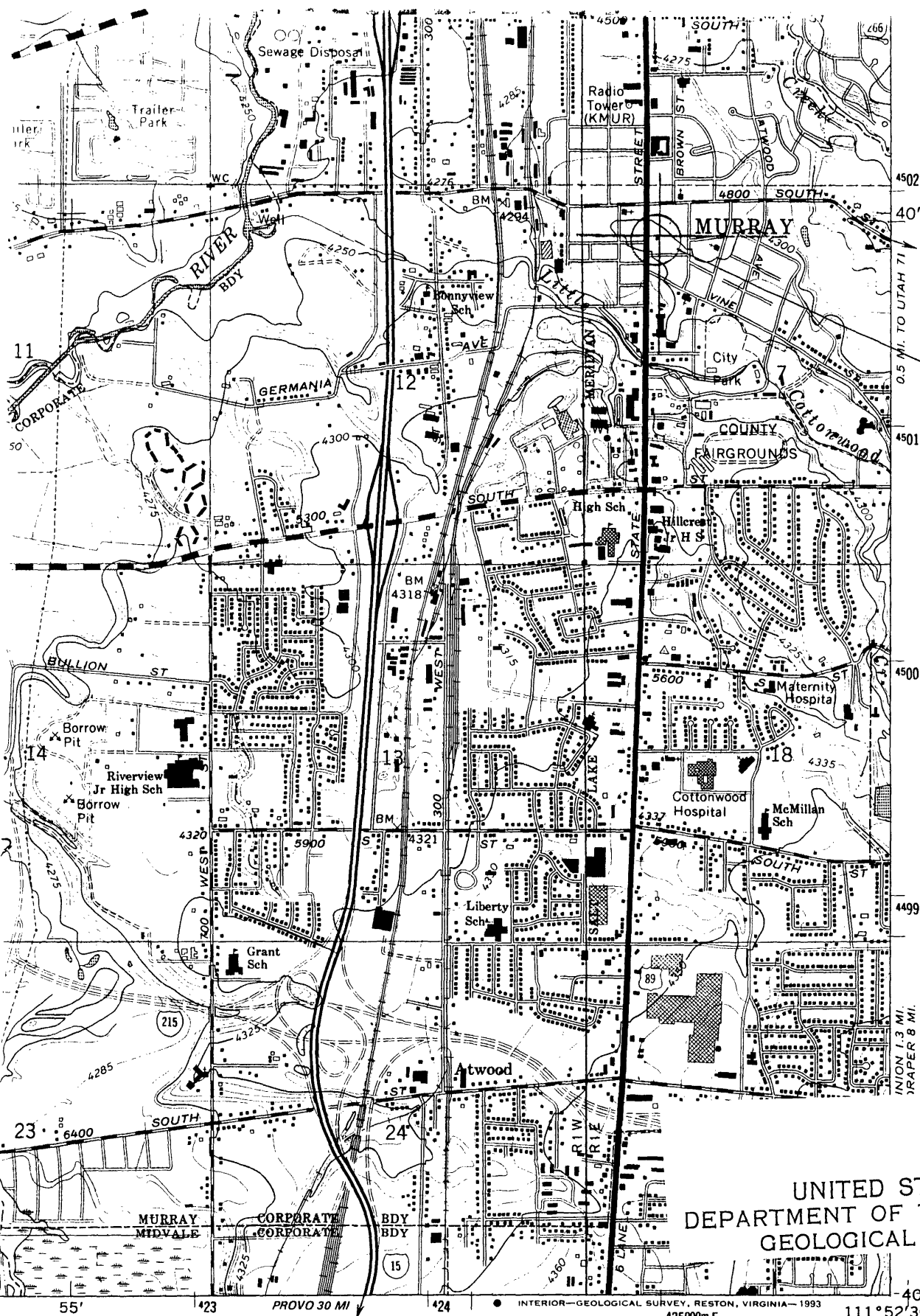
PROJECT NUMBER  
98-72-6  
SHEET TITLE



- FLOOR PLAN KEYED NOTES:**
- EXISTING 14" THICK MASONRY WALLS TO REMAIN IN PLACE. REMOVE ALL LOOSE PLASTER FOR SMOOTH SURFACE.
  - RUN OUT ALL MASONRY WALLS WITH 1/2" 25 GA METAL RUNNING STUDS @ 24" O.C. INSULATE BETWEEN STUDS W/ FIBERGLASS OR RIGID INSULATION. TYPICAL AND SHEATH WITH 5/8" TYPE 'X' GYPSUM BOARD. SEE FINISH NOTES SHEET 'A8'.
  - REMOVE AND DEMOLISH ALL LOOSE AND BROKEN CONCRETE SLAB. FILL FLOOR WITH PRE-DRAINING GRAVEL BASE AND POURED NEW 4" CONCRETE SLAB ON GRADE. COORD. W/TH INSTALLATION OF UNDERGROUND PLUMBING AND UTILITIES.
  - NEW FLOOR TO BE POURED LEVEL TO "FIN" GRADE AT EXTERIOR OF BUILDING FOR FULLY ACCESSIBLE MAIN FLOOR. FIELD VERIFY.
  - NEW STOREFRONT SHALL BE INSTALLED AT EXISTING STOREFRONT. MASONRY OPENINGS. ALL GLAZING TO BE 1" INSULATED CLEAR GLASS. SEE EXTERIOR ELEVATIONS AND GLAZING NOTES. NOTE: ALL GLASS WITHIN 24" OF DOOR AND AT DOOR TO BE TEMPERED SAFETY GLASS. INSTALL NEW STOREFRONT DOORS. SEE DOOR SCHEDULE.
  - PROVIDE AND INSTALL NEW STEEL TUBE COLUMN AT CENTER OF NEW STOREFRONT AT LEASE SPACE NO. 1. SEE STRUCTURAL DETAILS.
  - EXISTING STRUCTURAL WOOD COLUMN TO REMAIN. INSTALL STRAP TIE CONNECTION PER DETAIL 'A10' AND WRAP WITH 5/8" TYPE 'X' GYPSUM BOARD ALL SIDES FULL TO HEIGHT.
  - STRAP FLOOR JOISTS ABOVE TO SIDE WALLS PER DETAILS 'A10' AND 'A11'.
  - THE NORTH WALL SHALL BE A ONE-HOUR AREA SEPARATION WALL W/ NO PENETRATIONS. SEE NOTES ON SHEET 'A7'.
  - NEW REAR ENTRY DOOR TO SERVICE ALLEY TO BE INSTALLED AT EA RETAIL SPACE. THIS DOOR TO BE ALUMINUM STOREFRONT FULLY TEMPERED GLASS MEDIUM STYLE DOOR. SEE DOOR SCHED. & ELEV.
  - NEW REAR ENTRY DOOR TO BE INSTALLED IN REAR METAL STUD WALL W/ 5/8" TYPE 'X' GYPSUM BOARD EA SIDE W/ EXTERIOR SIDE TO BE EXTERIOR GRADE W/ 1" E.F.S. HEAVY IMPACT STUCCO FINISH AT FINISH OF MASONRY. SEE ELEVATIONS.
  - NEW STEEL EXTERIOR STAIRWAY TO APARTMENTS ABOVE. SEE DET. 'A18' FOR CONSTRUCTION AND DIMENSIONS.
  - INSTALL NEW TOILET ROOM IN EACH RETAIL SPACE AS SHOWN. THE NEW TOILET ROOM TO BE ACCESSIBLE WITH GRAB BARS AND FIXTURES PER DETAILS 'A17', 'A18', AND 'A19'. INSTALL 4'-0" HIGH RFR WAINSCOT AT ALL WALLS.
  - NEW TOILET ROOM WALLS TO BE 3-5/8" 25 GA METAL STUDS @ 24" O.C. WITH 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE.
  - AFTER INSTALLATION OF ALL FOOTINGS, UTILITY TRENCING ETC. INSTALL NEW 1/2" TOPPING COAT OF ASPHALT AT SERVICE ALLEY FOR CONTINUOUS AND CLEAN APPROACH.
  - THESE ARE EXISTING STAIRS IN THE MIDDLE BUILDING TO THE UPPER LEVEL - TO REMAIN AND BE REUSED. SEE THE UPPER FLOOR PLAN.
  - INSTALL ALL PLUMBING LINES, SEWER, WATER AND FIXTURES FOR THE RETAIL SPACES PER THE PLUMBING PLANS. INSTALL INSTANT ON-DEMAND WATER HEATER AT THE LAVATORIES.
  - THE NEW HVAC FOR THE RETAIL SPACES SHALL BE PROVIDED BY NEW ROOF-TOP UNITS. SEE MECHANICAL PLANS. PROVIDE AND INSTALL ALL GAS PIPING AND SERVICE AND CURBS AND STRUCTURAL BRACING TO THESE ROOF-TOP UNITS.
  - INSTALL ALL NEW ELECTRICAL SERVICE TO THIS BUILDING WITH NEW MAIN DISCONNECT AND METERS AND INDIVIDUAL METERS FOR EACH RETAIL SPACE PER THE ELECTRICAL DRAWINGS.
  - ELECTRICAL SERVICE AND METERS TO BE LOCATED AT THE CORNER OF BUILDING. SEE ELEC DRAWINGS.
  - EACH SPACE SHALL HAVE INDIVIDUAL GAS METERS TO BE LOCATED AT THE NORTH ALLEY. COORDINATE EXACT LOCATION W/ UTILITY COMPANY. SEE PLUMBING PLANS.
  - THE REAR STAIR AT THE NORTH ALLEY SHALL BE DEMOLISHED & REMOVED ONCE NO LONGER REQUIRED FOR ACCESS TO UPPER LEVEL.
  - SMALL BRICK-OVEN WINDOWS IN REAR ELEVATION TO REMAIN. SEE REAR ELEVATION.
  - INSTALL NEW LAY-IN CEILING PER REAR CLG PLAN SHEET 'A4'.
  - NEW STOREFRONT PANEL MATCHING PROFILE OF STOREFRONT FULLY TIGHT DOOR AT REAR ENTRY TO LEASE SPACE NO. 1. SEE REAR ELEVATIONS.
  - INTERIOR MASONRY WALLS TO BE RURRED OUT WITH 1/2" 25 GA METAL RUNNING STUDS @ 24" O.C. WITH NO INSULATION.

**MAIN FLOOR PLAN SOUTH BUILDING 1999**

SCALE: 3/16" = 1'-0"



WARENSKI-DUVALL  
 COMMERCIAL  
 BUILDING &  
 APARTMENTS  
 4867 SO. STATE  
 MURRAY, UT  
 N. 4501840  
 E 425060  
 Zone 12

UNITED STATES  
 DEPARTMENT OF THE INTERIOR  
 GEOLOGICAL SURVEY

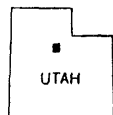
40°37'30"  
 111°52'30"

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1993  
 425000m E.

1 MILE

ROAD CLASSIFICATION

- Heavy-duty Light-duty
- Medium-duty Unimproved dirt
- Interstate Route
- U. S. Route
- State Route



(DRAPER)  
 3685 III SE