

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 University Neighborhood Historic District
other names/site number _____

2. Location

street & number Roughly bounded by 500 South, South Temple, 1100 East, & University St. N/A not for publication
city or town Salt Lake City N/A vicinity
state Utah code UT county Salt Lake code 035 zip code 84102

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 Mat DSHPD 10/30/95
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:) _____

Boec
Signature of the Keeper Edson H. Beall Date of Action 12.13.95
Entered in the
National Register

University Neighborhood Historic District
Name of Property

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

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
451	134	buildings
2		sites
1		structures
		objects
454	134	Total

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

N/A

Number of contributing resources previously listed in the National Register

9

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC/Single Dwelling
- DOMESTIC/Multiple Dwelling
- RELIGION/Religious Facility
- GOVERNMENT/Fire Station
- TRANSPORTATION/Rail-related
- COMMERCE/TRADE/Specialty Store
- LANDSCAPE/plaza (medians; walls)

Current Functions
(Enter categories from instructions)

- DOMESTIC/Single Dwelling
- DOMESTIC/Multiple Dwelling
- RELIGION/Religious Facility
- COMMERCE/TRADE/Restaurant
- COMMERCE/TRADE/Specialty Store

7. Description

Architectural Classification
(Enter categories from instructions)

- Bungalow/Craftsman
- Tudor Revival
- LATE VICTORIAN; Victorian Eclectic

Materials
(Enter categories from instructions)

- foundation STONE, CONCRETE
- walls BRICK, WOOD, STUCCO
- roof ASPHALT, WOOD SHINGLE
- other TERRA COTTA, CERAMIC TILE
CONCRETE

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

University Neighborhood Historic District
Name of Property

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- COMMUNITY PLANNING & DEVELOPMENT
- EDUCATION
- _____
- _____

Period of Significance

c.1883-1941

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

See Section 8, Criterion B Narrative Description

Cultural Affiliation

N/A

Architect/Builder

Various Architects and Builders including:

Ware & Treganza; Neuhausen, Carl

See Section 8, Criterion C discussion

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

Primary location of additional data:

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

University Neighborhood Historic District
Name of Property

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

10. Geographical Data

Acreege of property approx. 180 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A	<u>1/2</u>	<u>4/2/7/4/9/0</u>	<u>4/5/1/4/2/8/0</u>	B	<u>1/2</u>	<u>4/2/8/1/0/0</u>	<u>4/5/1/4/2/8/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1/2</u>	<u>4/2/8/1/0/0</u>	<u>4/5/1/3/1/0/0</u>	D	<u>1/2</u>	<u>4/2/7/4/9/0</u>	<u>4/5/1/3/1/0/0</u>

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at the southwest corner of 1100 East and 500 South, proceeding five blocks due north to the South Temple Historic District, then due east three blocks to include the west side of University Street, continuing south to the southeast corner of 500 South, then returning to the beginning.

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title Julie W. Osborne, Architectural Historian

organization Utah State Historic Preservation Office date July 1995

street & number 300 Rio Grande telephone (801) 533-3500

city or town Salt Lake City state UT zip code 84101

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 District nomination - Multiple owners

street & number N/A telephone N/A

city or town N/A state N/A zip code N/A

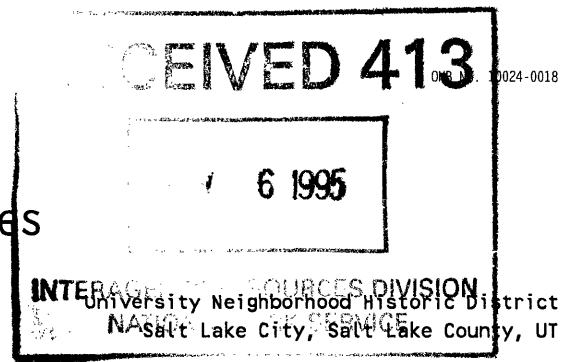
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1



Narrative Description

The University Neighborhood Historic District is located on a bench of the Salt Lake valley approximately two miles east of the central business district of Salt Lake City and immediately west of the University of Utah campus. The area contains several original square 10-acre blocks as well as a number of half-size rectangular blocks. It is primarily a residential neighborhood with a commercial strip of two blocks in the east/central part of the district. Out of the 586 buildings in the district, 452 buildings are contributing, 71 are non-contributing due to alterations,¹ and 63 are out-of-period structures. There are also two sites (grass medians and a park) and one structure (the reservoir) within the district. While the period of significance for the district ranges from c.1883 to 1941, the majority of historic buildings (seventy-five percent) date from the 1905-1925 period. The tree-lined streets, grass parking medians, sidewalks, and uniform set-backs in the neighborhood are distinctive features that enhance its character. The district retains a high degree of its historic integrity with eighty-two percent of the buildings contributing to the historic association and feeling of the area.

RESIDENTIAL BUILDINGS:

Single-Family Dwellings:

The architectural types and styles found in this district are typical of buildings constructed at that time in other parts of the city and throughout Utah. Victorian, Bungalow, and Period Revival styles and their associated types or plans dominate the district's residential architecture. The Victorian houses incorporate the cross-wing, central-block-with-projecting-bays, and side-passage plans. The Bungalows' rectangular block, open living area plans, are common throughout the district. The Period Cottages utilize the simple and practical plans similar to those of the Bungalows, but have incorporated stylistic elements on the exterior providing historical references that add to the neighborhood's character.

The extensive use of brick throughout the area further strengthens the district's cohesiveness. Seventy six percent of the buildings in the district are constructed of brick. The remainder include a number of buildings that have a stucco finish, with shingle and horizontal wood siding providing the remainder of the historic fabric in the district. A relatively small number (one-half percent) of aluminum-sided buildings appear in the district. Overall, the dominant use of brick throughout the area provides a strong sense of historic integrity.

Some grouping of houses by scale and ornamentation occurs. Groupings of smaller houses, simpler in design and execution of architectural details, on smaller lots, occur on Bueno Avenue and University Street between 400 and 500 South. The larger homes with more ornate architectural detailing on larger

¹ The majority of the changes that have occurred to the altered residential properties include large, out-of-period additions, covering of the historic fabric, and major alterations to the fenestration patterns.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

lots appear on Douglas Street, 1200 East, and especially along 100 South, the area nearest the South Temple Historic District².

Multiple Family Dwellings:

Historic apartment buildings that contribute to the area include the University Apartments (c.1907) at 201 South 1300 East, the Cluff Apartments (1911) (National Register, 1989), at 1270-1280 East 200 South, the Commander Apartments (c.1928) at 147 South 1300 East, and the Edgehill Apartments (c.1928) at 227 South 1300 East. A complex of apartments buildings on 100 South between 1100 and 1200 East was built c.1955,³ and although out of period, maintains the historic quality of the street. The infill of newer structures has included only a few large apartment buildings, with residences of similar scale and materials comprising the majority of out-of-period structures.

Commercial Buildings:

There is a L-shaped core of commercial structures within the University Neighborhood Historic District. The commercial buildings along 200 South between 1300 East and University Street are primarily one-story structures that were built as retail shops. Many of the buildings along 1300 East between 200 and 300 South were originally built as residences and converted to commercial, retail spaces in the 1930s.⁴ The L-shaped commercial strip is an integral part of the historic quality of the district. Alterations in the retail shop areas include store front changes, including outdoor waiting and dining areas and signage. These changes have not significantly impacted the historic qualities of the area and this commercial area continues to encourage pedestrian traffic.

Public Buildings:

The building at 1337 East 500 South was originally built as the Emigration Canyon Railway headquarters.⁵ This one-story building is of frame construction with Arts and Crafts styling. It is currently used as a residence.

Fire Station No. 8 (National Register, 1983), constructed in 1930, is a one-and-one-half story gable-roofed brick building featuring Period Revival styling. The building's residential appearance reflects careful attention given to scale, setback, and design, contributing to the historic character of the district. Conversion of the building in 1982-83 for restaurant use left the exterior appearance virtually intact.

² The South Temple Historic District incorporates both sides of South Temple between University and 100 East. The district is comprised of mostly larger-scale homes, including a number of mansions that were built for the mining magnates of Utah at the turn of the century.

³ Residents at these addresses first appear in the 1955 Polk directory.

⁴ See copy of Zoning Map and Ordinance, 1941.

⁵ Carr, Stephen L., M.D., and Robert W. Edwards. Utah Ghost Rails. Salt Lake City, UT: Western Epics, 1989.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

Religious Building:

The LDS Church University Ward Chapel at 160 South University Street was built in 1925. The silica block exterior shell expresses the tall and narrow nave within. Over the large double doors is a large tympanum, deeply inset within the wall that features a ceramic mosaic tile mural of "Christ." The building's scale and massing are in keeping with the neighborhood and it contributes to the historic nature of this area.

The Salt Lake Thirty-third Ward at 453 South 1100 East is a Victorian Gothic style church. This two-story building incorporates pointed arched windows at the front and side entrances under simple gabled rooflines. The rear addition, although not original to the building, is a product of the historic period and the building continues to enhance the character of the neighborhood.

The Emery Memorial Home for Men (1327 East 200 South, now the Newman Center), was built in 1913 by the Episcopal Church. It was demolished and reconstructed in the 1980s, and although no longer an original structure, it compliments the historic qualities of the neighborhood.

Sites/Structures:

The block between 1300 East and University Street, and South Temple and 100 South, encompasses a park, an enclosed reservoir and associated wall, and a c.1930 building known as the Art Barn. The park, Reservoir Park, is located at the corner of 1300 East and University is a large green space with lawn and mature trees.

The reservoir, located on the corner of 1300 East and 100 South, has a historic wall that rises from the street level at that corner. It serves as the western border of the enclosed reservoir that includes tennis courts on the concrete top. This wall is constructed of concrete and incorporates recessed geometric designs and evenly spaced posts with every other one capped with a tapered spire and an electric light.

One historic building, the Art Barn, built c.1930, exists mid-block on a small street called Finch Lane. It is a one-and-one-half-story, shingle-sided Period Revival style building with simple architectural detailing.

Streetscapes/Landscaping Features:

In addition to the structures, the district is enhanced by visual components that are important in the cohesive streetscapes, including tree-lined curbs, uniform setbacks, and compatible scale of the buildings. The grass medians, or "parkings," that exist on 1200 East and 200 South are distinctive features within the neighborhood that date from c.1905. Other features include alleyways, driveways that extend from the street, retaining walls, and fences in a variety of materials.

The area in which the University Neighborhood Historic District is located has been called the east bench because of the noticeable change in topography. The steeply cut roads and terraced yards along

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 4

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

100-500 South east of 1100 East illustrate the dramatic rise in the landscape. These features respond to the geography and help to define a distinctive area.

The architecture in the University Neighborhood Historic District continues to depict the period of its significance, c.1883-1941. The structures and sites compliment the buildings and help define a turn-of-the-century community in Salt Lake City.

___ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The University Neighborhood Historic District is significant under Criteria A, B, and C. Under Criterion A, the district is important as it reflects the history of Salt Lake City during a period of growth and changing demographic patterns. The neighborhood largely grew during a period (1905-1925) when the city's population doubled⁶ and the economic base shifted from agriculture to industry. By the turn of the century Salt Lake was no longer an isolated, religious community; it was in the political and economic mainstream of the country. The influx of professionals and the establishment of the University of Utah on its current site in 1900, itself an indication of the progress the city was experiencing, greatly influenced the growth and social fabric of the neighborhood and ensured its viability. The area has been home to many faculty and staff members, as well as many professional people not affiliated with the University. Nationally the Progressive Era was effecting social changes through governmental reform and the related City Beautiful movement encouraged the design of public spaces that would improve urban life. The contributions of the people living the University Neighborhood Historic District to the city and associated physical improvements within the neighborhood reflect this national trend. It is also significant under Criterion A in its description of a self-contained or self-sufficient neighborhood. This area is one of only a few self-sufficient neighborhoods that developed just outside the core of Salt Lake City at the turn of the century.⁷ The University Neighborhood Historic District contains mostly residential buildings built around the University of Utah and incorporates commercial, public, and religious structures to support the residents within the area.

Under Criterion B the University Neighborhood Historic District is significant because of its association with prominent Salt Lake City residents who contributed to the educational, artistic, and professional communities. Many residents of the area taught at the University of Utah and were influential in the fields of medicine, theater, dance, art, architecture, and science. Other professionals in mining, business, political, and medical fields also lived in the University Neighborhood Historic District and influenced the growth of the area and Salt Lake City .

The district is important under Criterion C because of its large number of excellent examples of the styles popular in Salt Lake City and Utah during the first quarter of the twentieth century and because it contains numerous buildings that are both significant and modest examples of the work of prominent Utah architects. Most of the houses display the craftsmanship of design and construction materials associated with the era of the significant period, 1883-1941. The range of residential building types includes small workers' cottages,⁸ Victorian cottages, moderate-sized bungalows, larger two-story more elaborate homes, and apartment buildings. The majority of the buildings date from the 1905 to 1925 period and represent the hallmark styles of the Progressive Era: Prairie, Arts and Crafts, and Craftsmen bungalows. The styles and types of structures in the neighborhood portray the sequence of its

⁶ Alexander, Tom, Mormons and Gentiles--A History of Salt Lake City. Boulder, Colorado: Pruett Publishing Company, 1984.

⁷ Other areas include Sugar House, 9th South and 9th East, 15th South and 15th East, and an area along 900 West between about 400 South and 600 South.

⁸ Located on Bueno Avenue, one of the smaller streets in this neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

development and its association with the growth of the city during a prosperous and forward-thinking time.

HISTORY OF SALT LAKE CITY:

Salt Lake City saw a quickly changing demographic pattern during the first part of the twentieth century. A shift in the socio-economic environment away from the city's earlier agricultural emphasis occurred along with the increased presence of the mining industry in Utah, improved rail transportation, and rising industrial activity. With the arrival of the railroad in 1869, the mining industry grew on a large scale and Utah's economy took on a new dimension. Mining became a major industry in Utah, second only to agriculture⁹ and a major shift in demographic patterns in Salt Lake City was underway.

The population of Salt Lake City increased from 20,000 in the 1880s to well over 92,000 in 1910,¹⁰ and the physical structure of the city rapidly expanded upon land higher east of the original town grid. Acquiring a suitable water supply for the bench lands and in the areas immediately surrounding the city continued to be a problem, as did the establishment of a suitable sewer system. The accumulation of a smoke haze over the city was a problem before 1900, but motor vehicles and smoke-producing industries exacerbated the problem and during the winter the entire valley was frequently engulfed in a black curtain of smoke particles that marred buildings and clothing. Salt Lake City was so plagued with smoke during the early 1920s that it was nicknamed "the Pittsburgh of the West".¹¹ There was a need and desire for residents of Salt Lake City to move to higher ground for cleaner air and water.

Civic improvements in the University Neighborhood Historic District and throughout the city included the planting of trees¹² and building of sidewalks. The patterns of subdivision and land utilization were worked out by 1911,¹³ and zoning was established in 1922 in large part in response to the problems of indiscriminate commercial, industrial, and residential development in all parts of the city. A bill was

⁹ McCormick, John. Salt Lake City, The Gathering Place. California: Windsor Publications, 1980, p. 35.

¹⁰ Boyce, Ronald R. "An Historical Geography of Greater Salt Lake City, Utah." An unpublished thesis, Master of Science, Department of Geography, University of Utah, May 1957.

¹¹ Boyce, p.86-90.

¹² As early as 1851 efforts were undertaken to begin planting trees in Salt Lake City. Creating a "Valley of Trees" out of Salt Lake City continued and in 1923 the Salt Lake City Shade Tree Commission was established to supervise the planting of trees and the protection of historical or notable trees. In the 1930s, municipal ordinances designated the types of trees to be planted on every major street in the old city.

¹³ Boyce, p. 82-84.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 7

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

introduced to zone the city into two categories, residential and industrial, in all parts of the city, however, enforcing zoning regulations continued to be a problem.¹⁴

The streetcar system, first established in the city in 1872, played an important role in the development of the University Neighborhood Historic District. A trolley line ran around the University Neighborhood Historic District, along 100 South, 500 South, 1100 East and 1300 East. With the alteration of some city streets to accommodate the new street car system (1906-11) electrical wires and poles were moved from the center to the sides of the street or buried underground.¹⁵ Concurrent with those alterations was the creation of "parkings", or grass medians, down the center of several streets, introduced for the benefit of those who could not seek recreation elsewhere.¹⁶ The parking at 1200 East between 100 and 200 South was developed in the 1920s as a block play center. A retaining wall was built and plans were made for wading pools, ball diamonds, winter toboggan slides, and shelter houses. Although the play center continued to be operated by the city throughout the 1930s, most of those plans were not realized.¹⁷ All of these improvements--zoning, better utilities, and the availability of more green space--are examples of public works efforts that were instigated at the insistence of residents of Salt Lake City and the University Neighborhood Historic District during the first quarter of the twentieth century.

A result of the World Columbian Exposition held in Chicago in 1893, the City Beautiful movement not only encouraged large-scale grand boulevards, classical memorials, and formal landscaping, but also elevated the status of the nascent planning profession and contributed to the realization that the physical elements of a city affected its citizens. While the University Neighborhood Historic District does not contain examples of this movement on a grand scale, and there may not have made a concerted effort to employ the specific components, the features mentioned above are significant because they represent small scale examples of the City Beautiful movement and reflect the trend toward improving neighborhood conditions.

A look at the lives of many of the residents in the district (brief synopses with addresses and dates of the construction of the house are listed in Appendix A) reveals that the district was home to many prominent citizens involved in mining, business, politics and law, medicine, and teaching at the University of Utah. Their success indicates the prosperity that the city enjoyed during the period of significance c.1893-1945. In many instances their professions and civic activities indicate their desire to improve their

¹⁴ Boyce, 1957.

¹⁵ Several of the streets on which trolley lines had been laid continued to be major transportation routes after the tracks were removed. By 1928 the street car track system no longer influenced the growth of the city. Trackless trolleys were approved in Salt Lake City in 1929, in 1933 gasoline buses serviced the city, and by 1945 mass transportation had been almost entirely replaced by individual automobile transportation. With the automobile, people spread into suburban areas. Boyce, p. 85.

¹⁶ City Engineering Department, Annual Report, 1908, pp. 208-209.

¹⁷ Municipal Record, Vol 10 (January, 1921): 16; Vol 20 (January 1931): 45.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

community through more responsible government, improved education, and more opportunities for the general population. For example, Charles Loffbourow (54 South 1200 East) was a district attorney, a district judge, and a Congressman who also served on the board of education and volunteered for the Children's Service Society. Frank Stephens (169 South 1300 East) was Salt Lake City Attorney and was instrumental in Salt Lake City's adoption of the commission form of government. Dr. Leslie Paul (258 South Douglas) was a volunteer clinical faculty member at the University of Utah College of Medicine who helped establish the Intermountain Red Cross Blood Bank and served as commanding officer of a U.S. Army field hospital in Iran in 1944.

In many instances their professions, interests, and civic activities were in keeping with the Progressive Era. This loosely-defined but effective movement addressed many of the concerns held by the middle class from about 1900 to 1920, including corruption in government, exploitive and hazardous working conditions, the effect of immigrants on American society, and the influence of corporate monopolies on consumers and private enterprise. Although differences existed among progressive reformers, they shared an important common value--that society was malleable and could be improved if molded in the property way. To this end reformers modernized urban government by extending merit systems, streamlining administrations, and transferring power from mayors to city managers and commissions. They enacted better working conditions by regulating hours, restricting child labor, and providing compensation for injuries. The participants brought about the first measures of consumer protection, and improved the appearance and safety of cities by enacting building codes, zoning ordinances, and urban planning guidelines.

The accomplishments of many of the women who lived in the district illustrate the prominent role that women played in the social and civic concerns of the Progressive movement, and indicated that more opportunities were available to them to effect change outside the home. Maud May Babcock (273 South 1100 East) established the University of Utah theater in 1895 and was long associated with the speech and drama department. She wrote several books, chaired the board of the Utah State School for the Deaf and Blind, and served as the first woman chaplain of the Utah Legislature. Loree Forsyth Snow (219 South Elizabeth) instigated the first high school model U.N. Assembly in the country, was the first woman chairman of the Utah Association for the United Nations, and spearheaded the establishment of the new medical-surgical building at the Utah State Hospital in Provo. Lois Hashimoto (315 South 1200 East) was instrumental in raising the money to construct the Japanese Church of Christ (268 West 100 South, National Register, 1982).

SELF-SUFFICIENT NEIGHBORHOODS:

The University Neighborhood is one of Salt Lake City's more substantial "self-sufficient" neighborhoods that contain residential, commercial, public, and institutional buildings. Several other pockets of commercial development emerged in residential neighborhoods away from the central business district during the early twentieth century. Some, such as the area at 1500 East and 1500 South, consisted of only a few small commercial buildings to service the neighborhood's residents. Others were more substantial. The commercial hub at 900 East and 900 South, for example, had a few two-story

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 9

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

commercial buildings, several one-story buildings, and one industrial building, a flour mill.¹⁸ An area along the west side of the city had a few small commercial buildings plus a church, theater, and library spread along 900 West between about 400 South and 600 South.¹⁹

The most fully developed neighborhood commercial center in Salt Lake City was (and still is) Sugar House, centered at 1100 East and 2100 South, approximately 4-1/2 miles southeast outside the central business district. In addition to a large number of commercial buildings, the area had a fire station, library, post office, churches, schools, and several industrial buildings. For a brief period in the early twentieth century, Sugar House had even been incorporated as the town of Forest Dale.²⁰

Though not nearly as large or diverse as Sugar House, the University Neighborhood Historic District was still one of the most notable of the city's self-contained neighborhoods. The university, which relocated here in 1900, stimulated the growth of both residential and commercial buildings, which in turn justified the construction of "support" structures such as the fires station and churches. The development of Reservoir Park, with its green space, playgrounds, tennis courts, and art center, provided another urban amenity to this and surrounding neighborhoods.

UNIVERSITY OF UTAH INFLUENCE:

The establishment of the University of Utah on land acquired from Fort Douglas is a major factor in the neighborhood's development. The Fort Douglas military reserve, established in 1862 to protect the Overland Telegraph from Indian and Confederate attack,²¹ had blocked residential building in the area east of 1300 East and north of 500 South until Congress appropriated sixty acres of land from the western part of the Fort Douglas reserve for a new University of Utah campus in 1894. The need of a large campus had been considered for a number of years before the land was made available. University President John R. Park had considered the western part of the Fort Douglas Military Reservation as the best available land for a new campus. He asked the United States Congress for a grant of land from the Reservation which was passed in the 1892 session of the Territorial Legislature. The bill provided for the granting to the Territory of Utah "a tract of land containing not less than 60 acres off the west side of the reservation known as the Fort Douglas Reserve, which tract shall adjoin the east boundary of Salt Lake City".²² The sixty-acre tract was between 100 South and 400 South with a

¹⁸ See Lefler-Woodman Building National Register nomination, 1982, for more details. On file at Utah State Historic Preservation Office.

¹⁹ West Side Reconnaissance Survey, 1991. On file at Utah State Historic Preservation Office.

²⁰ Central Southern Survey Report.

²¹ McCormick, p. 57.

²² Chamberlin, Ralph V. The University of Utah: A History of Its First Hundred Years 1850-1950. Salt Lake City, Utah: University of Utah Press, 1960, p. 174.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 10

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

western boundary 400 feet east of 1300 East. The funds for establishing the university on the new site were allocated by a bill passed by the Utah legislature in 1899.

The official opening of the university at this site occurred on October 1, 1900, even though the buildings were not quite ready for occupancy. Four of the five major buildings planned for the new site had been completed by 1902. The university continued to grow as an additional thirty-two acres of land to the east and south was granted in 1906. The number of collegiate students in the university increased from 183 in 1900-01 to 1,602 in 1915-16. It dropped to 1,029 in 1917-18 and after the end of World War I, then rose to 1,628 in 1919-20. In the decade from 1921-22 to 1930-31, the increase was 78 percent. There was a drop during the depression but it was less than anticipated partially because of a widespread conviction among people that their time would be best spent improving their education and training when jobs weren't available, and because of the loans and part-time employment set up by the federal government through the various New Deal era agencies. With a slight drop between 1933-34, the attendance steadily increased to 4,445 in 1940-41.²³

"During WWI, enrollment had been somewhat slowed. The end of the war brought an influx of students. The increase in size and complexity of the student body brought new and complex problems."²⁴ Meeting student housing demands was one of the problems. The Emery Memorial Home for Men (1327 East 200 South, now the Newman Center), built in 1913 by the Episcopal Church, was one of the first dormitories to house male university students. Dormitory accommodations for women had been recognized but were limited after the university moved to its new campus in 1900. It wasn't until 1938 that, with the help of Public Works Administration funding, Carlson Hall, "built in the style of 'adapted modern Italian' and provided all modern conveniences and equipment, was completed".²⁵ A few of the fraternities and sororities provided housing for their members.

Many of the students commuted to the campus using public transportation systems,²⁶ minimizing the need for on-site housing. "The university drew its undergraduate membership in large measure from Salt Lake City and near-by communities. As merely day-time members of the University community, students did not curtail their activity in the social life of their home associations to become integrated with the campus bloc."²⁷

The size of the faculty was naturally dependent on the student population.

²³ Chamberlin, pp. 253-426.

²⁴ Chamberlin, p. 369.

²⁵ Chamberlin, p. 425-26.

²⁶ Central/Southern Survey, p. 60.

²⁷ Chamberlin, p.451.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 11

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

The remarkable growth in the collegiate student body and a great increase in financial support extended by the Legislature made possible an enlargement of the faculty from nine professors, one associate professor, five assistant professors, and twelve instructors exclusive of the special teachers in the Training School in 1900-01, to twenty-nine full professors, five associate professors, one assistant professors, and sixteen regular instructors, not including assistants and special lecturers in 1914-15.²⁸

With the development of the University came development of the land to the west as a residential neighborhood. In the 1890s several (17) larger homes had been constructed by businessmen and professionals, but the area saw its greatest development between 1905 and 1925 when subdivisions were platted and built up and the University of Utah professors, and those working in responsible positions at the facility, looked for homes close to the school. Approximately one-third of the faculty listed in the 1918-19 University of Utah General Catalogue resided within the University Neighborhood Historic District boundaries.²⁹

The growth and maturation of the University of Utah greatly enhanced the cultural and intellectual life of the city, and the expertise of many of its faculty became available to local businesses and government. Elias Beckstrand (244 South Douglas), a mechanical engineering professor, served as the consulting engineer for the Utah Copper Corporation and for the Utah State Road Commission. LeRoy Taylor (258 South University Street) was also on the engineering faculty and was involved in the planning of the Central Colorado-Great Basin Development, a project that culminated in the construction of Flaming Gorge and Glen Canyon dams.

The influence of the University of Utah on the University Neighborhood Historic District's social fabric is reflected in the number of prominent educators who built homes or moved into existing homes in this area during the early decades of this century. Many of those associated with the university in the neighborhood are highlighted in Appendix A.

ARCHITECTURE:

Residential Development:

After the accessibility of water and transportation had opened the area to development, the small-scale real estate developer was able to purchase individual lots and build a few homes at a time.³⁰ This

²⁸ Chamberlin, p. 255.

²⁹ General Catalog of the University of Utah 1918-1919. Bulletin of the University of Utah, Vol. 9, No. 1, May, 1918.

³⁰ Historical evidence supports the idea of speculative building patterns through documentation of individual ownership of several houses within the district. An example is Glen R. Bothwell, speculative builder, who built his home at 175 South 1200 East, a Period Cottage English Tudor style house, in 1928. He also was associated with three other homes built on 1200 East, in addition to the numerous residences west of the University Neighborhood Historic District.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 12

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

trend took hold at the beginning of the area's building (1883), was substantial between 1905-1925, and continued throughout the 1930s. Builders constructed four to six houses on a block in anticipation of the influx of students, teachers, and university employees. The time frame for the majority of the speculative building, 1900-1920, coupled with the extensive use of the bungalow and foursquare house types, popular in Utah from 1900-1920,³¹ corresponds with the patterns of growth in the neighborhood. The Victorian houses (1880-1910), followed by the Bungalows (1905-1925), and the English Tudor/Period Revival Cottages (1915-1935), illustrate three major periods of growth that reflect city-wide development patterns for this period.

The Victorian styles, popular in Utah between 1880 and 1910, were used in nearly twenty percent of the homes built in the University Neighborhood Historic District. The goal of the Victorian styles was one of visual complexity and was achieved by using a variety of different house types, such as the side-passage plan, the cross-wing house type, and the central-block-with-projecting-bays plan. With the availability of mass-produced millwork and decorative ornamentation, the stylistic developments changed during this period on both the national and local levels. The use of Victorian styles reflects the ending of isolation in Utah as pattern-book styles were utilized extensively throughout the state.³²

Examples of Victorian style houses in the University Neighborhood Historic District include some larger, two-and-one-half-story, ornate homes such as the house at 1111 East 100 South. This home was built in 1893 by Abraham Hanauer, Jr., who performed legal and secretarial work in the mining industry. Another example is that of the George and Mabel Osmond house at 127 South 1200 East. This home was constructed in 1890, this two-story frame house also incorporates the asymmetrical plan and wrap around porch. The pattern-book stylistic influence is also seen in the smaller, one-and-one-half story home at 1115 East 500 South. Built in 1908 by Fred C. Hadder, this more modest wood frame home continues to use similar features and detailing that represent this period of development in the University Neighborhood Historic District.

Nearly forty percent of the contributing residential structures in this district are built in the Bungalow, Arts and Crafts, and Prairie School styles. These styles were popular in Utah 1905-25 and incorporated many similar stylistic features such as low, hipped roofs and wide, overhanging eaves. The wide porches helped to create an impression of informal living and in uniting the house to its site. The bungalow plan is open, informal, and economical and was the most popular house type in Utah during the first quarter of this century. The bungalow became the basic middle-class house, replacing the late-nineteenth-century Victorian cottage. Like the Victorian style, the bungalow's popularity can be attributed to the widespread use of architectural pattern books and a corresponding period of economic prosperity when many families were purchasing their first homes.³³

³¹ 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.

³² Carter, pp. 110-111.

³³ Carter, p. 138-144.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 13

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

The David and Alice G. Smith House at 1257 East 100 South, built in 1909, is a good example of an Arts and Crafts Bungalow with its exposed rafters and purlins, half-timbered dormer, and full-width porch with paired square columns on rough stone posts. This one story brick home was designed by Bernard O. Mecklenberg and built as a speculative house by Albert S. Erickson. A Craftsman Bungalow with similar but more modest detailing at 441 South Douglas Street was built in 1910 by a speculative developer, H. Bynir. The first residents were Sylvan, a department store manager, and Elizabeth Leon. Another Bungalow at 1224 East 100 South was built c.1925 of brick with half-timbered, clipped gables, as an investment by Willard B. Richards. Clarence J. (a bandmaster) and Josephine Davis Hawkins lived here from 1926-50.

The most extensive use of the Period Revival in the University Neighborhood District dates from the late 1920s through the 1930s. Approximately thirty percent of the buildings in the district are Period Revival English Tudor, Neoclassical, and Colonial Revival characteristics. Period Revival styles were popular in Salt Lake City and throughout Utah between 1890-1940, with most of this style home in the University Neighborhood Historic District being constructed after 1925.

Various explanations have been offered for the popularity of these styles and one opinion is that national pride following World War I led to an increased use of the Colonial Revival and Neoclassical styles, while another states that the English Tudor and French Normal were favored by doughboys recently returned from Europe. These designs almost always displayed the architect's or builder's familiarity with the external, decorative features of the historical style rather than with the building tradition, its formal features, or plan types. They were simplistically massed, suggesting the informality that various architectural writers of the period stated was appropriate to the American way of living.³⁴

Representative examples of the Period Revival styles include the house at 1219 East 400 South that was built in 1929, probably as a speculative house, by Henning Henderson. The steep gable entrance and tudor arched doorway in this brick house is typical of the English Cottage. The one-story house at 1155 East 400 South is another model of a English Cottage that has included decorative brickwork on the bottom wall courses and brick lintels. It was built c.1932 by Tressa A. Dontre. The house at 175 South 1200 East is a one-and-one-half story version of the Tudor Revival style. The builder and first resident of this house was Glenn R. Bothwell, a developer who also built several other residences in the neighborhood.

This neighborhood reflects these three periods of growth through its numerous examples of well-preserved buildings and its overall strength in historical integrity. The University Neighborhood Historic District illustrates its historic feeling in part because of the range of styles. Its appearance is unlike other suburban neighborhoods that are much more uniform in architectural styles and plans. An important aspect of this historic district lies in its reflection of a period just prior to the suburban development after WWII. There is a balance between the diversity seen in urban development with the uniformity seen in

³⁴ Carter, pp. 145-146.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 14

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

suburban development. There are various types and styles spanning a period of nearly fifty years that reflect this changing pattern of residential development and demonstrates the transition between the urban and the suburban image of the outlying areas.

Several urban apartment buildings in this area were built close to the University primarily during the early twentieth century. Urban apartments are significant for their association with the rapid urbanization of Salt Lake City during the 1890-1930s. Apartments document the accommodation of builders and residents to the realities of crowded living conditions and high land values. The apartments in the University Neighborhood Historic District fall within the two periods of construction, 1902-1918 (University and Cluff Apartments) and 1922-31 (Edgehill and Commander Apartments), a break in building that was caused by WWI. Dwellers in apartments are more transient in nature than suburban homeowners and reflect this area's need for some short-term living accommodations in a predominately single-family dwelling neighborhood.³⁵

The need for large numbers of apartments and student housing did not occur until after World War II. At that time many of the residences were converted into rental units to accommodate the increasing student enrollment.³⁶ Most of those houses have maintained rental status, although, within the last few years, a number of homes west of 1300 East have been restored to single family dwellings.

Public, Institutional, and Commercial Development:

The residence at 1337 East 500 South originally housed the Emigration Canyon Railway's headquarters. With the demand for quarried building materials increasing during the late 1800s, and the advent of an electric railway system, Emigration Canyon Railway was organized and incorporated in 1907. The house and the property to the east (current parking for the University of Utah), served as the station headquarters until 1917.³⁷

Fire Station No. 8 is the second oldest visually intact fire station in Salt Lake City, and is historically significant in documenting the expansion and development of the fire-fighting service in Salt Lake City. It also illustrate the city's willingness to combine aesthetic considerations with functional needs. Designed by the city, it was built in 1930 to serve the "outlying" east bench area, one of the fastest growing residential areas at that time. With the need for a fire station, and because of its location, zoning on both sides of 1300 East Street between 200 South and 300 South was changed in November

³⁵ Historic Resources of Salt Lake City (Urban Apartments), National Register thematic resource nomination, 1989. On file at the Utah State Historic Preservation Office.

³⁶ Central/Southern Survey Area.

³⁷ Carr, Stephen L., M.D., and Robert W. Edwards, Utah Ghost Rails. Salt Lake City, UT: Western Epics, 1989, p. 44-47.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 15

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

1929 from Residential B-2 to Residential C-2.³⁸ This zoning change has, over the years, allowed the growth of an island of commercial development along this block.

Commercial buildings are concentrated along 1300 East between 200 and 300 South, and on 200 South, between University and 1300 East. This L-shaped retail/restaurant/commercial strip has been maintained as a vital area that has served the University of Utah and the University Neighborhood District since the 1930s. Although changes in specific use have changed somewhat over the years, it continues to be a small-scale, pedestrian-based commercial strip. Business along 1300 East includes several restaurants, such as the one in Fire Station No. 8, a coffee shop, a bookstore, a record shop, a travel agency, and a clothing store. Along 200 South, the University Pharmacy and a pizzeria have long been associated with University students. Some intrusion of out-of-period buildings and alterations have influenced the appearance of this area, however, its historic integrity has not been significantly altered and it continues to reflect the activities that have long been associated with this district.

Other structures and sites:

One of the first reservoirs constructed to serve the increasing city population was located at 1300 East and 100 South, the area known today as Reservoir Park. A covered City Reservoir, constructed 1900-01, on the corner of 1300 East and 100 South is surrounded by a wall, built in 1914,³⁹ which is a prominent visual landmark for the University Neighborhood Historic District. It is a unique example of this type of urban design element in the city.

Reservoir Park is incorporated in this block as well as the Art Barn, a building constructed c.1930 under the direction of the commissioner of parks, Harry L. Finch. The small street on which the Art Barn is located was renamed Finch Lane in 1933.⁴⁰

With the variety of building types, the University Neighborhood Historic District developed as a self-contained community. Primarily a residential area, the commercial, public, and institutional buildings in the area served the residential population.

Several architects prominent in Salt Lake City and Utah during the early years of the twentieth century were influential in the building of the University Neighborhood Historic District. Excellent examples of

³⁸ Municipal Record, (Salt Lake City: Salt Lake City Corporation, 1931), 18:11 (November 1929), p.9-11. City officials had hoped to acquire property for the fire station on the east side of 1300 East, but were ready to settle for a location on 200 South opposite Douglas Street (1250 East) before this property on the west side of 1300 East became available. (Ibid., 18:10 [October 1929], p. 12.)

A Use District Map of Salt Lake City dated 1941 shows that zoning in this same location was Residential B-3, which allowed for limited retail business.

³⁹ Annual Reports of 1914 state that a 500 foot wall was constructed along the western boundary of Thirteenth East Reservoir. This is presumably the wall that is still there.

⁴⁰ Finch was instrumental in increasing the number of parks and incorporating more baseball diamonds, lighted concrete tennis courts, and other improvements.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 16

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

Prairie style houses designed by the firm of Ware and Treganza, one of the leading architectural firms in the state during the first quarter of the twentieth century, include the houses at 1211 and 1229 East 100 South. These homes were built for two Covey brothers, Alman and Hyrum, businessmen involved with the Covey Investment Company. The firm also designed more modest homes such as the one at 330 South Douglas Street, built in 1916 for John M. Murphy, a time clerk at the Union Pacific Railroad. They also designed the Queen Anne Victorian style house at 157 South 1300 East for Ira H. and Blanche S. Lewis. The firm primarily designed residential buildings and often incorporated the Arts and Crafts style.

Frederick A. Hale, a graduate of the architecture program at Cornell University and a prominent Utah architect between 1890 and 1934, designed the Craftsman and Colonial Revival style home at 162 South 1300 East for Andrew J. and Letitia Hosmer, and the Frank B. and Lumnette S. Stephens house at 169 South 1300 East. His commission, which included mansions along South Temple Street and downtown commercial structures, reflect his association with the city's non-Mormon citizens who were influential in mining and business ventures. He used styles that were popular nationally, such as the Shingle and Queen Anne styles for residential properties and Beaux Arts classicism for institutional structures, thus contributing to the increasing urbanization that Salt Lake City and the rest of the state experienced at the turn of the century.

Other well-known architects designed residences and institutional structures in the neighborhood. Bernard O. Mecklenberg was a well-known architect who designed a number of notable buildings in Salt Lake City during the early twentieth century, including the house at 164 South 1300 East for Charles L. Rood. The University Ward Chapel at 160 South University Street is an excellent example of the late Gothic Revival style, designed by the firm of Pope and Burton, another prominent architectural firm in Utah during the period of the district's formation. The Chapel was built in 1925 for the LDS Church. The cost of construction was \$120,000.

Two architects who designed significant landmark structures in Salt Lake lived in the neighborhood. Carl M. Neuhausen, one of Utah's most prominent architects, designed the Chateausque style residence for his family at 1265 East 100 South. The estimated cost of construction in 1901 was \$5,000. Some of Neuhausen's notable works include the Kearns Mansion (now known as the Governor's Mansion) (National Register, 1970) and the Cathedral of the Madeleine (National Register, 1971). David C. Dart built the house at 206 Douglas for his family in 1907. He was a well-known local architect who designed buildings around Salt Lake City, including the Judge Building (National Register 1979), Patrick Dry Goods Building, and Our Lady of Lourdes Chapel (all still in existence).

The University Neighborhood Historic District is significant in describing an important period of growth in Salt Lake City. Influences that were effecting change in many American cities are evident in the way in the University Neighborhood Historic District. Salt Lake City was becoming a cosmopolitan community and moving away from the isolationism that had been part of the initial settlement. The architectural styles, the people's professional careers and contributions to the community, and the improved educational systems, were working together to help build a city that was connected to other American cities. The strength of that community is seen in its ability to provide amenities for the neighborhood, and the area has retained its status as a stable and contributory part of Salt Lake City evident in the architectural components within this area.

___ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 17

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

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__ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 10 Page 20

University Neighborhood Historic District
Salt Lake City, Salt Lake County, Utah

The boundaries of the district, as a result of the reconnaissance survey results, has been defined in part through the historic development patterns. In addition to being influenced greatly by historical data, the district reflects prominent visual boundaries in the area such as 500 South, University Street, and the bench area of the Wasatch mountains. Another important visual component in the district is the clustering of house types throughout the neighborhood. The variety of house types within these groups provides a unique character. Rows of trees lining the curbs and the scale and styling of the houses are connecting visual elements within the district which maintain the neighborhood's setting. Most of the houses were built as single family residences.

The district is weakened somewhat by the obvious visual break of the later, non-contributory commercial buildings along the 1300 East between 200-300 South, but the architectural and historical character of the areas on both sides of 1300 East are united strongly enough to warrant their qualification as a single district. Additional non-contributory buildings, most either newer buildings or radically altered older buildings, are interspersed throughout the district, but are relatively few in number.⁴¹

⁴¹ "Salt Lake City Architectural/Historical Survey: Central/Southern Survey Area", p. 90.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 18

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

Common Label Information:

1. University Neighborhood Historic District
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Julie Osborne
4. Date: April 1993 and July 1995
5. Negative on file at Utah SHPO.

Photo No. 1:

Approx. 150 South 1300 East

6. View of 1300 East. Camera facing southwest.

Photo No. 2:

1100 South and 300 South

6. View of 300 South. Camera facing east.

Photo No. 3:

222-24 South 1300 East

6. Northeast elevation of buildings. Camera facing southwest.

Photo No. 4:

1340-1318 East 200 South

6. North elevation of buildings. Camera facing southwest.

Photo No. 5:

160 South University

6. Southeast elevation of buildings. Camera facing northwest.

Photo No. 6:

147 South 1300 East

6. Southwest elevation of buildings. Camera facing north.

Photo No. 7:

1265 East 100 South

6. Southwest elevation of buildings. Camera facing northeast.

Photo No. 8:

1105 East 100 South

6. South elevation of buildings. Camera facing north.

x See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 19

University Neighborhood Historic District
Salt Lake City, Salt Lake County, UT

Photo No. 9:

447 South 1200 East

6. Southeast elevation of buildings. Camera facing northwest.

Photo No. 10:

1342 East 300 South

6. Northeast elevation of buildings. Camera facing southwest.

Photo No. 11:

206 South Douglas

6. Northeast elevation of buildings. Camera facing southwest.

Photo No. 12:

45 South 1100 East

6. Southwest elevation of buildings. Camera facing northeast.

Photo No. 13:

1337 East 500 South

6. Southeast elevation of buildings. Camera facing northwest.

Photo No. 14:

1118 East 200 South

6. Northwest elevation of buildings. Camera facing southeast.

Photo No. 15:

1132 Bueno Avenue

6. Northeast elevation of buildings. Camera facing southwest.

___ See continuation sheet

APPENDIX A
Synopses, Addresses, Dates of Construction
Residents of University Neighborhood Historic District

MINING

1111 East 100 South

Abraham Hanauer came to Utah from Colorado in 1885, where he had been a mining lawyer, and built this house in 1893. In Salt Lake he served as secretary and vice president of Hanauer Smelting and Refining Company, which was later taken over by the American Smelting and Refining Company. He was also president of the Yerington C.M. Mining Company.

226 South 1200 East

This house was designed by Ware and Treganza and built in 1910 for Wadsworth W. and Cora B.Norton. Mr. Norton was a metallurgist and superintendent of the American Smelting and Refining Company.

221 South 1200 East

Hudson and Jennie Smith built this house c.1898. Hudson was president of the Silver Lode M and M Company and later became secretary of the Portland Mining Company. The Smiths only lived in the house for a few years before selling it to Eugene and Emma Santschi in 1904. In 1930 Seibert and Emily Mote bought the house. Mr. Mote was the manager of the bookstore at the university. The Motes extensively remodeled the house so that it has a "Neoclassical" appearance.

164 South 1300 East

Bernard O. Mecklenberg designed this house for Charles L. Rood. Rood came to Salt Lake in 1886 with experience in business and mining, enabling him to advance to the position of superintendent of both the Ontario and Daly mining companies, two of the most profitable mines in the west. In 1901 he became president of the company that developed the city's street railway system. Frederick Sweet, graduate of the University of Michigan School of Law and founder of Standard Coal Company, bought the house in 1913. He was vice-president of the American Falls Canal and Power Company and the Merchants Bank of Salt Lake.

BUSINESS:

1172 East 100 South

William and Sarah Stem Neldon's house at 1172 East 100 South was designed by Frederick A. Hale. Neldon founded the Neldon-Judson Drug Company in 1893, was active in community affairs, and served as president of the Salt Lake City Board of Education and president of the Salt Lake Chamber of Commerce.

1211 East 100 South

1229 East 100 South

The house at 1211 East 100 South was built for Almon and Theodosia Noble Kent Covey in 1909 (designed by Ware and Treganza). Almon Covey was president of the Covey Investment Company, founded in 1806. The Coveys were responsible for constructing several large apartment buildings that throughout Salt Lake, as well as participating in other real estate interests as well. He also owned and operated a ranch at Coalville and had other ranches in Wyoming. His wife, Theodosia, whom he later divorced, lived in the house until 1963. She was active in civic and church duties and was a member of the Ladies Literary Club, the Towne Club, the University of Utah Mothers Club, and the Salt Lake Country Club. Hyrum, Almon's younger brother, and May Rowberry Covey, commissioned Ware and Treganza to design their house at 1229 East 100 South. Hyrum was also involved in the Covey Investment Company.

1245 East 100 South

1257 East 100 South

Those who participated in the ranching business are also represented in the University Neighborhood Historic District. Edwin, a prominent Wyoming sheep grower, and Vilate K. Blaney, built the house at 1245 East 100 South in 1917. The house at 1257 E. 100 S. was designed by Bernard Mecklenberg in 1909 for David, a rancher from Wyoming, and Alice G. Smith. Between 1929 and 1938 this house was owned by Earl and Mabel Oman, wool growers.

1206 East 100 South

Frederick A. Hale designed this house for Louis and Agnes Farnsworth in 1909. Farnsworth was director of Walker Bank and was treasurer and director of both Keith-O'Brien Company and M.H. Walker Realty. He was instrumental in bringing the Federal Reserve Bank to Salt Lake and served as its director after it was established.

1136 East 200 South

Built in 1910, William Losee moved into this house in 1918 after living at 143 South 1200 East. He was president and general manager of the McConaughy-Losee lumber company.

214 South 1200 East

Glen R. Bothwell built this house in 1928. He and his friend, R.E. McConaughy, formed a successful real estate partnership. Bothwell was also involved in mining and owned several mines, including the Sacramento Gold Mine in Mercur. He was one of the founders of the American Falls (Idaho) Canal Company and was responsible for draining and developing the land for the Salt Lake Airport.

230 South 1200 East

This house was built for Lamont Felt in 1927. In 1927 Lamont also started the Felt Electric Supply.

235 South 1200 East

This house was constructed in the early 1890s for Peter and Truilie Brown by the Angell brothers, sons of Truman O. Angell (architect of the Salt Lake Temple). Peter Brown was employed doing a variety of things, including operating a mine, dealing in livestock, and serving on the police department. In 1910 Jesse and Amy Grace Smith bought the house. Smith was the president and general manager of the United Grocery Company for twenty-five years and was active in many civic organizations, including the Board of Education, the Chamber of Commerce, the Rotary Club, Fort Douglas Golf Club, and the Congregational Church.

241 South 1200 East

In 1912 this house was built for Archibald and Ethel Campbell. Campbell, a contractor, was president and general manager of the Campbell Construction Company. His firm built many larger structures, including the Newhouse Hotel (demolished, National Register, 1983).

256 South 1200 East

Soren C. and Millie Sorensen built this house in 1929. Sorenson was the president of Southeast Furniture Company.

270 South 1200 East

Samuel and Rose Samuels had this house built in 1898. Samuels was an agent for a wholesale clothing concern and later operated a successful store in Ogden, the L.R. Samuels Company. The house was extensively remodeled in 1936.

274 South 1200 East

Built in 1907 for Frank and Orla Orem, this house had several notable occupants. Orem was responsible for the organization of Utah's second interurban railroad (the first to connect the cities of Utah to Salt Lake County), the Salt Lake and Utah Railroad. In 1925 William, sales manager for the American Steel and Wire Company, and Ella LaPierre, moved into the home. In 1930 Dr. Orin (head of the physics department at the University of Utah) and Eupha Tugman purchased the house.

315 South 1200 East

Edward and Lois Niiya Hashimoto built this house in 1908. Edward Hashimoto immigrated to the United States from Japan in 1890. In 1902 he and his uncle organized a general merchandise firm. Later he organized the Red Feather States, the Clearfield Canning Company, and invested in oil wells and mining interests. Lois Hashimoto was instrumental in raising money to construct the Japanese Church of Christ (268 West 100 South, National Register, 1982). Their son, Edward, became an instructor in gross and surgical anatomy at the University of Utah Medical Center.

447 South 1200 East

This house was built in 1913 for James A. Lynch. Lynch organized the Lynch-Cannon Engineering Company in 1911, and sold his interests several years later before establishing the Lynch Construction Company. Robert Bradford, a professor of metallurgy at the University of Utah, bought the house in 1924.

150 South 1300 East

Sarah E. Karrick had this house constructed in 1905 shortly after her husband's death. She lived in the house until 1919. Her husband, Lewis, had been prominent in the banking, mining, and real estate enterprises in Utah. Sarah was a teacher and supervisor of art and handiwork in the public schools. The house was purchased by William Leary in 1919. He came to Utah in 1909 to practice law, joined the university faculty in 1914, taught for forty-three years, and served as dean of the College of Law. Leary served on several community boards, including the State Advisory Council on Unemployment Compensation, the Utah Institute of Fine Arts, and the regional War Labor Board. He was also active in the Catholic Church.

157 South 1300 East

Designed by Walter Ware in 1894, Ira and Blanche Lewis lived in this house for almost forty years. Mr. Lewis was the paymaster and the cashier for the Denver and Rio Grande Western Railroad.

ARCHITECTS:

1265 East 100 South

Carl M. Neuhausen designed this house in 1901 for his wife, Julia Liblum, and family. Neuhausen was a prominent German architect who worked in the northern Midwest before moving to Utah in 1892. He served on the City County, was active in the Catholic Church through which he received two of his best-known commissions--the Cathedral of the Madeleine and the Kearns Mansion.

206 South Douglas

David Dart built this house in 1907 and lived here for fifteen years. He came to Salt Lake City in 1891 from Iowa where he designed many residential, commercial, and institutional buildings.

POLITICAL AND JUDICIAL:

1237 East 100 South

This house was built for Elmer O. and Nancy Albaugh Leatherwood in 1911. Elmer Leatherwood was a lawyer with the firm Staup, Nibley, and Leatherwood. He was district attorney for the Third Judicial District Court from 1908 to 1916 and served as a Republican Congressman from 1921-26. He was also prominent in the business community as president of the Olympus Mining and Milling Company, the Learly and Warren Stockyards, and the Western Company.

54 South 1200 East

The Charles F. and Hannah H. Loofbourow house was built in 1890. Charles moved to Utah in 1889 from Iowa where he had been a lawyer and district judge. In Salt Lake he was elected president of the Salt Lake City Council in 1892, and served on the committee in charge of constructing the Salt Lake City and County Building. When he died in 1904 his son, Frederick, moved into the house. Frederick served as assistant county attorney, district attorney, was appointed a district judge in 1911, and was elected to Congress in 1930. In addition to his political activities, he served on the board of education during the 1930s, was active in the Children's Service Society, and was a language scholar and historian.

217 South 1200 East

Charles B. and Katherine Romney Stewart had this house constructed in 1904. Charles was born in Draper, Utah, received a law degree from the University of Michigan in 1893, and served as assistant Salt Lake City attorney before establishing his own practice. He was active in the livestock industry, serving as president of the Utah State Livestock Board and as organizer and secretary of the Utah Wool Growers Association. In 1921, A. LeClaire and Amelia MacDonald, bought the house. LeClaire worked for the Utah Home and Fire Insurance Company as a director and secretary-manager.

225 South 1200 East

Elmer B. and Nora Jones built this house in 1892. Elmer was a lawyer and one of the first Utah State Senators in 1896. Daniel Newton and Della Straup bought the house in 1904. Daniel was a lawyer, an elected justice of the Utah Supreme Court, and an instructor in law at the university. Della taught school and was president of the Ladies Literary Society and the Women's Republican Club.

229 South 1200 East

Charles Baldwin, an attorney who moved from Iowa to Utah in 1887, built this house in 1890. He practiced law, served as president of the Utah Bar Association in 1910, and was president of the Salt Lake Board of Education. In 1921 Louis and Sarah Thody purchased the house. Dr. Thody was a radiologist and a pioneer in the x-ray field having organized the L.D.S. Hospital's x-ray department before going into business for himself.

169 South 1300 East

Frederick A. Hale designed this house in 1899 for Frank and Lunette Stephens. Frank was a lawyer who served as the assistant to the U.S. Attorney (1890-93) and as Salt Lake City attorney. He was instrumental in effecting the adoption of a commission form of government in Salt Lake. Frank also served as a regent for the University of Utah and was on the board of trustees of Utah State University. Peter, a third judicial court judge, and Mattie Evans both this house in 1926.

322 South Douglas

In 1908 Daniel and Estella Shields built this house. Daniel practiced law in Park City where he also served as city councilman and city attorney. He served in the House of Representatives from 1915 to 1921 and was elected to the State Senate in 1931. Other political endeavors included his participation as the Utah attorney general, a district attorney, and involvement in the Democratic party. Also active in business, he became president of the Utah-Wyoming Consolidated Oil Co., co-owner of a Logan radio station, and director of First Security Bank. Della and Daniel (1878-1970) Shields lived in this house until their deaths.

MEDICAL:

475 South 1200 East

This house was built for Archibald and Margaret Kerr in 1920. Dr. Kerr came to Utah in 1897 after completing medical school in Chicago. He was a physician and surgeon at St. Marks Hospital and then Holy Cross Hospital.

162 South 1300 East

This house was designed by Frederick A. Hale for Andrew J. and Letitia Hosmer in 1908. Dr. Hosmer was a graduate of the University of Michigan's medical school and established his practice in Utah in 1897. He became the senior surgeon at Holy Cross Hospital and was division surgeon of the Salt Lake Route. Overexposure through experimentation with x-rays caused him to lose his right hand. He developed a prosthetic hand device, the "Hosmer prosthesis," which enable him to work. The prosthesis was later widely used by military amputees. Hosmer was also instrumental in establishing the first radium bank in the city. He practiced medicine in Salt Lake for forty years. The Hosmers lived in this house until 1937.

258 South Douglas

Leslie and Viola Paul constructed this house in 1923. Leslie was a physician and served on the volunteer clinical faculty of the U of U College of Medicine. He helped establish the Intermountain Red Cross Blood Bank and served on the board of the Odyssey House, a drug treatment center. In 1944 he was sent to Iran to serve as commanding officer of a U.S. Army field hospital.

219 South Elizabeth

This house is one of the few, if not only, homes to be constructed entirely out of poured-in-place concrete. It was built for William and May Gardner who operated the Battle Creek Sanitarium. Two years later it was sold to Vivian and Loree Snow. Vivian was the sales manager of the Portland Cement Company and Loree was a noted civic leader in Utah. She instigated the first high school model U.N. Assembly in the country, and was the first woman chairman of the Utah Association for the United Nations. She also spearheaded a movement that resulted in the establishment of a new medical-surgical building at the Utah State Hospital in Provo.

EDUCATION

1224 East 100 South

This house was built in 1925 for Clarence and Josephine Davis Hawkins. Hawkins served as an instructor and bandmaster at the University of Utah from 1924-50. He operated his own music school for thirty-nine years, conducted the Hawkins Military Band, and was a national authority on bands, band instruments, and band music.

1324 East 100 South

This house was built for Joseph F. and Emily Traub Merrill in 1923 when they moved from 102 South University Street. Joseph served as Dean of the School of Mines and Engineering. He was also active in civic affairs: 1909-12 secretary of the Utah State Conservation Commission, director of war training at the University of Utah during WWI, and president of the Utah Teachers Association in 1911. Merrill founded the L.D.S. seminary system in regional secondary schools.

1133 East 300 South

Members of the Stewart family, William M., Sarah E., and daughter Charlotte, lived at this address from 1909-1931. These individuals participated in a variety of educational roles. William was regent of the university, 1889-1892. Sarah continued her husband's work in promoting quality education. Charlotte was a prominent Utah educator and the first superintendent of recreation in Salt Lake City.

1327 South 400 South

Charles E. and Sophronia Nielson built this house in 1904. Charles was a Swedish immigrant who was on the staff at the University of Utah for thirty-four years as superintendent of buildings and grounds.

273 South 1100 East

Maud May Babcock (1867-1954) not only contributed to the field of education, she influenced the Arts with her work in theater. Babcock theater in the Pioneer Memorial Theater is named after her. She established the University of Utah theater in 1895, a college dramatic club at the university's speech and drama department. In addition, Babcock authored several books, chaired the board of the Utah State School for the Deaf and Blind, and served as the first woman chaplain of the Utah Legislature. She lived at this address from 1902-1954.

139 South 1200 East

This house was built in 1904 for Charles P. (secretary/treasurer for F.W. Gardiner Co.) and Rachel Jennings. Earl and Pearl G. Douglass moved into this house in 1929. Earl was a scientist, poet and author and discovered one of the most complete collections of dinosaur bones in the world, located in the Uintah Basin.

222 South 1200 East

From 1905-1925 Joseph T. and Jane T. Kingsbury lived at 222 South 1200 East. Among other contributions to the field of education, Joseph Kingsbury (1853-1937) was president of the University of Utah between the time it was established in 1897 to 1916. He had joined the faculty of the University of Deseret in 1879 and was in charge of graduate studies after his retirement in 1917. He was also a member of the State Board of Education for twenty-four years, director of the State Banking Department, and a member of the State Industrial Commission. Kingsbury Hall on the university campus is named in his honor.

250 South 1200 East

In 1909 Ware and Treganza designed this home for Frederick W. and Mabel W. Reynolds. Frederick was an English professor and associated with the university for forty-four years. He was in charge of the Extension Division and founded the Educational Review in 1907.

263 South 1200 East

Contractors Trowbridge and Fetzer built this house in 1928 for Arthur and Glenn Beeley. Arthur was Dean of Sociology at the University of Utah and Glenn was active in the Ladies Literary Club.

429 South 1300 East

This house was built in 1910 by Ernest H. Hill of Bruneau-Hill Investment Co. and was rented out by its second owner, Charles Dewey, until James and Kate Barker bought the house in 1917. Baker was a professor in the language department at the university. After his retirement in 1946 he served L.D.S. missions in France and Argentina, and wrote several church books. Kate founded the Mormon Handicraft Shop. They lived in this house until James was killed in an automobile accident in 1958.

244 South Douglas

Built in 1911, this house was first occupied by Elias and Agnes Beckstrand. Elias was an engineering professor at the university and was appointed head of the department. He authored several works in this field and served as the consulting engineer for Utah Copper and the Utah State Road Commission.

124 South University

LeRoy E. Cowles (1880-1957) resided at 124 S. University from 1922-1957. He served as president of the university from 1942-45. The Cowles Building on the university campus is named in his honor.

132 University Street

Walter A. and Marion Belnap Kerr built this Period Revival English Tudor Cottage in 1932. Mr. Kerr was a distinguished member of the faculty at the University of Utah as an instructor in German and modern languages. He was chairman of the Athletic Council and received the University's Distinguished Service Award.

240 University Street

In 1936 this home was built by John L. and Cora H. Ballif. John was Dean of Students at the University of Utah and one of the dormitories, Ballif Hall, is named in his honor. He taught French at the University of Utah.

248 University Street

Jakob and Hedwig Bolin built this bungalow home in 1914. Bolin was a professor of physical education at the University having established the department. The home was sold to Angus M. Woodbury, a noted biologist. Woodbury headed the department of geology at the University. He resided in this house with his son, Walter, a professor of Anatomy at the University Medical School.

252 University Street

Ephraim Erickson, a professor of philosophy at the University of Utah, purchased the house at 252 University Street in 1916. Erickson was also dean of the College of Arts and Sciences.

258 University Street

Albert LeRoy and Rachel Smith Taylor built this house in 1918. LeRoy became a member of the engineering faculty at the university in 1911 and served as dean 1929-52. He was also involved in several engineering projects, including the planning of the Central Colorado-Great Basin Development, a project that culminated in the construction of Flaming Gorge and Glen Canyon dams.

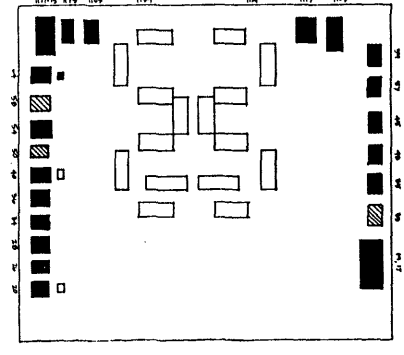
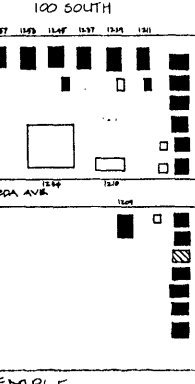
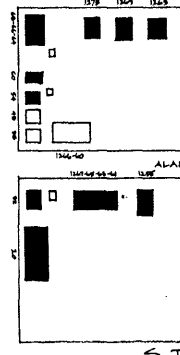
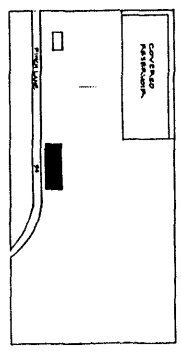
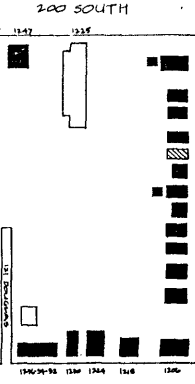
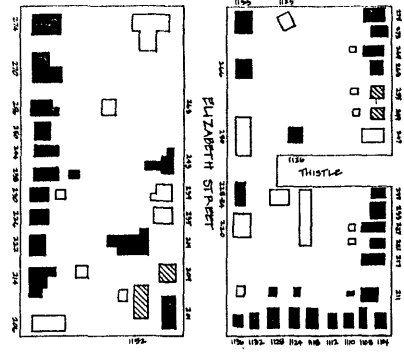
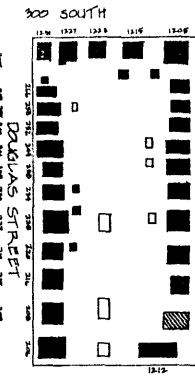
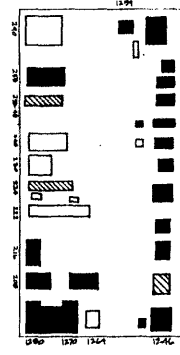
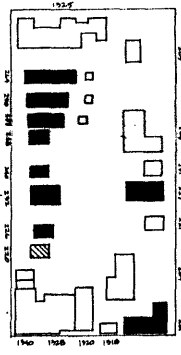
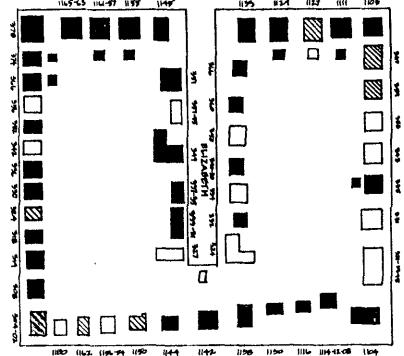
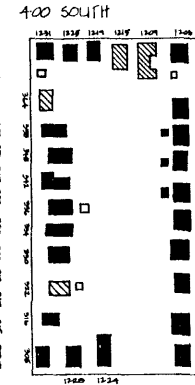
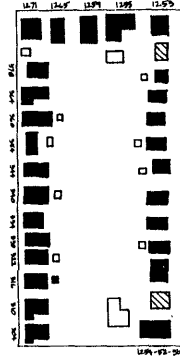
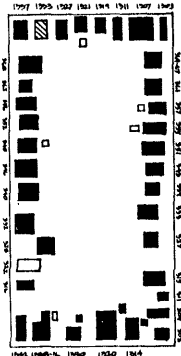
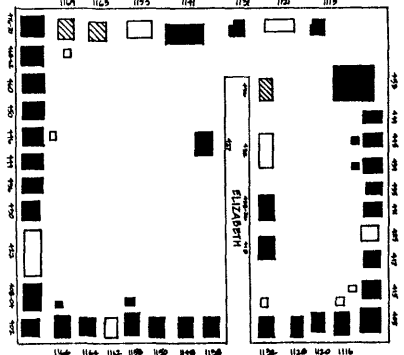
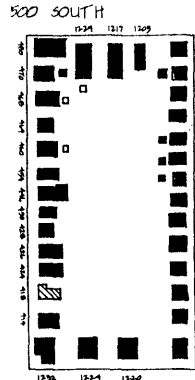
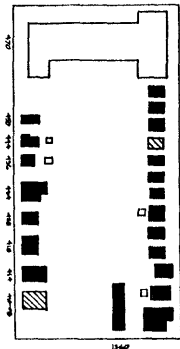
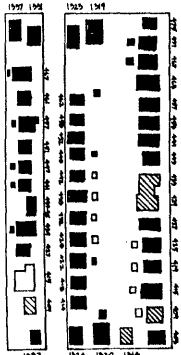
328 University Street

Mabel Pearl Frazer purchased the vernacular style home at 328 University in 1934. It has been used as a rental property since its construction in 1931. Frazer was a member of the University of

Utah Art faculty. She produced many fine paintings and murals which are in the Salt Lake LDS Temple, the Thirty-third Ward Chapel, and the Neighborhood House.

346 South University

Lucy M. VanCott (1868-1957) was the first dean of women at the University of Utah. Her work helped the advancement of scholarships for women. She was a prominent educator and served for six years as a teacher/principal in Salt Lake schools. The dormitory, VanCott Hall, is named in her honor. Ms. VanCott lived in this house from 1915-57.



■ CONTRIBUTING
 ▨ ALTERED
 □ OUT-OF-PERIOD

UNIVERSITY NEIGHBORHOOD
 HISTORIC DISTRICT
 PREPARED BY JULIE OSBORNE
 DATE: APRIL 1995



NOT TO SCALE

1100 EAST

S. TEMPLE