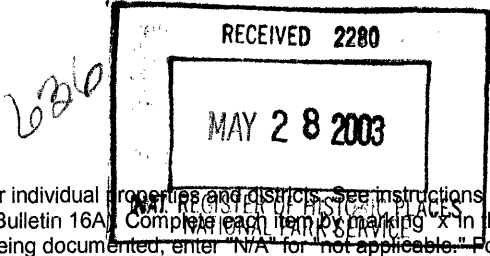


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations 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 Richardson-Bower Building

other name/site number P & D Garage, Ashton Auto Company, Ace Auto Supply, Inc., Binnington Tin Shop, Mill's Shoe Service, Tip Top Shoe Service

2. Location

street & town 1019 East 2100 South  not for publication

city or town Salt Lake City  vicinity

state Utah code UT county Salt Lake code 035 zip code 84106

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.)  
Wls [Signature] SHR 4/11/03  
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 [Signature] Date of Action 7/11/03

Richardson-Bower Building  
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)

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

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	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**

Sugar House Business District Multiple Resource Area

N/A

**6. Function or Use**

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

COMMERCE/TRADE: specialty store (auto showroom)

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

COMMERCE/TRADE: specialty store (antiques)

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS: Neo-Classical Revival  
OTHER: vernacular

**Materials**  
(Enter categories from instructions)

foundation CONCRETE  
walls BRICK  
TERRA COTTA  
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

Richardson-Bower Building  
Name of Property

Salt Lake City, 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)

TRANSPORTATION \_\_\_\_\_

SOCIAL HISTORY \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1925-53 \_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1925 \_\_\_\_\_

\_\_\_\_\_

**Significant Persons**

(Complete if Criterion B is marked above)

N/A \_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

George Bowles, contractor \_\_\_\_\_

\_\_\_\_\_

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: \_\_\_\_\_

See continuation sheet(s) for Section No. 9

Richardson-Bower Building  
Name of Property

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

## 10. Geographical Data

Acreage of Property 0.21 acres

### UTM References

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

1 1/2 4/2/7/2/6/0 4/5/0/8/4/4/0  
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 146.5 ft E fr SW cor of Lot 1, Blk 1, 5 Acres Plat A, Big Field Survey; E 69.98 ft; N 132 ft; W 69.68 ft; S 132 ft to beg.

Property Tax No. 16-20-201-007-0000

### Boundary Justification

(Explain why the boundaries were selected.)

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

See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Beatrice Lufkin, Historic Preservation Consultant

organization \_\_\_\_\_ date March 28, 2003

street & number 1460 Harrison Avenue telephone 801-583-8249

city or town Salt Lake City state UT zip code 84105

### 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 RG Sugarhouse, LLC

street & number c/o Diane H. Banks, 215 S. State St., #1200 telephone \_\_\_\_\_

city or town Salt Lake City, state UT zip code 84111

**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

Section No. 7 Page 1

Richardson-Bower Building, Salt Lake City, Salt Lake County, UT

### Narrative Description

The Richardson-Bower Building is a one-story, one-part block brick commercial building with minimal Period Revival Neo-Classical Revival details, constructed in 1925. It has an almost square footprint with a sixty-five foot wide sidewalk frontage and extends almost sixty feet back into the lot. It is located at 1019 East 2100 South<sup>1</sup> on the north side of the street in a commercial district of the Sugar House section of Salt Lake City. The land slopes down to the west so the wall under the east side of the building is shorter than that on the west. The roof is flat with a parapet stepping down to the rear.

The façade is symmetrical with the exception of what was probably an entrance for cars on the east side. This space now houses the current inset entrance door and a plate glass display window angling toward the west-facing entrance door. The opening in the brick is the same height as the rest of the facade and has an inset sign panel above. The entrance was most likely closed in 1946.<sup>2</sup>

Other than the Neo-Classical Revival styling elements the façade is otherwise simple. Four fluted terra cotta Corinthian pilasters on high plinths frame the two central glass entrance doors and the display windows. The pilasters support a molded cornice with patera on the frieze and a row of header bricks. On either side of the doors are found large plate glass display areas with three separate panes, surmounted by transoms. Two smaller sign panels flank an inset central sign panel set over the entablature. The sign panels are not currently being used for advertising. The center section has a higher parapet than the sides and a terra cotta volute at the step to the higher section. The coping atop the parapet is terra cotta. The painted brick walls are laid in a stretcher bond with raked mortar with a row of soldier bricks at the grade line.

The east elevation has plate glass display windows towards the sidewalk and multiple-pane metal-sash windows towards the rear. An alley runs alongside the east side of the building and leads to a blacktopped parking area at the rear. The brick is painted, as on the façade, to just north of the display window. The rest of the wall surface is unpainted red brick. A tall narrow square chimney shaft, twice the height of the building, rises from the northeast corner of the building. The rear (north) elevation has a central entrance door flanked by a pair of multiple-pane metal-sash windows on either side. The brick on the west side of the rear has also been painted. An adjacent commercial building abuts this building on the west side.

The interior is spare and has been changed to adapt to the different businesses over the years. There are signs of minimal maintenance on the exterior of the building with peeling paint and missing sections of the terra cotta coping. The building, however, retains its architectural integrity and is a contributing historic property.

<sup>1</sup> Both 1019 and 1021 addresses appear on the façade of the building. The current tenant is using 1019.

<sup>2</sup> Salt Lake City Building Permit # 13567, 12/30/1946.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Richardson-Bower Building, Salt Lake City, Salt Lake County, UT

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### Narrative Statement of Significance

The Richardson-Bower, Inc. Annex, built in 1925, is significant for Criterion A under the “City Within a City, 1910- 1954” context of the *Sugar House Business District Multiple Resource Area* nomination. It is significant for its reflection of the time before the postwar interstate highway system when the Lincoln Highway/Highway 40/2100 South was a major east-west route, bisecting Sugar House, and exposing the inter- and intra-state travelers to businesses that lined 2100 South through Sugar House. Auto and travel-related businesses grew up along 2100 South to provide services and goods to the people traveling by car as well as to the surrounding area. The Richardson-Bower Building was constructed as a garage and had automotive-related tenants through the 1950s. It features Neoclassical style details on the primary façade, but is otherwise a nondescript commercial building. It retains its historic integrity and is being nominated as part of the multiple property submission, the Sugar House Business District Multiple Resource Area.

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### History of Sugar House District

The settlement of the area later known as Sugar House began in 1848; the year after the Mormon (LDS or Church of Jesus Christ of the Latter-day Saints) pioneers entered the Salt Lake valley in 1847. Sugar House is four and a half miles southeast of the downtown area of Salt Lake City and located on land that was initially set apart for agricultural use in what was known as the Big Field Survey. Unlike most other early Utah Mormon communities, Sugar House was not a planned town but a settlement that grew in response to industrial and later transportation needs and opportunities. It was initially known as Canyon (or Kanyon) Creek from the stream that came through the area from the canyon directly to the east.<sup>3</sup> The creek was important in the development of Sugar House as it provided water for early settlement and agriculture and later powered the machinery for the early mill-related industries.

During the historic period, Sugar House changed from its beginnings as an early industrial center based on the waterpower of Parley’s Creek to a commercial center for the population living in the southeast section of Salt Lake City. Transportation connections were important in the growth and development of Sugar House. Streetcar access made it possible to live in the outlying areas and get rapidly to and from work in downtown Salt Lake City. Railroad connections helped the commercial center expand by directing passengers and freight through Sugar House. The major street in Sugar House, 2100 South, was part of the nation-spanning Lincoln Highway and later interstate U.S. 40. It was a major east-west road across the United States and routed traffic through the Sugar House business district.

### History of the building

The property was originally part of the extensive landholdings of Brigham Young, the second President of the Church of Jesus Christ of the Latter-day Saints. After his death in 1877 it passed through several owners before being purchased by three partners in 1925. The partners and their wives were: George L. and Alice R.

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<sup>3</sup> Now known as Parley’s Canyon and Parley’s Creek after Parley C. Pratt, an early LDS leader.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Richardson-Bower Building, Salt Lake City, Salt Lake County, UT

Biesinger, a contractor; John and Ada Burt, Jr., a barber; and Junius B. and Inez Keddington, a manager at K & K Engineering company. In 1925 they jointly took out a \$7,500 mortgage and hired a contractor, George Bowles, to construct a one-story brick garage for \$6,000.<sup>4</sup> George Bowles was a builder and an active member of the LDS Church during his life. He was born in Surrey, England, in 1866, and came to Salt Lake City in 1888 as an LDS convert. He was involved in ecclesiastical affairs throughout his life as well as overseeing construction of several LDS church buildings. He was bishop of the Belvedere Ward and built its chapel (607 Downington Avenue, Salt Lake City) and the Kalihi chapel in Hawaii before his death in 1942.

Richardson-Bower, Inc., was a distributor of Dodge Brothers motorcars and Graham Brothers Trucks with its main showroom in downtown Salt Lake City in a building designed by Taylor Woolley, a noted local architect and apprentice of Frank Lloyd Wright, at 143 Social Hall Avenue. Richardson-Bower also had a Murray branch on 176 Motor Avenue in Murray as well as the Sugar House branch. H. H. Richardson was the president and L.E. Bower was vice-president in 1926. The Sugar House building was only used in 1926 by Richardson-Bower and was listed as vacant in the 1927 Polk directory, however, the other locations of the company continued in business.

The building was separated into two business spaces and there were two tenants throughout the historic period. One of the businesses was always automotive-related, a garage or auto parts and supplies. By 1928 P & D Garage occupied 1019 and the Binnington Brothers occupied 1021. Harry and J.G. Binnington were tinsmiths and the previous year had sheet metal works in Sugar House at 1984 1100 East. By 1930 Ashton Auto Company had replaced the P & D Garage and John G. Binnington continued the tin business alone. G. R. Ashton and A.G. Pyper ran the Ashton Auto Company. Both shops remained in the space through 1940, the latter as the Binnington Tin Shop. A 1947 photo shows an auto-related business and a shoe repair service (Milt's Shoe Service). In 1951 the building was occupied by Ace Auto Supply Company, Inc. at 1019 and Tip Top Shoe Service at 1021.

In the 1933 the partners lost the property in a sheriff's deed to the Sugar Banking Company and Ione M. Overfield purchased it in 1934. Ione Overfield was married to Chauncey P. Overfield, the president of the Overfield Investment Company, located at 309, the Dooly Building. The property remains in her family today.

### Architecture

Period Revival Neoclassical styling, popular in Utah from 1900-1925, was commonly used to give dignity to institutional buildings like banks, churches, post offices, and courthouses that were often large, two-story buildings in the central part of towns. The use of Neoclassical styling is less common in commercial buildings in Utah, particularly a modest one-story one-part block. There are forty-nine (49)<sup>5</sup> Neoclassical commercial buildings in all of Utah. Of these, ten (10) are one-part blocks. There are only five (5) other Neoclassical one-part block commercial buildings in Salt Lake City. Neoclassical styling references the classical motifs of Greek and Roman temples with colonnades and/or porticos. The vernacular version of the style used for the

<sup>4</sup> Salt Lake City building permit # B7101, 12/12/1925.

<sup>5</sup> Data is from the SHPO computerized database of historic buildings in Utah.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Richardson-Bower Building, Salt Lake City, Salt Lake County, UT

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Richardson-Bower Building has four pilasters supporting a simplified entablature rather than complete columns supporting a portico, as found on larger, more elaborate building types.

Storefronts in the Sugar House business district, like commercial buildings elsewhere, have undergone many changes in an ongoing attempt to update the appearance of the business, attract customers, and generate sales. Unfortunately for historic buildings in Sugar House, remodeling has in most cases compromised the architectural and historic integrity of the buildings. This is one of very few good examples of a commercial building in Sugar House that retains its historic and architectural integrity.



## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Richardson-Bower Building, Salt Lake City, Salt Lake County, UT

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### Bibliography

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Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Updated edition. American Association for State and Local History Book Series. Walnut Creek, CA: Altamira Press, a Div. of Rowman & Littlefield Publishers, Inc., 2000.

Mattson, Richard. "Store Front Remodeling on Main Street." *Journal of Cultural Geography* 3 (Spring-Summer 1983), 41-55.

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Sanborn Map Company. Insurance Maps of Salt Lake City, Utah. New York, 1911, 1930, 1941, 1950.

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section \_\_\_\_\_ Page \_\_\_\_\_

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 03000636

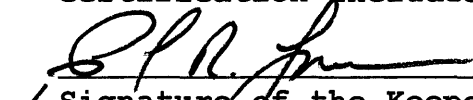
Date Listed: 7/11/2003

Richardson-Bower Building  
Property Name

Salt Lake UT  
County State

Sugar House Business District MRA  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper

7/11/03  
Date of Action

-----  
Amended Items in Nomination:

Significance:

*Social History* is deleted as an area of significance and *Commerce* is added.  
[Areas of significance should relate directly to the themes or patterns in local history with which the property is associated, rather than general categories like "local history" or "social history."]

These revisions were confirmed with the UT SHPO office.

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DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Richardson-Bower Building, Salt Lake City, Salt Lake County, UT

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### Common Label Information:

1. Richardson-Bower Building
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: B. Lufkin
4. Date: August 2002
5. Negative on file at Utah SHPO.

### Photo No. 1:

6. South elevation of building. Camera facing north.

### Photo No. 2:

6. South elevation of building. Doorway. Camera facing north.

### Photo No. 3:

6. East elevation of building. Camera facing northwest.

### Photo No. 4:

6. South elevation of building. Capital detail. Camera facing north.

### Photo No. 5:

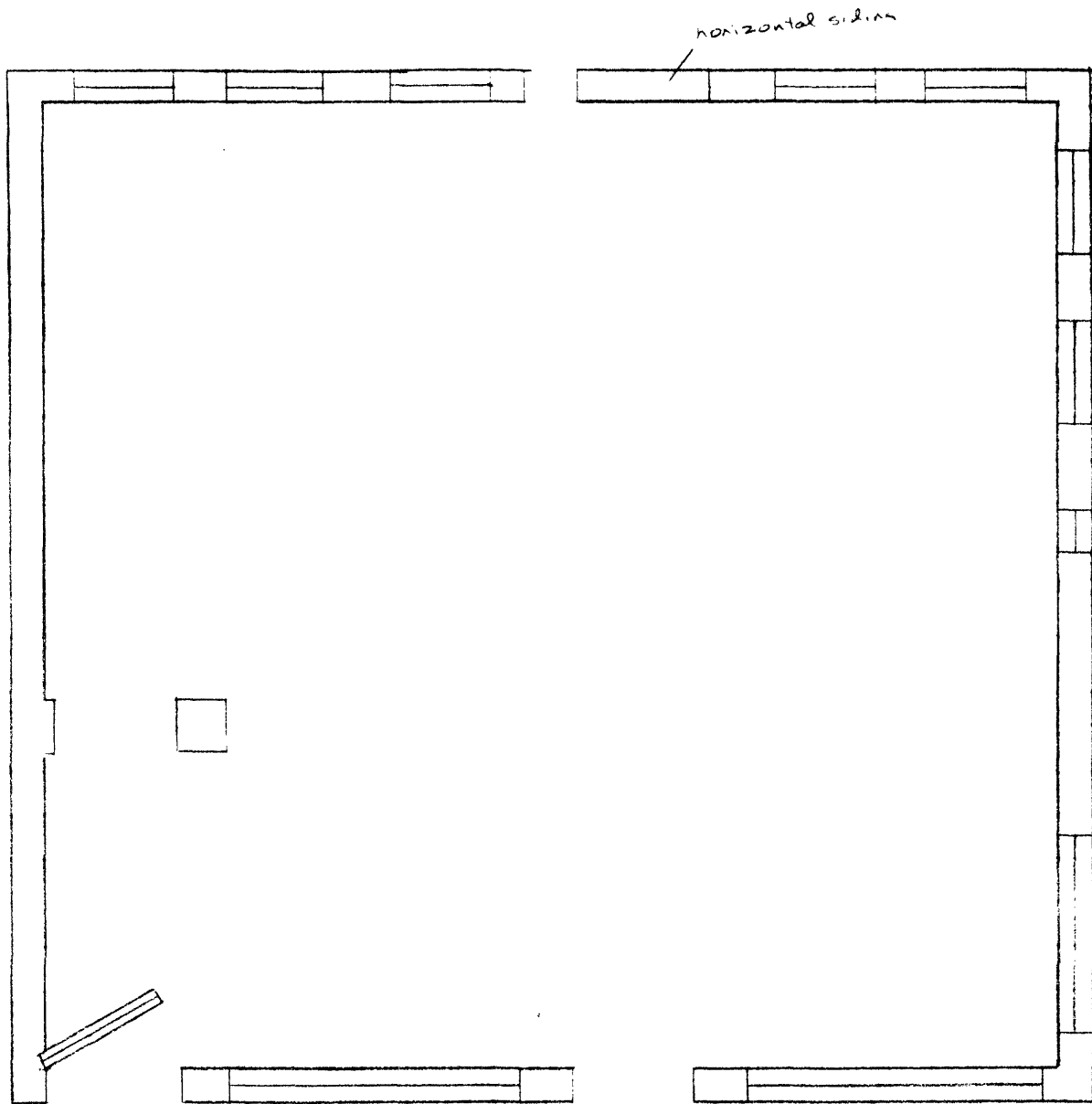
6. South elevation of building. Coping and volute. Camera facing north.

### Photo No. 6:

6. North elevation of building. Camera facing south.

### Photo No. 7:

6. South elevation of building. Camera facing northeast.



Richardson-Bower Building  
1019 E. 2100 South  
Salt Lake City, Utah



B. Lufkin  
12/2002