

United States Department of the Interior
National Park Service

NOV 16 1992

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name PARK HOTEL
other names/site Rio Grande Hotel

2. Location

street & number 422-432 West 300 South N/A not for publication
city, town Salt Lake City N/A vicinity
state Utah code UT county Salt Lake code 035 zip code 84101

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
Name of related multiple property listing:		<u>1</u>	<u>0</u> Total
<u>Salt Lake City Business District MRA</u>		No. of contributing resources previously listed in the National Register <u>0</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Wls MRA
Signature of certifying official Date Nov 12, 1992

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.

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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:)

Melora Byan
Signature of the Keeper Date of Action 12/17/92
Entered in the National Register

Signature of the Keeper Date of Action

6. Functions or Use

Historic Functions

(enter categories from instructions)

DOMESTIC / hotel

COMMERCE / specialty store

COMMERCE / restaurant

Current Functions

(enter categories from instructions)

DOMESTIC / hotel

7. Description

Architectural Classification

(enter categories from instructions)

Commercial Style

Prairie School

Materials

(enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT

other GLASS

STONE

Describe present and historic physical appearance.

The Park Hotel (now known as the Rio Grande Hotel) is a two-story unreinforced masonry building with a flat roof. Nearly square in plan, the hotel measures roughly 75 by 72 feet in first floor dimension. The exterior is brick, pressed and two colors on the front facade, with common brick used for the side and rear walls. Facing south, the front elevation is a two-part block with five bays asymmetrically arranged along the lower level and seven pairs of symmetrically arranged, double-hung, one-over-one windows along the second level. The center bay on the main level leads to a stairway going to the upstairs rooms. The other four bays, each recessed and splayed with single doors, lead to small front rooms used historically for shops, cafes, and offices. Behind these rooms are larger, open rooms which were used for storage, kitchens, and work space.

The historic storefronts remain intact and in place. The lower front facade features bulwark panels above the sidewalk, each with wire glass in operable sashes used to originally light and ventilate the basement (the glass is now painted). This element is unusual if not unique to this building, when compared with other local buildings. Above the base panels are large storefront windows of plate glass, sometimes divided by small metal mullions. Above these is a continuous horizontal band of tall, semi-translucent transom windows. Made of striated, dark gray glass, some pairs of transom lites are operable to provide ventilation. Entry doors are of wood with large, single glass panels. Suspended over the main entry bay is a horizontally projecting painted metal and neon sign saying, "Rio Grande HOTEL." The sign form and the "Rio Grande" imitates the streamlined moderne neon signage on the nearby Denver and Rio Grande Depot. The upper facade features stone window sills, horizontal bands of soldier course brick at both the sill and lintel levels, and an overhanging cornice made of pressed metal. The cornice is trimmed with paired brackets and a modest Prairie Style motif above the brackets. Above the cornice is a flat-topped brick parapet wall. Below the cornice are four horizontal vent openings with ornamental grills.

The one exposed side (west) wall and the rear (north) wall are plain and unstyled. (The north wall abuts the adjacent two story building.) The west wall has no windows or doors along the main level, but the second level is recessed several feet and contains a row of double hung windows. The rear wall has a grouping of windows and doors for each bay and two stairways, one for each of the exits from the second floor hallways. The deteriorated, utilitarian stairways are of wood-frame construction with the west stairway being partially enclosed on the second level.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
 nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
<u>COMMERCE</u>	<u>1911-1942</u>	<u>1911</u>
_____	_____	_____
_____	_____	_____
_____	Cultural Affiliation	
_____	<u>N/A</u>	
_____	_____	
_____	_____	
Significant Person	Architect/Builder	
<u>N/A</u>	<u>Ware and Treganza, architects</u>	
	<u>James Devine, builder</u>	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Park Hotel is historically significant in for its long association with the early 20th century development of Salt Lake City's transportation and industrial district. Built immediately after the completion of the nearby Rio Grande and Union Pacific railroad stations (both built in 1909-10 and both listed in the National Register), the hotel provided housing and services for blue collar workers, many of them ethnic immigrants, employed in local transportation, manufacturing, commercial, and construction enterprises. Constructed in 1911, the Park Hotel was the first hotel erected near to the Rio Grande (D&RG) Depot. Over the next few years, several other hotels were constructed to the east along 300 South, a street which became something of a "hotel row." With stores and cafes on the first level and residential rooms on the second level, the Park Hotel was modest in size and design, yet it was one of the first of a soon-popular building type and one of the few to offer inexpensive boarding rooms to the local working class. Moreover, while the other remaining historic hotels have been converted to various adaptive uses, the Park Hotel continues in its original uses and is architecturally intact inside and out.

Upon arrival in the Great Salt Lake Valley in 1847, Mormon pioneers first settled in a log fort built a few hundred feet southeast of the present Park (Rio Grande) Hotel. Shortly thereafter, surveyors laid out a gridded city with square, ten-acre blocks and wide streets oriented to the cardinal points of the compass. Plat A was created and Block 62 was gradually built up with log and adobe houses as pioneers moved out of the fort and began to settle throughout the valley.

Following the completion of the transcontinental railroad at Promontory, Utah in 1869, rail lines were brought to Salt Lake City in 1870 and a frame depot was built by the Union Pacific Railroad at the west end of Brigham (South Temple) Street. Many new industries and businesses were quickly built near the depot, taking advantage of rail spurs connected to the main railway lines. By the turn of the century, a large and active industrial district flourished and plans were made to construct two larger, more substantial depots. The Union Pacific and Denver & Rio Grande Railroads built monumental masonry stations less than four blocks apart. The Union Station was completed in 1909; the D&RG Station in 1910. Both are listed in the National Register.

9. Major Bibliographical References

Carter, Thomas and Goss, Peter. Utah's Historic Architecture 1847-1940. Salt Lake City, UT: University of Utah Press, 1988.

"New Hotel and Store Building" Salt Lake Tribune, September 18, 1910, p. 22.

R.L. Polk & Co.'s Salt Lake City Directory, 1911-1946

Salt Lake City Register of Permits

Sanborn Fire Insurance Maps of Salt Lake City, 1911 and 1931.

___ See continuation sheet

Previous documentation on file (NPS):

- ___ preliminary determination of individual listing (36 CFR 67) has been requested
- ___ previously listed in the National Register
- ___ previously determined eligible by the National Register
- ___ designated a National Historic Landmark
- ___ recorded by Historic American Buildings Survey # _____
- ___ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- ___ Local Government
- ___ University
- ___ Other

Specify repository: _____

10. Geographical Data

Acreage of property 0.30 acres

UTM References

A	<u>1/2</u>	<u>4/2/3/8/0/0</u>	<u>4/5/1/2/6/5/0</u>	B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>

___ See continuation sheet

Verbal Boundary Description

Commencing 65 feet 10 inches East of the Southwest corner of Lot 2, Block 62, Plat "A", Salt Lake City Survey; thence East 99 1/2 feet; thence North 130 feet; thence West 99 1/2 feet; thence South 130 feet to the point of beginning.

___ See continuation sheet

Boundary Justification

The boundaries are the same as those at the time of the building's construction.

___ See continuation sheet

11. Form Prepared By

name/title Allen Roberts, AIA / Preservation Consultant and Charles M. Shepherd / USHPO Architectural Historian
organization Cooper/Roberts Architects, AIA date October 1992
street & number 202 West 300 North telephone 801-355-5915
city or town Salt Lake City state Utah zip code 84103

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Park Hotel, Salt Lake City, Salt Lake County, Utah

The second floor plan consists of a central, open lobby at the top of the main stairway from the south, and a U-shaped hallway pattern with the ends of the two halls leading to the rear exterior stairs. The hallways are double-loaded so that all upper rooms have windows, the center rooms opening onto a light court. (This light court is not visible from the rear of the building as the second level exterior wall continues uninterrupted across the north end of the light court. Only an unglazed opening, similar in size to the other second level windows, indicates a difference behind the masonry wall.) This building type has been classified as a "hotel court."¹ There are 35 small residential rooms upstairs, including a manager's office and dwelling area at the southwest corner of the plan. Using the "European Plan," boarders used common bathrooms located near the center of the plan. The narrow halls are occasionally illuminated with small skylights.

Neither the exterior nor interior has been altered significantly since initial construction. The brick on the primary elevation remains unpainted and the storefront and windows are unchanged. The original doors and trim remain intact. Likewise, second floor interior features such as walls and ceilings, baseboards, chair rails and casings, five-panel doors and stairways, remain relatively unaltered. Tongue-in-groove fir flooring is exposed in places and a few simple light fixtures remain. Some rooms have been slightly remodeled with new floor coverings, light fixtures and finishes. The main level commercial spaces have been altered and divided over the years as uses and tenants have changed.

___ See continuation sheet

¹Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940. Salt Lake City, UT: University of Utah Press, 1988, pp. 92-93.

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Park Hotel, Salt Lake City, Salt Lake County, Utah

The Denver & Rio Grande Railroad Station was built on the west half of Block 62. This depot and the new factories and stores built soon after in the area, radically altered the character of the block. Newspaper articles announced the growth resulting from the construction of the D&RG Station.² Most of the pioneer homes were removed to make way for the new generation of buildings, among them the Park Hotel. Located on the north side of 300 South Street about 200 feet east of the front of the depot, the hotel was a development project of the Houston Real Estate Investment Company. Operated by J.W. Houston, president and manager, and A.W. Houston, vice-president, the company had its office on Main Street. The company later constructed other buildings such as the Houston Block, also on Main Street.

The Park Hotel was designed by Ware and Treganza, one of Utah's most prominent architectural firms. Senior partner Walter E. Ware, FAIA, practiced in Salt Lake City for 54 years after being attracted to the area in the late 1880s when a mining boom resulted in great construction activity. In 1904, Ware took as a partner Alberto O. Treganza, a versatile designer who brought the firm many important commissions. Between 1904 and about 1912, when the partnership dissolved, the firm was a leader in the design of significant public buildings, schools, libraries, office buildings, hotels and residences. Their plans for the Park Hotel resulted in a building permit being issued March 20, 1911. James Devine was the building contractor of the "2 Story Brick Stores and Rooms" with an address of "422-24-26-28-30-32 W. 3rd South." The second floor was to have 35 rooms and the building cost was reported as \$20,000.³

Polk directories for Salt Lake City list as some of the early occupants of the four first floor bays beneath the Park Hotel: the Park Cafe, Park Cigar Co., Dahlquist and Waddell Cigars, Jim's Chili Parlor, among several other eating, service, and retail establishments. The upper floor rooms were occupied by mostly single men employed in a variety of blue collar occupations, including work at the large Ford Motor Co. Service Building directly east of the hotel. Some roomers were apparently visitors who had come to the city via the railroad and choose to stay in the hotel nearest the depot. Many of the long-term tenants were part of the sizable Greek and Italian communities and smaller Irish population attracted to this burgeoning district in connection with the mining and building booms of 1899-1901 and later. The boarders were mostly employed by the railroads, factories, and service industries. Despite their relative anonymity today, these workers contributed in important ways to the building of this economically vital section of the city.

Following the opening of the Park Hotel, which was designed more as a boarding house than a full-fledged hotel, several larger, more architecturally impressive hotels were built to the east between Rio Grande (440 West) and Main Streets. Analysis of hotels as listed in R.L. Polk & Co.'s Salt Lake City Directory built prior to 1924

X See continuation sheet

²"New Hotel and Store Building" Salt Lake Tribune, September 18, 1910, p.22.

³Salt Lake City Register of Permits

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Park Hotel, Salt Lake City, Salt Lake County, Utah

and located in the area bounded by North Temple, Fourth South, Main Street and historic Fourth West (actually 500 West) shows that most were located on the major east/west streets, presumably to maximize visibility to new arrivals moving from the two train stations on the western edge toward the central business district centered on Main and State Streets. The Park Hotel was the closest hotel to the D&RG station. One hotel (now demolished) was located on Rio Grande, and six other hotels were located further east on 300 South. Of the approximately fifty hotels present in this area in 1924, less than a dozen remain. Of those, most have been listed on the National Register or determined eligible (DOE) as part of the Salt Lake City Business District Multiple Resource Area (MRA):

<u>Hotel</u>	<u>Address</u>	<u>Date Built</u>	<u>Size</u>	<u>NR Status</u>
Broadway Hotel	222 W. 300 S.	c. 1912	3 stories, 40 rooms	Listed-MRA
Hotel Albert	121 S. W. Temple	1909	4 stories	DOE-MRA
Hotel Victor	155 W. 200 S.	1910	3 stories	Listed-MRA
New York Hotel	42 Post Office Place	1906	3 stories, 62 rooms	Listed-MRA
Peery Hotel	102 W. 300 S.	1910	3 stories	Listed
Shubrick Hotel	68 W. 400 S.	1912	2 stories	DOE-MRA

Of these, only the New York Hotel was built prior to completion of the Union or D&RG Railroad Stations. The Alamo Hotel (143 West 300 South) now known as the Salt Lake Brewing Co., maintains its architectural integrity and is potentially eligible. Many of the hotels from the transportation and mining boom period of the early 20th century have been demolished including the Pacific Hotel (243 Rio Grande) built 1910 and the Newhouse Hotel (400 South and Main) as well as the hotels built near the Union Pacific depot three blocks to the north of the D&RG depot. In final analysis, the Park Hotel is the only remaining, small-scale hotel that was built near one of the two railroad stations. While most of the other hotels, particularly the larger hotels located on or near Main Street, catered to visitors and the wealthier classes, the Park Hotel historically served those in the lower, socio-economic strata, as the Rio Grande Hotel continues to do in the present.

During the Depression, many of the shops in the Park Hotel were vacant and the U.S. Selective Service System maintained offices on the first level. After World War II, occupancy was full and the building's name was changed to the Rio Grande Hotel, a name it might have taken earlier were it not for the existence then of another, nearby building of the same name. While many tenants and boarders have come and gone throughout its history, the hotel has remained a low-cost hotel with first floor shops, cafes, and offices. The Park Hotel, now known exclusively as the Rio Grande Hotel, has recently been purchased and a substantial rehabilitation is planned. The new owner intends to rehabilitate the building, retaining housing for persons of low income on both levels and some community support facilities on the main floor. It will continue as a single room occupancy hotel, serving a clientele that over the years has changed as little as this historic building.

___ See continuation sheet

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Section number PHOTOS Page 4

Park Hotel, Salt Lake City, Salt Lake County, Utah

Photo No. 1

1. Park Hotel
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Allen Roberts
4. Date: August 1992
5. Negative on file at Utah SHPO
6. South elevation. Camera facing west-northwest.
7. Photo No. 1

Photo No. 2

1. Park Hotel
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Allen Roberts
4. Date: August 1992
5. Negative on file at Utah SHPO
6. South elevation. Camera facing northwest.
7. Photo No. 2

Photo No. 3

1. Park Hotel
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Allen Roberts
4. Date: August 1992
5. Negative on file at Utah SHPO
6. South elevation. Camera facing northeast.
7. Photo No. 3

Photo No. 4

1. Park Hotel
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Allen Roberts
4. Date: August 1992
5. Negative on file at Utah SHPO
6. West elevation. Camera facing east-northeast
7. Photo No. 4

Photo No. 5

1. Park Hotel
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Allen Roberts
4. Date: August 1992
5. Negative on file at Utah SHPO
6. North elevation. Camera facing east-southeast
7. Photo No. 5