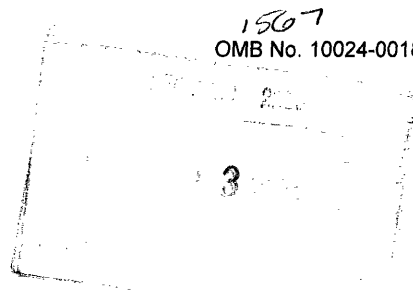


United States Department of the Interior
National Park Service

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 Landenberger, John C. and Mary, House

other name/site number _____

2. Location

street & town 58 N. Virginia Street not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 035 zip code 84103

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.)

[Signature] 12/9/04
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] 1/26/05
Signature of the Keeper Date of Action
Edson H. Beall

Landenberger, John C. and Mary, House
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)

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

Category of Property

(check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
		sites
		structures
		objects
2	0	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

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Function

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS

Colonial Revival

Other: Central Passage

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT SHINGLE

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

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)

ARCHITECTURE _____

COMMUNITY PLANNING AND DEVELOPMENT _____

Period of Significance

1914-1954 _____

Significant Dates

1914-15 _____

1949 _____

Significant Persons

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Palliser & Mills: Architects _____

John H. Haslam & Gilbert E. Hawley: Builders _____

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

Landenberger, John C. and Mary, House
Name of Property

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

10. Geographical Data

Acreage of Property 0.27 acres

UTM References

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

1 1/2 4/2/7/1/4/0 4/5/1/3/3/4/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

LOTS 9, 10 & 11, BLK 1 FEDERAL HEIGHTS.

Property Tax No. 09 - 33 - 355 - 007

Boundary Justification

(Explain why the boundaries were selected.)

The current boundaries are the same as those associated with the property historically.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky
organization Preservation Documentation Resource date November 18, 2004
street & number P. O. Box 58766 telephone (801) 913-5645
city or town Salt Lake City state UT zip code 84158

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 Mike and Sharon Bertelsen
street & number 58 N. Virginia Street telephone (801) 918-4490
city or town Salt Lake City state UT zip code 84103

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

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

Narrative Description

The John C. and Mary Landenberger House, built in 1914-1915, is a 2½-story, Colonial Revival-style, brick residence. The style is fairly ornate and also includes elements of the Neoclassical and Georgian Revival styles. The central passage-type house is constructed of pressed brick and sits on a concrete foundation. The roof has two intersecting gables and is covered with asphalt shingles. Since its original construction, the only modifications made to the exterior of the house have been on the rear elevation. The house is located in the Federal Heights subdivision just north of the University of Utah. The property is slightly sloped with a number of mature trees. There is a two-car brick garage, also built in 1914. The Landenberger house is in good condition and is currently undergoing rehabilitation as a Utah State historic preservation tax credit project. The house is a contributing resource in Salt Lake City's Federal Heights neighborhood.

The house is built of red brick, laid in a running bond with flush mortar joints. The wood details are painted white. The primary elevation faces west with the ridgeline of the main gable running north-south. The façade is symmetrical with a one-story side wing (sunroom) to the north. The focal point of the façade is the elliptical entrance sheltered by a similarly shaped wood porch. The porch deck and steps are concrete. Two classical Doric columns and two matching pilasters support the porch roof. Original wood lattices partially enclose the porch on the north and south. The elliptical porch roof features a classical cornice. The main entrance is flanked by multi-light wood sash and paneled sidelights. The elliptical transom is also divided. The door is mahogany with an inset panel.¹ Above the main entrance is an oval window with a divided-light wood sash. The window is hinged to open inward. Segmental soldier bricks accented by four cement keystones surround the window. In the center of the roof is a small eyebrow-shaped dormer with an attic vent.

The majority of windows on the house appear to be the original wood-sash windows. The two large windows on the main floor are tripartite, each with a large fixed-frame window flanked by narrow divided six-light windows. Six-light casement windows, grouped in two sets of five, are located on the second floor. All windows have concrete sills (painted white). The main floor windows have wooden flower boxes supported on large wood brackets (also painted white). A panel of corbelled soldier and rowlock bricks surrounds the main floor windows. Soldier bricks also accentuate the top of the second floor windows. Additional brickwork on the façade includes a course of soldier brick above the concrete foundation and brick quoins at each corner. The façade also includes a classical-style wood cornice composed of a plain frieze with dentils above. The side wing to the north also features narrow multi-light casement windows, the dentillated cornice, and brick quoins.

The Colonial Revival details on the house are found on all the elevations. The south elevation features a full-height brick chimneystack with a corbelled top above the side wing. A smaller, but similar, stack is located at the southeast corner of the house. The upper floor windows are six-over-six, double-hung, wood sash windows with concrete sills and soldier brick hoods. There is a side entrance and concrete stoop east of the wing. The door is half-glass (eight lights) with a single panel. There are two basement windows in this elevation. There is

¹ The original architects' drawings available for this house indicate a plate glass inset, but this element was probably not installed.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

a slight setback to the rear projecting wing and each corner features brick quoins. The brick masonry continues to the apex of the gable. The north elevation is similar with brick quoins. It features both multi-light double-hung and casement windows. In the center of the elevation is a curved bay window. Each gabled elevation, including the rear, features the dentillated cornice, plain frieze and cornice returns.

The east (rear) elevation is divided into two sections. To the south is the gable with several double-hung windows. There is a rear door (similar to the side door and leading to the kitchen) on the main level. The concrete stoop is sheltered by a simple gable roof on wood posts with some latticework. Although the porch does not appear on the original drawings, the latticework is similar to the north porch and was probably an original feature. There is a tripartite window with a brick sill north of the door. The window does not appear on the original drawings and was probably part of a circa 1950s remodeling. The wrought-iron rails on the porch steps appear to be from that era. There is an original basement door to the north and one basement window in this elevation. The north half features a latticed main floor porch with French doors and wood decking. Above the porch is a second-floor sleeping porch. The original drawings indicate this porch was screened with a half-height wall of beaded wood. It was modified in 1971, enclosed in vertical siding with small aluminum slider windows. The house features two coal chutes and an icebox door.

On the interior, the house has approximately 5,825 square feet of space divided between four floors (two full floors, finished attic, and partial basement). The main floor has 1,743 square feet of space. There is a wide central hall with an open stair. The hardwood parquet-type floor in the hall is not original, but much of the flooring and woodwork in the house, particularly quarter-sawn oak and sweet gum trim, are original. The open stair features a square-post balustrade, which curves at the bottom to form a newel post. The living room is to the south. This room features stained gum casings around the doors and windows. The original mantel was replaced in the 1950s; the newer mantel is similar to the original, but may have had tile instead of the current marble inset.² The wallpaper and moldings probably date from a 1950s interior remodeling. The radiators were covered with gridded cabinets about the same time. Shutters have been installed on many of the interior windows (circa 1980s). Two doors lead from the living room to the sunroom (or sun porch, as it is described on the original drawings). The room currently has fabric covering the walls and an uncovered radiator.

North of the hall is the library. The wood in this room has been painted white. The divider between this library and the dining room to the east has been remodeled with bookshelves and molded panels. There is an open space between the north end of the divider and the bay window. The dining room has wainscoting with wallpaper above. The radiators have been covered, and the built-in china closet has been altered (circa 1950s). French doors lead from the dining room to the back porch. Between the living room and the kitchen (in the southeast corner) is mudroom for the south elevation entrance and a ½ bath. The kitchen was remodeled in the 1970s with new cabinets and fixtures. The ceilings were lowered and a butler's pantry to the north removed to enlarge the space. The interior basement stairs are under the front hall stairs.

² The current owner found the original mantel in the garage.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

The second floor has 1,688 square feet and features a bedroom in each corner. The central hall has a landing with bathrooms at the west and east ends. The southwest bedroom has a small sitting room and built-in wardrobe. The northeast bedroom has access to the remodeled sleeping porch. The bedrooms all have built-in closets (original) and wallpaper (circa 1950s-1970s). The woodwork has been painted white. The bathrooms have tile (west-pink, east-yellow) and fixtures dating from between the 1930s and 1950s. The radiators are exposed on this floor. A laundry chute is located in the hall. A closed stair to the attic space is located between the north bedrooms.

The finished attic has 1,144 square feet of space and fits snugly under the gables. The space was originally built as a ballroom. It is currently a recreation room. There is a square-post balustrade around the stair opening. The alcove to the north may have been by musicians, or for serving refreshments. Built-in benches are found in the corners of the room. A variety of random wood squares (teak, oak, maple, etc.) makes up the parquet floor of the ballroom. There are a couple of closet spaces under the eaves.

The basement has both an interior and exterior entrance. The basement has 1,250 square feet of space. It is not excavated under the front of the house. There is a laundry room (with nearby chute) in the northeast corner. It was divided into two galley-like rooms, one for laundry and one for a workshop, probably in the 1970s. There is a maid's room and bathroom in the southeast corner. These rooms have minimal finishes. Most of the basement is concrete. A short hall leads to a vegetable room and boiler room under the center of the house. The original boiler is still operable. The coal room is under the sunroom wing. It is unusually large and has a sloped floor. There is also a wine closet with bottle racks (date unknown).

The house faces west and sits above the sidewalk on a slightly sloped rectangular lot of 0.27 acres. The front yard is mostly lawn and mature shrubs. There are mature trees in the side and back yards. In the past few months, the current owners have removed a number of shrubs and vines growing on and around the house. The concrete driveway is along the south property line. A two-car garage, built in 1914, is in the southeast corner of the lot. The brick garage has a ridgeline that parallels the house and is similar in style with matching brick and dentillated cornice returns. The north half of the backyard is devoted to a flagstone terrace. The distinctive two-story garden fireplace (built of sandstone) was included in the original design of the house.

The Federal Heights neighborhood is an upscale subdivision of curvilinear, tree-lined streets just north of the University of Utah. The subdivision was first platted in 1909, but the neighborhood contains a mix of homes dating throughout the first half of the twentieth century. The Landenberger house, built in 1914, is one of over fifty homes in the Federal Heights area that display elements of the Colonial Revival style; however, it is the earliest of the few houses that are pure expressions of the style, which did not gain popularity in Salt Lake City until the 1920s and 1930s. The house retains its historic integrity and is a contributing resource in Federal Heights.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The John C. and Mary Landenberger House, built in 1914-1915, is a 2½-story Colonial Revival-style residence. The house is significant under Criteria A and C for its association with the early development of the Federal Heights subdivision. In the decade between 1907 and 1917, the developers of the subdivision were actively engaged in improving and marketing lots in what became one of Salt Lake City's most successful early twentieth-century residential neighborhoods. The first owners of the house, Dr. John C. and Mary Landenberger, lived there over three decades and were prominent members of the community. The house is also architecturally significant under Criterion C as the first pure example of the Colonial Revival style built in Federal Heights, and has all of the characteristics of the style (e.g. façade symmetry, fanlights, sidelights, multi-light sashes and classical pediments), plus a number of additional architectural details such as quoins, a dentillated cornice, fluted columns, and a one-story side wing. These elements of the Colonial Revival style are fully executed in the Landenberger House, and similar residences were rare in Salt Lake City until the 1930s. The Landenberger House has had only minor alterations and is a contributing resource in Salt Lake City's Federal Heights neighborhood.

History of the John C. and Mary Landenberger House

The Landenberger House was built in the Federal Heights subdivision in 1914-1915. The Telluride Realty Company developed the subdivision with land acquired in 1907 and a subdivision plat filed on October 18, 1909. The company spent the first few years building infrastructure and making improvements. The Landenberger house was constructed during the first phase of development lasting from about 1910 to the start of World War I. On September 10, 1914, the Telluride Realty Company sold Lots 9-11 of Block 1 to the Building Loan & Trust Company. Thirteen days later on September 23, 1914, the Building Loan & Trust Company applied for a building permit for a "three-story brick residence" with 10 rooms to be built at a cost of \$10,000. At the time, this price was almost ten times the cost of an average home in Salt Lake City. The building permit did not list an architect or builder; but original plans kept in the house name the firm of Palliser and Mills as architects. A pencil statement on the back of an original mantel states that G.E. Hawley and John H. Haslam installed the mantel on April 16, 1915, providing the names of at least two builders, as well as an approximate completion date for the construction. Other permits filed for homes on Federal Way in the same period list a number of different builders, which appears to indicate individual owners chose their own designers.

On November 15, 1914, the Building and Loan Company sold the property to John C. Landenberger. A day later, Landenberger took out a mortgage with realtor Edward B. Wicke for an undisclosed amount. John Carroll Landenberger was born in Philadelphia, Pennsylvania, on July 12, 1875, the son of John and Elizabeth Pingree Gustine Landenberger. He graduated from the University of Wyoming and received a medical degree from the University of Pennsylvania. In 1901 he came to Salt Lake City to serve an internship at St. Mark's hospital.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

Dr. Landenberger married Mary Miles in Salt Lake City on July 13, 1904. Mary Leona Miles was born in Virginia on March 27, 1881 to Isaac and Martha Miles. She came to Salt Lake in 1903. The couple had three children: Eleanor (1906-1979); John C. Jr. (1910-1966), and Elizabeth "Betty" (1914-?). Prior to the construction of the Virginia Street house, the Landenberger family lived at 870 2nd Avenue and 412 1st Avenue.

In his early career, Dr. Landenberger was a surgeon at the St. Mark's Hospital and also maintained offices in the Deseret News Building. He was chief surgeon for the Oregon Short Line and Union Pacific Railroads, a position he held for 37 years. The surgeon also served as chief of staff for LDS Hospital in Salt Lake City.

The Landenbergers were members of the Episcopal Church in Salt Lake City. John C. Landenberger was a prominent member of the Alta Club, a prominent and exclusive social club organized in 1883.³ The Virginia Street house was only a short walk from the end of the South Temple streetcar line, which ran to the front door of the Alta Club. Dr. Landenberger retired in 1940. Mary M. Landenberger was known as a "prominent Salt Lake clubwoman" according to her obituary. She served as a board member for the Sara Daft [retirement] Home and was a member of the Ladies' Literary Club (both institutions were located along streetcar lines).⁴ Mary Miles Landenberger died on August 22, 1943, at the Federal Heights home of her daughter, Eleanor Moffat. Mary Landenberger was buried in the Mount Olivet Cemetery.

Their children, Eleanor, John, Jr., and Betty were all listed as students for several years in the city directories. In addition, the 1930 federal census notes two other members of the household. Dr. Landenberger's seventy-six year old mother, Elizabeth Van Knofsbach[?], and a servant, Margaret Earnshaw. Margaret Page Earnshaw was born about 1902 in Millcreek, Utah. She was employed by the Landenberger family only a short time. In August 1930, she married Joseph Nilson, just four months after the census enumeration. The 1940 city directory indicates that Betty Landenberger and her husband, James Snedden, a personal finance manager, lived with her parents for a short time. In 1944, John C. Landenberger deeded the house to his daughter Eleanor. On November 1, 1947, John C. Landenberger married Phebe Houtz Brown (?-1971). The city directories indicate he moved from Virginia Street to 2122 E. Hubbard Avenue around this time. Dr. John C. Landenberger died on March 21, 1962. He was also buried in the Mount Olivet Cemetery.

Eleanor L. Moffat sold the house to John P. and Betty B. Beal in March 1948. The Beals did not live in the house, but sold it on contract to Dr. Camilla M. Anderson. Camilla Anderson and her husband, Leonard Friendly, occupied the house between 1948 and 1952. The house was officially deeded to Camilla Anderson in 1950. Dr. Anderson was a psychiatrist. Leonard Friendly was born in Philadelphia in 1901. He met and married Camilla Mae Anderson there in 1941. The couple had a daughter named Janet. Leonard Friendly moved to Salt Lake in 1948 to become a staff organist for the KSL radio station. He had a radio show from 1948 to 1957 when the family left Salt Lake. He died in Oregon in November 1960 where he was employed by

³ The Alta Club's membership was primarily drawn from wealthy mining magnates, but also included prominent businessmen and politicians. The Alta Club, built in 1893 at the corner of State Street and South Temple, is a contributing building in the South Temple Historic District.

⁴ The Sarah Daft Home, located at 775 S. 1300 East, was listed on the National Register in 2002. The Ladies Literary Club building, a Prairie-school style building at 850 E. South Temple, is within the South Temple Historic District.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

a Salem radio station and performed in the Portland Beavers baseball stadium. His funeral notice states that Dr. Camilla Anderson Friendly was on staff at the Oregon State Hospital in Salem. No further information is known about the family.

According to the city directories, between 1953 and 1960, the Virginia Street residence was occupied by a series of families. Edward M. Tittman, a general manager of the American Smelting & Refining Co., lived there with his wife, Mary R., for four years. In 1957, Oscar M. and Ida Wicken were the occupants. By 1958, Tom S. Stein, an insurance agent, and his wife, Pauline B. Stein, owned and occupied the house. Peter W. and Marjorie Billings obtained title in 1960. Peter was a lawyer for the firm of Fabian & Clendinin. The Billings sold the property to E. Douglas and Jean R. Sorensen in April 1963. The Sorensen family would remain in the home for more than forty years. Edward Douglas Sorensen was a pharmacist and owned the Douglas Pharmacy at 850 E. 300 South. Jean Richardson Sorensen sold the house to the current owners, Mike and Sharon Bertelsen in June 2004.

Salt Lake City Development and the Federal Heights Subdivision

Established in 1847 by members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church), the settlement of Salt Lake City grew steadily through the second half of the nineteenth century. For many years the area now known as Federal Heights was little more than a desolate dry bench land used for slaughter yards.⁵ A few families moved to "Butcherville" and built houses near present day Virginia Street; however, the area had little to offer permanent settlers. In October 1862, the United States Army established Camp Douglas (later Fort Douglas) on the eastern foothills above Salt Lake City. Named for the late Senator Steven A. Douglas of Illinois, the military base was charged with the dual role of protecting the overland mail route and "keeping an eye on the Mormons."⁶ During the 1860s, most of the butchers eventually left the area and adobe/brickyards replaced them. Sometime during the 1860s the road along 100 South was deemed unsuitable by the government and a new road on South Temple was constructed to access the fort. Virginia Street, where the Landenberger house would eventually be built, marked the boundary between the fort and the eastern edge of the early Salt Lake neighborhood known as the Avenues. In 1894 the United States Congress granted sixty acres of Fort Douglas land to the University of Deseret, which changed its name to the University of Utah. The University of Utah spent the next six years building facilities at the site and opened for classes in 1900.⁷

By the turn of the century, Salt Lake City had grown from an agrarian village to a bustling urban metropolis. The coming of the railroads brought an increase in every type of manufacturing and commerce, as well as an enormous influx of immigrant laborers and their families. The population of Salt Lake City increased from

⁵ *Tales of a Triumphant People: A History of Salt Lake County, Utah, 1847-1900*, compiled and published by the Daughters of Utah Pioneers, (Salt Lake City, Utah: Stevens and Wallis Press, 1947), 128-129.

⁶ Charles G. Hibbard, "Fort Douglas" in *Utah History Encyclopedia*, edited by Allan Kent Powell, (Salt Lake City, Utah: University of Utah Press, 1998), 199.

⁷ Gregory Thompson, "University of Utah," in *Utah History Encyclopedia*, edited by Allan Kent Powell, (Salt Lake City, Utah: University of Utah Press, 1998), 581.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

20,000 in the 1880s to over 92,000 by 1910. As the population grew, the more affluent residents moved to residential subdivisions east and south of the original city plat. The bench lands provided a particular attractive alternative for home sites. The accumulation of haze from coal-fired furnaces and smoke-producing industries had been a problem for the city since the 1880s. Those who could afford the price were always looking to move to "higher ground. Between 1906 and 1930, 439 new residential subdivisions were platted in Salt Lake City.⁸

One of the first attempts to develop the area near the University of Utah for residential use was by an early butcher named Charles Popper. Popper, a squatter, was given title to about 150 acres of land by the United States government. The property was not deemed particularly valuable since "a considerable portion of the ground is unfit for any purpose, being the side of a mountain, it will probably never be required for any purpose."⁹ Popper sold his rights in 1890 to Judge Colburn who spent the next decade attempting to develop the property for residential use. The area was known as Popperton Place and later Bonneville-on-the-Hill. The project didn't get underway until the twentieth century with the extension of the South Temple and Third Avenue streetcar lines to Virginia Street.

In 1906 officials at Fort Douglas charged Le Grand Young (1840-1921), a local judge and nephew of Brigham Young, with tampering with their water supply at his stone quarry in Red Butte Canyon. The conflict was resolved when a trade was arranged for Young's canyon property to be exchanged for the fort's 42.3 acres between Popperton Place and the University of Utah. Le Grand Young sold the property to Lucien L. Nunn in January 1907 for \$90,000.¹⁰ Lucien L. Nunn was born in Ohio in 1853 and moved to Telluride, Colorado, in 1881, where he made his first fortune in the mining camps and power plants. In 1891 Nunn moved to Provo, Utah, and built the Olmsted power plant. He also kept interests in mining and railroads.¹¹ Immediately after acquiring Le Grand Young's property, Nunn established the Telluride Realty Company and transferred the property to the company on January 26, 1907. In October 1907, the property was annexed to Salt Lake City. Nunn's friend and colleague from Colorado, Addison Wrench (1868-1915), came to Utah with the power plant and eventually became the president and general manager of the realty company. The Telluride Realty Company advertised in the *Salt Lake Tribune* that it had \$150,000 in capital and was proceeding to survey, plat, grade and improve Federal Heights streets and building lots. The Salt Lake engineering firm of Roberts and Heist was hired to design the project.¹² After the death of Addison Wrench, Lucien Nunn took over as president of Telluride Realty. He stayed in Utah until 1924 when he moved to California. Telluride Realty closed after his departure. Lucien Nunn died in California in 1925.¹³

The Telluride Realty Company christened the new subdivision "Federal Heights" in deference to the original owner of the land. By the time the plat was officially filed in April 1909, the company had spent \$100,000

⁸ Susan Holt, *National Register of Historic Places Nomination for the Gilmer Park Historic District*, 1996.

⁹ Martiena Lewis, "Federal Heights: Salt Lake City's Civilized Suburb," TMs, 1987. Available at the Utah State Historic Preservation Office. Quote from a Camp Douglas Military Reservation Report dated April 1880.

¹⁰ Lewis, 3.

¹¹ Ibid, 4-6. By 1913 Utah Power and Light had acquired control of Telluride Power in Utah.

¹² *Salt Lake Tribune*, September 12, 1909: 4.

¹³ Lewis, 8.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

improving the property, fifty lots had been sold, and seven homes were under construction. The entire 42-acre parcel was divided into 346 building lots. The lots were long and narrow, on average about 25 feet by 130 feet. Most owners bought two to three lots with some lots divided between neighbors. Several owners assembled large parcels from four to six lots, and at least one modest patron built a small house on a single lot. Amenities and improvements in the development included compact roadbeds, sewage and storm drain systems, service alleys, streets trees, and four small parks (actually just the islands created by streets intersecting, but effective selling points none-the-less). The sloping sites and curving streets created a unique and innovative development that generated interest immediately. However, the Telluride Company left nothing to chance and embarked on an aggressive marketing campaign. The company had a strong ally in the *Salt Lake Tribune*, not only did the newspaper publish almost weekly progress reports of the site.

From the beginning, the Telluride Realty Company marketed their subdivision to Salt Lake's upwardly mobile professional class. The company put more money in improving the site than most developers. According to the *Salt Lake Tribune*, "This will be the first instance in the history of Salt Lake, and unique in the history of the United States where a subdivision has been so highly improved before being taken into city corporation."¹⁴ By 1910 the neighborhood had many improvements for which many other Salt Lake neighborhoods would have to wait decades: street lighting, curb and gutter, sidewalks, telephone lines, etc. Telluride created several restrictions for the subdivision, including restricting the development to single-family dwellings of over \$4,000 (most homes cost double that amount), a twenty-five foot setback, no businesses, and no fences higher than three feet. These lots restrictions expired in 1927, but by that time most of the lots had been built upon. There were no restrictions concerning race or religion, and in fact several prominent Jewish families were among Federal Heights early residents.

By virtue of the amount Telluride put into improvements, the company was able to charge more per square foot than most of their competitors. Their advertising campaign was designed to "make sure every family in the state of Utah either couldn't resist moving to Federal Heights or else envied those lucky ones who did."¹⁵ Many of the lots in Federal Heights were presold, and as buildings began to rise so did interest in the subdivision. Telluride was able to raise its price for lots substantially and used advertisement to justify the increases and exploited the benefits of buying and building in Federal Heights for investment purposes. Later advertisements catered to Salt Lake's emerging automobile industry. Sunday pleasure drivers were invited to take a spin around Federal Heights to enjoy the beautiful homes and spectacular views.

The Federal Heights neighborhood has high potential as a National Register historic district due to its nearly pristine integrity, distinctive physical features, and recognizable identity. In fact the name recognition is so valuable, the Federal Heights nomenclature has been adopted by residents outside the original subdivision (e.g. Popperton Place, Bonneville-on-the-Hill, and the eastern edge of the Avenues and South Temple, where the

¹⁴ *Salt Lake Tribune*, September 12, 1909: 4.

¹⁵ Lewis, 15.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

Federal Heights Apartments are located). The Landenberger House was the first Colonial Revival style residence built in the neighborhood.¹⁶

Architecture

The Landenberger House represents a trend that began with the centennial celebration of American Independence in 1876. Instead of rejecting the colonial past, architects began looking to reinterpret the architectural building styles “exported to the colonies during the century and a half of British rule”.¹⁷ This was the beginning of the Colonial Revival period of American architecture. In Utah, the early twentieth century was a time of transition in Salt Lake’s residential architecture. Homes built in the late nineteenth century were primarily based on picturesque Victorian forms and decorated with Victorian Eclectic details. A residential building boom between the depression of the 1890s and a post-World War I slump was the impetus for a shift toward more quickly and easily constructed house types. The bungalow, for example, became ubiquitous in Salt Lake City between 1905 and 1920. The Colonial Revival style was popular in Utah between 1890 and 1940, but until the movement was refined in the late 1920s and early 1930s, there are few Utah examples that go beyond using classical elements on other house types. For example, in Federal Heights, over 70 homes, built between 1918 and 1950, have been identified as having some Colonial Revival and Neoclassical ornamentation. Most of the earlier ones are not pure examples of the style, but foursquare or side-passage houses with some Colonial Revival features. Colonial Revival houses with the most salient characteristics of the style (e.g. façade symmetry, fanlights, sidelights, multi-light sashes and classical pediments) do not appear in Federal Heights until the 1920s and 1930s. The Landenberger House appears to be the first of its kind in the neighborhood. In addition to the elements noted above, the Landenberger House also features quoins, a dentillated cornice, fluted columns, and a one-story side wing, elements that are typical of the fully executed Colonial Revival style.

It is likely that John Landenberger searched for an architect to produce a design that would support his growing prominence in the community, and perhaps, a style with which he was familiar from his youth in Philadelphia. The firm of Palliser and Mills, the architects listed on the drawings, were not from Utah and could not be located using various research methods; but Palliser may have been connected with George Palliser, an architect and author, who practiced in Chicago during the late nineteenth century. The builders were Gilbert E. Hawley and John H. Haslam, whose names appear in a penciled inscription on the back of the original mantel (currently in the garage). The inscription reads, “This mantel was put in place April 16, 1915. G. E. Hawley and J. H. Haslam.” Gilbert Earl Hawley (1884-1947) was born and raised in Utah. His father, William Pierce Hawley (1856-1935), owned a contracting business and may have also been responsible for the construction of the Landenberger House. Gilbert E. Hawley owned a lumber company in his later years. John Howarth Haslam

¹⁶ Currently, three Federal Heights homes are listed on the National Register: the Isaac and Dorothy Clark home at 1430 East Federal Way, built in 1914, is an Arts & Crafts-style foursquare (listed in 2002); the Nels G. Hall House, 1340 East Second Avenue, is a Spanish Colonial Revival residence; and the Fisher and Margaret Harris House, 1422 East Military Way, a English-Tudor-style house built between 1928 and 1931.

¹⁷ Virginia and Lee McAlester, *Great American Houses and Their Architectural Styles*, (New York: Abbeville Press), 204.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 7

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

(1885-1961) was a carpenter who later owned his own contracting firm. He built a number of schools and churches in Utah.

The Landenberger House is an incredibly detailed and faithful interpretation of the Colonial Revival style. In addition, it is clear that the house was not only built as an abode, but for entertaining on a grand scale. Attic ballrooms and flagstone terraces (with fireplace) were not commonly built during this period. The fireplace was featured in the garden section of a local newspaper (date unknown), noting that the “spit has been the scene of many a delightful steak dinner, the host [Dr. Landenberger] being the chef on these occasions.”¹⁸ The Landenberger House represents the early development and prominence of the Federal Heights neighborhood and is eligible for the National Register of Historic Places as a contributing resource in Salt Lake City.

¹⁸ Photocopy of article in possession of home owner.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

Bibliography

[Ancestral File]. Available online at the Family Search website (www.familysearch.org).

Bertelsen, Mike. Interviews conducted by author, Salt Lake City, August-September, 2004.

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

Deseret News.

Hibbard, Charles G. "Fort Douglas" in *Utah History Encyclopedia*, edited by Allan Kent Powell. Salt Lake City, Utah: University of Utah Press, 1998: 199-200.

Lewis, Martiena. "Federal Heights: Salt Lake City's Civilized Suburb." TMs, 1987. Available at the Utah State Historic Preservation Office.

McAlester, Virginia and Lee. *Great American Houses and Their Architectural Styles*, (New York: Abbeville Press).

Polk Directories, Salt Lake City, 1900-1993. Published by R.L. Polk & Co. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

[Salt Lake City Building Permit Register]. Available at the Utah State Historical Society.

[Salt Lake County Tax Cards and Photographs]. Available at the Salt Lake County Archives.

[Salt Lake County Title Abstracts]. Available at the Salt Lake County Recorder's Office.

Salt Lake Tribune.

Sanborn Fire Insurance Maps for Salt Lake City, 1911 & 1950. Available at the Utah State Historical Society and the University of Utah Marriott Library

Tales of a Triumphant People: A History of Salt Lake County, Utah, 1847-1900. Compiled and published by the Daughters of Utah Pioneers. Salt Lake City, Utah: Stevens and Wallis Press, 1947.

Thompson, Gregory. "University of Utah." In *Utah History Encyclopedia*, edited by Allan Kent Powell. Salt Lake City, Utah: University of Utah Press, 1998: 581-582.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

Tullidge, Edward W. *History of Salt Lake City and Its Founders*. Salt Lake City, Utah: Edward W. Tullidge, publisher and proprietor, 1880.

Varley, C. Ray. *Final Report for the Salt Lake City Reconnaissance Level Survey (Federal Heights District)*. TMs, 1988. Available at the Utah State Historic Preservation Office.

[Utah State Historical Society Burials Database]. Available online at Historical Society's website (www.history.utah.gov).

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1 Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

Common Label Information

1. Landenberger, John C. and Mary, House
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: September 2004
5. Negative on file at Utah SHPO.

Archival

Photo No. 1:

6. West elevation of house. Camera facing east.

Photo No. 2:

6. East elevation of house with site. Camera facing west.

Supplemental

Photo No. 3:

6. West elevation, front porch detail. Camera facing southeast.

Photo No. 4:

6. East elevation (south half) of house. Camera facing west.

Photo No. 5:

6. South elevation of house. Camera facing northwest.

Photo No. 6:

6. Southeast corner of one-story wing. Camera facing northwest.

Photo No. 7

6. Interior, main floor: hall, stair and front entrance. Camera facing southwest.

Photo No. 8:

6. Interior, main floor, living room to sunroom. Camera facing southwest.

Photo No. 9:

6. West elevation of garage. Camera facing southeast.

Photo No. 10:

6. Garden fireplace. Camera facing northwest.

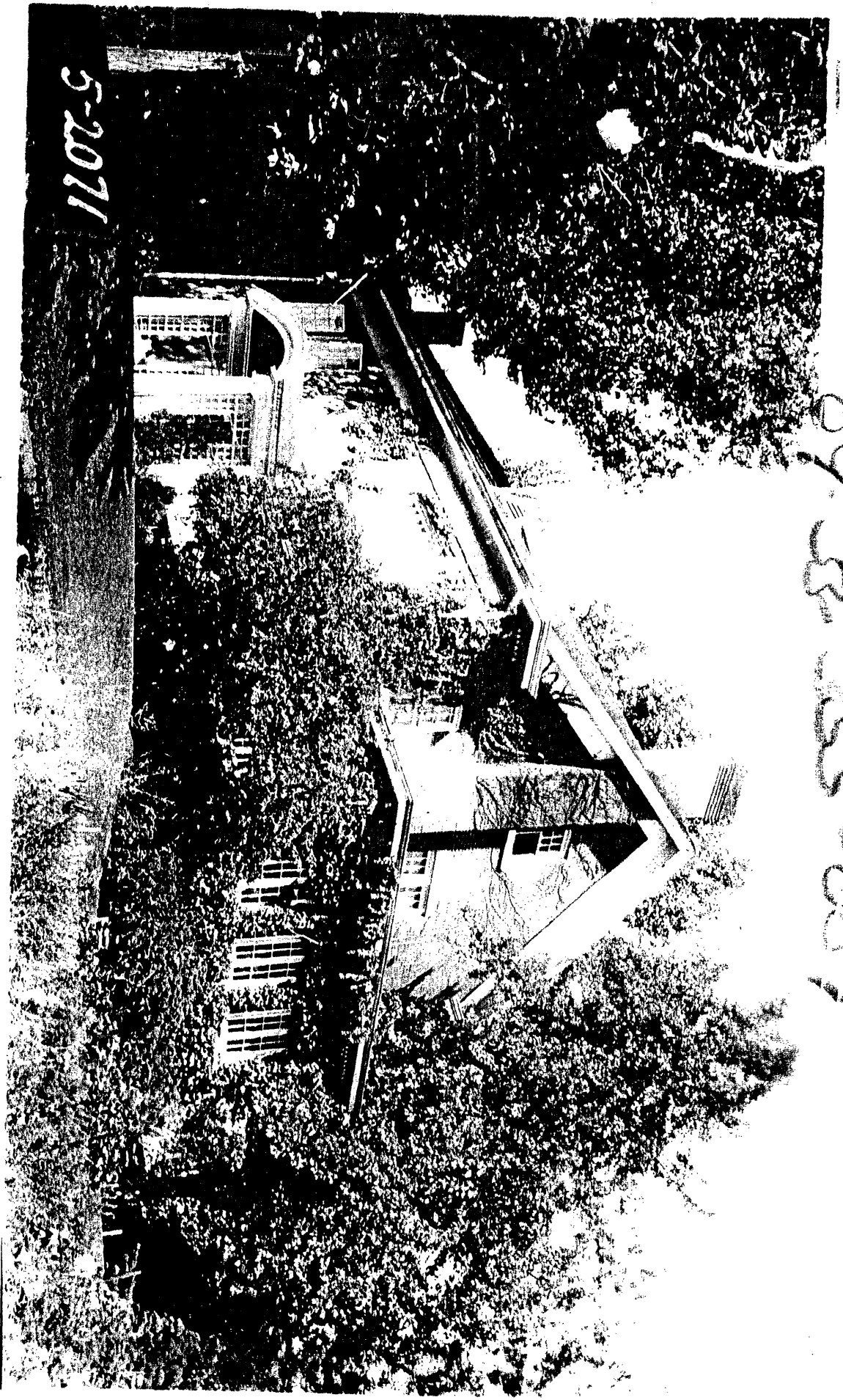
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2 Landenberger, John C. and Mary, House, Salt Lake City, Salt Lake County, UT

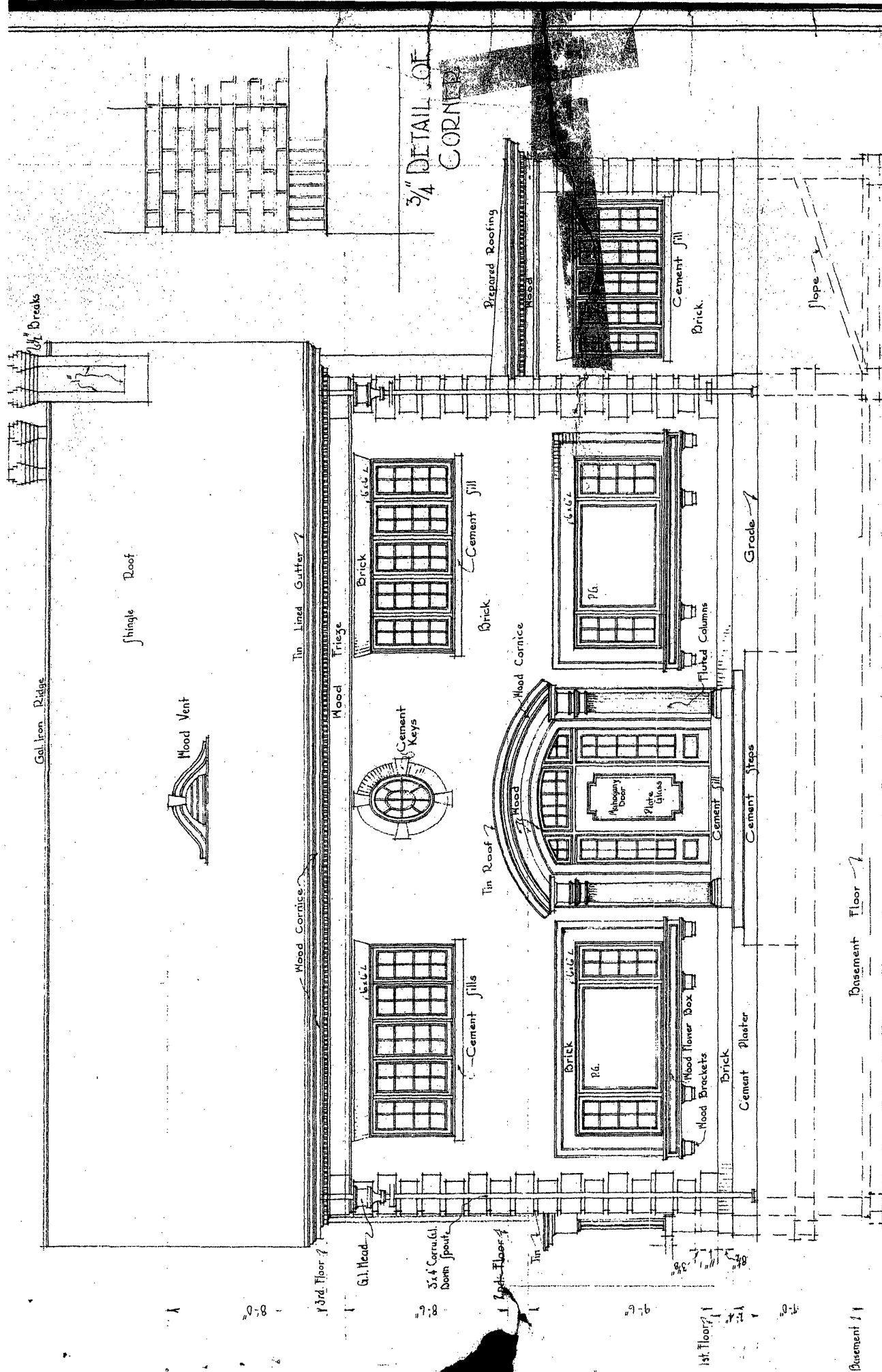
Photo No. 11:

6. Interior, attic ballroom. Camera facing northeast.



5-2071

58 N. Virginia Street, Salt Lake City, UT
Tax photo circa 1956; cards 1936, 1956 & 1963



3/4" DETAIL OF CORNICE

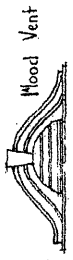
A RESIDENCE FOR
 DR. J. GLANDENBERGER
 Palliser & Mills, Architects

FRONT ELEVATION

Scale 1/8" = 1 Foot

Gal. Iron Ridge

Shingle Roof



Mood Vent

Tin Lined Gutter

Mood Cornice

3rd Floor

G.I. Head

3/4 Corru. G.I. Down Spout

2nd Floor

Tin Roof

Mood Cornice

Mood

1st Floor

Basement

Basement Floor

Slope

Grade

Cement Steps

Cement Plaster

Cement Jill

Brick

Prepared Roofing

Brick

Brick

Mood Tringe

Brick

Cement Jill

7/16

7/16

Flushed Columns

Cement Jill

Cement Steps

7/16

7/16

Mood Flower Box

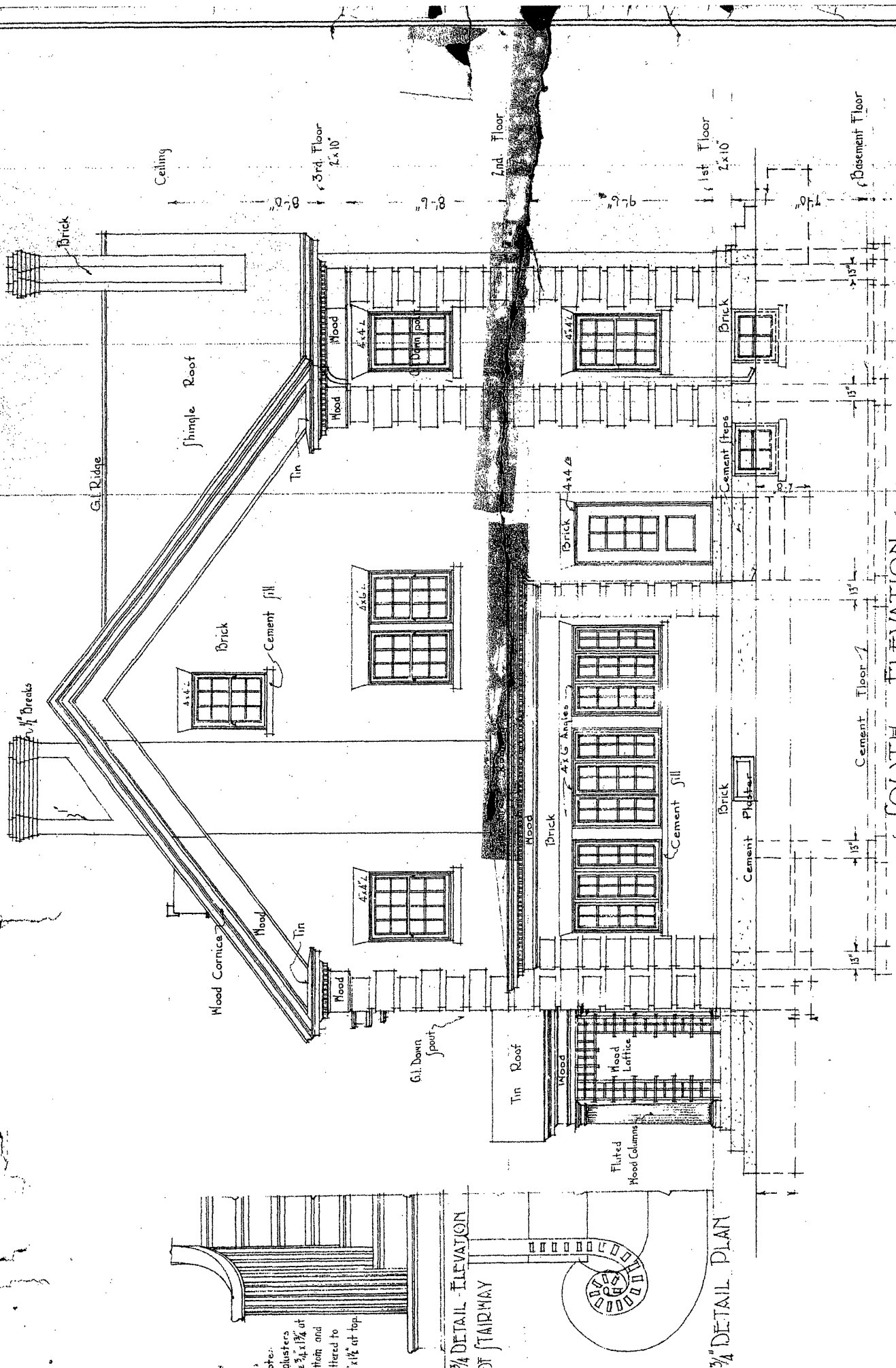
Mood Brackets

Brick

Cement Plaster

Basement

A RESIDENCE FOR
 DR. J. CLANDENBERGER.
 Pouliser & Mills, Architects.

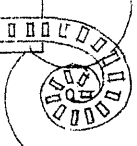


§ SOUTH ELEVATION §

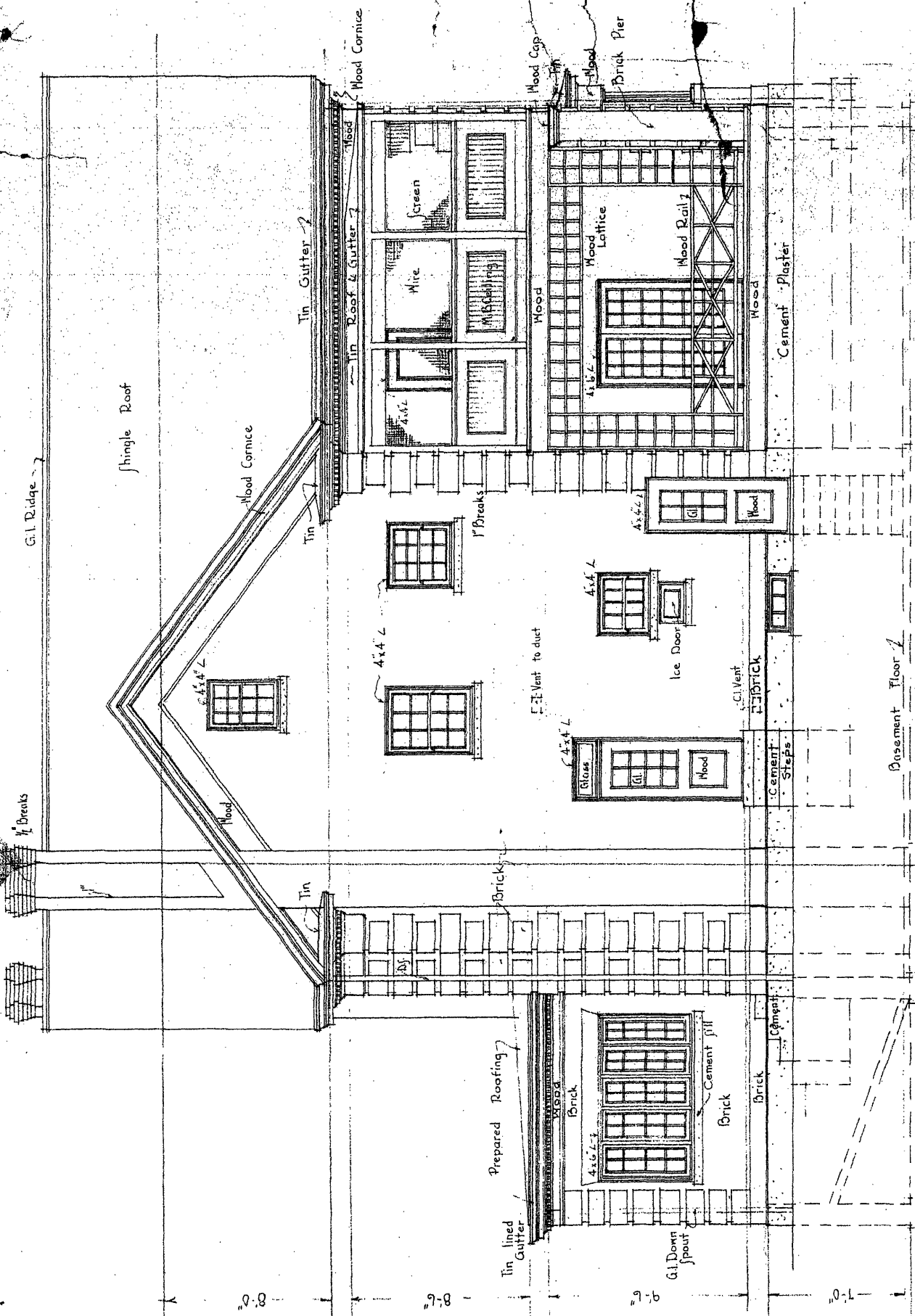
Scale $\frac{1}{8}'' = 1 \text{ Foot}$

Note:
 Bolsters
 are $\frac{1}{4} \times \frac{1}{4}$ at
 bottom and
 battered to
 $\frac{1}{2} \times \frac{1}{2}$ at top.

$\frac{3}{4}$ DETAIL ELEVATION
 OF STAIRWAY



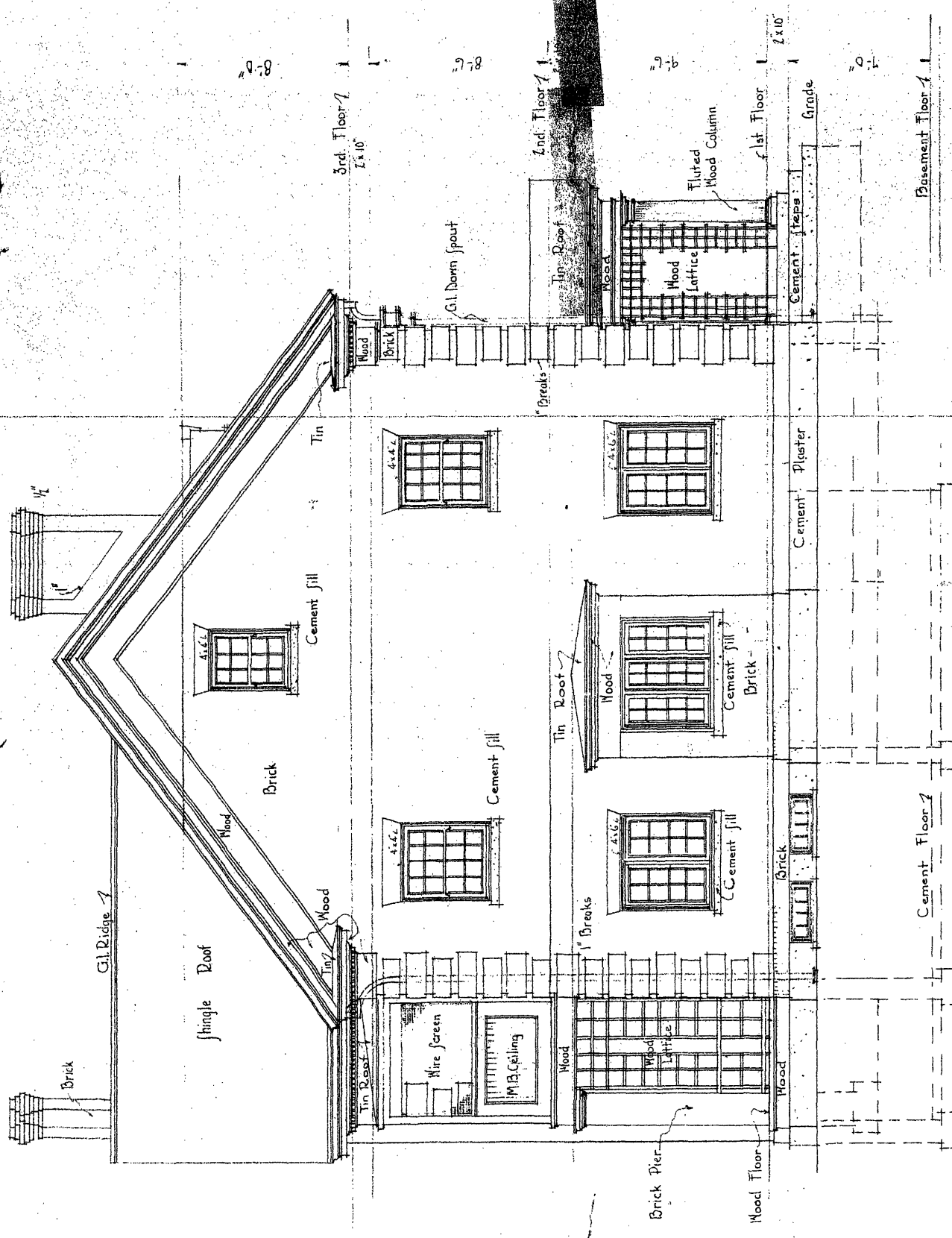
$\frac{3}{4}$ DETAIL PLAN



8 EAST ELEVATION 9

Scale: 1/8" = 1 Foot

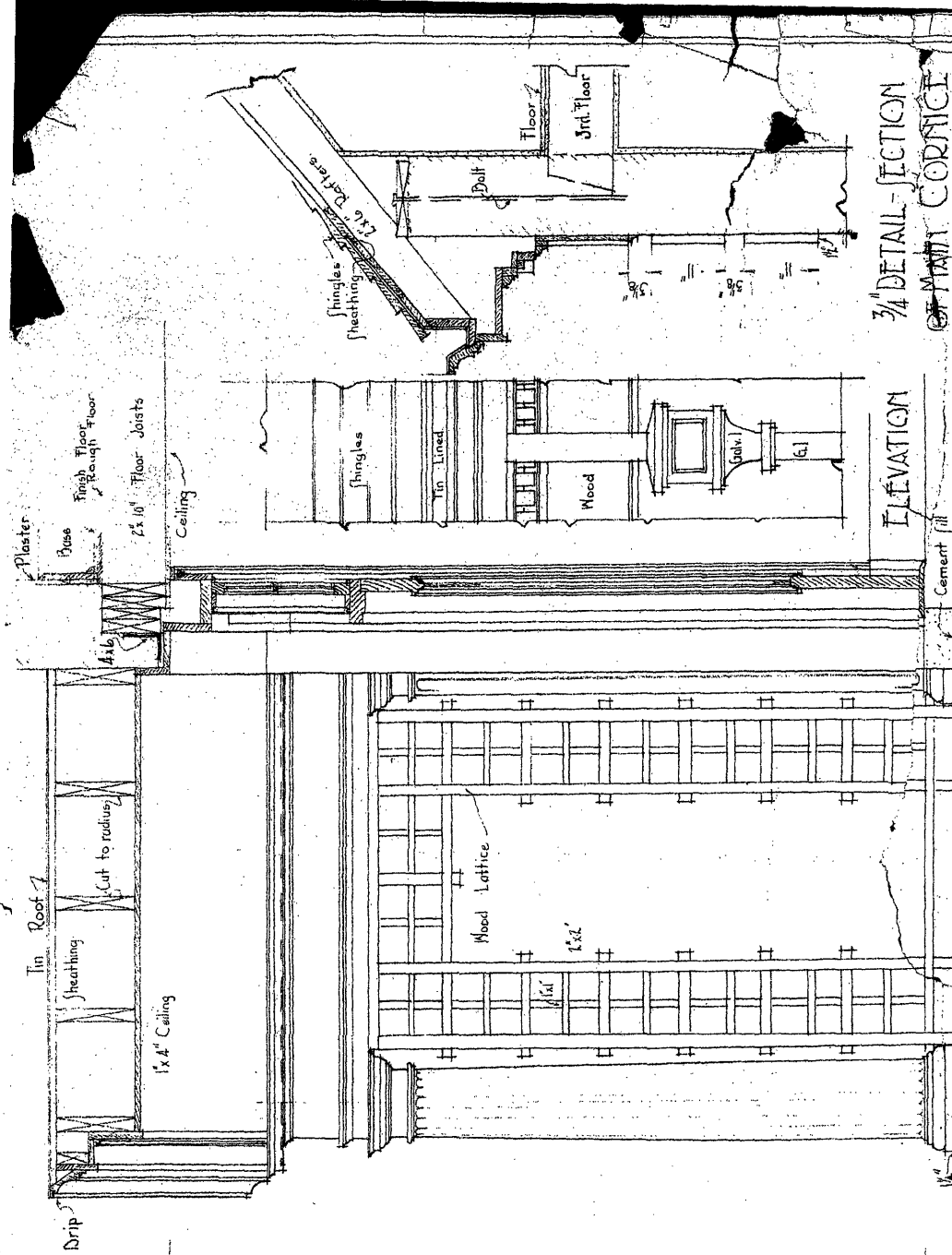
A RESIDENCE FOR
 DR. J. CLANDENBERGER
 Pullitzer & Hills, Architects.
 Job No. 118. Ho. 17



NORTH ELEVATION

Scale: 1/8" = 1 Foot

A RESIDENCE FOR
 DR. J. CLANDENBERGER,
 Palliser & Hills, Architects.

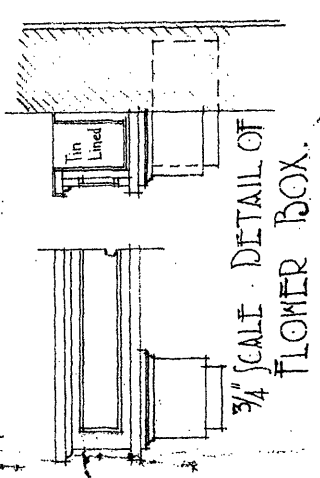
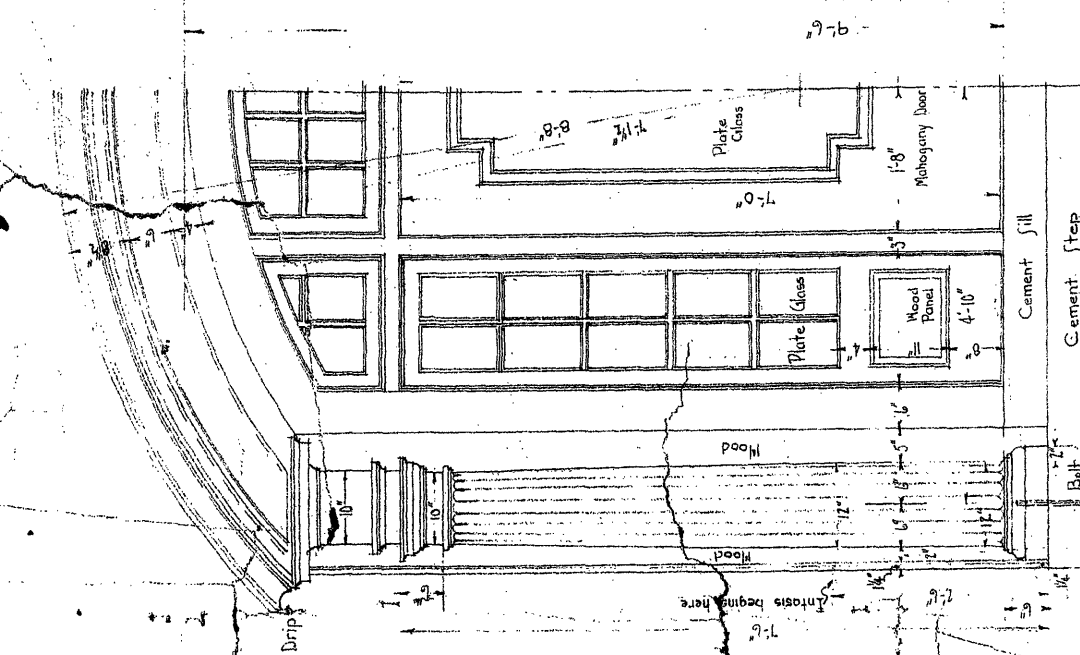
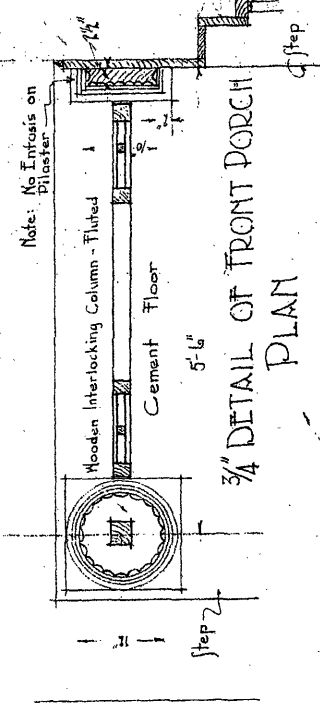


3/4 DETAIL - SECTION OF FRONT PORCH

3/4 DETAIL SECTION OF MAIN CORNICE

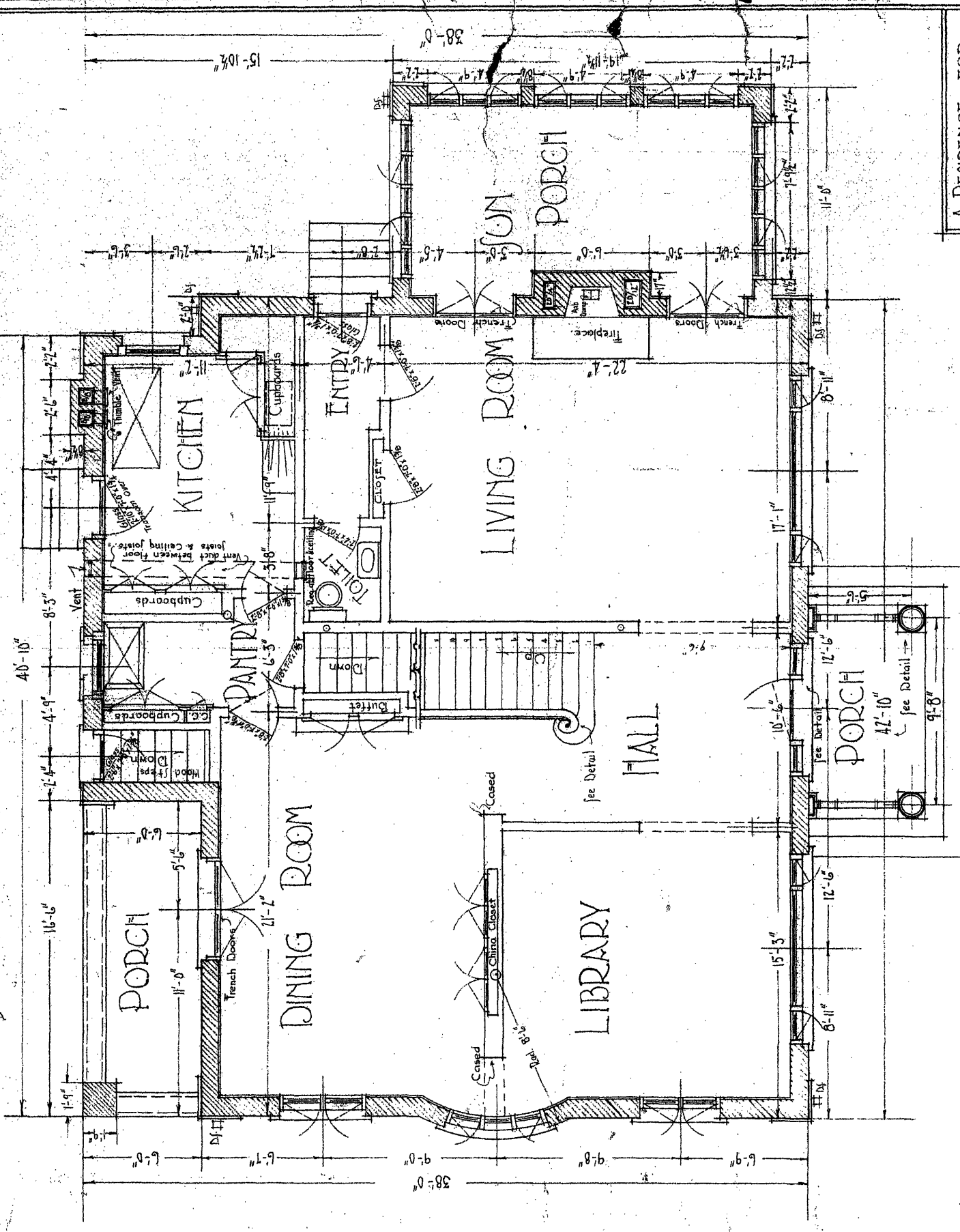
ELEVATION

3/4 DETAIL OF JON PORCH CORNICE



A RESIDENCE FOR
DR. J. CLANDENBERGER
Pelliter & Hills, Architects.

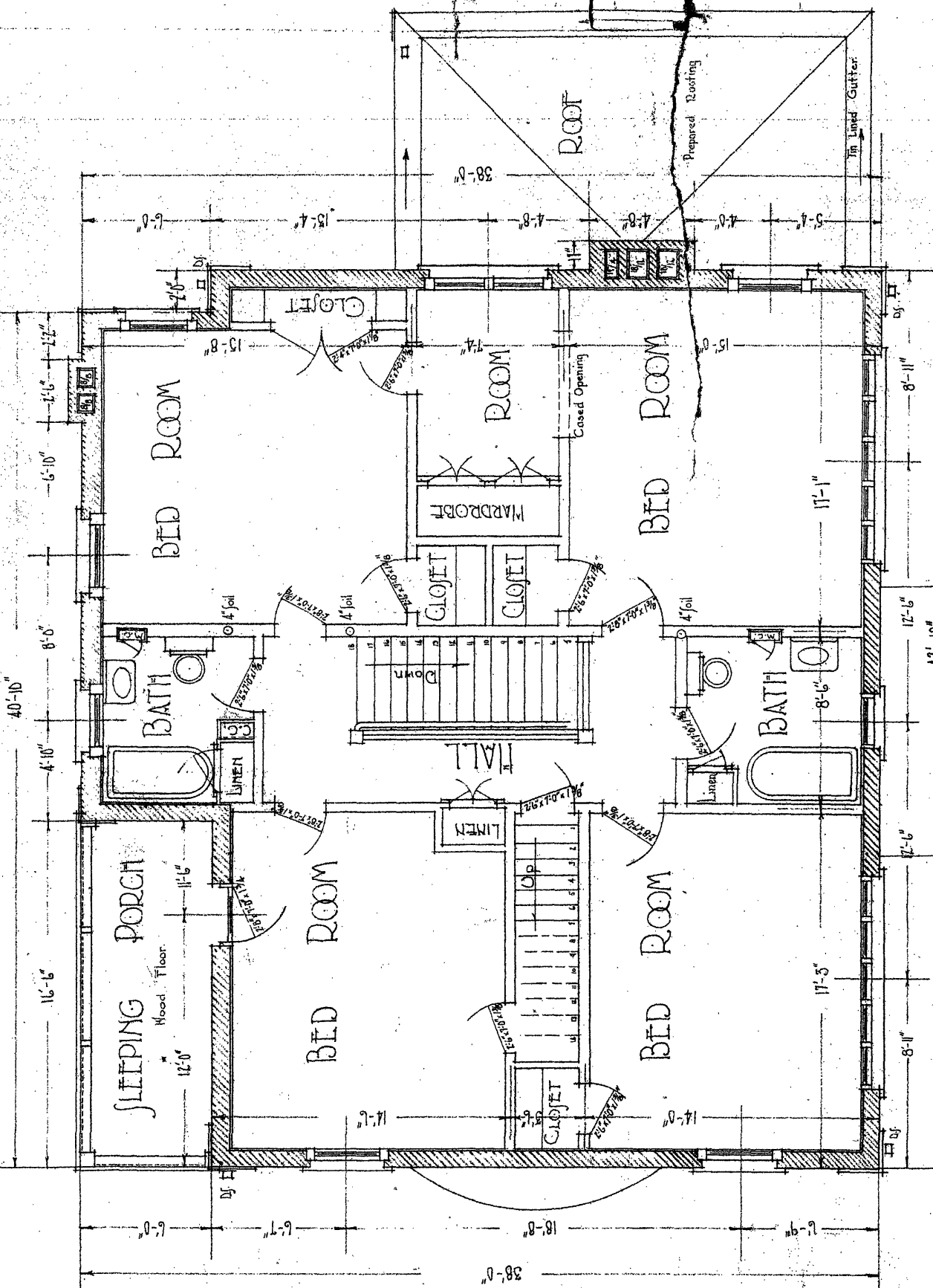
976



9 FIRST FLOOR PLAN

Scale: 1/4" = 1 Foot.

A RESIDENCE FOR
 DR. J. GLANDENBERGER.
 J. Palmer & Sons - Architects.
 Job No. 118. Sheet No. 2.

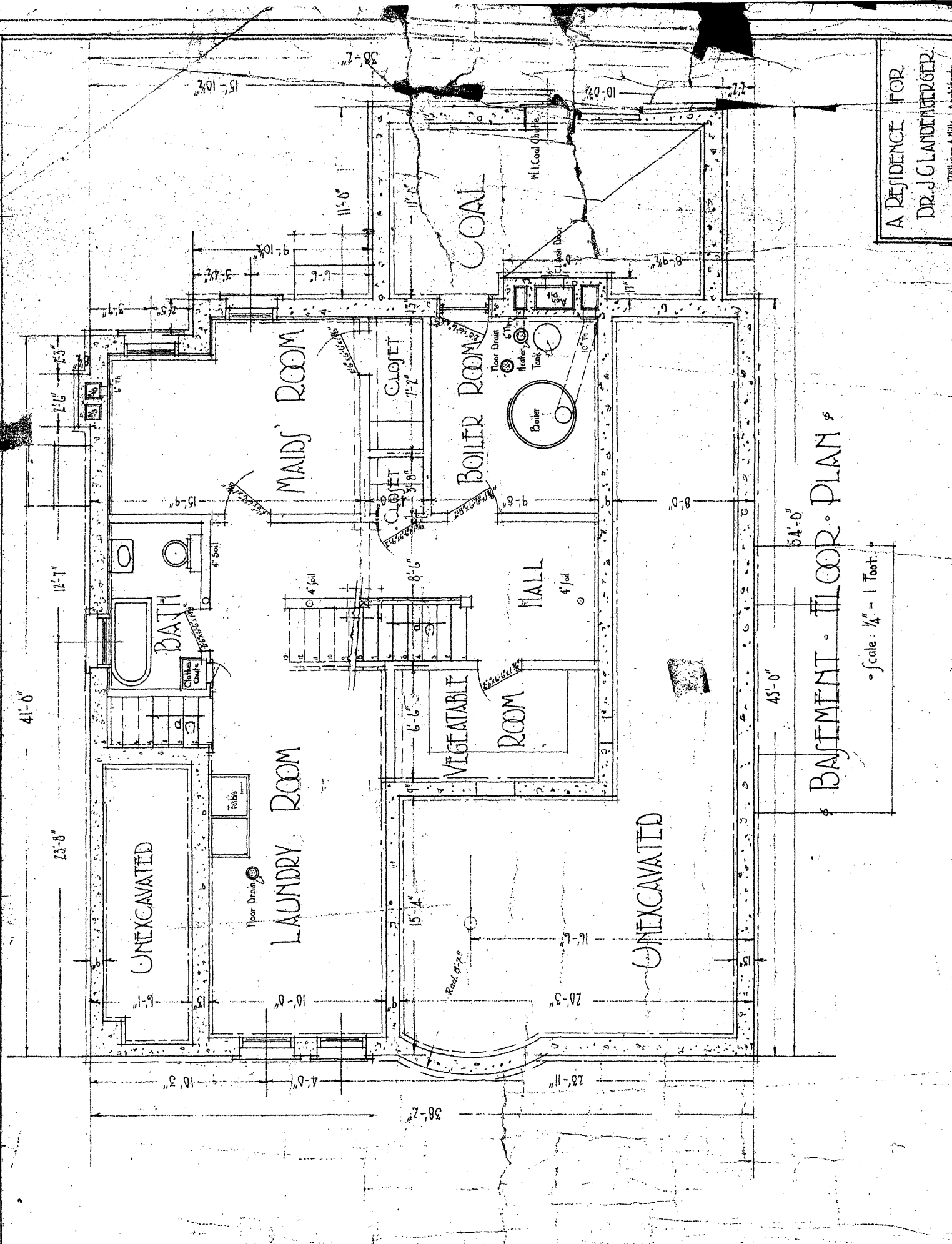


A RESIDENCE FOR
 DR. J. GLANDENBERGER
 Palliser & Hills / Architects.

SECOND FLOOR PLAN

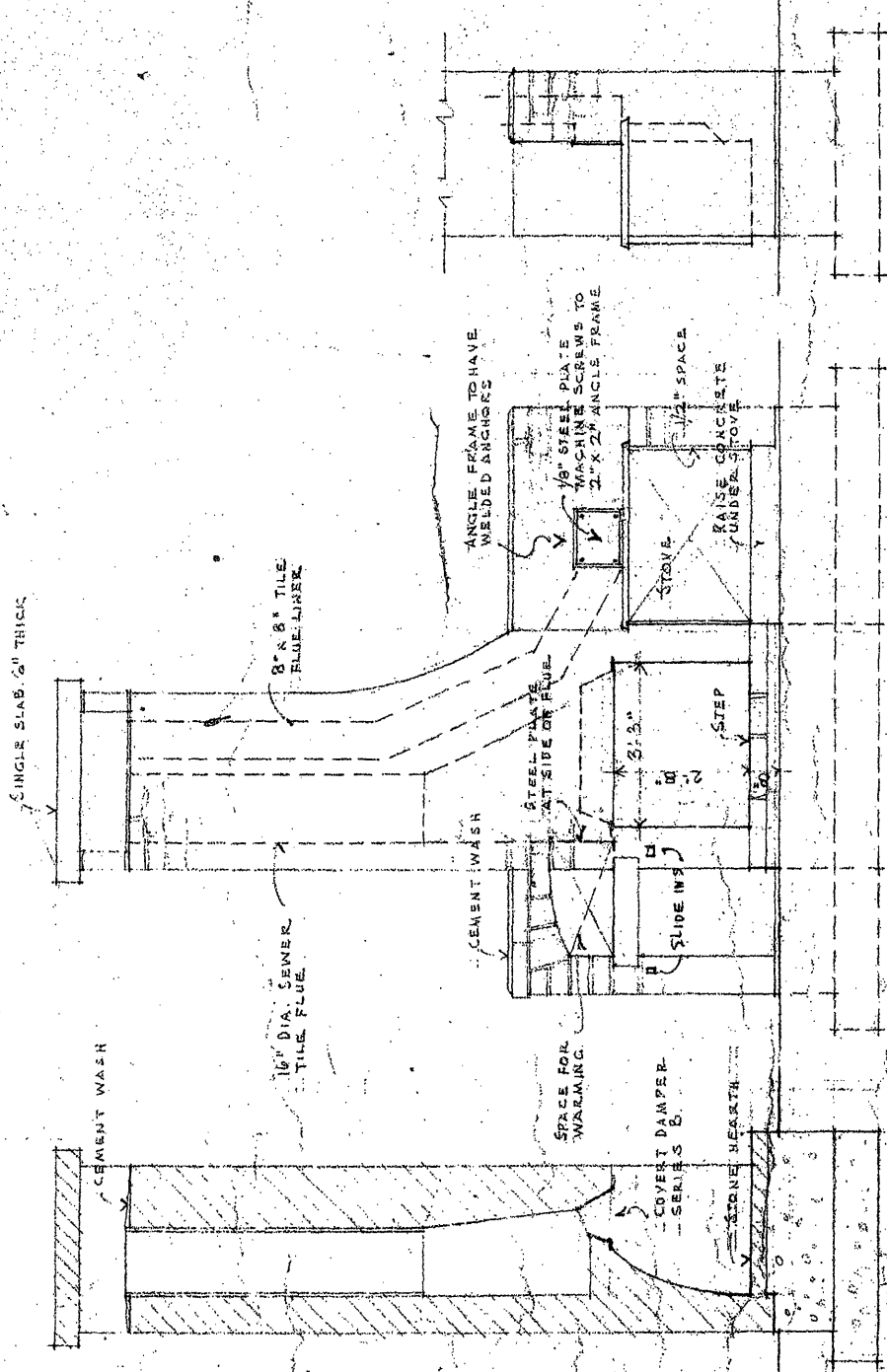
Scale 1/8" = 1 Foot

A RESIDENCE FOR
DR. J. C. LANDEMBERGER
Palliser & Mills, Architects.

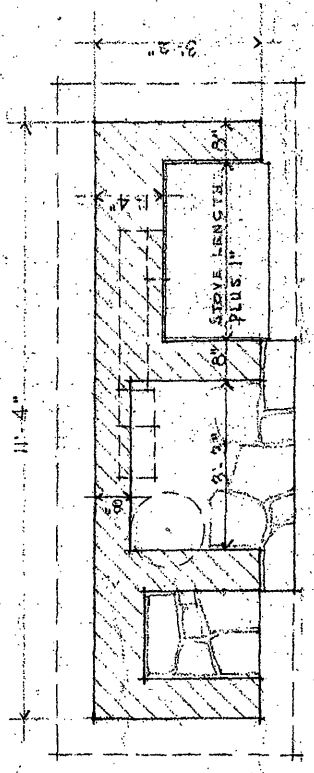


BASEMENT FLOOR PLAN

Scale: 1/4" = 1 Foot



SECTION FRONT END



OUTDOOR FIREPLACE - ETC.
 3/8" SCALE
 FOR DR. J.C. LANDENBERGER
 SALT LAKE CITY - UTAH

PLAN