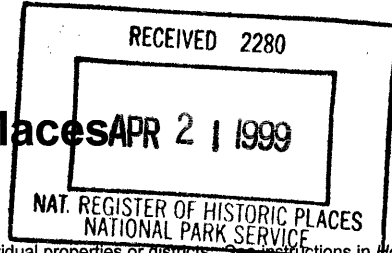


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



600

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Silver Brothers' Iron Works Office and Warehouse

other names/site number Clarence W. Silver Warehouse

2. Location

street & number 550 West 700 South N/A not for publication

city or town Salt Lake City N/A vicinity

state Utah code UT county Salt Lake code 035 zip code 84101

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.)

William S. Mat 4/15/99
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.

determined eligible for the National Register.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Edson H. Beall 5/20/99
Signature of the Keeper Date of Action

Silver Brothers' Iron Works Office and Warehouse
Name of Property

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

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing

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

Salt Lake City Business District MRA

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: business
COMMERCE/TRADE: warehouse
INDUSTRY/PROCESSING/EXTRACTION: industrial storage
INDUSTRY/PROCESSING/EXTRACTION: manufacturing
facility

Current Functions

(Enter categories from instructions)

DOMESTIC: poor house

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY MOVEMENTS:
Commercial Style

Materials

(Enter categories from instructions)

foundation STONE
walls BRICK
roof ASPHALT (built up)
other

Narrative Description

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

X See continuation sheet(s) for Section No. 7

Silver Brothers' Iron Works Office and Warehouse
Name of Property

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations
(Mark "x" on all that apply.)

Property is:

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- COMMERCE
- INDUSTRY
- ARCHITECTURE
- _____
- _____

Period of Significance

- 1909-1940s
- _____
- _____

Significant Dates

- 1909
- _____
- _____

Significant Person

(Complete if Criterion B is marked above)

- N/A

Cultural Affiliation

- N/A
- _____
- _____

Architect/Builder

- Unknown
- _____
- _____

Primary location of additional data:

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

Name of repository:

See continuation sheet(s) for Section No. 9

Silver Brothers' Iron Works Office and Warehouse
Name of Property

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

10. Geographical Data

Acreage of property 0.36 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 12 4/2/3/5/6/0 4/5/1/1/6/8/0 B 1 11111 111111
Zone Easting Northing Zone Easting Northing

C 1 11111 111111 D 1 11111 111111

Verbal Boundary Description

(Describe the boundaries of the property.)

BEG S 89° 57' 31" W 8.92 FT FR SE COR OF LOT 2, BLK 27, PLAT A, SLC SUR; N 0° 02' 39" W 151.02 FT; E 104.37 FT; 2 151.02 FT; 2 104.37 FT TO BEG.

Property Tax No. 15-12-103-008

 See continuation sheet(s) for Section No. 10

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 Korral Broschinsky, Historic Preservation Consultant

organization _____ date March 26, 1999

street & number 1049 University Village telephone (801) 581-1497

city or town Salt Lake City state UT zip code 84108

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name Valley Mental Health

street & number 5965 South 900 East telephone (801) 263-7100

city or town Salt Lake City State UT zip code 84121

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

Narrative Description

The Silver Brothers' Iron Works Office and Warehouse, built c.1909, combines a variant of a two-part commercial block office building with an adjoining four-story warehouse in the rear.¹ The building is located at 550 West 700 South near the southern and western boundaries of the industrial-business section of Salt Lake City. The building is a unique example of the office and warehouse combination, and can be described as a commercial-style building with a few classical details. The 1998 rehabilitation of the building, which included the removal of a 1956 addition to the facade, has restored much of its historic integrity.

The two-story office portion of the building is approximately 42' x 45'. The adjoining warehouse is 42' x 64'. Both sections were constructed of variegated yellow brick laid in a common-bond pattern and rest on a stone foundation. The foundation was later encased with concrete to the sill level (date unknown). The flat roof is built-up and slopes to the west with cascading parapet of brick corbeling along the warehouse roof-line.

The building's original facade (the south elevation) is symmetrical with five bays at the main level and six bays at the second-story level. Between 1953-1956 a Modernist two-story, red-brick addition was made to the front of the building. The addition was asymmetrical with a glass and rock-veneer entrance to the south and east, in addition to three bays of windows. The addition was substantial and its removal during the 1998 rehabilitation of the building has revealed original details such as two-story pilasters which add to the building's classicism. The windows of the facade, as well as the double row of elaborate brick corbeling along the facade cornice, has been replaced and repaired. The wall of the warehouse which rises behind the office displayed prominently painted signage (c.1940), but no fenestration. The signage was removed when the brick was cleaned in 1998.

The original facade of the office portion of the building is faced with a high-quality yellow brick. The remaining elevations are built of a softer yellow-pink brick. The original windows on the main level have red-painted sandstone sills. The upper windows are double-hung, one-over-one wooden sashes with brick-header sills and relieving arches which consist of three courses of header bricks.

The west and east elevations are similar. At street level windows are double-hung with three-course brick header hood moldings and sandstone sills. The upper levels have two-course hoods and brick sills. Several windows on the east elevations were shortened and in-filled with glass block (date unknown), but have since been restored. Non-historic aluminum windows had replaced the original windows in 1967. These have been removed and replaced by wood sashes.

X See continuation sheet

¹No building permit exists for this structure. The tax card gives 1906 as the building date (the same year as the nearby foundry was built, Salt Lake City building permit #1385). Larry Silver, a grandson of the original owners, believes the year was 1909. This date is corroborated by a series of advertisements with photographs published in the Salt Lake City Polk Directories 1908-1911.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

There are five doors in the east elevation. One entrance was enlarged and modified with cream-colored brick, orange panels, and a wood-shingled roof in the 1970s, but these alterations were removed in 1998. Two other doorways had been in-filled with brick (date unknown). The two remaining doorways have been made into recessed openings, which serve as the main entrances on the east elevation. The south entrance leads to the office, the north entrance accesses the dayroom in the rear of the building.

A concrete loading platform (c.1915) was built at the northeast corner of the building and demolished in 1998. A small brick shed structure with two large doors and a parapet was constructed at the east corner in 1916, and demolished in 1998. The west facade had been modified by a large horizontal opening cut into the office wall and a small brick shed structure attached to the warehouse portion during the early 1940s. This was also demolished in 1998. Of three entrances on the west side, two have been in-filled with brick; the other opened into the shed. These now serve as emergency exits. At the southwest corner, a set of stairs led to the basement of the addition, these stairs have since been removed.

The north (rear) elevation was historically the main loading facility. The building has large wood-plank doors at the west corner, and pairs of loading doors at the second, third and fourth story levels. Windows flank each of the loading doors on the upper levels. A wooden beam used to secure pulleys once protruded at the roof line. A new corrugated-metal mechanical room was built at the northwest corner during the 1998 rehabilitation. A steel-frame staircase was attached to the north elevation to provide emergency egress. And, although the shed and staircase occupy much of the rear facade they are not visible from the street and do not impair the historic integrity of the building.

On the interior, the office portion of the original building featured one large executive office, which has since been partitioned and a sound booth installed in one corner (c.1994). The office space has been restored to one large office area. The main floor features a built-in safe/vault with 18" thick brick walls which is now being used as a private counseling room. There were several smaller offices on both levels. This space has been converted to apartments.

Two doors lead from the office to the warehouse portion on the main floor. The warehouse space has exposed heavy timber construction, although large timbers are used only in every third bay. The other "timbers" are seven 2 x 12s mounted together. The first floor of the warehouse originally was open, although two office partitions were made along the east wall (c.1940 and removed in 1998). The ceiling of this space is approximately thirteen feet high where the original crane system was mounted. Access to the other floors was by a set of metal stairs at the west wall and a freight elevator in the northeast corner.² The main floor of the warehouse remains open with partitions for a kitchen and shower-bathroom facilities at the north end. The second, third and fourth floor of the warehouse were originally open. During the 1998 rehabilitation, these floors were divided into studio and single-bedroom

X See continuation sheet

²The freight elevator is original since it is indicated on the 1911 Sanborn map. It was still in working condition at the time of the 1998 restoration when it was removed.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 3

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

apartments. However, the masonry and timbers have been left exposed where possible, including bathrooms and hallways. Access to the upper-floor apartments is via a new stairway and elevator located at the building's center.

The building is similar in scale and materials to several historic commercial buildings in the area, but appears to be a unique example of a bi-level office-warehouse. In addition, the classically-derived decorative elements on the facade and the high quality of brick indicate a particular attention to detail. The Silver Brothers' building is flanked by later concrete block structures. Landscaping at the site consists of a small area of grass in front and three small shade trees. Parking spaces are found on the east, north, and west sides. The footprint of the c.1956 addition was used as a guide for the construction of a walled courtyard at the front of the building. The building's facade is visible despite the courtyard. The 1998 rehabilitation has done much to restore the building's historic integrity. The Silver Brothers' Iron Works Office and Warehouse was a historic preservation tax credit project which met the *Secretary of the Interior's Standard for Rehabilitation*.

__ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The Silver Brothers' Iron Works Office and Warehouse, built c.1909, is historically significant under criteria A and C. Under criterion A it is significant for its long association with the early twentieth century development of Salt Lake City's railroad and industrial district. It is located in an area of Salt Lake City which was, in the early settlement period, a neighborhood of residences and small family farms. Between the coming of the railroad in 1870 and the first quarter of the twentieth century, the area was the preferred location for large-scale industries (such as Silver Brothers') wishing to access the railroad and expand their manufacturing capabilities. Under criterion C, the building is architecturally significant as a unique example of an office-warehouse combination, and displays a relatively high level of architectural ornamentation befitting Salt Lake's most prestigious early foundry. The Silver Brothers' Iron Works Company, established in the 1860s, was one of the city's first foundries, and by the first decade of the twentieth century, its most prominent.

The Silver Brothers' Iron Works Office and Warehouse is being nominated as part of the *Salt Lake City Business District Multiple Resource Area* context. As the political capital of the State of Utah and the social and economic center for a large portion of the western United States, Salt Lake City has been one of the nation's major regional centers since its establishment in 1847. Initially the commercial control of the region was by the Church of Jesus Christ of Latter-day Saints (LDS or Mormon church). However, early in the city's history non-Mormon merchants established commercial ventures which, along with the influx of a large number of mining businessmen, challenged the Mormon economic and political control of the city. Thus, the historic resources of the Salt Lake City Business District are significant because they document the role of Salt Lake City as a major regional commercial center in the United States and the major theme of the history of Salt Lake City: the development and decline of ecclesiastical domination of politics, society, industry, and the economy.

Founded in 1847 by the Mormon church, Salt Lake quickly assumed the characteristics of a Mormon village--large ten acre blocks arranged in a grid fashion, log and adobe structures, irrigation systems, and blocks set aside for religious and communal purposes, to name a few. The main commercial center was eventually established on Main Street, near the Mormon Temple, where Mormon businesses thrived, such as the ZCMI (Zion's Cooperative Mercantile Institution). With the coming of the transcontinental railroad in 1869, and the growth of Utah's commercial mining industry, Salt Lake attracted numerous non-Mormon entrepreneurs, merchants, and laborers. "Gentile" businesses flourished on the south end of Main Street, creating a polarized business district with Mormon establishments located to the north. As Salt Lake evolved into a secular city, it began to assume characteristics of other American cities.

By the turn of the century the city had become a commercial "hub" for the entire Intermountain region. As new industries emerged and older industries expanded, the polarity which characterized the city earlier began to disperse. Industries such as the Silver Brothers' Iron Works, which had been established in the northern portion of the city, moved to the southwest where large tracts of farmland

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

near the railroad could be converted to industrial use. In addition, a large influx of immigrants from southern and eastern Europe and Asia, many of whom settled near the railroad terminals just west of downtown, provided a population of workers.

The most important function of the southern and western portion of Salt Lake's Business District was as a warehouse and manufacturing center. The railroad played an integral role in the development of the district. At the height of activity, five major railroad lines converged at the district.³ According to Sanborn maps, each square block contained from two to six sidings, several sidings allowed cars to access the interior of the buildings. The foundry building which was historically associated with the Silver Brothers' Iron Works Office and Warehouse is an example of such an arrangement. By the 1920s, Salt Lake City, with its downtown and warehouse areas, became the major commercial point between Denver and the west coast.

The Silver Iron Works' was established in the early 1860s by William John Silver.⁴ William J. Silver (1832-1918) was a Mormon immigrant from England.⁵ Silver's original foundry and machine shop was located at 149 West North Temple (demolished c.1910). In 1886, William J. Silver's sons took over the family business and formed the Silver Brothers' Iron Works. John A. Silver (1855-1916) was president, with Hyrum A. Silver (1859-1921) as vice-president, and Joseph A. Silver (1857-1930) as secretary-treasurer.⁶ Their company was the largest iron, steel and brass foundry in the Salt Lake area. One indication of Silver Brothers' prominence was the highly prestigious commission to provide the twelve brass oxen for the baptistry of the Salt Lake Temple in the 1880s. In 1902, a description of the foundry recorded the following: the business "gives employment to more than one hundred people, supplying almost all of the steel and iron used in the Intermountain region."⁷

In 1906, Hyrum Silver sold his interest to his brothers and established his own machine shop at 454 West 500 North (demolished). The same year, the Silver Brothers' firm built a much larger foundry in the southwest portion of Salt Lake City on 700 South between what is now 500 and 600 West. The new location was between two railroad lines and near the 700 South (Poplar Grove) streetcar line. (The brick foundry building still stands at the center of the block north of the office-warehouse, however it is visibly obscured by three decades (1950s-1970s) worth of concrete block-additions around its perimeter.) The office and warehouse was built c.1909, facing 700 South. According to the 1911 Sanborn map, the warehouse was used as a pattern shop and for pattern storage.

X See continuation sheet

³Donald B. Robertson, *Encyclopedia of Western Railroad History: The Desert States*, (Caldwell, Idaho: The Caxton Printers, Ltd., 1986). Besides the Union Pacific, other lines included the Denver & Rio Grande, Los Angeles & Salt Lake Railroad, Salt Lake & Ogden, Oregon Short Line, and the Utah Railway.

⁴Conflicting later Polk Directory advertisements give 1862 and 1866 as the dates of the firm's founding.

⁵Obituary of William J. Silver, *Salt Lake Tribune*, November 8, 1918, p. 9.

⁶Obituary of John A. Silver, *Salt Lake Tribune*, March 23, 1916; Obituary of Hyrum A. Silver, *Salt Lake Tribune*, January 3, 1921; Obituary of Joseph A. Silver, *Salt Lake Tribune*, February 13, 1930.

⁷*Biographical Record of Salt Lake City and Vicinity*, (Chicago: National Historical Record Co., 1902), 342.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

During this period, the Silver Brothers' Iron Works boasted it was the "Largest Foundry, Machine Shop, Boiler Shop, and Blacksmith Shop, in the West." It also had a large stock of "I Beams, Channels, Angles" and produced "Manganese Steel Castings from 5 Pounds to 5 Tons."⁸ Joseph A. Silver later purchased his brother John's interest. In the 1907 Polk directory, Joseph Silver is listed as president, with James Silver, his son, as general manager. In 1915, Joseph sold his interests and moved to New York. The foundry was renamed Salt Lake Iron and Steel Company. The long association between the foundry building and its office building ended in the 1920s. In 1927, the office/warehouse was purchased by Thomas Thorkilson. The building was probably used for storage during this time since it is listed as "vacant" several times in Polk directories during the 1920s and 1930s.

Clarence Watson Silver, one of Joseph Silver's sons acquired the building in 1937. C.W. Silver (1895-1962) used the building for his electrical equipment supply and distribution business, which he founded at his residence in 1917.⁹ By this time, the foundry building was owned by Eastern Iron and Metal Company (EIMCO) and the Silver family had no association with the Salt Lake foundry. The C.W. Silver Electrical Equipment Co. provided supplies to a large portion of the Intermountain region. During World War II, the firm held several contracts with the United States government. C.W. Silver also rented space in his office building to other firms. For example, in 1937 he shared space with Bonneville Limited and Ferris laboratories. After Silver's death in 1962, the business was known as SILCO Electrical Equipment. During the 1980s and 1990s, the office and warehouse space was rented to various individuals and organizations, but mainly used by the Silver family for storage.

In 1997 Valley Mental Health purchased the office and warehouse building. The company rehabilitated the building in 1998 for use as day facilities and transitional housing for their clients. The rehabilitation was completed in October of 1998 and the building is currently in use. The building is called *Safehaven* and performs several functions for Valley Mental Health clients. The main floor has office space for staff and private rooms for counseling. In the rear of the building, the warehouse area is open. Called the dayroom, this area provides tables, couches, and a kitchen area where clients may relax and have a meal during daytime operating hours. Along the north wall are men's and women's lavatory and shower facilities. The second, third, and fourth floors have been converted to studio and one-bedroom apartments where clients may stay anywhere from several days to several months as their needs dictate. The rehabilitation and current use of the building have been an attractive and rejuvenating addition to the neighborhood. *Safehaven* is near to the light-rail line under construction in Salt Lake City, and the rehabilitation of the Silver Brothers' Iron Works Office and Warehouse is only the first of several rehabilitations proposed for the area.

X See continuation sheet

⁸R.L. Polk & Co.'s *Salt Lake City Directory*, 1911.

⁹Obituary for Clarence W. Silver, Obituary *Salt Lake Tribune*, November 12, 1962, p. 30.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

ARCHITECTURAL SIGNIFICANCE

Architecturally the Silver Brothers' Iron Works Office and Warehouse is a unique example of an office/warehouse combination. It is comparable in size and materials to several historic warehouses in the district, but the office portion with its double row of brick corbeling along the facade cornice, Classical pilasters and brick facing is particularly distinctive. It is likely the architect (unknown) intended the office building to convey both simple elegance and a human scale in contrast to the enormous and inaccessible foundry historically associated with the building.

Warehouse Design: Warehouse is a term for a building type introduced c.1885 that was relatively expensive because of the structural components, yet simple and undecorated. These buildings were nonetheless designed. The parapets were often brick with open arches. "Strap-work" and "knot-work" were appropriate brick patterns for work buildings. The ornamentation used conventional patterns. Windows usually had slender bars and thin panels of light material. Initials were often incorporated in decorative panels. The brick pier was an "unbroken line from sidewalk to skyline" and served as pilasters to divide the wall into bays as well as stiffen the walls. There was typically much glass and many openings on the first floor. Low cost and obvious utility was the appearance of warehouse structures.¹⁰ The design of these warehouses occurred during a period when the Modern movement was simplifying architecture as a whole. Discussions of the warehouse buildings by the authors of articles in the *Architectural Record* between 1904 and 1910 describe the trend toward a simpler architecture as appropriate in general. Specifically it was deemed important that the warehouse clearly articulate its function.

The utility and functional honesty of warehouses were integral to the services they provided--the milling, packing, storing and warehousing that occurred in them daily. Built in response to the development of the great transcontinental railroads in America, they remind us of how many cities developed and of the importance of shipping and railroads. "Agricultural, mineral, and manufactured wealth flowed freely out of the loading bays of the warehouses onto waiting freightcars and carried across the continent. The trade of the nation relied on railroads and upon efficient handling and storage in the great warehouses that adjoined the tracks."¹¹ The buildings were necessarily rectangular with large open areas to accommodate the functions that occurred within them, leaving modest exterior ornament as the primary distinguishing feature. Because they were simple and less ornate than other commercial buildings of the period, the warehouse was "separated from any recognized historical styles".¹²

This warehouse developed much as warehouses did across the country; they were utilitarian, vernacular buildings on the periphery of the commercial district. "The warehouse districts were often built during a brief period of time with similar materials and similar functions, expressing a homogeneity and unity of

¹⁰Russell Sturgis, "The Warehouse and the Factory in Architecture," *The Architectural Record* XV:1 (Jan., 1904), 1-17.

¹¹Don C. Miles, et al., *Trackside*, (Tacoma: Dept. of Community Development, Office of Historic Preservation, 1988),

¹²Sturgis, "Factories and Warehouses," *The Architectural Record* XIX:5 (May, 1906), 368-375.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

place absent in the central business district.¹³ Nationwide, there was extensive use of brick in a variety of types and colors. There were many load-bearing masonry buildings of several floors with heavy timber posts and beams spanning large interior bays that were open with flexible floorspace. Ground floors were often elevated from the street approximately 2-1/2 feet to facilitate loading from railway cars or carts and trucks.¹⁴

Construction Technology: Although many of the first warehouse buildings located near the railroad tracks in Salt Lake City may have been constructed of wood as a temporary measure to keep up with the demand of storing and transferring goods, the technology of fireproof construction was available and implemented as time and money allowed. Gradually these wooden structures were replaced with more substantial brick structures during several periods of construction activity. The designers and builders of these structures utilized the technology available for the period.

Warehouse construction of the early 1900s consisted generally of two main forms. Mill construction, named because it was first applied to the textile mills of New England, consisted of heavy timber construction and floors with thick planks. These solid masses could not burn freely and allowed time for fighting the fire. This type of construction avoided concealed spaces between floors and in roofs. Vertical openings were brick-lined and doors were wood, covered with tin. Water piping ran throughout and gravity tanks for storing water to supply the sprinkler systems were often positioned on the flat roofs. Windows were made of heavy galvanized iron and double glazed with quarter-inch wire glass. Mill construction presented convenient surfaces for attachment of pulleys, shafting and machinery. Heavy timber construction was better than wrought iron, steel, or cast iron.¹⁵

Reinforced concrete was another method of fireproofing buildings. Brick walls could not stand up for any great length of time against a hot fire and reinforced concrete was the only kind of construction that had been found not to give way in the hottest fire. Even structural steel had to be protected by brick, terra cotta, or concrete. The worst damage to concrete would be the spalling of some of the surface mortar that could be easily repaired by plastering the damaged places with a rich cement mortar. Typically walls would be six inches thick with the floor slabs being four inches thick.¹⁶ Both methods were used during the early-twentieth century. Some were noted as using the most-up-to-date fireproof construction methods, employing many of the methods that were being discussed during the early 1900s, methods described as important for preventing the loss of lives and goods.

X See continuation sheet

¹³Miles, 3.

¹⁴ibid.

¹⁵Franklin H. Westworth, "Factories and Their Fire Protection," *Architectural Record* XXVII:3 (March, 1910), 218-226.

¹⁶A.O. Elzner, "Evolution of the Modern Warehouse," *Architectural Record* XXI:5 (May 1907), 379-384.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

Results of both the 1992 reconnaissance level survey and the 1997 follow-up survey indicate a large number of both warehouse-types in of this area of the Salt Lake business district. Of the 364 commercial buildings recorded in the 1992 survey, approximately 80% had characteristics of warehouse construction, combining office, sales, manufacturing and warehouse functions. The vast majority of historic buildings in the area are brick masonry with either heavy-timber or concrete support systems. Very few frame or stone commercial buildings are still extant. The two decades between 1900 and 1920 saw the greatest number of new businesses established during the historic period. Approximately 70% of historic warehouses in this area were constructed during this period.

By 1911 half of Utah's manufacturing plants were located in Salt Lake City and the majority were located on the west side.¹⁷ Lists of these include: bakeries, creameries, soda bottling, candy and cracker factories, meat packing, slaughterhouses, ice and cold storage plants, clothing and shoe factories, printing shops, paper and paper box factories, upholsterers, lumberyards and mills, woodworking and paint shops, cement works, iron and sheet metal works, machine shops, cigar factories, boiler works and electrical supply companies.¹⁸

Architectural style and ornamentation on these buildings was often used to establish hierarchies of space based on usage. A warehouse might have a stylish facade along the public street with plain walls to the rear where the more utilitarian functions occurred. The same was true of the interior. If a warehouse had any public spaces, they were distinguished from the utilitarian spaces by the use of finishing materials. Meeting rooms, showrooms, and administrative offices were usually plastered and painted, with wainscoted walls and paneled columns; while in the warehouse area masonry was left bare and post/beam support systems were left exposed.

A large majority of these buildings could be simply described as being built in the early-twentieth-century "commercial style." However, a number of stylistic devises were used to enhance design, particularly on public facades. These devises include brick pilasters and corbeling, distinctive sills and lintels (executed in sandstone and later concrete), brick hood molding and parapets, etc. Of the over three-hundred westside commercial buildings surveyed in 1992, only a few of those built in the first quarter of the twentieth century were listed as having a distinguishing style: five Neo-classical, two Romanesque Revival, one Second Renaissance Revival, one Prairie School, and one Period Revival the rest are simply listed as "vernacular." The Silver Brothers' building was listed as having "unclear style," however the rehabilitation have revealed its original classical elements.

__ See continuation sheet

¹⁷Thomas G. Alexander and James B. Allen, *Mormons & Gentiles: a History of Salt Lake City*, volume V, The Western Urban History Series, (Boulder, Colorado: Pruett Publishing Company, 1984), 188.

¹⁸Liza C. Julien, *The Transitional Landscape and Architecture of Downtown Salt Lake City, 1898 to 1911*, (Master's thesis, University of Utah, 1995), 50-51. See also copies of *The Payroll Builder*, the official periodical of the Manufacturer's of Utah Association.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

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**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

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__ See continuation sheet

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. Photos Page 1

Silver Brothers' Iron Works Office and Warehouse
Salt Lake City, Salt Lake County, UT

Common Label Information:

1. Silver Brothers' Iron Works Office and Warehouse
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: December 1998
5. Negative on file at Utah SHPO.

Photo No. 1

6. South elevation of building. Camera facing north.

Photo No. 2

6. South and west elevations of building. Camera facing northeast.

Photo No. 3

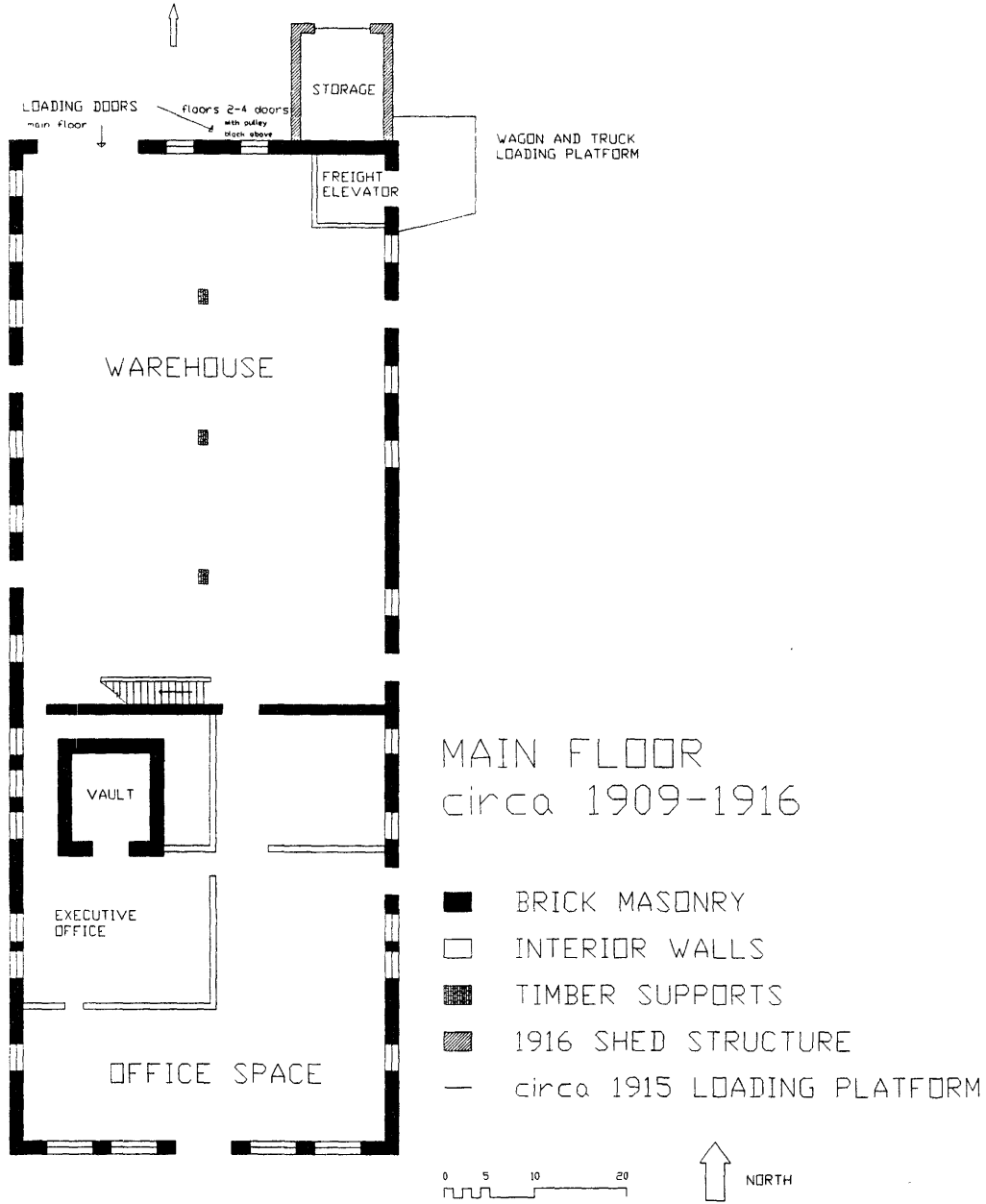
6. South and east elevations of building. Camera facing northwest.

Photo No. 4

6. North elevation of building. Camera facing south.

__ See continuation sheet

19 FEET TO FOUNDRY BUILDING WITH RAILROAD SPUR



SILVER BROTHERS' IRON WORKS
OFFICE and WAREHOUSE
550 West 700 South, Salt Lake City, UT