

Property Type: 659

Utah State Historical Society

Site No. 12

Historic Preservation Research Office

BATCH KEY
1801100160

Structure/Site Information Form

12/425 730/4514220

Street Address: 00038 S MAIN ST

UTM:

Name of Structure: McIntyre Building

T. 01.0 S R. 01.0 W S. 01

Present Owner: MC INTYRE BLDG CONDM, AMENDED COMMON AREA MASTER CARD

Owner Address: SLC
UT 84103

Year Built (Tax Record): Effective Age: Tax #: 01 2786

Legal Description 01 Kind of Building: OTHER

BEG 62 FT 11 INS N FR SE COR LOT 1, BLK 76, PLAT A, SLC SUR; N 50 FT; W 145 FT; S 47 FT; E 15 FT; S 3 FT; E 130 FT TO BEG

IDENTIFICATION

STATUS/USE

Original Owner: William H. McIntyre

Construction Date: 1908-09 Demolition Date:

Original Use: commercial

Present Use: commercial

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|---|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Jul '76

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input checked="" type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.

Salt Lake County Records, County Recorder's Office, Salt Lake City.

R. L. Polk and Company, Salt Lake City Directory.

Drawings and photographs from Richard K. A. Kletting collections. Biograph of Richard K. A. Kletting.

Main Sutton, ed., Utah--A Centennial History, Lewis Historical Publishing Company, Inc., New York, 1949, Volume III.

Architect/Builder: Richard K. A. Kletting

Building Materials: reinforced concrete and steel

Building Type/Style: Sullivanesque Architecture

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The McIntyre Building is an eight-story commercial structure built of steel-reinforced poured concrete. A strong vertical emphasis in the facade is created by pre-cast concrete mullions or piers which separate three identical parrels of "Chicago windows." The smaller mullions and spandrels feature cast iron facings filled with concrete. The double-hung windows contain wire mesh. Form lines showing each concrete pour are entirely exposed on the rear (west) exterior wall. The rear porches consist of cantilevered concrete beams and iron railings. All interior doors, casings, and trim appear to be of fine wood but are actually baked enameled metal. The stairways are made of cast iron, again following the requirements of a "fireproof" building.

The building retains its original exterior condition with the exception of the facade on the main floor level which has been faced with a dark marble. The cartouches located in the bands between the windows, and on the flat portion of the cornice are all intact, as are the graphics: "19 McINTYRE 09". The bracketed, projecting cornice is also unchanged.

The interior of the McIntyre Building has recently undergone renovation. The original I-shaped plan with its central corridor and flanking stores and offices has been altered only slightly. The main foyer and next four floors, as well as the curbed entry stairway, are faced with Mt. Nebo marble (which is no longer quarried). ~~Clorostory windows over the main stairway~~

Statement of Historical Significance:

Construction Date: 1908-1909

The McIntyre Building is historically significant in two areas. First, the building is the physical symbol of the productive commercial career of Utah pioneer William H. McIntyre, Sr. Secondly, the building was designed by Richard K. A. Kletting, Utah's leading early modern architect, and is, aside from the late Dooley Building, designed by Louis Sullivan himself, the earliest and best example of Sullivanesque architecture in the state.

William H. McIntyre, Sr., was born in Grimes County, Texas, in 1848. His father, a Mexican War veteran, died in 1849 leaving the mother with three children. Mrs. McIntyre married a Mormon, a Mr. Moody, who moved the family to Utah. Here the three brothers grew up and worked as partners in the cattle business. Their largest success came when they purchased about 2,000 head of Mexican Longhorns in Texas for \$3.75 a head, and drove them to Salt Lake City where they sold for \$24.00 a head. The brothers split in the mid-1880s but William continued to pursue ranching interests. He invested his profits in the undeveloped Mammoth Mine in the Tintic Mining District and became wealthy as the mine developed into one of the most productive in the state. In 1894 McIntyre bought a 46,000 acre ranch in Alberta, Canada, which later became famous for its fine horses and bred Hereford cattle which McIntyre imported from Wyoming in 1902. In 1908 McIntyre had developed his financial empire in Utah and Canada to sufficient strength to call upon architect Richard K. A. Kletting to design and build the present seven story McIntyre Building. According to one source, when the building was completed in 1909:

"It was the first all reinforced concrete and fireproof building west of the Mississippi River. All of the doors, windows, trim, etc. were made of steel. It is seven stories high and although a hazardous undertaking at the time it was built, it stands today without a major structural crack."

4. ARCHITECTURE (continued):

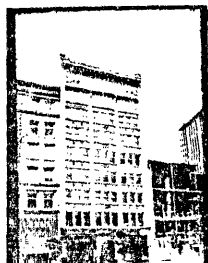
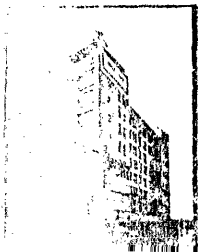
are intact, as are many of the heavy brass light fixtures. The original elevators have been replaced. Recent paneling detracts from the original condition of some interior partitions.

Owners of the McIntyre have recently repainted the front facade, accentuating the fine Sullivanesque character of the building.

5. HISTORY (continued):

The building permit record (November 18, 1908) shows, in addition to the owner and architect, the builders--the Vanderhorst Brothers, and the estimated cost of construction--\$180,000.

Richard K. A. Kletting, the architect, was German born and trained and worked on several major European projects, including the Bon Marche, Credit de Lyonais, and Sacre Coeur at Monmarte, all in France, before coming to the United States and settling in Utah in 1883. Because of his excellent training and experience, Kletting soon rose to the top of his profession. Among his major works were the original Salt Palace, Saltair Pavilion, State Mental Hospital at Provo, Deseret News Building, Cullin Hotel, Board of Trade Building, Brigham Young Trust Company Buildings, Karrick Block, Lollin Block, Hooper Block and a host of other major public commercial, religious, recreational and domestic structures. Kletting was initially a classicist but had a progressive mind and was capable of keeping abreast of the most current architectural trends of his time. His varied works show influences of Richardsonian Romanesque, some excellent examples of Sullivanesque, as well as his better known Beaux-Arts Classicism masterpiece. The McIntyre Building is a remarkable Sullivanesque building. Sullivan had himself introduced the style to Salt Lake City in 1894 via his modest Dooly Building (razed). Kletting's building, however, was in many ways superior to the Dooly, which was never personally supervised by Sullivan. The McIntyre Building is strikingly similar to the Gage Building (1898-1899, Chicago) and has the soaring vertical effect created by unbroken piers which terminate under the cornice, typical of Sullivanesque architecture. The planes between the piers contain the windows and spandrels which are recessed behind the face of the piers. The ornamental cartouches between the piers show Sullivanesque influence but are distinctively Kletting's designs. Even Kletting's earliest buildings had classical cartouches with dates affixed. From a technological standpoint, the McIntyre Building was the prototype for later reinforced concrete skyscrapers in Utah. Kletting, a life member of the Utah Society of Professional Engineers, had always been an innovator in engineering. His Saltair Pavilion had a domed roof which spanned 140 feet by 252 feet and measured from tip to tip, 1,114 feet overall. The only comparable structure, the popular round pavilion at Manhattan Beach, New York, was only 95 feet in diameter. Kletting later developed iron-reinforced concrete systems before building the steel-reinforced McIntyre building. The handsome design, the mastery of the early modern architectural philosophy of Louis Sullivan, the personal accomplishments and contributions of both the owner and architect of the McIntyre Building assure its historical significance.



Property Type: 501

Historic Preservation Research Office

BATCH KEY
1801052308

Structure/Site Information Form

Street Address: 00015 S MAIN ST

UTM:

Name of Structure: ZCMI Cast Iron Front

12/424870/4513240
T. 01.0 S R. 01.0 E S. 06

Present Owner: CORP OF PRES OF LDS*
50 E NORTH TEMPLE

Owner Address: SALT LAKE CITY,
UTAH 84150

Year Built (Tax Record):

Effective Age:

Tax #: 01 2704

Legal Description

01 Kind of Building: STORE

COM AT SW COR LOT 1, BLK 75, PLAT "A", SLC SUR, S 89-59*10" W 74.495 FT; N
0-09*40" E 165 FT; S 89-59*10" W 161 FT; N 0-09*40" E 12 FT; S 89-59*10"
W 1.1 FT; N 0-09*40" E 20.67 FT; S 89-59*10" W 92.90 FT; N 0-09*40"
C 197.34 FT M OR L S 89-59*10" W 2.1 FT TO A PT 4.1 FT W OF W LINE SD BLK 7

STATUS/USE

Original Owner: L.D.S. Church

Construction Date: 1876

Demolition Date:

Original Use: store entrance

Present Use: front facade for shopping mall

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|---|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Spring-
fall 1978-1979

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input checked="" type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input checked="" type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

- Salt Lake City Sanborn Insurance maps, 1889, 1911, 1930, 1950, University of Utah Library.
- Arrington, Leonard J. Great Basin Kingdom, University of Nebraska Press, Lincoln, 1958.
- The 100th Year, ZCMI, 1868-1968, The Centennial Series, Great Moments in Utah and ZCMI History, 1968.
- Salt Lake Tribune, Building list, January, 1898, p. 9.
- Salt Lake City Building permit, July 1, 1898, #3037; June 16, 1909, #1724; August 24, 1917, #9521; May 3, 1919, #1796; June 3, 1919, #1795; November 19, 1926, #C-1878.
- Conversation with ZCMI Corporate Office and Distribution Center, July 30, 1979 (321-6179).

Architect/Builder: William Folsom and Obed Taylor

Building Materials: iron

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The original ZCMI building had a frontage of fifty feet by a depth of 318 feet; three stories high, plus a full basement. The whole interior was chiefly lighted by sky lights.

The present store front is a window wall of three matching sections built at three different times. Rows of Corinthian columns divide the windows. These columns are of cast iron in the center (1876) and south (1880) portions but of heavy stamped sheet metal in the north (1901) portion. There is a modillion cornice at each level and also in the rake of the pediment. The top cornice has brackets aligned with the columns below and a row of dentils under the modillions, which are larger than those of the cornices below and ornamented with an acanthus leaf. Under the pediment is a frieze which extends across the center portion of the storefront. It contains large letters 'ZCMI' balanced on each side with circular frames containing the date of founding, 1868, on the left and the date of the pediment construction, 1901, on the right. The rest of the frieze contains a connecting vine and leaf pattern. Above the top cornice antefixes project in alignment with the columns below. They are typical of much of the ornament which is of light sheet metal formed over wood.

The windows are double hung wood sash two-over-two glazed with obscure glass. Upper corners of sash and frame are rounded. These windows are

Statement of Historical Significance:

Construction Date: 1876

The ZCMI storefront now serves as the front entrance to the ZCMI shopping mall. It has been dismantled, restored and reconstructed to fit the new building, but parts of this facade were once attached to the original ZCMI store, built in 1875. ZCMI, the "mercantile palace," opened in 1876 and grew so rapidly that a three-story, south wing addition was built in 1880. In 1902, the north wing was increased to three stories to correspond with the rest of the building. The front facade, as it appears now, was built after the completion of this new addition to join the three units into a single storefront.¹

ZCMI was originally organized on October 15, 1868, in Council Hall as Zion's Cooperative Mercantile Institution by the Church of Jesus Christ of Latter-day Saints.² "The ZCMI system was set up in anticipation of the influx of non-Mormon merchants who would come into the territory via the transcontinental railroad which was joined in Utah in 1869. By consolidating the various Mormon commercial enterprises, prices were lowered and both Mormon and Gentile patrons supported the ZCMI stores, driving many of the Gentile establishments out of business."³ This was part of an organized effort by Mormon leaders to create an independent, self-sufficient society. This segment from the original constitution of ZCMI seems to bear out this concept:

"This inhabitants of Utah, convinced of the impolicy of leaving the trade and commerce of their territory to be conducted by strangers, have resolved, in public meeting assembled, to unite into a system of co-operation for the transaction of their own business."⁴

Brigham Young was the first president of ZCMI, with other prominent church leaders filling the Board of Directors. Thirty thousand shares of stock were initially sold for \$100 each. Stockholders however had to have paid their tithing and be of good moral character.⁵ Ownership of ZCMI was originally semi-public, but the major decision-making power rested, and still rests, on the shoulders of the church.

ARCHITECTURE

HISTORY

4. ARCHITECTURE (continued)

extremely large, eleven feet in height and varying in width from four feet to seven feet. They are covered with insect screens of modern louvered mesh in frames which match the windows behind.

The columns are painted black, other ornament and moldings are white and background planes are gray.

The first floor level which once had a columnar treatment like that above now has large show windows with wide spaced supports and is spanned by heavy steel beams.

As the width of the store front grew the design of the cornice and pediment was changed. Below the marquee and behind the facade there has been frequent modernization, but some of the varnished pine poles remain as structural columns along with much of the original stamped metal ceiling. The store plans extensive remodeling and addition; however, the original cast iron facade will remain.

5. HISTORY (continued):

ZCMI was originally involved only in wholesale operations. Retail stores would voluntarily join the cooperative institute and thus make their goods available for distribution throughout the state. In this way ZCMI became a virtual "life-line" to Utah's rural communities. They offered the same goods for the same prices as in Salt Lake. Within a few years ZCMI had 146 co-op stores in 126 of the scattered settlements in the territory. Brigham Young said, with regard to the purpose of ZCMI, "It is our duty to bring goods here and sell them as low as they can possibly be sold and let the profits be divided with the people at large."⁶

ZCMI, from its inception, was "an immediate and outstanding financial success."⁷ In 1870, "The Big Boot" shoe factory was opened and in 1872, a clothing factory, supplied with fabric from Provo Woolen Mills, was added. This venture into manufacturing was a success which has continued well into the 20th Century.⁸ ZCMI now has six branch stores; three in Salt Lake City, one in Logan, Provo, and Ogden. Because ZCMI was organized so early in the history of the state (1868), its growth parallels the growth and development of the state of Utah.

The present ZCMI storefront may best be described as an architectural sculpture. The old facade and its additions were dismantled, restored and reconstructed on a new building after the original store was razed. William Folsom and Obed Taylor, pioneer architects, designed the original facade which, though not the oldest, was the largest iron facade built in Utah. The use of cast iron as an architectural facade and structural system was innovated in the early 1840s by James Beaugards of New York. Some thought the new system was fireproof, but its greatest advantages were its modularity and ability to provide more open space and light by eliminating the need for masonry walls. The First National Bank, built in 1871 and designed by New York's Richard M. Upjohn, has Utah's oldest known cast iron facade. The Mormon architects of the ZCMI storefront had both traveled widely through the country--Folsom to the East and Midwest and Taylor in San Francisco where the use of cast iron was popular. Folsom had earlier proven himself as an innovator in his fireproof Amussen's Jewelry (1869) and Salt Lake Tabernacle (1867). Due to difficulties associated with local iron product cast iron facades were very rare in Utah. Fortunately the classically ornamented ZCMI facade remains to document an important developmental period in American and Utah architecture. (From Historic Utah, Inc., Historical and Architectural Sites Inventory, Salt Lake City, 1977-1978, Site #5.)

¹The 100th Year, ZCMI, 1868-1968, The Centennial Series, Great Moments in Utah and ZCMI history, 1968. L.D.S. Church Historical Department

²Ibid.

³Historic Utah, Inc., Historical and Architectural Sites Inventory, Salt Lake City, 1977-1978, Site #5.

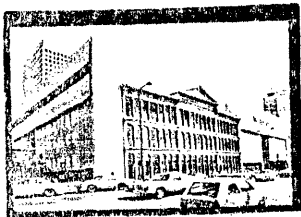
⁴Great Basin Kingdom, Leonard J. Arrington, University of Nebraska Press, Lincoln: 1958, p. 299.

⁵Ibid.

⁶The 100th Year, ZCMI.

⁷Great Basin Kingdom, p. 302.

⁸Op. cit.



Structure/Site Information Form

17/424830/4513110

IDENTIFICATION

Street Address: 00074 S MAIN

UTM:

Name of Structure: McCornick Building, Crandall Building T. 01.0 S R. 01.0 W S. 01

Present Owner: CRANDALL CORP, THE
2505 BEACON DR

Owner Address: SLC
UT 84108

Year Built (Tax Record): Effective Age: Tax #: 01 2735

Legal Description 01 Kind of Building: OFFICE OR CLINIC

BEG AT SE COR LOT 1, BLK 76, PLAT A, SLC SUR; N 62 FT 11 INS; W 130 FT; N 2 FT 1 INS; W 25.15 FT; S 65 FT; E 155.15 FT TO BEG

STATUS/USE

Original Owner: William S. McCornick Construction Date: 1890-93 Demolition Date:

Original Use: commercial Present Use: commercial

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- Excellent
- Good
- Deteriorated
- Site
- Ruins
- Unaltered
- Minor Alterations
- Major Alterations
- Significant
- Contributory
- Not Contributory
- Not of the Historic Period
- National Landmark
- National Register
- State Register
- District
- Multi-Resource
- Thematic

Photography: Date of Slides: Slide No.: Date of Photographs: Fall '79 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- Abstract of Title
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- Sewer Permit
- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
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- LDS Church Archives
- LDS Genealogical Society
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- BYU Library
- USU Library
- SLC Library
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Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.

Salt Lake County Records, County Recorder's Office, Salt Lake City.

Salt Lake Tribune, March 1, 1955, p. 4.

Utah--The Inland Empire. Salt Lake City: Deseret News Publishing, 1902.

Leonard Arrington, Great Basin Kingdom--An Economic History of the Latter-day Saints, 1830-1900. Cambridge, Massachusetts: Harvard University Press, 1958.

Architect/Builder: Mendelson-Omaha, Nebraska

Building Materials: Kyune sandstone

Building Type/Style:

Description of physical appearance & significant architectural features:
(Includes additions, alterations, ancillary structures, and landscaping if applicable)

The McCornick Block was built over a four-year period at a cost of about \$300,000. The building is constructed of local Kyune sandstone and brick and is seven stories high. Located on a major business corner, the block had two major entries, one from the east and the other from the south. Remodeling of the bottom 1-1/2 stories at the southeast corner of the building have obliterated the original four-columned eastern entry. Also removed during remodeling was the four foot copper cornice. All other elements of the original exterior design are intact. The "annex" made to the north of the original structure was an extension of the initial construction program and is architecturally compatible with the first section of building. The smoothly dressed stone facade, an unusual feature during this Richardsonian Romanesque dominated period, has weathered much better than its rusticated contemporaries. In this respect, the McCornick Block was similar in many ways to the late Dooly Building, designed by Louis Sullivan and built in Salt Lake City at the same time.

The McCornick Block originally featured split-level entries with six stories above grade and one semi-subterranean story. The entries have been lowered to grade level. The two street facades of the block are divided horizontally by four belt courses or with masonry bands. These divisions occur between the first and second, second and third, third and fourth, ~~and six and seventh floors. This traditional division of a vertical~~

Statement of Historical Significance:

Construction Date: 1870-73

The McCornick Building derives considerable interest and importance from association with its first owner, William S. McCornick, a classic western entrepreneur whose business success mirrors the history of western economic development. Born in Picton, Ontario, Canada, in 1837, McCornick received a scanty common-school education between long years of labor on his father's farm. In his early twenties he left Canada for California and worked as a ranch hand for two years. In 1862 McCornick responded to the lure of the Comstock lode and left California for Nevada. Although he did become involved in mining to some extent, it was through his development of a lumber supply business that he indirectly tapped the wealth of Nevada's mines and established the basis of his fortune.

He moved to Salt Lake City in 1873 and immediately established a small banking house, McCornick & Company, which he assiduously built up into the largest private banking house between the Missouri River and the Pacific Coast. Around 1887 McCornick began to participate in some of Utah's largest and most successful mining ventures, including the Silver King in Park City, the Daly and the Daly-West, and several of the mines of Eureka and Mercur. Later he would become president and principal owner of the giant Raft River Land and Cattle Company, owner of several Utah commercial banks, promoter of the San Pedro, Los Angeles and Salt Lake Railroad, and one of the organizers of the Rocky Mountain Bell Telephone Company. Additionally McCornick was a major shareholder and director of Utah-Idaho Sugar and Utah Power and Light. In brief, McCornick was one of the principal capitalists engaged in western and Utah development.

Together with his financial prominence, McCornick was active as the president of the board of trustees of the State Agricultural College during an important growth phase of that institution. He was the first president of the Salt Lake City Chamber of Commerce, and a prime mover in the organization of, and again the first president of, the Alta Club--a social club

4. ARCHITECTURE (continued):

structure into columnar base, shaft and capital is reminiscent of the declining classicism replaced by the more vertical Sullivanesque style as found in the adjoining McIntyre Building, a replica of Sullivan's Gage Building in Chicago. Perhaps best described as a commercial style building, the areas of masonry and fenestration are nearly equal, as is the balance between vertical and horizontal emphasis.

Window bays in the McCornick Block are square, excepting the Roman-arched southern entry and the Roman-arched bays at the sixth floor level of both street facades. Detailing is limited to quoining, modest lintel caps over the third floor window bays, and carved stonework in and above the southern archway. The clean lines, flat surfaces, and regularity of form and window schedule make for an austere composition characteristic of early modern commercial structures.

Notable features of the interior of the McCornick Block include the six elevators and elaborate mahogany wood trim. With the exception of the first floor, the original floor plan and fabric are mostly intact.

5. HISTORY (continued):

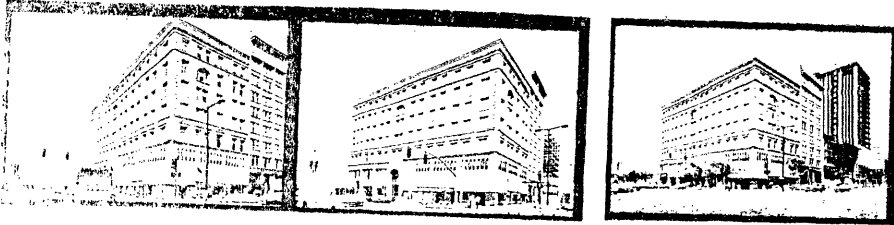
for prominent businessmen that has played an important role in Utah's political and economic history. The soundness of McCornick's financial empire was such that he was untouched by the panic of 1893, being able to meet any claims made on his bank by nervous depositors. His success in weathering this crisis period further increased his holdings and his importance in the western business community.

McCornick was a Presbyterian and a Republican. His business success in Utah came during a period when Mormon entrepreneurship was at a low ebb due to the difficulties created by federal harassment of the Church and practicing polygamists. Since the wealth created by the Utah mines was principally in the hands of non-Mormons, due to Brigham Young's early discouragement of ore mining by Mormons, this meant that Utah's non-Mormon (usually termed Gentile) minority controlled a major portion of the state's business and financial institutions. McCornick's early avoid of Mormon-baiting meant that when the Church began to regain a measure of its economic dominance at the turn of the century, following the cessation of social and economic persecution by the federal government, he was able to participate in several financial ventures undertaken by the Church--for example, Utah-Idaho Sugar.

The property on which McCornick erected the huge grey stone building to house his financial operations was in itself a reflection of the changing economic scene in Utah. Willard Richards, a prominent associate of Brigham Young and early businessman, had built a home and post office at this site during the initial settlement phase of Salt Lake City. Subsequently the site was occupied by the freighting and merchant firm known as Kimball and Lawrence, typical of the merchandising operations of the early pioneer period. Later the property passed to Cunningham and Company, who operated a more conventional hardware and grocery store in the period following the coming of the railroad. They then sold the property to William S. McCornick who used his fortune derived from the mining and speculation to build a suitable headquarters for an organization that perfectly symbolized the finance capital phase of western economic development that he and his fellow entrepreneurs had helped bring about.

5. HISTORY (continued):

Architectural History. The seven-story McCornick Block, built 1890-1893 of local Kyune sandstone and brick, is one of Salt Lake City's few surviving commercial blocks constructed during the city's building boom prior to the panic of 1893. Built as a bank for the W. S. McCornick Company, the Block is an outstanding example of the transitional period of commercial architecture which anticipated Louis Sullivan's "skyscraper" movement. Originally situated among small one- and two-story stores which it dominated, the McCornick Block is significant as a precursor in the development of early modern architecture in Salt Lake City, as evident in the purely Sullivanesque McIntyre Building (National Register nominee) which adjoined the McCornick Block on the north in 1909. The architect was Mr. Mendelson of Omaha, Nebraska. Although modified along part of its lower floor and along the cornice, the block is basically intact and the fabric is well preserved.



Structure/Site Information Form

Street Address: 00128 S MAIN

UTM: 12/424810/4513000
T. 01.0 S R. 01.0 W S. 01

Name of Structure: Daft Block, Daynes Jewelry Building

Present Owner: STANDARD BUILDINGS, INC.
P O BOX 951

Owner Address: OGDEN, UTAH
84402

Year Built (Tax Record): Effective Age: Tax #: 01 2517

Legal Description 01 Kind of Building: STORE

COM 38 FT S FR NE COR LOT 7 BLK 69 PLAT A SLC SUR S 25.5 FT W 100 FT N 0.5 FT W
12 FT N 25 FT E 112 FT TO BEG

STATUS USE 2

Original Owner: Mrs. Sarah A. Daft

Construction Date: 1889-90

Demolition Date:

Original Use: commercial

Present Use: commercial

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|---|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Dec. '75

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input checked="" type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input checked="" type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

- Salt Lake City Sanborn Insurance maps, 1898, 1911, 1930, 1958, University of Utah Library.
- Salt Lake County records, County Recorder's Office, Salt Lake City.
- Salt Lake Tribune, January 1, 1890.
- R. L. Polk and Company, Salt Lake City Directory.
- J. Cecil Alter, Storied Domain, the American Historical Society, Inc., Chicago and New York.
- Wain Sutton, ed., Utah--A Centennial History, Lewis Historical Publishing Company, Inc., New York: 1949.

Street Address: 128 South Main Street

Site No:

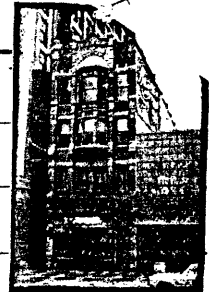
Architect/Builder: Elias L. T. Harrison and H. W. Nichols

Building Materials: brick and stone (red brick sandstone and wood)

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)



The Daft Block is four stories in height and includes a basement. The superstructure is brick and is trimmed with stone. The street frontage is very narrow with respect to the building's height. The front facade is symmetrical and features a dramatic, ornate two-story bay window between the third and fourth floors. An extant copy of the architect's original front elevation rendering shows that the present building is almost totally intact, with the exception of some alterations on the ground floor story.

Building materials are red brick, sandstone and wood. The bay window, window and door trim and floors are wood. Sills and lintels are stone, as is the rusticated pediment over the bay window. A series of pinnacles, pilaster copings and stones carved in flower patterns also add decorative accents to the structure. Brickwork is plain with the exception of some modest panels above and below the upper story windows. The front facade is divided vertically into three sections by wide pilasters which are brick with stone trim.

Original door bays on the ground floor have been altered. Window bays are all square, with the exception of round-arched lower oriel windows. All windows are one-over-one double hung sash type.

Rusticated stone reminiscent of Richardsonian Romanesque styling, together with smooth faced and flower stones are most decorative masonry elements.

Statement of Historical Significance:

Construction Date: 1889-1890

The picturesque Daft Block was built in 1889-1890 for the widowed Mrs. Sarah A. Daft, described as "a Utah pioneer of 1856 . . . a woman of much business ability . . . one of the wealthiest and best known women of the city." In addition to commemorating the prolific commercial enterprises of an independent pioneer woman, the Daft Block is significant for housing Daynes Jewelry, the pioneer jewelry business of John Daynes, who also established Daynes Music Company and Daynes Optical Company, both pioneer businesses. All three companies are still in business today and are managed by direct descendants of John Daynes.

Architecturally the Daft Block is representative of the typically decorative designs of Elias L. T. Harrison, early territorial architect of the Salt Lake Theatre (1861, with William H. Folsom) and the Grand Opera House. One of Utah's most controversial historical figures, Harrison was cofounder with William S. Godbe of the Utah Magazine (which became the present Salt Lake Tribune), and leader of the Godbeite Movement, an alleged apostate rebellion against the Church of Jesus Christ of Latter-day Saints (Mormons)

The Daft Block, one of Salt Lake City's most impressive 19th Century commercial structures, was built in 1889-1890 as a "business block" for Mrs. Sarah A. Daft, the owner. Mrs. Daft came to Utah from England in 1856 with her husband, E. J. Daft. Mr. Daft died in 1881 but Mrs. Daft, exercising her considerable business acumen, continued to develop the family's financial interests. She owned large amounts of stock in the Independent Telephone Company and owned the Realty Building on West Temple Street. Mrs. Daft also developed mining interests and eventually gained a wide reputation for having one of the keenest business minds in the territory.

The Daft Block was one of Sarah Daft's many enterprises. The four-story brick and stone structure was completed in 1890 at an estimated cost of

ARCHITECTURE 4

HISTORY 4

4. ARCHITECTURE (continued):

The wooden oriel window is quite ornamental with various medallions, columns in corner millions and other classical design motifs carved in wood.

An adaptive use restoration has taken away most of the original partitions to provide larger areas for professional offices. Mouldings have been retained whenever possible.

The Daft Block is structurally sound. Architectural fabric has experienced some deterioration, especially at the cornice. Once painted with a monochrome color scheme, the masonry has been cleaned of paint and the wooden trim repainted in an attempt to restore the facade to its original appearance.

5. HISTORY (continued):

\$17,500. The building was occupied initially by a real estate company and provided office rooms for other small professional concerns. Mrs. Daft died in 1906.

In July 1908 the John Daynes Sons jewelry company took over the building and remain there to this day. Daynes Jewelry was founded by John Daynes, an expert craftsman in jewelry who learned his trade in England. Born in 1831, Daynes converted to Mormonism in 1848, moved to Salt Lake City in 1862 and became Brigham Young's watchmaker. Also a gifted musician, Daynes was able to perform on nearly every instrument. He was a choir director for 40 years and was the organist for the famous Mormon Tabernacle Organ. He founded Daynes Music Company and Daynes Optical Company. John Daynes died March 30, 1905. His sons, earlier taken on as partners, continued to run the jewelry and musical instrument store after his death.

One of his sons, John Frederick (J. Fred), took over active management of Daynes Jewelry Company in July 1900 after returning from a Mormon mission. He stayed with the company for over 30 years. Robert F. Daynes, another descendent, still owns and manages the pioneer jewelry store.

Elias L. T. Harrison was, along with Truman O. Angell, Sr., and William F. Folsom, one of Utah's three most important pioneer architects. Harrison converted to Mormonism in England in the late 1840s and became one of the church's most prominent leaders there before gathering to the Utah Zion in 1861. His architectural abilities were recognized immediately and he was put to work designing the interior of the Salt Lake Theatre in late 1861. The theatre interior was considered a masterwork and was lauded nation wide. Later commissions included the unbelievably detailed William S. Godbe house, a Gothic Revival residence of the most flamboyant kind. Harrison designed the Grand Opera House and numerous other residential and commercial buildings constructed through 1900. Utah's first classes in architecture were taught by Harrison beginning in 1862. Throughout his career, Harrison was master of the picturesque qualities of design. The Daft Block is considered the best surviving example of Harrison's work.

Excommunicated from the Mormon Church in 1869 for preaching apostate doctrine, Harrison was as well known for his literary and religious activities as for his architectural accomplishments. Disenchanted with the leadership of Brigham Young, Harrison joined with Edward Tullidge, noted writer, to produce in 1864 the "Peep O' Day", apparently the first magazine to be published in the Intermountain West. This magazine was the forerunner of the "Utah Magazine" which in turn became the "Salt Lake Tribune", Utah's two extant pioneer newspapers. Harrison's friendship with William S. Godbe, another malcontent, resulted in the Godbeite movement, a new "grand system of theology" which intended to radically

reform fundamental Mormonism. H. W. Nichols, Harrison's partner, was a well known building superintendent in Salt Lake City before the turn of the century.

Property-Type: 615

Historic Preservation Research Office

Site No. 18

BATCH KEY
1801052120

Structure/Site Information Form

Street Address: 00151 S MAIN

UTM: 12424880/4512920

Name of Structure: Tracy Loan and Trust Company Building T. 01.0 S R. 01.0 E S. 06

Present Owner: IVORY AND CO* ELLIS IVORY
151 S MAIN

Owner Address: SALT LAKE CITY,
UTAH 84111

Year Built (Tax Record): Effective Age: Tax#: 01 2553

Legal Description: 01 Kind of Building: OFFICE OR CLINIC

COM 83.38 FT S FR NW COR LOT 4 BLK 70 PLAT A SLC SUR S 32.12FT E 10 RD N 32.6 FT
10.88 FT SW*LY 154.12 FT TO BEG LESS R OF W

Original Owner: William H. McIntyre

Construction Date: 1916

Demolition Date:

Original Use: bank building

Present Use: real estate

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Site
- Unaltered
- Significant
- Not of the
- National Landmark
- District
- Good
- Ruins
- Minor Alterations
- Contributory
- Historic Period
- National Register
- Multi-Resource
- Deteriorated
- Major Alterations
- Not Contributory
- State Register
- Thematic

Photography:

Date of Slides:

Slide No.:

Date of Photographs: fall-spring 1978-1979

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- Abstract of Title
- Sanborn Maps
- Newspapers
- U of U Library
- Plat Records/Map
- City Directories
- Utah State Historical Society
- BYU Library
- Tax Card & Photo
- Biographical Encyclopedias
- Personal Interviews
- USU Library
- Building Permit
- Obituary Index
- LDS Church Archives
- SLC Library
- Sewer Permit
- County & City Histories
- LDS Genealogical Society
- Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.

Salt Lake County Records, Block 70, Plat A, C-2, p. 43; C-12, p. 39; C-22 p. 32; C-32, p. 29; C-42, p. 28; C-52, p. 26.

Salt Lake City Building permit, March 16, 1916, #8075.

Salt Lake City sewer permit, March 31, 1916, #14176.

Reserat News, May 17, 1945, p. 1, Russel L. Tracy obituary; August 14, 1945, p. B-1; August 16, 1945, p. B-8, James W. Collins obituary; May 3, 1973, announcement on new construction, USHS.

Salt Lake Tribune, May 18, 1945, p. 1, Russell L. Tracy obituary.

Polk and Company, Salt Lake City directory, 1924-1976.

Centennial History, ed. Wain Sutton, Volume II, Lewis Historical Publishing Company, Inc., New York, 1949, pp. 174, 964.

Affairs in the State of Utah, The Press Club of Salt Lake, 1914.

Salt Lake Tribune, August 16, 1959, "Tracy-Collins to Mark Anniversary,"

June 22, 1960, history of Tracy-Collins Bank.

Date:

Street Address: 151 South Main

Site No:

Architect/Builder: Walter J. Cooper

Building Materials: Reinforced concrete and brick

Building Type/Style:

Description of physical appearance & significant architectural features:

(include additions, alterations, ancillary structures, and landscaping if applicable)

The Tracy Loan and Trust Company Building is a long, narrow structure which has a rectangular plan and is thirty feet high at the square. Built in 1916, it has a reinforced concrete and brick structural system which is rated "fireproof." Built for banking purposes, the building originally had three major rooms. The front or west room was fully two stories tall and was used as a public banking area. Behind (to the east) were two floors, twelve feet high each, where offices were contained. A full basement, accessible by a marble stairway, had a central hallway with offices. Much of the basement is intact as built. The main floor, however, has been altered at least twice.

The first remodeling extended the office floors further toward the front of the building to more fully utilize the open two-story space there. As they now exist, the floor-to-ceiling height of the first floor is approximately eighteen feet, while the second floor is about eight feet high.

Fortunately, many original architectural elements were retained during past renovations. The impressive vaulted skylight is still intact. It extends at least half the length and width of the building and is situated in the middle of the roof. Its metal framing contains curved stained-glass panels with multi-colored flower patterns. The original interior cornices and decorative beams are also mostly intact. They feature acanthus leaf

Statement of Historical Significance:

Construction Date: 1916

The Tracy Loan and Trust Company Building housed one of Utah's early banking institutions and relates to the careers of Russel Lord Tracy and James William Collins, two important Salt Lake City financial figures. Architecturally the building is a diminutive example of the Neo-Classical Revival Style and is a significant part of Salt Lake City's historic South Main Street facadescape.

Among Utah's oldest banking institutions to remain in operation is the Tracy Loan and Trust Company, founded in 1884 by Russel L. Tracy. Tracy was born at Mansfield, Ohio, in 1860 and after attending Oberlin College in Ohio and established a banking business in Cheyenne, Wyoming, in 1884. In 1892 he moved the firm to Salt Lake City, Utah, where he established permanent residency. In addition to forming one of the state's first loan and trust companies, Tracy was widely known as a philanthropist. He established the Tracy Aviary at Liberty Park, the Tracy Wigwam Boy Scout Camp in Millcreek Canyon, and was known as the "newsboy's friend" for preparing an elaborate dinner for all of the city's newspaper deliverers each Thanksgiving Day. In 1933 Mr. Tracy retired as president of the bank and James W. Collins, a long-time employee of the firm, was named to succeed him.

James William Collins was born in Cheyenne, Wyoming, in 1884. After attending grade school and high school in Salt Lake City Mr. Collins entered the employ of Russel L. Tracy as an office boy. He served in various positions with the company until 1934 when he was elected president. Mr. Collins exercised considerable financial leadership locally, serving as president of the Local Realty Company, director of the Paramount Fire Insurance Agency of New York, director of the Independent Coal and Coke Company of Utah and director of the Porte Publishing Company. He was also director and secretary of St. Mark's Hospital and a trustee of Westminster College. Fraternally, Mr. Collins served as Grand Master of the Masons

4. ARCHITECTURE (continued):

motifs, egg-and-darts bands and dentils. Original scagliola as well as real marble is extant in the original foyer area.

The facade of the Tracy Loan and Trust Company Building is Neo-Classical Revival in style. Its symmetrical composition features a pair of polished marble columns which sit upon a granite pedestal and support, at least visually, a classical entablature. The columns have Ionic capitals and a Greek entasis.

The Ionic entablature is complete with an architrave, frieze (upon which the inscription "Ivory and Company" is engraved), and cornice. The cornice features dentils, an egg-and-dart band and Greek moldings. Above the cornice is a balustrade, complete with side pedestals, a high lower railing and a top rail. Along the outsides of the two columns are square columns or pilasters. They are faced with cut sandstone on limestone and are engaged, i.e. they tie back into the building.

Entrance to the Tracy Loan and Trust Company Building is made through a set of double doors which are located in a vestibule which extends from the center of a recessed window wall. The window wall consists of wide metal mullions and plate glass windows. A metal grille partially covers the upper section of windows which were originally clerestory but now light the second story offices. While some modification of the front curtain wall has occurred, the historical appearance of the front facade is essentially intact.

5. HISTORY (continued):

and Potentate and Exalted Ruler of the Elks. He was also president of the Salt Lake City Rotary Club, president of the Alta Club and as a member of the Chamber of Commerce participated in numerous activities intended to promote commercial and industrial growth in Salt Lake City.

As the Tracy Loan and Trust Company grew to become one of the city's larger banking institutions, it required improved quarters and in 1916 built a three-room bank with one tall story and brick, steel and concrete construction. James Stewart and Company built the bank for a cost of \$40,000.

Walter J. Cooper, architect of the Tracy Loan and Trust Company Building, had been associated with three of the most prominent architectural firms in New York City before coming to Salt Lake City in 1910 to supervise the construction of the Boston and Newhouse Buildings and Newhouse Hotel, all designed by Henry Ives Cobb. Upon completion of these projects he returned to New York where he stayed only briefly before deciding to take up permanent residency in Salt Lake City. In 1911 Cooper formed a partnership with Charles Snead McDonald under the firm name of McDonald and Cooper. Their two most important projects were the "fireproof" Keith O'Brien Building and the Walker Bank, at the time claimed to be the tallest building between the Mississippi River and the Pacific Coast (they were associate architects with Eames and Young of St. Louis. The partnership was dissolved in 1916, the same year Cooper designed the Tracy Loan and Trust Company Building.).

Other important works of Walter J. Cooper include residences and mine buildings for the Chief Consolidated Mining Company at Eureka, Utah (National Register Historic District), Isolation Hospital, Beck Hot Springs Natatorium in Salt Lake City, the Tomahawk Hotel at Green River, Wyoming, and banks at Rock Springs, Wyoming, St. Anthony, Idaho, and Magna, Utah.

5. HISTORY (continued):

Much of Cooper's work, although contemporary in terms of structure and mechanical systems, reflected the classical revivalism of his time. The Tracy Loan and Trust Company Building is Neo-Classical Revival in style. Recently renovated by Ivory and Company, the present occupants, the building is a two-story brick structure with a stone facade. Sensitive preserved in the renovation process, the facade is highlighted by two large Ionic columns of marble and a traditional Greek entablature featuring a balustrade, moulded and dentiled cornice, an egg-and-dart band and similar ornamental treatments which have their origins in ancient Rome and Greece. Although diminutive in scale, the facade is well-proportioned and detailed and contributes to the sense of historicity along Salt Lake City's South Main Street, the state's first commercial street.



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 161 South Main, Salt Lake City UTM: 12/424890/4512900
 Name of Structure: First National Bank T. R. S.
 Present Owner: Bamberger Company
 Owner Address: 701 Continental Bank Building
 Salt Lake City, UT 84111
 Year Built (Tax Record): Effective Age: Tax #:
 Legal Description Kind of Building:
 BEG 132 FT N OF SW CORNER LOT 4, BLOCK 70, PLAT A, SLC SURVEY, N 33 FT,
 E 165 FT, S 33 FT, W 165 FT TO BEG

STATUS/USE

Original Owner: Warren Hussey Construction Date: 1871-72 Demolition Date:
 Original Use: bank Present Use: movie theatre
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

Photography: Date of Slides: Slide No.: Date of Photographs: fall/
 spring, 1978-1979 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
 Salt Lake City Sanborn Insurance maps, 1898, 1911, 1930, 1958, University of Utah Library.
 Salt Lake County Records, Block 70, Plat A, A-2, p. 70; A-10, p. 14; B-2, p. 70; B-36, p. 7; C-2, p. 43; C-12, p. 39, C-22, p. 32; C-32, p. 29; C-42, p. 28.
 Salt Lake City Building Permit, June 11, 1914, #6039; October 6, 1916, #8735; November 17, 1919, #4397; October 11, 1926, #C-1277; May 17, 1924; #5471; April 6, 1926, #B-8405; November 3, 1924, #B564; June 15, 1919, #1315.
 Biographical Index, Volume 4 (Warren Hussey), USHS.
 Polk and Company, Salt Lake City directories, 1924-1953.
 National Register form, 161 South Main, First National Bank Building, Utah State Historical Society.

Architect/Builder: Thomas J. Thompson--cast iron front Richard M. Upjohn

Building Materials: brick and stone

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

As originally built, the First National Bank was a four-story brick and stone building with a Mansard roof and cast iron front. The 4th story was originally enclosed within the Mansard roof and featured a vertical window bay extension with an octagonal metal cupola. The bottom floor, which has been altered with the addition of new materials, consisted of a central panel of three large windows, flanked on either side by door bays. The detailing, i.e. iron mullions, iron grillwork, transoms, pilasters, etc., were of the same patterns and style as still extant on the second and third stories. No attempt was made to rebuild the upper floor after the fire in 1875. The iron pinnacles were left intact and an iron pediment was placed on the cornice where the fourth floor window bays had been.

The present facade of the old bank continued to display its elaborate cast iron storefront. The front facade is basically divided into three vertical panels, each separated by pilasters. The second and third stories are identical in their fenestration and detailing. The central panels consist of three tall, double-hung sash windows separated by deep, pilaster-like mullions decorated with Ionic capitals. The side panels have single windows with similar mullions. Plain horizontal bands at the floor levels are accented with intricate classical ribbons of egg and dart, dentils and undulating waves. When first built intricate iron arched grills were located

Statement of Historical Significance:

Construction Date: 1871-1872

The First National Bank Building is significant architecturally by virtue of having the oldest known cast iron storefront in the Intermountain West. Its designer, Richard M. Upjohn (1802-1878) of New York, was one of America's most distinguished 19th Century architects, a pioneer and leader in the Early Gothic Revival, Romanesque Revival and Stick styles of American architecture. The old bank building is one of only two relatively intact commercial buildings erected in Salt Lake City before Brigham Young's death in 1877. Home of the first chartered bank in Utah, the upper floor of the bank was also one of the earliest meeting places for the Masonic lodges in Salt Lake City. The popular building also housed the Wells, Fargo Company, Atlantic and Pacific Telegraph Company, Masonic Library--the official territorial library--various law offices and, from the mid-1880s, the offices of Simon Bamberger, later Governor of Utah.

Utah's first national bank, the Miner's National Bank of Salt Lake City, was chartered March 3, 1866, and was succeeded by the First National Bank of Utah, developed from the partnership of Warren Hussey and Charles Dahler. Hussey was a gold broker and land agent in Colorado in the early 1860s. Dahler was the Denver agent of Ben Holladay's Overland Stage Route. When Holladay sold out to Wells, Fargo Company in 1866 Hussey and Dahler associated in banking enterprises in Central City and Denver, Colorado; Virginia City, Nevada; Helena, Montana; and Salt Lake City, Utah. Hussey managed the Salt Lake City office and quickly developed his institution into Utah's most important financial houses, with branches in Corinne and Ogden. Imaginative and energetic, Hussey expanded the bank in anticipation of the railroad's arrival in 1869. He bought out the Miner's National Bank and, on August 17, 1869, received a charter for the First National Bank of Utah. The bank was designated the official U.S. Depository and became immensely profitable, returning dividends totaling 100 percent of the capital in 1871-1872. As president of the bank and its sole owner, Hussey commissioned architect Thomas J. Johnson to design a four-story brick, stone,

ARCHITECTURE 4
 the top
 the bottom

ARCHITECTURE (continued):

at the tops of the window bays, perhaps to serve as sun screens. This gingerbread has been removed, but the iron fencework across the porch and bottom of the third story remain. The cornice, complete with pinnacles and arched pediment, likewise are intact. All of the ironwork is painted white and is very striking in its effect.

While the ground floor has been adapted in use as a theatre, the two upper floors are essentially intact in both plan and fabric. The fancy wooden stairways, doors, wainscoting and mouldings are nearly all preserved, as are the original glass-paneled partitions in the old Masonic Library, and the heavily classical plaster cornices and centerpieces. The second level and part of the third level are being used for offices but the main assembly room on the third floor is vacant.

Although altered somewhat, the First National Bank Building is still replete with unusual detailing, is visually interesting, and has great educational value and restoration potential.

5. HISTORY (continued):

and cast iron bank as a permanent investment. The iron front was designed by Richard M. Upjohn of New York who, in 1870, also designed St. Mark's Episcopal Cathedral in Salt Lake City. Built concurrently with the bank's greatest years of success, 1871-1872, the expensive structure may have contributed to the bank's demise in 1873. The estimate of construction, \$80,000, was far exceeded by the actual cost, \$140,000. In addition, liberal loaning policies coupled with a slump in mining and business activity related to the Panic of 1873 proved too much for "Hussey's bank." The bank was unable to meet heavy withdrawals and suspended payment in September, 1874. The bank was involuntarily liquidated in December 1874; the official reason for the failure: "incompetent management." Hussey was forced to leave Utah in 1874, one year before a fire burned the roof and upper story of the bank (November 17, 1875). Hussey continued banking in Colorado and Montana, Idaho, Washington, and New York (1880-1883). He was "Utah's first banker of consequence."

At the time of the fire in 1875 the bank's first floor was occupied by the Deseret National Bank. This bank evolved from Hooper, Eldredge and Company, the first financial house in Territorial Utah, later to become the Bank of Deseret with Brigham Young as president. The bank obtained a charter in 1872, became the Deseret National Bank, and apparently moved into the building after the demise of the First National Bank. At about this time Walker Brothers became owners of the structure. More famous as a mercantile firm, Walker Brothers had carried on an unofficial banking business since 1859. They acquired the bank building as an investment and did not do business in it themselves.

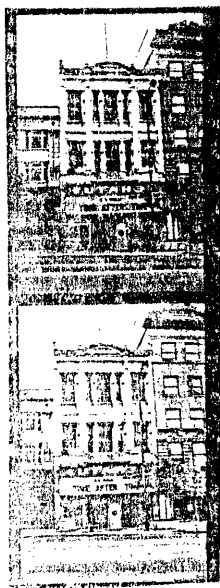
It is clear that many pioneer companies vied for office space in the prestigious four-story structure. Among the early patrons were the Stock Exchange, Flagstaff Mining Company, Hoge and Jonasen (attorneys), Patrick Brothers, Mr. Ball (receiver of the First National Bank), C. M. Carter (attorney), Wells, Fargo Company, Atlantic and Pacific Telegraph Company, offices of Supreme Court Justice Sutherland and his associates.

After the fire of 1875 the bank was immediately repaired but no attempt was made to rebuild the upper story. Instead, a new, flat roof was built over the third floor and a new pediment or parapet wall was built across the front facade. The renovated bank then became the new home of the Masonic lodges of Salt Lake City, the upper floor being dedicated for Masonic purposes November 14, 1876. The Masons had previously met with the Independent Order of Odd Fellows (IOOF) in a rented room in Trowbridge's Building. After leasing the two upper floors of the bank, the Masons

5. HISTORY (continued):

prepared the second floor for use as a Masonic Library which was dedicated September 1, 1877. The Masons used the building until March 19, 1896.

In the mid-1880s Simon Bamberger obtained the building for his offices. Bamberger was a German Jew who came to the United States in 1859 and ultimately settled in Salt Lake City where he began a prosperous business career. He invested in hotels, mining interests, and railroads and became very wealthy. Bamberger served on the Utah State Senate and was eventually elected Governor of Utah. The Bamberger family continues to maintain part ownership of the site through Clarence Bamberger and the Bamberger Investment and Exploration Company. The Utah 3 Theatre uses the ground floor of the building at present.



Property Type: 151
hotel

Historic Preservation Research Office

Site No. 20

BATCH KEY
1801052116

Structure/Site Information Form

Street Address: 00165 S MAIN

UTM: 12/424830/4512900
T. 01.0 S R. 01.0 E S. 06

Name of Structure: Herald Building

Present Owner: HERALD BUILDING INC*
169 S MAIN

Owner Address: SALT LAKE CITY,
UTAH 84111

Year Built (Tax Record): Effective Age: Tax #: 01 2549

Legal Description 01 Kind of Building: HOTEL

COM 84 FT N FR SW COR LOT 4 BLK 70 PLAT A SLC SUR N 48 FT E 10 RD S 48 FT W 10 R
D TO BEG LESS R OF W

IDENTIFICATION

STATUS/USE

Original Owner: Utah Realty Construction Date: 1905 Demolition Date:

Original Use: Newspaper printing bldg. Present Use: hotel

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|---|--|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resourc |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

Photography: Date of Slides: Slide No.: Date of Photographs: fall-
spring 1978-79 Photo No.:
Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input checked="" type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input checked="" type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input checked="" type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance maps, 1898, 1911, 1930, 1958, University of Utah Library.

Salt Lake City Building permit, April 29, 1897, #2354; December 8, 1915, #7810; June 4, 1924, #5894; October 14, 1918, #10406; April 1, 1918, #9439; August 8, 1894, #1225; October 18, 1926, #C-1376; April 1, 1918, #9840; March 3, 1922, #15622; April 11, 1913, #4942.

Salt Lake County Records, Block 70, Plat A. C-2, p. 43; C-12, p. 39; C-22, p. 32; C-32, p. 29; C-42, p. 28.

Edward Tullidge, Tullidge's Magazine, "The Salt Lake Herald," Volume 4, Number 1, July 1881, pp. 588-591.

I. D. S. Biographical Index, Volume 4, p. 335 (William C. Dunbar).

National Register form, the Herald Building, 165-167 South Main, USHS.

W. L. Polk and Company, Salt Lake City directories, 1924-1953.

Street Address: 165 South Main

Site No:

Architect/Builder: John C. Craig

Building Materials: Brick

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The former Salt Lake Herald Building is a brick commercial structure, five stories in height. The building is U-shaped in plan after the first story and features two vertical wings, or shafts, identical in size and symmetrically arranged around a narrow lightwell, an open space directly over the main entry, intended to permit light to enter windows of rooms in the interior of the U. At an early date architectural critics complained that the light well was too narrow to permit adequate lighting, a criticism which is consistent with the fact that the sun's rays penetrate only a small portion of the well. An unusual feature of the well is that it opens on the street or front side of the building. Nearly every other commercial building of this type in the city had concealed light wells.

The Herald Building is essentially vertical in its facade design but has entablatures and stone belt courses. Horizontality is also emphasized by banding in the masonry portions of the second story; this banding was a continuation of horizontal banding in the stone piers now concealed on the first story.

The window and door bays of the Herald Building are square. The windows are simple one-over-one double-hung sash type. Awnings were originally placed over each window but are no longer extant.

Statement of Historical Significance:

Construction Date: 1905

The Herald Building stands as a historical reminder to the Salt Lake Herald. During its fifty year history the newspaper played a crucial role in the Mormon-Gentile conflict. After 1891, as spokesman for the Democratic party, it was instrumental in the establishment of the American political party system in Utah. Constructed with money from Senator W. A. Clark of Montana, the building also represents the importance of Salt Lake City to the economy of the Intermountain West.

The Herald Building was constructed in 1905, 35 years after the founding of the Salt Lake Herald in 1870. Architect for the building was John C. Craig of Chicago. Mr. Craig was the architect for several other prominent Salt Lake City buildings including the Salt Lake Stock Exchange, Eagle Gate Apartments also known as the Bransford Apartments, and the Louise Grace Emery Apartments, presently known as the Canyon Road Apartments.

The development of Utah's newspapers began with the founding of the Deseret News in Salt Lake City, June 15, 1850. The News was owned and controlled by the Mormon Church. While focusing on church related subjects, the editors tried to keep the Mormon-Gentile conflict to a minimum. With the completion of the trans-continental railroad in 1869 a tremendous change took place in Utah. The Mormon-Gentile conflict intensified and in Utah journalism, this change was reflected in the birth of two new daily newspapers, The Salt Lake Tribune and The Salt Lake Herald. Founded in 1871, a year after the Herald, the Salt Lake Tribune was first published by Mormon intellectuals who had been excommunicated from the Church primarily for their opposition to temporal church policies. Advocating accommodation with the Gentiles, the Tribune was initially founded to generate Mormon support for a change in economic philosophies from the cooperative insularism advocated by Brigham Young to one more in keeping with the laissez faire ideas of the post-Civil War period. In 1873 when the Tribune changed hands the newspaper became an unrelenting and at times malicious critic of the church and Church leaders. This policy continued well into the 20th Century.

4. ARCHITECTURE (continued):

Perhaps the last of Salt Lake City's finest turn-of-the-century tin cornices adorns the top of the Herald Building. Divided into two identical portions, one for each tower, the richly decorative cornices feature broken pediments, volutes, lion's heads, cove mouldings, brackets, dentils, and flagpoles. The inscription, "The Herald," "Erected 1905," is divided, half in each of the two cornices. Other decorative elements of the building include the keystones over the windows, the classical cartouches in the frieze across the top of the second story and the suggestively Prairie Style capitals at each end of the frieze above the first story over what were originally stone pilasters.

The exterior of the Herald Building is presently covered with dark gray paint. The interior has experienced some modification, particularly on the north side of the ground floor. The original cabinetry, mouldings, doors, etc., in the cafe on the ground floor and in many rooms on upper floors are mostly intact.

Aside from interior alterations made in the process of converting the newspaper building to a hotel, the major intrusion is the remodeling of the exterior facade of the ground story. The original design featured a prominent arched entry bay crowned with a large broken scroll pediment. The pediment was supported by stone piers similar to those at each end of the building where upon smooth and rusticated stones alternated for a banding effect. Between the sets of stone piers were large windows within wooden mullions. A large stone eagle perched on a sphere was situated between the break in the broken scroll. A Classical frieze served as a visual entablature for the upper floors and is still intact. A small porch with iron railing is now located where the pediment originally was.

The effect of the Herald Building as initially designed was one of the formalities of classical revivalism blended with the austerities of then currently progressive trends of commercial architecture.

5. HISTORY (continued):

While the Deseret News tried to keep aloof from the journalistic mud-slinging which characterized much of 19th Century American journalism, the Salt Lake Herald became the sparing opponent of the Salt Lake Tribune in the Mormon-Gentile fight.

Growing out of the ashes of an earlier pro-Mormon newspaper, the Salt Lake City-Ogden Telegraph, the Salt Lake Herald publishers purchased the type and press of the Telegraph, hired the newspaper's former business manager, William C. Dunbar, and Editor E. L. Sloan, and began publication of the Salt Lake Herald on Sunday, June 5, 1870. In explaining the paper's philosophy, Editor Sloan reflected the need for a militant defender of the Church and its members. "Deeming it better to represent ourselves than to be misrepresented by others, when the people of Utah, their faith and institutions are aspersed, maligned and unjustly attacked, we shall esteem it a solemn duty to present the truth in reply, when the source is worthy of a rejoinder We have lived in this community for years, and hope to live in it for many years to come" (Quoted in J. Cecil Alter, Early Utah Journalism, pp. 307-308.)

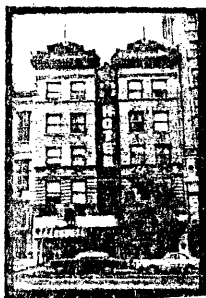
Throughout the polygamy crusade of the 1870s and 1880s the Deseret News remained the spokesman for the Mormon leadership while the Herald, although not owned by the Church, was its lay supporter. Its opponents, described it as the "Mormon Herald," and "The Organ of the Lesser Priesthood," implying that the Deseret News, as the official Church mouthpiece, was "The Organ of the Higher Priesthood."

5. HISTORY (continued)

Following the official announcement by Church leaders of the end to the practice of polygamy the Salt Lake Herald took a greater interest in politics. On May 24, 1891, the Herald announced that it was a Democratic newspaper. As spokesman for the Democratic Party the Herald continued to reflect its pro-Mormon sentiments. The Republican party, founded in 1856 on a platform dedicated to the abolishment of the "twin relics of barbarism" slavery and polygamy--was despised as such by Utah Mormons as by any Southern sympathizer. Southern Democrats had viewed the Mormon belief in polygamy similar to their own support of slavery based on states rights and had opposed the anti-polygamy measures of the Republican Party. While the Herald became the state's Democratic newspaper, the Tribune was clearly Republican and the two newspapers turned their attention to support and attack of the respective parties.

As a reflection of their involvement in private business, Church leaders turned more to the Republican party after 1896 and as a defender of the Church the Herald became less important. In 1898 the Herald was acquired by Alfred W. McCune to aid his unsuccessful campaign for the U. S. House of Representatives. It was then sold to Senator W. A. Clark of Montana, also a Democrat, but whose chief interest in Utah was the promotion of the Salt Lake, San Pedro, and Los Angeles Railroad. It was during the ownership of Clark that the Herald Building was constructed in 1905. Clark sold the Herald to a group of prominent Utah Republicans in August 1909. Renamed the Herald-Republican following a merger with the Inter-Mountain Republican, the paper quickly began to decline as its Democratic supporters withdrew their subscriptions and the editorial philosophy reflected the views of only one part of the Republican Party--the Reed Smoot faction. The newspaper suffered from ownership changes and diffused ownership until July 1920 when it ceased publication.

Since 1918 the Herald had been leased by the Salt Lake Telegram, a newspaper founded in 1902. The Herald building housed the newspaper from 1905 until 1913 when offices were moved to 50 South Main. Afterwards the building was used as the Little Hotel with Lambs Grill occupying the ground floor.



Structure/Site Information Form

IDENTIFICATION 744

Street Address: 00235 SO MAIN

UTM:

Name of Structure: Utah Savings and Trust Co. Building

12/424880/4512720
T. 01.0 S R. 01.0 E S. 06

Present Owner: ZIONS FIRST NATIONAL BANK*
3 S MAIN

Owner Address: SALT LAKE CITY
UTAH 84111

Year Built (Tax Record):

Effective Age:

Tax #: 01 2155

Legal Description

01 Kind of Building: OFFICE OR CLINIC

COM 26.5 FT N OF SW COR LOT 4 BLK 57 PLAT A SLC SUR N 26.5 FT E 270 FT S 26.5 F
W 270 FT TO BEG

STATUS/USE 2

Original Owner: William Montague Ferry

Construction Date: 1906-07

Demolition Date:

Original Use: Bank

Present Use: Bank

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|---|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

IDENTIFICATION 60

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views: Front Side Rear Other

Fall 1979
Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input checked="" type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Maps, 1898, 1911, 1930, 1950
 Salt Lake City Building Permit, #4814, January 27, 1913.
 Salt Lake City Sewer Permit, Sep 8, 1906, #2715
 Polk, Salt Lake City Directories, 1906-1977
 Deseret News, August 10, 1957, "President McKay Announces Merger;" April 23,
 1960, "Church Sells out Controlling Interest in Zion's Bank;" November 30, 1957,
 "Proposed Merger of Three Salt Lake Banks."
 Salt Lake County Records.

Street Address: 235 So. Main St.

Site No:

Architect/Builder: Ware and Treganza

Building Materials: Brick

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

The Utah Savings and Trust Building is a seven-story commercial building with a reinforced concrete and brick structural system and stone facade. A narrow building (26 feet wide), the verticality of its facade is accentuated by four piers or pilasters that rise unbroken through the middle five floors. The facade, unaltered above the first floor, originally consisted of three classically articulated divisions corresponding to the pedestal, shaft, and capital of a column.

The first level of "pedestal" of the facade originally featured four columns directly under the existing piers, and a classical entablature. The middle bay contained the entry doors while the side bays contained storefront windows. This configuration has been altered and now consists of a metal framed storefront window and doors contained within a dark marble border.

The "shaft" of the facade consists of four piers which separate the window bays. All of the windows are one over one, operable sash types and are spacially separated vertically by flat spandrels decorated by circle and diamond shaped motifs. The "Shaft" terminates at the cornice above the sixth floor. At the tops of the piers are groupings of fruit, swags, and some geometric motifs, all of which combine to form a secondary cornice. The upper floor, because of its heavy cornice and wall ornamentation, is the "capital" of the facade. The windows on this level are surrounded by

Statement of Historical Significance:

Construction Date: 1906-07

The Utah Savings and Trust Co. Building is significant for its long association with several of Utah's most eminent citizens. Its motto, "Judge a Bank by the Men Back of It," was pertinent, as several of Salt Lake's most prominent financiers, realtors, mining capitalists, and popular political figures were involved with the company in its early years of existence. The building is also significant architecturally as an early example of reinforced concrete construction and as a regional adaptation of the Sullivanesque Style.

The bank was established in 1889 with a capitalization of \$250,000, under the name Utah Title Insurance and Trust Co. It was one of the first bank and trust companies established in Salt Lake during Utah's territorial period. Its original function was the receiving and execution of trusts. It later expanded its facilities to include general banking and fiduciary business, but remained primarily a savings bank rather than a commercial bank. Its main function was receiving savings on which interest was paid. Most of the savings were invested in mortgages. The bank eventually became an institution that afforded all of the advantages of the corporate trustee, the savings association, and the Commercial Bank.

Through the reputable interests of several of Salt Lake's more prominent financiers, the Utah Savings and Trust Co became one of the most stable institutions in the state. Its officers represented a coalition of some of the finest business minds in Salt Lake from 1890 to 1930. John E. Dooly, President of the Bank from 1890 to 1989, was a well-known financier and broker and played a prominent role in the financial and business affairs of Salt Lake City. He also served in a variety of public capacities, including president of the Salt Lake City Board of Education, agent of the University of Utah, and member of the Salt Lake City Council. He

4. ARCHITECTURE (continued):

a band of voussoirs alternating with heads of grain. The final cornice projects far beyond the face of the building and features dentils, brackets and lion's heads. The original flagpost, located above the center of the cornice, is still extant.

Structurally the Utah Savings and Trust Company Building consists of reinforced concrete skeletal frame. Square concrete columns, roughly two by two feet, were built up in a modular pattern, one floor at a time. Concrete beams and floors were then set upon each level of columns. The open spaces between the columns and beams were filled with brick. Reinforcing of the system was done by placing gangs of one inch steel bars through the columns and beams. Some of the bars were taken through to the outside walls where they were cut off flush with the walls and are now exposed. Forming of the concrete members was done with wooden planks and the form marks are still evident, except in the light wells where the concrete was parged. The site was excavated by horse and team. Overall, the construction of this building represents a pioneering effort, using primitive methods to execute modern ideas of the time.

In plan the building has a rectangular shape on the first floor while the upper floors have offices fenestrated by three light wells located on the southern side of the building.

The interior is quite simply appointed, the columns and beams sometimes being exposed and decorated with egg-and-dart bands and other classical motifs. The stair railings, newel posts and the trim of door and window bays utilize both metal and wood. The interior of the first floor has been altered extensively and to a lesser extent the upper floors have also been modified but retain the original floor plan. The architectural interest of the building rests mostly with its structural system and the design of the front facade.

5. HISTORY (continued)

was also one of the founders of the Alta Club, when it was organized in 1888 as a social and service club for gentile businessmen but gradually came to admit Mormons to membership and served as an important instrument of accommodation between the Mormon and Gentile population of Utah. He also owned the Dooly Block which ranked as the "Business Building Showcase" in downtown Salt Lake when it was built in 1892. Designed by Louis Sullivan, one of America's most celebrated architects, it was the only remaining example of Sullivan's work in the western United States when it was demolished in 1972. Dooly established the first bank in the city of Ogden, Utah, under the name of J. E. Dooly and Company during his employment with Wells, Fargo and Company.

W. S. McCornick served as president of the Utah Savings and Trust Company beginning in the year 1899, following Dooly's term. McCornick was a classic entrepreneur whose business successes mirrored the history of western economic development. Originally from Canada and then California, McCornick responded to the lure of the Comstock lode in Nevada where he lived until 1873. It was in Nevada that McCornick's interest in mining was aroused when, during his development of a lumber supply business he inadvertently tapped several Nevada mines which produced the basis of his fortune. McCornick settled in Salt Lake City in 1873 where he established a small banking house. McCornick and Company gradually grew to be the largest private banking house between the Missouri River and the Pacific Coast. Around 1887 McCornick began to participate in some of the largest and most successful mining ventures in the state, namely the Silver King, Daly and the Daly-West in Park City and several of the Eureka and Mercur mines. Later he became president and principal owner of the Giant Raft River Land

5. HISTORY (continued):

and Cattle Company, owner of several Utah commercial banks, promoter of the San Pedro, Los Angeles and Salt Lake Railroad, and one of the organizers of the Rocky Mountain Bell Telephone Company. In addition, McCornick was a major shareholder and director of Utah-Idaho Sugar and Utah Power and Light, and served as president of the Board of Trustees of the State Agricultural College. He was also the first president of the aforementioned Alta Club. W. S. McCornick was one of the principal capitalists engaged in western and Utah development.

John J. Daly of Benton, Illinois, responded to the mining ventures of Montana, Nevada and Utah where he eventually made his permanent home in 1876. Daly served as Vice-President of the Utah Savings and Trust Company under McCornick in 1899 and several years thereafter. A leading figure in the mining industry, Daly prospected in the mountains near Park City and located several claims. He undertook the development of the Old Jones Bonanza which became part of the Daly-Judge Mine. The Daly mine eventually produced over \$10,000,000.00, and his acquisition of the Anchor Mining property was one of the largest transactions ever recorded in the mining history of Utah. Daly became prominently connected with some of the most stable financial institutions of the state. He organized the First National Bank of Park City and acted as president for a number of years. He was also a director of the Commercial National Bank of Salt Lake City as well as Vice-President, and director of the Utah Savings and Trust Company. In addition Daly served two terms as President of the Alta Club.

Heber M. Wells, manager of the Utah Savings and Trust Company in 1906, was Utah's first governor when it gained statehood in 1896. In the years preceding he served in the capacities of City Recorder, member of the Board of Public Works and was Secretary of the Constitutional Convention of 1887 which eventually framed the Constitution of the state of Utah in 1895. The first state flag was presented to Wells in 1903. He possessed a fine singing voice and held leading roles with the home dramatic club of which he was an original member.

Three other prominent Salt Lake citizens served as directors of Utah Savings and Trust Company in its early years--Co. Enos A. Wall, a director of the Utah Savings and Trust Company, was another colorful mining entrepreneur. The title of Colonel was bestowed upon him by his followers as a result of an expedition he led into the south Park country of Colorado in 1868. Colonel Wall's activities were important to the mining industry and its development in the intermountain country. In 1873 Wall was left in charge of the large Emma mine at Alta which resulted in an interest in mining that was to last throughout his lifetime. He was one of the first to recognize the value of the Wood River country in Idaho and played an important role during its bonanza days. He was in charge of the Silver Reed Mine, a profitable silver producer from a sandstone formation, and had interests in mines at Ohpir and Bingham. Stories began to circulate about the Wall group and their success. The Rothschild's and other eastern concerns interested in the copper industry sent buyers to examine the property but none of their engineers sensed its importance. Wall eventually formed the Utah Copper Company with another mining specialist, Daniel C. Jackling, and a bond issue of \$3,000,000.00 was purchased by the Guggenheims. The company enjoyed a large success proving Colonel Wall "the best informed man on the practical concentration of silver, lead and copper ores with water in the west, or in the country," according to one source.

W. J. Halloran, senior partner of the Halloran-Judge Company, one of the city's leading real estate firms, served on the Board of Directors of the Utah Savings and Trust in the early 1900s. He was prominently identified with the Merchant's Bank, Continental Life and Investment, Studebaker Brothers of Utah, and the Newhouse Hotel Company. Halloran served three terms as president of the Salt Lake Commercial Club, a businessman's club which played an important role in Utah's political and economic history, in

5. HISTORY (continued):

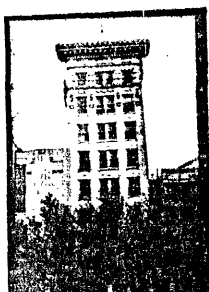
addition he was a member of the influential Alta Club, the Knights of Columbus, and the Elks Lodge. W. J. Halloran's career exemplified his pet phrase, "There is no such word as fail."

William Montague Ferry became involved with the Utah Savings and Trust Company as a director in 1906 and became vice-president about 1914. He was elected a State Senator on the Republican ticket in 1912, advocating bills designed to relieve the aged indigent, to provide for orphaned and destitute children, to protect children from unjust labor conditions, and to provide adequate wages and proper working conditions for women. He was a director of the Walker Brothers Bank, director of the Silver King Coalition Mines and the Mason Valley Mines of Nevada.

The Utah Savings and Trust Company Building, erected in 1906-1907, is architecturally significant as a well-preserved example of a local variety of the Sullivanesque Style, and as one of Utah's earliest commercial buildings to utilize a reinforced concrete structural system. The architects, Ware and Treganza of Salt Lake City, were a prominent firm which during its 25 year partnership produced some of the state's finest building designs. Their use of brick infill and metal window sashed and trim on the exterior of the building is evidence of an early attempt at "fireproof" construction.

The development of the use of concrete in Utah has an interesting history. As early as the 1850s Mormon pioneers were constructing forts of "mud concrete" a combination of rocks, dirt, straw, water and sometimes other elements which were poured into crude wooden forms to create thick walls. By the 1870s Morgan Richards of Iron County had developed a "lime concrete" by adding to the aforementioned materials lime as a hardener. Using methods similar to those described in Orson Fowler's books on the "gravel wall" mode of construction, Richards built impressive poured concrete structures in Parowan and Paragonah, Utah. By the 1890s Portland Cement made its appearance in Utah. Its early uses were confined mostly to flatwork, foundations and water pipes until after 1900 when the structural uses of concrete developed in France, Germany and the Midwest and Eastern United States became known.

The pivotal figure in the development of reinforced concrete in the United States was Ernest L. Ransome. His first patents were issued in the decade of the 1880s following William LeBaron Jenny's development of the "first skyscraper," the Home Insurance Building in Chicago in 1875. By 1900 Ransome was the leading designer of industrial and commercial buildings of reinforced concrete. The state of conventional column-and-beam framing in the first decade of the century was largely the work of Ransome. Typical of his commissions at the time is the United Shoe Machinery Company at Beverly, Massachusetts (1903-1905). The floor slabs and joists were poured as a unit, the joists thus forming parallel ribs of rectangular sections, the whole resting on deep girders spanning between the columns in both directions. Ransome's principle of reinforcing construction was simple by contemporary standards but was fundamentally sound. Ware and Treganza used essentially the same system in their Utah Savings and Trust Company Building although it is not known how the architects, both newcomers to Utah, became familiar with the method. Nevertheless, their structural design shows an early use of Ransome's principles and documents a beginning effort in developing the reinforced concrete technology being used today.



mixed use
miscellaneous
retail primary use

Structure/Site Information Form

Street Address: 30236 S MAIN ST

UTM: 12/424810/4512700
T. 01.0 S R. 01.0 W S. 01

Name of Structure: Karrick Block

Present Owner: GRAY*ELIZABETH*R* ET AL WALKER BANK & TRUST CO. TR.
PO BOX 1169

Owner Address: SLC, UTAH 84110

Year Built (Tax Record): Effective Age: Tax #: 01 2210

Legal Description 01 Kind of Building: STORE

COM 28 FT N OF SE COR LOT 8 BLK 58 PLAT A SLC SUR N 29 1/2 FT W 10 RD S 29 1/2 FT E 10 RD TO BEG

IDENTIFICATION

STRUCTURE USE

Original Owner: Lewis C. Karrick Construction Date: 1887 Demolition Date:

Original Use: gambling hall, house of prostitution, jewelry store Present Use: Jewelry store

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- Excellent Site Unaltered Significant Not of the National Landmark District
- Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resou
- Deteriorated Major Alterations Not Contributory State Register Thematic

Photography: Date of Slides: Slide No.: Date of Photographs: fall-spring 1978-79 Photo No.:
Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- Abstract of Title Sanborn Maps Newspapers U of U Library
- Plat Records/Map City Directories Utah State Historical Society BYU Library
- Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
- Building Permit Obituary Index LDS Church Archives SLC Library
- Sewer Permit County & City Histories LDS Genealogical Society Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn maps, 1898, 1911, 1930, 1958, University of Utah Library.
R. L. Polk and Company, Salt Lake City directories.
Manly and Litterzl, eds., Utah, Her Cities, Towns and Resources, 1892.
Deseret Evening News, April 5, 1915, p. 5.
Salt Lake Tribune, January 1, 1895, April 6, 1915, p. 14.

Street Address: 236 South Main Street

Site No:

Architect/Builder: Richard K. A. Kletting

Building Materials: Brick and Stone

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

Building permit records of 1888 inform us that the Karrick Block was a brick and stone store with a basement, three stories in height, 30 by 112 feet in dimension and built at a cost of \$18,000. The architect's original elevation drawing, an 1890 perspective rendering and old photographs have provided us with knowledge of the building's original appearance. Features of the Karrick Block representative of commercial architecture of the period included the symmetrical facade design, classical division of the facade into sections approximating the proportions of a column and entablature combination, attenuated cast iron columns supporting the upper masonry wall, ornate carved stone and galvanized iron cornices with great surface activity overall. The facade was articulated in the center as evidenced by the large voids created as vestibules for the porches, the semi-circular corbelled pilasters which supported large pinnacles, the large central window panel on the ground floor, and the large flagpole situated at the centerline of the composition. By contrast, the side bays were narrower and more vertical in emphasis. Large pilasters at each side of the building carried rusticated stone banding along the first level and ornately carved stones at the vexus of the belt courses which delineated the floor levels. A variety of materials enriched the total design; glass, cast iron, wrought iron porch railings, stone, brick, tin cornices, wood

Statement of Historical Significance:

Construction Date: 1887

The 1887 Karrick Block is significant as one of the few remaining examples of pre-"Building Boom" commercial architecture in Salt Lake City. It is also the oldest extant work of Richard K. A. Kletting, prominent architect of Utah and the Intermountain West. Lewis C. Karrick, who had the building constructed, contributed to the growth of Utah through his mining, banking and real estate activities and membership on the First Council of Salt Lake City.

Lewis Cass Karrick was born in Iowa in the year 1848, the son of George Ord Karrick and Galena Ann Madeira. He came to Utah in 1872 as superintendent of the Omaha Mining Company at Stockton, Utah. After several years he sold the greater share of his mining interest and engaged in the banking and brokerage business in Jake Greenwald's store in Stockton. Karrick came to Salt Lake City in 1877, staying only a short time before going to Idaho where he made "considerable" money in mining ventures.

After returning to Salt Lake he built the Galena Building, bought the Troy Laundry, established the Men's Furnishing Store and the National Bank of the Republic. He organized at his own expense the "Karrick Guards," a local militia. Property which Karrick acquired for speculation gave him a large income within a few years. At the time the Karrick Block was built in 1887 he had amassed a fortune estimated at \$500,000 and was at the zenith of his career.

Lewis Karrick was well known as a politician, having served as a Salt Lake City Councilman and having been a candidate for mayor on the Liberal ticket. In his later life, however, Karrick's investments did not prove sound and his fortune dwindled. He made several attempts to regain his health, including a trip to Alaska during the Klondike gold rush. Suffering from severe illnesses and unable to recoup his losses, Karrick separated himself from his family and finally died from a gunshot discharged by his hand in 1905.

4. ARCHITECTURE (continued):

casing and trim, were all used, yet without confusing the design. The vertical thrust of facade was counterbalanced by the strong horizontal lines of the cornices and belt courses. Much variation of planes was apparent as the center voids created deep shadows while corbeled stone, brick and tin decoration cast its delicately formed shadows.

Having spoken in past tense concerning the original appearance, the present appearance will now be considered. The bottom floor has been radically altered. The side entry has been blocked up, the banded pilaster has been covered with smooth faced stone and the only entry bay is now slightly south of the center of the facade. The present entrance is splayed, is deeply recessed and has an old door and transom but is not original. As in the original scheme, large panes of plate glass are used but the original design has been completely modified.

The second and third levels are relatively intact. Shutters have been added to the windows and the cantilevered porches have been removed (but the original iron railing has been retained). The cornice is still intact except for the two large pinnacles and flagpole which have been removed. The major change which modified the building's appearance is the light colored paint which covers the surface of almost the entire building, diminishing the effect of the original texture, color and detailing.

The interior of the main floor was slightly remodeled in 1905 when Leyson-Pearsall leased the building. Their original jewelry cases, all of the wooden moulding, the ornate pressed tin ceiling, large beveled mirrors, all remain. The upper floors are relatively unchanged, have suffered from only minor remodeling over the years.

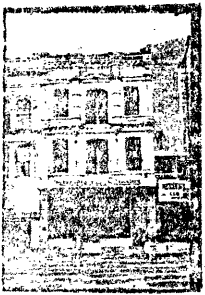
5. HISTORY (continued):

The Karrick Block was built as an investment property to receive rental income. Roberts and Nelden Drugs, a large wholesale and retail druggist company, was the major occupant of the building until 1905. Established in 1883, Roberts and Nelden operated an extensive chemical and drug wholesale business throughout Utah, Idaho, Montana, Wyoming, eastern Nevada and western Colorado. After Mr. Karrick's death in 1905 the building was leased to its present occupants, Leyson-Pearsall Jewelry, a retail jewelry company established in the late 19th Century by J. H. Leyson, Alfred W. McCune, and C. R. Pearsall. When first occupied, the rear of the building contained a room where jewelry was made. A gambling hall was located on the second floor. There were also eight apartments maintained by prostitutes, several of whose names remain on the doors. Doctors and other professionals also had offices on the upper floors of the building.

Architect Richard K. A. Kletting designed the three-story brick and stone structure which was built at a cost of \$18,000. Kletting had come to Utah in 1884 after beginning a successful architectural career in Germany and France. Soon after arriving, Kletting established himself as the premier architect of the Intermountain West. His notable works include the Utah State Capitol, original Salt Palace, Saltair Resort Pavilion, Cullen Hotel, Territorial Insane Asylum, Deseret News Building, McIntyre Building, and several hundred other major structures. Trained as a Classicist in the Beaux-Arts fashion, Kletting was nevertheless quick to assimilate America's various design movements as they developed. He capably mastered and helped to advance Richardsonian Romanesque, Beaux-Arts Classicism, the Second Renaissance Revival, the Commercial Style, and Sullivanian architecture. Kletting was a master stone mason, an extremely skillful engineer, a sensitive designer and an avid environmentalist. He pioneered the use of reinforced concrete construction in Utah and must be considered the state's first modern architect.

5. HISTORY (continued):

The Karrick Block was one of Kletting's earliest commercial works in Utah. Working within the restraints of a narrow, 30 foot front, Kletting was able to achieve considerable architectural interest through varying planes, materials, and detailing within a formal, well-balanced composition. At this early period of Kletting's early career, the architect may have been striving for local acceptance by displaying his highly refined and distinctive skills. In 1894 Mr. Lollin was adequately impressed with Kletting to have him design the Lollin Block which adjoins the Karrick Block at the south.



Property Type: 599
mixed use
miscellaneous
retail primary use

Historic Preservation Research Office

BATCH KEY
1801050026

Structure/Site Information Form

Street Address: 00238 S MAIN ST

UTM:
12/424810/+512710
T. 01.0 S R. 01.0 W S. 01

Name of Structure: Lollin Block

Present Owner: PULLMAN*HENRY* ET AL
300 S MAIN

PULLMAN WHOLESALE TAILORS

Owner Address: SLC, UT
84101

Year Built (Tax Record):

Effective Age:

Tax#: 01 2211

Legal Description

01 Kind of Building: STORE

COM 1 FT N FR SE COR LOT 8, BLK 58, PLAT "A", SLC SUR, N 27 FT; W 10 RDS; S
27 FT; E 10 RDS TO BEG. ALSO COM 1 FT N FR SW COR LOT 8, BLK 58, PLAT "A",
SLC SUR., N 27 FT; W 5 FT; S 27 FT; E 5 FT TO BEG.

STATUS USE

Original Owner: John Lollin

Construction Date: 1894

Demolition Date:

Original Use: commercial building

Present Use: same

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|--|---|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | <input type="checkbox"/> Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

ACCUMULATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs: fall-
spring 1978-79

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance maps, 1898, 1911, 1930, 1958, University of Utah.

R. L. Polk and Company, Salt Lake City directories.

Salt Lake Tribune, December 6, 1905, p. 16.

Utah, Her Cities, Towns and Resources, 1891-1892, p. 73.

"Biography of Lewis Case Karrick," unpublished family record by Kenise Karrick Bintz.

Interview with Messr's. Russon and Moffat of Leyson-Pearsall Jewelry.

Street Address: 238 South Main Street

Site No: 28.50

Architect/Builder: Richard K. A. Kletting

Building Materials: Brick and Stone

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The Lollin Block is constructed of stone foundation and brick super-structure which is covered with gray plaster, scored to give the appearance of smooth, cut stone. The building contains three floors with a one-story addition at the back. The front facade is four bays wide and has a flat parapet wall. The roof is flat. The ground floor has been remodeled and consists of two doors and an irregular arrangement of metal-framed glass bays. The original first story cornice has been concealed by a flat sign panel. The second and third stories retain their original facade appearances. The facade at the second floor has four equally-sized square bays with one-over-one double-hung sash windows. Window trim features a surrounding of egg and dart bound with classical cartouches at the two upper corners of the bay opening. Above the square windows is the bas-relief inscription, "1894". The third floor level is articulated by a dentiled belt course, above which are four Roman-arched window bays. The mullions separating the bays have engaged round pilasters and Ionic Columns which give the appearance of supporting the moulded arches. The cornice is bracketed, dentiled and moulded and contains cartouches and the name, "LOLLIN". The parapet wall has recessed panels and a slightly overhanging ledge. The front facade is perfectly symmetrical.

Statement of Historical Significance:

Construction Date: 1894

John Lollin, for whom the Lollin Block was constructed in 1894, is an interesting figure in Utah's history. Converted along with his parents to the Mormon Church in his native Denmark, he made the difficult crossing (a crossing that had left his mother and two younger brothers dead) to Utah in 1857. Instead of joining his father and sisters in a settlement on the southern Utah frontier he chose to stay in Salt Lake City where he became a successful businessman. The Lollin Block, the middle of three connected turn-of-the-century business blocks in downtown Salt Lake City, is a worthy reminder of a man who spent nearly six decades in business on Salt Lake City's Main Street. Architecturally the block documents the Neo-Classical Revival styling of prominent Utah architect Richard K. A. Kletting.

The Lollin Block was constructed in 1894 for John Lollin. The building, designed by Richard K. A. Kletting and costing \$13,000.00, was a 15-room business block. The main and second floors were rented for various business purposes while the third floor was occupied by the Lollin family as their private residence.

John Lollin was born on January 3, 1840, in Blanch, Denmark. In 1857 he and his two sisters left Denmark for Utah to rejoin their parents and two younger brothers who had left the previous year. Once Lollin reached Utah he learned that his mother and one brother had died at St. Louis and the other brother while crossing the plains. Although saddened by this news, Lollin and his two sisters continued on to Utah arriving in Salt Lake City September 9, 1857. While his two sisters and father moved to southern Utah, John Lollin remained in Salt Lake City where he was employed in the Salt Lake house by James Townsend. Later he was hired as a clerk by Samon Little. He became partners in a hotel business with Frank Devey, and operated the Arcade restaurant in partnership with James Glade. Finally he purchased the property at 129 Main Street and operated the Lollin Saloon.

4. ARCHITECTURE (continued):

Only the first floor of the Lollin Block is presently being used. The upper floors will require rewiring and extensive repairs before reuse. The current owners have no restoration plans at present.

5. HISTORY (continued):

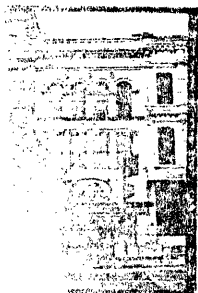
The Saloon and investments in mining proved successful, and in 1894 the Lollin Block was constructed on property purchased from William Jennings in 1871.

The street floor of the Lollin Block was leased to the Davis Shoe Company from 1901 until 1913; the Hudson Bay Fur Company from 1915 to 1965; Music City and the G.E.M. Music Store from 1965 to the present. From 1924 to 1929 Mrs. Ella Stickney Becker ran a millinery shop on the main floor along with the Hudson Bay Fur Company. The space was also shared with Shihadeh Gabriel who sold art goods from 1925 to 1927.

The second floor was used primarily as business offices with several dentists renting space beginning with Dr. James B. Keysor shortly after the building was completed until 193; Dr. Mark D. Bringham 1931 to 1951; Dr. Edward W. Ward 1938 to 1943 and Dr. Calvin E. Clawson from 1955 to 1957.

The third floor was the residence of John Lollin until his death on April 4, 1915. His wife, Diantha Mayers Lollin, occupied the residence until her death on May 8, 1934. Their son, Carl D., lived in the building until 1960. Since 1960 only the main floor of the building has been used.

The Lollin Block is situated between the Karrick Block (NR), built in 1887, and the Keith O'Brien Building (NR), built in 1904. Considered together, the three buildings reflect architectural styling in Salt Lake City commercial building during three continuous decades. Both the Karrick Block and Lollin Block were designed by Richard K. A. Kletting considered Utah's most prominent architect from 1885 through 1915. Born and trained in Germany, Kletting migrated to Salt Lake City in 1883 and almost immediately rose to the top of his profession due to his excellent designing and engineering abilities. While the Karrick Block is essentially a Victorian work, the Lollin Block demonstrates Kletting's favored bend for classical revivalism. Architect of the Neo-Classical Revival Salt Palace and Utah State Capitol, Kletting also utilized traditional Roman arches, modified Ionic column-mullions, bracketed and dentiled cornice, egg and dart banded window trim and decorative cartouches in the Lollin Block. Although modified at the ground floor level, the upper facade of the Lollin Block is well preserved, including the original "1894" inscription.



Property Type: 599

Historic Preservation Research Office

BATCH KEY
1801050027

Mixed use
Miscellaneous retail
Primary use

Structure/Site Information Form

Street Address: 00242 S MAIN ST

UTM:

Name of Structure: Keith O'Brien Building

12/424810/4512680
T. 01.0 S R. 01.0 W S. 01

Present Owner: S W I C, INC*
16 WEST BROADWAY

VERNON FERRE SUITE 316-17

Owner Address: SLC, UTAH
84101

Year Built (Tax Record):

Effective Age:

Tax #: 01 2174004

Legal Description

01 Kind of Building: STORE

1/3 INT: BEG AT SE COR LOT 8, BLK 58, PLAT A, SLC SUR; N 1 FT; W 165 FT; S 133 FT; E 165 FT; N 132 FT TO BEG

2/3 INT: BEG AT SE COR LOT 8, BLK 58, PLAT A, SLC SUR; N 1 FT; W 165 FT; S 133 FT; E 165 FT; N 132 FT TO BEG

Original Owner: David Keith

Construction Date: 1902

Demolition Date:

Original Use: commercial office space

Present Use: retail stores

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Site
- Unaltered
- Significant
- Not of the
- National Landmark
- District
- Good
- Ruins
- Minor Alterations
- Contributory
- Historic Period
- National Register
- Multi-Resource
- Deteriorated
- Major Alterations
- Not Contributory
- State Register
- Thematic

Photography:

Date of Slides:

Slide No.:

Date of Photographs: fall-
spring 1978-79

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- Abstract of Title
- Sanborn Maps
- Newspapers
- U of U Library
- Plat Records/Map
- City Directories
- Utah State Historical Society
- BYU Library
- Tax Card & Photo
- Biographical Encyclopedias
- Personal Interviews
- USU Library
- Building Permit
- Obituary Index
- LDS Church Archives
- SLC Library
- Sewer Permit
- County & City Histories
- LDS Genealogical Society
- Other National Register form

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.

Salt Lake City building permits, August 5, 1902, #2484; January 9, 1908, #3; November 17, 1915, #7741; January 9, 1926, #B-7372; January 3, 1916, #7845; March 2, 1925, #B-1867; September 27, 1920, #8072; January 21, 1915, #6650; April 13, 1915, #6963; December 1, 1914, #6581; May 14, 1920, #6448; September 7, 1919, #3819; March 4, 1919, #469; March 7, 1918, #9873; June 27, 1917, #9414; January 3, 1917, #9799; April 10, 1920, #5989; January 27, 1916; #7890; July 18, 1923, #1017; February 1, 1916, #7900.

H. L. Polk and Company, Salt Lake City directory, 1924-1968.

Button, Wain, ed., Utah, A Centennial History, Volume III, Lewis Historical Publishing Company, Inc., New York, 1949.

Geographical Record of Salt Lake City and Vicinity, National Historical Record Company, Chicago, 1902.

Street Address: 242 South Main Street

Site No: 242

Architect/Builder: Frederick A. Hale

Building Materials: brick

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

Built in 1902 and designed by Salt Lake City architect Frederick Albert Hale, the Keith O'Brien Building is a three-story brick and stone business block which was a department and dry goods business. Erected at a cost of \$150,000.00, the Keith O'Brien Building is the newest of three adjoining commercial structures (including the Lollin Block and Karrick Block) on South Main, Salt Lake City's primary commercial street.

The Keith O'Brien Building has a brick superstructure with a smooth cut stone front facade. The front facade maintains its original appearance on the second and third floors but has experienced major alterations along the main floor. The architectural significance of the building is mainly in the facade, the interior containing many original details and spacial arrangements but not being particularly distinguished. The exterior facade is symmetrical and has three vertical divisions, the center section articulated from the identical side sections by its lower height and absence of Roman arches along the cornice band.

The cut stone facade has a consistently smooth texture and has a polychrome gray color scheme. The flatness of the facade is somewhat relieved by engaged pilasters, belt courses and, in the cornice band, Roman arches and classical cartouches which characterize much of Hale's other work. The cornice line is broken by small square finials and low-pitched pediments

Statement of Historical Significance:

Construction Date: 1902

The Keith O'Brien Building is an important monument to a leading Utah developer, businessman, statesman, and philanthropist, David Keith. The building is also one of the most prominent commercial works of Frederick Albert Hale, an important Denver and Salt Lake City architect.

David Keith was born at Maboy, Cape Breton Island, Nova Scotia, May 27, 1847. As a boy he was employed in the mines at Nova Scotia and later spent a number of years at sea. In 1867 Keith went to Nevada where he identified with mining interests in the Comstock mines. At the decline of this prominent camp he traveled to Park City, Utah, where, in 1883, he became foreman and then superintendent of the Ontario No 3 Mine. Here he formed an acquaintance with Thomas Kearns, one of Utah's leading mining figures. The two became loyal friends and business associates and together developed the lucrative Silver King Mine. The Silver King produced dividends of over 10 million dollars and made both men wealthy. Much of their wealth was spent in Utah developing various business and philanthropic enterprises. Keith and Kearns owned the Salt Lake Tribune. Keith was also president or director of numerous banks, railroads, clubs and fraternities. He was a member of the legislature which adopted the Utah Constitution.

In 1902 Keith employed local architect, F. A. Hale, to design and build the present Keith O'Brien Building. This large three-story brick structure located on Main Street in the center of Salt Lake City's commercial district was built as a business block to house the department store of the Keith O'Brien Company which sold shoes, carpet, millinery, and general dry goods. The holdings of that company were disposed of to David F. Walker in the 40s, but the original name of the company was retained and exists to the present, though now in a different location. The building is now occupied by numerous small business concerns and is partly vacant on the upper floors.

4. ARCHITECTURE (continued):

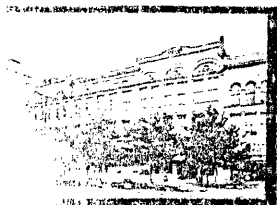
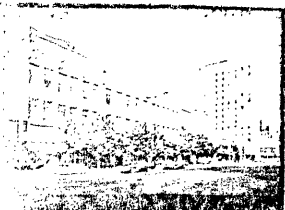
under which are ornamental inscriptions with the letter "K" for Keith. All window bays are square and contain a fixed transom and one-over-one double-hung wood sash windows.

The condition of the fabric of the Keith O'Brien Building is good, although stonework on the center section cornice and some window sills is deteriorating. Inside, original large retail sales rooms have been subdivided as numerous small businesses now utilize the structure. Offices on the second and third floor have been paneled in some cases but many have remained in original condition but now are vacant.

5. HISTORY (continued):

Frederick Albert Hale, architect of the Keith O'Brien Building, was born in New York in 1855 but was raised in Colorado where his father had a gold mill. Hale obtained formal architectural schooling at Cornell University and returned to Denver where he began practicing in 1880. He designed numerous banks, churches, schools and residences in Colorado before coming to Salt Lake City in 1890 where he again maintained a private office. Among his notable Utah works are the David Keith House (NR), Ivers Residence, Salt Lake Public Library (SR), Alta Club (SR), Eagle's Club, and Continental Bank. Hale worked mostly in the classical styles and seemed equally adept at Beaux-Arts Classicism, Neo-Classical Revival or Georgian Revival.

The Keith O'Brien Building is not really typical of Hale's work, most of which is very sculptural and richly decorated in classical motifs. The Keith O'Brien Building has a rather flat facade, a regular window schedule and a small amount of ornamental detailing. In contrast with the older adjoining Lollin and Karrick Buildings, Hale's facade seems somewhat austere and shallow. Hale appears to be experimenting with the new commercial style while at the same time retaining some of his favorite classical elements. The Keith O'Brien Building was considered very beautiful in its time. One reference called it "the most beautiful store in all the west." Whether or not we agree with that superlative, the building is important as a part of a grouping of historic commercial buildings as well as identifying the outstanding achievements of David Keith and F. A. Hale, two major contributors to Utah's heritage.



Structure/Site Information Form

Street Address: 00140 W PIERPOINT AV

UTM:

Name of Structure: Oregon Shortline Railroad Company
Bldg./Salt Lake High School Armory Bldg./Western Newspaper Union Bldg.

12/424540/4512710
T. 01.0 S R. 01.0 W S. 01

Present Owner: GERBER, HOWARD J. & NINA H. ET AL
126 PIERPONT AVE

Owner Address: SLC, UTAH
84101

Year Built (Tax Record): Effective Age: Tax #: 01 2246

Legal Description 01 Kind of Building: OTHER

BEG 153.1 FT W FR NE COR LOT 7, BLK 59, PLAT A, SLC SUR; W 176.9 FT; S 41.25 FT
W 73 FT; S 90.75 FT; E 249.9 FT; N 132 FT TO BEG. 2588-5

Original Owner: Oregon Shortline
Railroad Company
Original Use: Office building

Construction Date: 1897-98 Demolition Date:

Present Use: commercial

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|--|---|--------------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | <input type="checkbox"/> Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resou |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

Photography: Date of Slides: Slide No.: Date of Photographs: Dec. '75 Photo No.:

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
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Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.

Salt Lake County Records, County Recorder's Office, Salt Lake City.

R. L. Polk and Company, Salt Lake City Directory.

Wain Sutton, ed., Utah--A Centennial History, Volume II, Lewis Historical Publishing Company, Inc., New York: 1949.

Richard Campbell Roberts, "History of the Utah National Guard, 1894-1954, unpublished Ph.D. Dissertation, University of Utah, 1973.

Street Address: 126-140 Pierpont Avenue

Site No: 126

Architect/Builder: Carl M. Neuhausen

Building Materials: Brick

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The complex of buildings constructed by the Oregon Shortline Railroad Company at 122-140 Pierpont Avenue has not experienced major changes in appearance since its initial construction in 1897-1898. Maintenance having been largely neglected, the complex has been left unchanged over the years. Interior remodeling of the offices at 126 Pierpont constitutes the most significant change in appearance.

The railroad buildings are all connected but consist of three parts: 1) at the extreme west the Salt Lake High School Building (134-140 Pierpont), the tall, two-story building with decorative facade and north-south orientation; 2) the lower two story building (at 122-126 Pierpont) with less decorative facade and east-west orientation; 3) to the north of the aforementioned building, an identical building separated from the other structures by open light wells but connected by brick-walled passageways.

The entire complex is built of brick and has two stories, though height varies from 32 to 38 feet. Construction is of a simple wooden post and beam type, while the roofs are still trussed and gabled. The interior spaces are large and open with a minimum of partitioning. There are two distinct facade designs on the exterior.

The eastern section of the facade is the least decorative. The fenestration pattern consists of three sets of three Roman-arched bays. The elevation is divided vertically into three parts by thin pilasters. A stone belt

Statement of Historical Significance:

Construction Date: 1897-1898

The complex of buildings found at 126-140 Pierpont Avenue was originally constructed by the Oregon Shortline Railroad Company during 1897-1898. The earliest section of building, situated to the east of the existing structure contained offices and has been razed. The OSLRR was organized in 1878 and gained control of Union Pacific Railroad interests in Utah in May 1897 as the later railroad was forced into receivership in 1893. Anxious to quickly develop their enterprise, partners John E. Dooley, R. Mackintosh and R. C. Chambers commissioned local architect Carl M. Neuhausen, to draw up plans for a large office building, for which a building permit was taken out in June 1897.

C. M. Neuhausen, born and trained in Germany, came to Salt Lake City in 1892 at the age of thirty-four and worked for three years under Utah's most prominent architect of that period, Richard K. A. Kletting. Neuhausen established his own office in 1895. The offices for OSLRR were his first major commission and represent his first independent design accomplishments. His success with this project propelled him into a long and prominent career, which produced the Thomas Kearns Mansion (NR), J. D. Wood Mansion, Cathedral of the Madeleine (NR), St. Ann's Orphanage, F. D. Clift Building, Orpheum Theatre, and a multitude of other impressive buildings.

Even before completion of the eastern section of the offices, Neuhausen was retained to design a large addition to the west of the original building. Apparently an agreement was made with the Salt Lake School Board which permitted the use of this annex for a high school. In addition, another building was to be constructed due west of the annex to be used specifically as a high school. The annex and new high school building were sufficiently completed by September 1898 to be opened for school.

Originally nameless, Salt Lake High School was Utah's first high school

4. ARCHITECTURE (continued):

course serves as the sill for the second story windows which come in three sets of four each, also being Roman-arched but much smaller than the windows below. The upper windows have double-hung sashes and transoms. The parapet wall has no cornice decoration. The pilasters, belt courses and corbeled brick arches are the only decorative elements of the building, which originally functioned as a warehouse.

The most interesting building architecturally is the one built to house the first Salt Lake High School. The facade is symmetrical and is slightly greater in width than in height. All window bays are square, tall and have double-hung sash windows. The upper windows come in sets of three, each of the three sets separated by large pilasters. The central window in each set has a classical pediment, either a Greek pyramid or a Roman arch, and a decorative frieze beneath each sill. Foliated scrolls fill the inset panels within each fancy pediment.

The pilasters have stylized capitals and give the impression of supporting an entablature which is really the parapet wall or false front concealing the gabled roof. A deep cornice with brackets and dentils crosses the front of the building, turns the corner and dies. The copper parapet wall emphasizes the centrality of the composition through its higher and more decorative facade wall which is situated directly over the pilasters and main entry below. The main entry is slightly recessed from the main plane of the facade. A set of double doors is surrounded by sidelights and two transoms overhead. This unlikely configuration is probably not original. A Roman arched panel with plaster foliated scrolls insets is situated at the top of the main entry bay giving depth and shadow to the design. A corbeled belt course serves as a continuous lintel for the windows of the main level. The various design elements have modest Renaissance Revival overtones and reflect Neuhausen's recent contact with styles in his native Germany.

5. HISTORY (continued):

and came into existence in 1890 following the passage of Utah's public school law. In its early days the school led a vagabond existence. First it was housed in the second floor of the Fremont School, then known as the Fourteenth Ward School. A few years later it was transferred to the Clayton Block at 214-218 South State. The next move was to the OSLRR annex and new high school building, the first structure specifically built to house a Utah high school.

The high school rented its new facility from the railroad but soon found that continued use of the building was contingent upon economic factors that influenced the OSLRR management. Despite its enthusiastic beginning, the OSLRR relinquished part of its interests to the Union Pacific Railroad in 1893, and by 1899 the UPR held nearly all OSLRR stock. Shortly thereafter OSLRR again became a part of the UPR. Consequently, because of changes in ownership of the building, and because the school had no recreational area and was made uncomfortable by the noisy boiler factory located next door, the school decided to seek other facilities. A fire in 1901 or 1902 forced the school out immediately. The old University buildings located on 200 W had recently been vacated and provided a new home for the school.

126-140 Pierpont Avenue Oregon Shortline Railroad Company Building/
Salt Lake High School Armory Building/
Western Newspaper Union Building

5. HISTORY (continued):

Beginning July 1, 1905, the complex of buildings on Pierpont Avenue was leased by the National Guard for use as an armory. The Salt Lake Companies of the National Guard found the large assembly rooms to their liking and leased the buildings until 1924. During the twenty-year period during which the Pierpont Street Armory was occupied by the National Guard it played an important role in military affairs in Utah. The National Guard was mobilized on three occasions: to guard the Mexican border in 1916; as part of the general mobilization during World War I; and in 1922 during a strike of Utah coal miners. In about 1940 the buildings were occupied by the Western Newspaper Union. Howard and Harold Gerber, brothers, presently own the buildings and run a small printing shop there while leasing the larger portions to the Restaurant and Store Equipment Company for use as a warehouse and workshop. The Gerbers plan to restore the buildings and have been approached by a professional theatrical group which may want to establish their theatre there.

In summary, the significance of this site derives from its being the early home of the Oregon Short Line Railroad, the first "permanent" home of Salt Lake City's first high school, the early home of the Salt Lake companies of the Utah National Guard, and the first major architectural work of Carl M. Neuhausen, prominent Utah architect.



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

Street Address: 41 Post Office Place, Salt Lake City UTM: 12/424740/4512450

Name of Structure: Independent Order of Odd Fellows Hall T. R. S.

Present Owner: Mr. Phil Hanson and Mr. Frank Granato

Owner Address: 250 East Broadway, Salt Lake City, Utah

Year Built (Tax Record): Effective Age: Tax #: 01-1944
 Legal Description: Kind of Building:

Original Owner: Utah Odd Fellows-- Frederick H. Auerbach
 Original Use: fraternal lodge
 Construction Date: 1891-92 Demolition Date:
 Present Use: vacant

Building Condition:	Integrity:	Preliminary Evaluation:	Final Register Status:
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Site <input type="checkbox"/> Ruins <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations	<input checked="" type="checkbox"/> Significant <input type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory	<input type="checkbox"/> Not of the Historic Period <input type="checkbox"/> National Landmark <input checked="" type="checkbox"/> National Register <input type="checkbox"/> State Register <input type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic

Photography: Date of Slides: Slide No.: Date of Photographs: 11/79 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

<input type="checkbox"/> Abstract of Title	<input checked="" type="checkbox"/> Sanborn Maps	<input type="checkbox"/> Newspapers	<input type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Plat Records/Map	<input checked="" type="checkbox"/> City Directories	<input checked="" type="checkbox"/> Utah State Historical Society	<input type="checkbox"/> BYU Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input checked="" type="checkbox"/> Biographical Encyclopedias	<input checked="" type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library
<input checked="" type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Obituary Index	<input type="checkbox"/> LDS Church Archives	<input type="checkbox"/> SLC Library
<input type="checkbox"/> Sewer Permit	<input checked="" type="checkbox"/> County & City Histories	<input type="checkbox"/> LDS Genealogical Society	<input type="checkbox"/> Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
 Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah.
 Salt Lake County Records, County Recorder's Office, Salt Lake City, Utah.
 Tullidge, Edward. History of Salt Lake City, CC88, Salt Lake City: Star Printing, 1886.
 I.O.O.F., Rocky Mountain Regiment, 3rd Battalion, Record Book, 1891-1893.
 Godwin, S. H. Freemasonry in Utah, Salt Lake City, 1932.
 Lawrence Bock, Interview, November 12, 1976.

Architect/Builder: George F. Costersian/J. H. Bowman, contractor

Building Materials: brick and stone

Building Type/Style: Richardsonian Romanesque

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The IOOF Hall was built in 1891 of brick and stone and is three stories high. The rectangular plan features tall, large assembly rooms on each floor at the south end of the building, while the north or front areas contain stairways, offices, and other smaller rooms. The structure utilizes samples of post and beam construction with a single line of load-bearing cast-iron columns running the length of the structure at midspan. The roof is basically flat, sloping slightly to the south. At present, the hall is free-standing and is surrounded by parking lots. To the east is the old Post Office and across the street to the north is the New York Hotel, recently restored. Of most architectural interest is the Richardsonian Romanesque front facade of the IOOF Hall. The symmetrical facade is three bays wide on each level and features square and Roman-arched bays which consistently alternate throughout the entire composition. The bottom level has a large arched entry, flanked by square openings and square window bays. On the second level are large Roman-arched window bays flanking a single square bay. The third level has a central Roman-arched window flanked by square bays.

The center section of bays is separated from the side bays by brick and stone pilasters. The same kind of pilasters are also situated at the corners of the facade. This vertical emphasis is balanced by horizontal bands of stone, metal and corbeled brick. Although rusticated stone is used

Statement of Historical Significance:

Construction Date: 1891-1892

The Independent Order of Oddfellows is a secret benevolent and social society that had its origins in early 18th Century England. Similar to and imitative of the rites and organization of freemasonry, Oddfellows organized in the United States in 1819 in Maryland under the authorization of the Manchester (England) Unity, IOOF. The Oddfellows experienced rapid growth, both territorially and in membership, which reflected the increasing popularity of fraternal organizations in 19th Century American society. In Utah the development of these societies coincided with the growth in the territory's non-Mormon population. The quasi-religious nature of the ritual and philosophy of fraternal organizations generally meant that Mormons and Catholics were excluded either through policy or custom, or because personal commitment to Mormonism or Catholicism made membership unattractive. The Knights of Pythias were the first major fraternal organization to be organized by the citizens of the territory in February 1864. The Independent Order of Oddfellows followed on May 4, 1864, with the most prestigious group, the Masons, not assembling for their initial meeting until November 11, 1865. (A Masonic Lodge comprising principally of military men at Camp Floyd had been in operation from 1859 to 1861.)

Between 1865 and 1872 the IOOF and the Masons shared a meeting hall on East Temple Street known as Oddfellows Hall. These small and dingy quarters, described as "anything but inviting" were obviously unsuitable as a center for the growing social importance of the Oddfellows. Like most of the other fraternal organizations, the Oddfellows participated in "fraternal insurance" programs that offered members and their families some security in a society in which the financial and social consequences of illness or bereavement were often disastrous. For the Protestants and Jews who comprised the bulk of IOOF membership, their participation in a benevolent and social group of this nature was an important survival mechanism in the midst of the tightly organized Mormon culture which extended these same benefits and "society security" only to the adherents of the Mormon religion.

ARCHITECTURE 4

HISTORY 5

4. ARCHITECTURE (continued):

sparingly, the facade has a textural quality, albeit the relief is shallow. The parapet wall features brick and stone in checkerboard patterns and, in the elevated central portion, "I.O.O.F." and "1891." At the cornice level is decorative metalwork in the form of columns and pinnacles. Other decorative metal work exists along the first story cornice and composite capitals on the cast iron columns. At the base of the entry arch is stone-work carved in foliated patterns. The only symbolic artwork representative of Oddfellow doctrine is an all-seeing eye carved in stone over the main entry. Also interesting are the side facades which feature irregular arrangements of square and Roman-arched window bays.

5. HISTORY (continued):

Sociologists have noted the possibility of the need for ritual as explaining part of the enormous popularity of fraternal organizations. Most fraternalists appear to belong to the "non-ritualistic" denominations of Protestants, which makes their participation in a group devoted to sacred clothing, special grips in greeting, secret oaths, heirarchical organization, and elaborately choreographed ceremonies all the more thought-provoking. The expression of ritualism extended generally to the meeting places, and once a lodge had acquired permanence and stability the members soon provided for an appropriately dignified edifice to be constructed. By 1885 Utah had eight IOOF "working" lodges, several auxiliary organizations, and a Grand Lodge of Utah had been established with a prominent Jewish merchant, Frederick Auerbach, as the first Grand Master. With their permanence established, the Utah Oddfellows in 1891 brought into being the Oddfellows Building Association, capitalized at \$40,000 and subscribed to through 4,000 shares at \$100 each. Architect George F. Costersian was employed to design and contractor J. H. Bowman to build the present structure at Post Office Place that would enable the Oddfellows to "fraternize the world, comfort and relieve the distressed, nurse and care for the sick, bury the dead and educate the orphan." The interior of the building boasted a magnificent library donated by Grand Master Frederick Auerbach, as well as providing for lavish ceremonial rooms that were the heart of the lodge's fraternal meaning.

The decline in membership of fraternal organizations did not really become noticeable until after World War II, although the social advantages of membership had already begun to erode during the Depression period--partially as a result of the growth of the state responsibility for welfare and security that became significant following the creation of the various innovative New Deal programs. The IOOF Hall in Salt Lake has mirrored the decline of its organization's displacement as an important and worthwhile social mechanism. However, the structure itself is a largely unspoiled example of a fraternal meeting place, its decoration a celebration of the exuberant bourgeois taste of the 1890s, and an entirely fascinating reminder of the importance of ritual and ceremonial in American society.

The IOOF Hall is valuable as an unaltered example of commercial Richardson Romanesque architecture. Excepting the addition of a small metal fire escape and minor mullion changes in the upper windows, the exterior of the hall has never been altered. Even the bottom level of the facade is untouched and includes original doors, hardware, glass, etc. Unfortunately, the building has not been maintained either, and the fabric, particularly the sandstone, is badly deteriorated. Although not distinguished architecturally, the interior is also intact with respect to original floor plan and fabric.

5. HISTORY (continued):

Rich in texture, color, variety of materials and generous fenestration, the front facade of the IOCF Hall is its most important feature.

The architect, George F. Costersian, appears to have immigrated to Salt Lake City during the building boom (1889-1893) and remained only a few years, leaving the IOCF Hall as his most noteworthy achievement. John H. Bowman, a prominent Utah masonry contractor, executed the ambitious masonry design. Of the many Richardsonian Romanesque commercial buildings erected during the "Boom," few remain in Salt Lake City and most that exist have been modified. The recently abandoned hall has good restoration potential and has been purchased by private developers who intend to at least partially restore the structure.

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 42 Post OfficeePlace

UTM:

Name of Structure: New York Hotel

12/424720/4512480
T. 01.0 S R. 01.0 W S. 01

Present Owner: New York Limited
48 Post Office Place
Owner Address: Salt Lake City, Utah 84111

Year Built (Tax Record): Legal Description Effective Age: 01 Kind of Building: Misc. Commercial Bldg Tax #: 01 1929

Beg 33 Ft N Fr SE Cor Lot 4, Blk 51, Plat A, SLC Sur; W 110 Ft; N 19.3 Ft; W 6.8 Ft; N 8.5 Ft; E 6.8 Ft; N 46.2 Ft; E 110 Ft; S 74 Ft to Beg

STATUS USE

Original Owner: Orange J. Salisbury Construction Date: 1906 Demolition Date:

Original Use: Hotel Present Use: Commercial

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- Excellent Site Unaltered Significant Not of the National Landmark District
- Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resou
- Deteriorated Major Alterations Not Contributory State Register Thematic

IDENTIFICATION

Photography: Date of Slides: Slide No.: Date of Photographs: April '78 Photo No.:

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- Abstract of Title Sanborn Maps Newspapers U of U Library
- Plat Records/Map City Directories Utah State Historical Society BYU Library
- Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
- Building Permit Obituary Index LDS Church Archives SLC Library
- Sewer Permit County & City Histories LDS Genealogical Society Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

- Salt Lake City Sanborn Maps, 1898, 1911, 1930.
- Polk, Salt Lake City Directories, 1905-1977.
- "Salvaging Skid Row," Elaine Jarvik, Utah Holiday, January 21, 1977, 5.
- Salt Lake Tribune, January 24, 1943, 14.
- Salt Lake Herald, November 16, 1906, 2.
- Deseret News, February 11, 1975, 31.
- Salt Lake County Records.

Street Address: 42 Post Office Place

Site No:

Architect/Builder: Richard K.A. Kletting

Building Materials: Brick

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

The architect of the New York Hotel was well-known Utah architect Richard K.A. Kletting. It is a three story rectangular brick structure designed for shops on the first floor and 62 hotel rooms on the upper two floors (suites with private baths and single rooms for which there was a bath on each floor). It was considered a completely modern building, with steam heat and electric lights. Each floor was originally 8,140 square feet. The building is 49 feet from the base of the concrete foundation to the flat roof; the first floor is 14 feet high, the upper two 10.5 feet high.

The very restrained facade is divided into three parts by the covered entrance canopy, supported by four cast iron columns on high sandstone bases, and the curvilinear gable above. The gable is divided by three large medallions; large block letters ("The New York") follow the curve of the gable. Below the name is a large rondelle and the date of construction in large numerals. The only ornament above the first floor is a single row of dentil moulding on either side of the gable below the plain roof cornice. The 2/1 sash windows are done with stone, flush lintels, and narrow, projecting sills.

Photo: The condition of the building deteriorated over the years, both on the exterior and the interior. It was ordered closed in 1975 and did not re-open for a year. The building originally cost \$50,000 to construct, and the new owners spent \$50,000 in 1976 to remodel the building. It was then sandblasted and all the

Statement of Historical Significance:

Construction Date: 1906

The New York Hotel is significant as an important part of the non-Mormon development of the south end of Main Street in the early twentieth century. It is also significant for its architecture and as an example of successful adaptive use of an historic structure. The architect was Richard K.A. Kletting, one of Utah's most prominent in the two decades following statehood. In 1975 the city condemned the building because of extensive decay of the interior. It was then renovated, including the reconstruction of the interior in a contemporary idiom by developer John Williams and Muir-Chong Architects.

The building was constructed in 1906 for Orange J. Salisbury and was one of a dozen or so commercial structures built by non-Mormon businessmen near the south end of Main Street in the first decade and a half of the twentieth century. Historically, Salt Lake City's central business district has tended to develop along a dualistic spatial pattern that was a vivid reflection of the city's social, cultural, and economic dichotomy. In general, Mormon businesses have tended to be concentrated north of Second South St. and non-Mormon establishments south of Second South. The construction in the first years of the twentieth century of the New York Hotel, the buildings comprising the Exchange Place Historic District (NR), and several other buildings, stamped this division even more firmly on the face of the city and were deliberately built as a counterweight to Mormon concentration at the north end of the city.

The New York Hotel was also one of a dozen hotels, large and small, built throughout downtown Salt Lake City in the first decade of the twentieth century in response to the construction of both the Union Pacific Railroad Depot and the Denver and Rio Grande Depot.

The building's original owner was Orange J. Salisbury, a prominent mining and businessman of Salt Lake City. Born in Salt Lake on June 29, 1882, he graduated from Cornell University in 1905 as a mining engineer, obtained patents on filter equipment, and organized the Kelly Filter Press Co., later incorporated as

ARCHITECTURE 4

HISTORY 5

4. ARCHITECTURE (CONTINUED)

trim was painted brown. On the west side of the building a small asbestos and glass three-story addition was made to house an elevator. At the same time the interiors of the two upper levels were done by Muir-Chong Architects in a contemporary idiom. The owner also placed old European street lamps in front of the building.

5. HISTORY (CONTINUED)

the United Filter Corporation. Salisbury took part in the construction of concentrating mills on the Salmon River near Challis, Idaho and the Deer Trail mine near Marysvale, Utah. During World War I, he directed the planning and construction of a shell-loading plant and later directed operations of the plant. He was president of the Salisbury Investment Co. in Salt Lake City. He also designed and financed the construction of a number of commercial buildings in Salt Lake and in Idaho Falls, Idaho. He was a director of the Utah Light and Traction Co. and was affiliated with the Electric Bond and Share Co. A sports enthusiast, he was a sponsor of the Salt Lake Tennis Club. He moved to Southern California in 1921 and died in January, 1943 in Altadena, California.

When Salisbury decided to build a hotel in downtown Salt Lake City, it was to be a luxury hotel. The architect was Richard K.A. Kletting, the architect of Utah's State Capitol Building and many of Utah's finest structures. The hotel had seventy five rooms. Only the suites had private baths, with both steam heat and electric lights. The hotel opened in November, 1906. Alexander J. Stratton, who had previously been the head clerk of the Cullen Hotel was the proprietor. Hotel advertisements boasted of Mr. Stratton's experience in catering to the public and assured all guests of excellent service. The hotel offered permanent quarters as well as daily and weekly rooms. Over the years, the once elegant hotel began to show its age and by the 1960's had fallen into a state of disrepair. The owners made minor renovations in 1968 and 1970, but this was not enough to stop the inevitable. In February, 1975 the Salt Lake City Health Department ordered the building closed, citing health and safety reasons for their action. In 1976 Salt Lake developer John Williams bought the hotel and undertook an extensive renovation effort. It now houses a restaurant and law offices.



legal offices

BATCH KEY
1801052130

Structure/Site Information Form

IDENTIFICATION

Street Address: 00020 E 100 S

UTM:

12/T2490/4513080

T. 01.0 S R. 01.0 E S. 06

Name of Structure: Utah Commercial and Savings Bank

Present Owner: ZIONS SECURITIES CORP*
40 E SOUTH TEMPLE

Owner Address: SALT LAKE CITY,
UTAH 84111

Year Built (Tax Record):

Effective Age:

Tax #: 01 2563

Legal Description

01 Kind of Building: STORE

COM AT NW COR LOT 6 BLK 70 PLAT A SLC SUR E 30 FT S 98 FT W 30 FT S 2 FT W 7.5 FT N 100 FT E 7.5 FT TO BEG

STATUS/USE

Original Owner: Francis Armstrong

Construction Date: 1888-90 Demolition Date:

Original Use: Utah Commercial Bank Bldg. Present Use: legal offices, clothing store

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resour

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

Photography:

Date of Slides:

Slide No.:

Date of Photographs: fall-
spring 1978-79

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance maps, 1893, 1911, 1930, 1958, University of Utah Library.

Salt Lake County Records, Block 70, Plat A, A-2, p. 70; A-10, p. 14; B-2, p. 70; B-36, p. 7; C-2, p. 43; C-12, p. 39; C-22, p. 32; C-32, p. 29; C-42, p. 28.

Salt Lake City Building permit, September 1, 1909, #1974; September 22, 1926, #C-983.

Salt Lake City Sewer permit, July 23, 1890, #45.

Salt Lake Tribune, January 1, 1890, building list Precinct 5, p. 12.

L. L. Sloan and Company, Salt Lake City Directory, 1869, USHS.

Douglas, Fitch, and Smith, Salt Lake City Directory, U.S. Directory Publishing Company of California, 1885, USHS.

Greenhouse, Utah Gazeteer, 1884, USHS.

L. L. Polk and Company, Salt Lake City Directory, 1924-1963.

Deseret News, January 27, 1937, p. 1 (Ashby Snow obituary); June 15, 189-
p. 14 (Francis Armstrong obituary).

Olaf Jensen, Journal History of the Church, June 15, 1899, pp. 12-12.

Street Address: 20 East 100 South

Site No: 20

Architect/Builder: Richard K. A. Kletting

Building Materials: Brick and Sandstone

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

"A journalist of 1880 predicted, 'The Utah Commercial and Saving Bank building will have the finest front of any building in Utah' Of all the business facades of downtown Salt Lake, this one has survived with the least change." The Utah Commercial and Savings Bank is one of the best and one of the few remaining examples of Richardsonian Romanesque architecture as applied to the commercial Brownstone architectural style. Constructed in 1890, the building is one of the earliest banking buildings preserved in the State. In addition it represents a successful design accomplishment and shrewd economy in putting three levels of business frontage on a site less than 37 feet wide.

The exterior of the bank building is weather worn but it is in good condition. It was sandblasted in about 1969 and was coated with a protective plastic spray.

On the interior some plaster has been removed from walls in the basement and on the second level to expose the original sandstone. The rear windows have been restored and some worn tile and wooden flooring has been replaced with parkay flooring. Though the interior walls on the main floor have not been altered significantly, the other levels have experienced extensive remodeling.

The exterior front wall and foundation are built of red sandstone. The stone has been dressed in a variety of ways for contrast. The dominant

Statement of Historic Significance:

1888-1890

The importance of the Utah Commercial and Savings Bank building is related to both the architect, Richard K. A. Kletting, and the founder of the bank, Francis Armstrong, as well as to the architecture.

Born in Wurttemberg, Germany, in 1858, Richard K. A. Kletting became a dominant figure in Utah architecture after his arrival in the State in 1883. His important design commissions include the Utah State Capitol building, original Saltair Pavilion, Utah State Hospital at Provo, McIntyre Building, Felt Building, old University of Utah (now West High School), Deseret News Building, Bell Telephone Building, Jefferson and Whittier schools, old Salt Palace, Enos Wall mansion and several other commercial and residential buildings. He was considered by his peers and the critics who followed an architect of unusual ability. This opinion is attested to by the fact that most of his projects are still in existence.

Francis Armstrong was an energetic entrepreneur who was born in England in 1839, came to the United States in 1858 and settled in Utah in 1861. After working for a short time in a flour mill he formed a lumber and general contracting business known as Taylor, Romney and Armstrong Company. Armstrong served in county government from 1881 until 1886 when he was elected Mayor of Salt Lake City. As one of the originators and president of the Utah Power Company, Armstrong purchased a street railway system from the L.D.S. Church and had it converted to electrical power. Thus Salt Lake City became the first city west of Chicago to have electrically operated street cars.

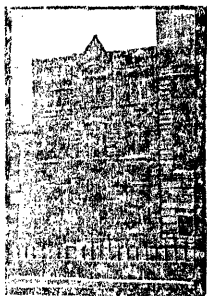
Francis Armstrong was one of the organizers and the first president of the Utah Commercial and Savings Bank. He was responsible for commissioning Richard K. A. Kletting to design the bank building constructed between 1888 and 1890.

4. ARCHITECTURE (continued):

rusticated stone is complimented by smooth, scored and carved stone. The front elevation is symmetrical and the window types differ with each floor level: (a) Ground floor--over the entrance is a half-round transom window set within a carved stone Roman arch. Flanking the entrance are large, square fixed storefront windows with smaller, square transoms above; (b) Second floor--the middle window bay is flat or segmentally arched and enclosed a double-hung window with fixed sidelights and transoms to the sides and above. Flanking this center bay, one of each side, are two pairs of tall Roman bays enclosing double-hung windows with half-round transoms; (c) Upper floor--the center bay and its flanking bays are square and enclosed sets of double-hung windows with decorative obscure glass transoms above. The center bay has a set of two windows while the side bays have three windows each.

Both the plan and the shape of the front elevation are rectangular. A flight of nine risers bridges an areaway and goes up to the front entrance-way. The entry doors are deeply recessed within an open vestibule. Recesses at the basement level shelter the entrances to the shops below. The roof is flat but slopes slightly to the rear of the building.

The center portion of the front wall extends slightly outward from the main face of the structure. This extension together with the recession of windows and cast shadows from the carved dentils and rock-faced masonry provide a sense of texture and weighty massiveness. Accentuating details include the steep triangular center facade, the columned mullions between windows on the second level, the engaged colonnettes which terminate at a horizontal parapet and decorative stone foliated wall scrolls. The overall effect of the design of the building is one of order and strength.



Structure/Site Information Form

Street Address: 20156 E 200

S

UTM:

12/425280/4512500

Name of Structure: J. A. Fritsch Block/Guthrie Cyclery

T. 01.0 S R. 01.0 E S. 06

Present Owner: GODDARD*HAROLD*W* &
2886 NANILOA CIR

GLORIA C M ET AL

Owner Address: SLC,
UTAH 84117

Year Built (Tax Record):

Effective Age:

Tax #: 01 2135

Legal Description

01 Kind of Building: STORE

COM AT NE COR LOT 7 BLK 56 PLAT A SLC SUR W 49.5 FT S 132 FTE 11.36 FT N 10.43 FT
E 16.44 FT S 43.43 FT E 21.7 FT N 10 RD TO BEG

Original Owner: John A. Fritsch

Construction Date: 1890

Demolition Date:

Original Use: stores, offices, boarding house
Present Use: commercial

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|---|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Fall '79

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input checked="" type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958; University of Utah Library.

Salt Lake County Records, County Recorder's Office, Salt Lake City.

R. L. Polk and Company, Salt Lake City Directory.

Wain Sutton, ed., Utah Since Statehood, Volume II, p. 508.

Salt Lake Tribune, January 1, 1891; September 19, 1916.

Salt Lake Herald, December 25, 1890.

Harold W. Goddard, interviews.

Architect/Builder: Carroll and Kern (William Carroll and Didicus Kern)

Building Materials: Brick and Stone

Building Type/Style: Richardsonian Romanesque

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

The earliest description of the Fritsch Block (from January 1, 1891, SALT LAKE TRIBUNE) reads: "J. A. Fritsch Block, corner 2nd South and Franklin Avenue, 3 story brick and stone, store and offices, estimated cost: \$10,000." The present building fits the historic description and has been modified only slightly since initial construction. The block is Richardsonian Romanesque in style and is intact inside and out with the exception of new windows and aluminum framed doors and interior alteration on the first floor level. The basement, second and third floor are unaltered, even on the interior.

There are three main floors and a full basement. The structural system is center post and beam in the basement and first floor, and bearing walls around a central hall on the second and third floors. The main floor is essentially free of partitions except at the rear of the store where merchandise is stored. The upper floors contain small offices on either side of the hall and stairway which run north to south through the building.

The storefront is symmetrical and features an arched entryway to the central stairway and otherwise square, glass-filled bays on the first floor level. The windows are divided by structural mullions which support the masonry wall above. The second floor windows are Roman arched while third floor bays are square and are aligned directly above the windows below. The

Statement of Historical Significance:

Construction Date: 1890

The three-story, stone and brick J. A. Fritsch Block was built in 1890 as an office building for the Fritsch Investment Company, an early investment business founded by Francis and John A. Fritsch, Utah immigrants of 1889. The block is architecturally significant as a well-preserved representative of the regional type of Richardsonian Romanesque commercial architecture prevalent in Utah Territory in the late 19th Century. The architectural firm, Carroll and Kern, was Utah's most prolific at the beginning of the "Utah Building Boom" in 1889. The Fritsch Block, although modest in comparison with Carroll and Kern's larger projects, is the major surviving work of this prominent firm which played an important role in the development of architecture in Utah.

Francis Fritsch was born in Germany in 1835, emigrated to Wapakoneta, Ohio, in 1850, and thence to Salt Lake City with his son John in 1889. Soon after their arrival in Utah, father and son founded the Fritsch Investment Company of which the Fritsch Block was a product. In 1912 the family incorporated the Fritsch Loan and Investment Company, and in 1916 this company absorbed the Fritsch Investment Company. Francis Fritsch remained active in the business until around 1920, however, his son John was killed in a climbing accident on Mt. Rainier in 1916.

The building was used originally as a store, offices, and boarding house. The 1903 city directory lists "furnished rooms" at the address. Later it was known as the Worth Hotel and later as the Granite Hotel. The bottom floor was leased in 1903 to the Regal Cleaning and Dyeing Company for storerooms, and later apparently part of the cleaning company moved there. In the late 1920s the Fritsch Loan and Trust had some financial problems which resulted in several mortgages on the building and eventually tax sale to Salt Lake County.

4. ARCHITECTURE (continued):

front facade is roughly square in shape but has well balanced vertical and horizontal emphasis. Vertical thrust is provided by the central panel which extends out slightly from the main field of the front wall and contains the arched entry, two pairs of windows and a pyramidal pediment. The pilasters at each end of the facade extend the full height of the front and also provide a sense of verticality. Horizontal balance comes from the heavy first floor cornice, second floor belt course and heavy, corbeled upper cornice, pediment and false parapet wall.

Detailing follows the line of Richardsonian Romanesque architecture as regionally adapted in Utah. Carved stone decoration is plentiful as evidenced in the capitals under the entry arch, the capitals in the pilasters at the second floor level, the terminals of the corbeled arches over the Roman windows, etc. The carved foliated patterns are typically Richardsonian. Rusticated stone enters the design in the side pilasters and the arched entry bay panel. Corbeled brickwork in the form of dentils, bands and horizontal belt courses add relief as do the corbeled stone sills and molded tin entablature which forms the cornice atop the first level of the facade. The tin cornice across the top of the Fritsch Block is also molded and bracketed and gives a deep shadow line. Recessed pockets in the parapet wall and pediment and molded wooden mullions on the bottom levels complete the decoration of the facade. Interior features include original floors, walls, ceilings, trim, doors, stairway with railings and newell posts, and skylights. The upper floors, though poorly maintained, are almost totally unaltered. The front facade has unfortunately been painted pink. The owner of the old Fritsch Block is working with restorationists to correct this error.

5. HISTORY (continued):

About 1931-1932 Lorus Manwaring, Sr., bought what was then the Granite Building for his business, Guthrie Bicycle Company, which had been formerly located at 228 East 200 South. Mr. Manwaring leased the upper floor as hotel space for a few years and maintained his bicycle business downstairs. From about 1935 to 1945 Mr. Manwaring lived in the upstairs which he remodeled into an apartment for his family and at that time did extensive rewiring to the building. Lorus Manwaring left the business in 1966, the same year he died. His son Lorus Manwaring, Jr., assumed control and in 1970 he also retired, leaving it to his son-in-law, Harold W. Goddard, who has continued the bicycle business downstairs but has again begun leasing studio and office space on the second floor.

The architectural firm, Carroll and Kern, which was responsible for the Fritsch Block, was active in Salt Lake for only two years, from 1888 to 1890. During this short period however, Carroll and Kern designed more buildings than any other firm in the territory. Building records for 1890 indicate that Carroll and Kern designed 45 major projects (over \$5,000) in that year compared to 25 buildings for Richard K. A. Kletting, ten for Dallas and Hedges, 11 for Walter E. Ware, etc.

William Carroll and his father Henry G. Carroll were in partnership in the building business in Provo, Utah, in the 1870s and 1880s, with William responsible for the architectural work. William came to Salt Lake City in late 1887, having been preceded by his father and another brother in 1885. It is probable that he first established a small residential practice which expanded to a full-service office in 1888, as he is listed in the 1889 business directory as an architect. William's move to Salt Lake City was well timed and corresponded perfectly with the beginning of the city's great

5. HISTORY (continued):

building boom (1889-1892). Father Henry anticipated that building growth in Provo would never equal the growth and opportunity in the state's larger capital city and thus made his move earlier than William. William may have learned of the great need for architects in Salt Lake City from Richard K. Kletting or his supervising architect, Richard C. Watkins, who were both working on the Territorial Insane Asylum and numerous houses and schools in Provo at the time William lived there.

William Carroll was a gifted architect and quickly became the most prolific architect in Salt Lake City. By 1890 he had entered into a partnership with Martin Didicus Kern, a prominent architect who practiced widely in the territory from the 1880s until 1890. After dissolving the partnership with Carroll in March of 1892 Kern apparently moved from office to office and spent large sums of money on lavish, full-page advertisements, and then disappeared from the architectural scene in 1898. Carroll, however continued in independent practice until 1908, his active architectural career having spanned twenty-five years. Some of his important works include the Walker Brothers & Flyer Store, S. S. Walker Opera House Block, M. H. Walker Terrace, Gladstone Building, J. A. Fritsch Block, Fritsch Hotel, Bertolini Block, Mrs. William Jennings residence, J. H. Bennett stores and hotel, and Stringfellow Brothers Block.



Property Type: 721

Utah State Historical Society

Site No. 36

Historic Preservation Research Office

EATCH KEY
1801050408

Structure/Site Information Form

IDENTIFICATION

Street Address: 00042 W 200

S

UTM:

12/42+690/4512880

T. 01.0 S R. 01.0 W S. 01

Name of Structure: Orpheum/Capitol Theatre

Present Owner: SALT LAKE COUNTY
2033 S STATE

REAL ESTATE DEPT

Owner Address: SLC
UT 84115

Year Built (Tax Record):

Effective Age:

Tax #: 01 2483

Legal Description

01 Kind of Building: THEATER

BEG 10 1/3 FT W FR SE COR LOT 2, BLK 69, PLAT A, SLC SUR; W 85 2/3 FT; N 165 FT; E 88 2/3 FT; S 247.5 FT TO BEG.

STATUS/USE

Original Owner: L. L. Orpheum Realty Co. Construction Date: 1912-13 Demolition Date:

Original Use: theatre

Present Use: performing arts center

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|---|---------------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resour |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

PHOTOGRAPHY

Photography:

Date of Slides:

Slide No.:

Date of Photographs: June '76 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input checked="" type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

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- Salt Lake City Sanborn Insurance maps, 1898, 1911, 1930, 1958, University of Utah Library.
- R. L. Polk and Company, Salt Lake City Directory.
- Salt Lake County Records, County Recorder's Office, Salt Lake City.
- Salt Lake City Building Permit, May 27, 1912.
- Wain Sutton, ed., Utah--A Centennial History, pp. 1011-1018.
- Goodwin's Weekly, Volume 28, Number 6, August 11, 1917.
- Salt Lake Tribune, September 30, 1927.
- Salt Lake Telegram, September 30, 1927.
- Deseret News, September 30, 1927; August 2, 1913.
- Herald Republican, August 2, 1913.
- Evening Telegram, August 1, 1913.

Researcher: Thomas M. Busselberg

Date: July 6, 1976

Architect/Builder: Albert G. Lansburgh

Building Materials: Brick

Building Type/Style: Italian Renaissance

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

Newspaper accounts of the opening, August 1, 1913, give an idea of the original appearance of the theatre. Some of the features mentioned include the lobby which was "paved with marble flags, domed by a striking groined ceiling in Caen stone and flanked by supporting pillars." The staircases to the balconies were marble. The original color scheme was French gray and gold, "the gold being subdued with French lacquers in blue and mulberry which go well with the gold orsini velvet draperies, in turn relieved by mulberry and rose colored silk underdrapes." The theatre balcony and proscenium arch were heavily molded with classical motifs. Descriptions of the building's original appearance are extremely detailed and lengthy, but in short the entire theatre was extravagantly finished, both inside and out.

The building now known as the Capitol Theatre is a brick structure, three stories in height with a highly decorative facade consisting of tapestry brick and polychrome terra cotta. The symmetrical front facade is five bays wide with large Roman arches over each bay on the street level and sets of Palladian windows situated directly above each lower bay. Until recently the arches were concealed by metal siding which covered the entire clerestory portion of the street level facade. Other modifications of the facade include the rearrangement of spaces and masses between the columns at the

Statement of Historical Significance:

Construction Date: 1912-1913

The Orpheum Theatre (now Capitol Theatre), the second theatre built in Salt Lake City for the Orpheum Theatre chain, is significant for introducing innovative architectural features in theatre construction to the Intermountain West. Built in 1912-1913, the Orpheum Theatre utilized the most modern mechanical contrivances of its time bringing advancements in safety and comfort through carefully manipulating the interior environment of its public spaces. The building of the theatre also marked an important event in the importation of out-of-state architects and foreign design styles to provide alternatives to the more conventional American and Utah vernacular styles which cominated the majority of commercial and public architecture. The introduction of new building materials--tapestry brick and terra cotta, and a highly decorative new style--Italian Renaissance, along with the "Water-curtain," "plenum system" air-conditioning and "totally fireproof" construction made the Orpheum Theatre a significant building in the development of architecture in Utah. Of the several theatres built nationally by San Francisco architect G. Albert Lansburgh, the Salt Lake Orpheum was considered one of the most successful.

With such an outstanding facility, the Orpheum Theatre was capable of attracting the best-known performers of the day. The theatre was significant as a major center of vaudeville in Salt Lake City.

After having built a theatre on South Main Street in 1905, the L. L. Orpheum Realty Company took out a permit for a new theatre on May 27, 1912. Architect for the theatre was G. Albert Lansburgh of San Francisco. Thirty-six years of age at the time, Lansburgh had graduated from the Ecole des Beaux Arts in Paris and was awarded Le Diplome d'Architecte de Government Francais and a gold medal from the Society of French Artists at the Grand Salon of the Champs Elysses in 1906. After spending seven more years studying ancient and modern architecture in Europe, Lansburgh returned to San Francisco, his boyhood home, and began practice. Among the more import-

4. ARCHITECTURE (continued):

street level. Undisturbed, however, is the ornate facade from the first story cornice up. The Palladian windows display round columns with composite capitals, and classically molded entablatures or lintels complete with cartouches, foliated bands, cherubs and stereotyped classicist heads, all done in terra cotta. The frieze is also a repetitious band of cherubs and musical instruments. The bracketed cornice is crowned with a band of drama masks.

Much of the theatre's interior is intact. The building is rectangular in shape and features the main lobby, ticket rooms, offices, a set of grand staircases, elevators, men's and women's parlors and restrooms, a large balcony, theatre, orchestra pit, stage control and mechanical rooms. Much of the original interior decor is intact although some changes were made as a result of the remodeling in 1927. The restoration in progress intends to restore as many of the original features as possible.

5. HISTORY (continued):

ant buildings which he designed were the Orpheums in San Francisco and Los Angeles, the Manx Hotel, Newman and Levism Building, Concordia Club, Sacks Building, E. and M. A. Gunst Buildings, and Lamberman's Buildings. Lansburgh was also involved with restoration architecture, having done the restoration of the Temple Emanuel in San Francisco.

Lansburgh's training in classicism was brought to bear in the design of the Orpheum Theatre in Salt Lake City. Designed in what described at the time as the "Italian Renaissance Style," the building displays a profusion of classical revival detailing. The exquisite terra cotta figurines, moldings and brackets were unknown in the city, with the exception of the Hotel Utah which was built at the same time and used terra cotta decoration from the same California manufacturer.

The theatre housed from 1,800 to 2,000 and was built at a cost of \$250,000. Capitalization for the project came from the Walker Estate in Salt Lake City as well as M. Meyerfeld of the Orpheum circuit.

Amenities included were a mezzanine floor lounge for female patrons, marble floors and staircases, removable seats in the front of the auditorium to allow for enlargement of the orchestra pit, 26 box seats, among them a central "royal" box. No posts hindered the view of spectators. Perhaps the most impressive features, however, were those intended to bring extra comfort and safety.

The Orpheum Theatre was considered architecturally advanced during its time. Constructed of concrete, steel and brick, this fireproof construction was aided by a "Water Curtain" which was a series of sprays in front of an asbestos curtain which automatically activated when the temperature reached a designated height. According to one report, "Water spouts from the side and descends from above, forming a complete screen of water through which fire or smoke could not penetrate."

A mechanical ventilation system known as the "Plenum system" was also provided. Precursor to present forced air conditioning systems, it worked thusly: "Automatically the air is expelled through gratings beneath the seats at a rate of three feet per second. It rises to be drawn out through the ventilators in the ceiling and dome without any perceptible draught." It was claimed that "on the hottest day in summer it is possible to keep the atmosphere at 60 degrees while, when the mercury is below zero in winter, patrons can be warm and snug . . . and breathe absolutely pure air."

5. HISTORY (continued):

An added safety feature was the exit system with 30 exits from all sides of the building, "the doors of which are fitted with patent contrivances that cause them to fly open on the least pressure from the inside. A special structural system made the building 'earthquake-proof.'" The boiler was placed in a separate building to eliminate the dangers of possible explosions.

The total absence of posts, concealed lights and mirrored reflectors, special accoustical treatments were among other new elements which attracted large crowds of theatre-goers. Catering to the vaudeville type of production weekly offerings of such artists as Will Rogers, Sophie Tucker, Trixie Friganza and Joe Frisco played to Salt Lake audiences. The theatre offered such fare under the Orpheum Chain until 1923 when the Ackerman-Harris vaudeville chain purchased the building. In 1927 the Orpheum was purchased by the Louis Marcus chain, which also owned theatres in Provo, Ogden, and Boise as well as others in Salt Lake, for \$300,000.

Major remodelling over a three-month period transformed the structure into a Louis XVI style theatre, a notable feature being a sunburst set in the center of the ceiling. Interior design was by R. E. Powers and Company, considered a prominent national designer of the era.

Called the "city's leading motion picture palace," by reviewers, the seating capacity was enlarged to 2,260 and included a new Wurlitzer organ, billed as second in the city only to the Tabernacle Organ, and featured Tabernacle Organist Alexander Schreiner as organist.

It apparently catered to a wide spectrum of society, with prices in 1917 ranging from 10 to 75 cents, depending on seating and show time. The theatre changed with the times, being transformed from live theatre to "talking shows" in 1929.

The Orpheum or Capitol Theatre as it was later called has continued to show motion pictures to the present time, although parts of the building have been turned over to small commercial businesses. In early 1976 the Salt Lake City Redevelopment Agency purchased the building and are currently having the building restored for use as a much needed performing arts center. The restoration is intended to return the Orpheum to much of its original appearance.



Property Type: 582

Historic Preservation Research Office

BATCH KEY
1801050157

Structure/Site Information Form

Street Address: 00143 W 200

S

UTM:

12/424490/4512800

T. 01.0 S R. 01.0 W S. 01

Name of Structure: Bertolini Block

Present Owner: MOYLE, OSCAR W. JR. & DAN T.

600 DESERET PLAZA

Owner Address: SLC, UTAH

84111

Year Built (Tax Record):

Effective Age:

Tax #: 01 2239

Legal Description

01 Kind of Building: TAVERN, BILLIARDS

COM 28 3/8 FT W OF NE COR LOT 5 BLK 59 PLAT A SLC SUR W 28 3/8 FT S 10 RD E 28 3/8 FT N 10 RD TO BEG

Original Owner: Ignazio Bertolini

Construction Date: 1891-92

Demolition Date:

Original Use: commercial

Present Use: commercial

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Jan. '76

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.

Salt Lake City Sewer Permit, March 1891.

Salt Lake City Building Permit, September 1892.

R. L. Polk and Company, Salt Lake City Directory.

Salt Lake County Records, County Recorder's Office, Salt Lake City.

Architect/Builder: William Carroll

Building Materials: Brick

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a two-story brick store, rectangular in shape with stone trim, fancy corbeled brick and tin cornice in front facade parapet wall; symmetrical front facade with fenestration and door bays separated by iron columns and wooden mullions on the first level, four Roman-arched window bays in the brick second level. Bertolini Block is essentially the same in appearance as it was when constructed although now showing signs of considerable use and wear and 83 years. One story buildings are built along both the east and west side of the Block. The rear facade is unaltered and features an irregular arrangement of square window bays and segmentally arched door bays, as well as an exterior wooden stairway which leads to a second floor entry. None of the masonry has ever been painted. Only wood, iron and tin areas are painted. The top of the front parapet wall is badly deteriorated and is in need of repair.

The building has three levels including basement and two floors above grade. It contains eleven rooms. The main floor has historically been used as a store and now houses a tavern. The upper floor has historically served as a boarding house and continues in this use to the present. The basement is used as a storage area.

Details include:

1. Iron columns. Two cast iron columns with Corinthian capitals, one

Statement of Historical Significance:

Construction Date: 1891-1892

Located in the west side of Salt Lake City where the railroad and mines brought a great multi-ethnic population to the city, the Bertolini Block is one of the few remaining sites to have been continuously associated with ethnic minorities in Utah. Since its construction in 1891-1892 by real estate developer Ignazio Bertolini, the building has been occupied by various Italian, Greek, Russian, and Japanese businessmen. Bertolini Block is significant architecturally as a well-preserved example of small commercial structures built in Utah cities during the building boom prior to the Panic of 1893. Its plan, detailing and overall appearance are representative of architecture of the period, little of which remains intact in Salt Lake City. Architect William Carroll was a locally prominent architect from about 1880 until 1907. His best known surviving work is the diminutive Bertolini Block.

Ignazio Bertolini, a prominent Italian-American real estate developer in Salt Lake City in the early 1890s had the Bertolini Block built in 1892 at a cost of \$5,000. Work on the two-story brick store began with the laying of the sewer in March 1891, although the building permit was not taken out until September, 1892, the year of the building's completion. Architect of the store was William Carroll, who, with his father Henry G. Carroll, practiced in Provo in the early 1880s before removing to Salt Lake City. The eleven-room building was first occupied by Mr. Bertolini who had his real estate office and residence there. Another original occupant of the main floor (which was divided into three independent stores) was E. A. [redacted] and Company Groceries. Other occupants followed: Mr. Henry Lage (Lanni), a Resident until 1906; Andrew J. Edgar Groceries, 1899; Henry B. [redacted] cigars, tobacco and fruit, 1907; Enrico de Francesco, proprietor of [redacted] Cafe, an Italian-American restaurant, 1915; Anthony Brajkovich [redacted] Frisco, barbers, 1919; Nicholas Latsinos Cafe, 1926; John Mincalli [redacted] Scaglione, White Star Pool Hall, 1927; Yoni Shiramizu, barber,

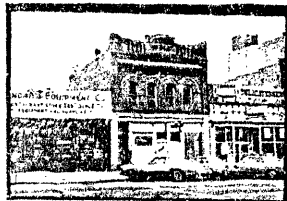
4. ARCHITECTURE (continued):

- column on each side of the central door bay, support a metal beam which supports the brick wall of the second level.
2. Stone trim: a. Rusticated stones, laid horizontally in the pilasters at the east and west ends of the front facade, alternate with brick to form a banding effect. b. Carved stones with foliated patterns placed at the vexus of the first story cornice and pilasters. c. Corbeled stone arches, connected in a single undulating line over the four window bays in the second level; fancy, carved terminals at ends of arched band and at swell of each arch. d. Parapet cap of stone is deteriorated to an extent of no longer being intact.
 3. Brick trim: a. Two courses of radiating voussoirs over the Roman-arched window bays. b. Corbeled dentils in the fancy cornice beneath the parapet.
 4. Metal trim: a. Upper cornice--very fancy grouping of mouldings and dentils in horizontal bands, corbeled with increases in height. b. Lower cornice--simple moulding, a simple dentil band with a wide ribbed band beneath.
 5. Wood trim: simple window and door trim, with modest period mullion mouldings on the main level.
 6. Door bays: single doors in recessed bays with transoms above; original doors are gone.
 7. Window bays: large glass panes at store level with smaller transoms above--most of the lower story glass is painted. Second story windows are Roman-arched, one-over-one double hung sash type.

5. HISTORY (continued):

1927; Felix Oriando, Cozy Barber Shop, 1927; Lorenzo Silvio, organ grinder, 1931; John J. Zikovich, new owner, 1941; Tony Vlahiotis, barber, 1946; Sho-Fu-Do, wholesale confectionary, c. 1946; Ionian Restaurant, c. 1946; Anchor Inn, bar, barber and grocers, 1964, presently occupy the building.

In short, Bertolini Block has always housed ethnic minority businesses and continues to represent the relatively small but significant multi-ethnic presence in western Salt Lake City.



Structure/Site Information Form

IDENTIFICATION

Street Address: 00159 W 300 S UTM: 12/424440/4512570
 Name of Structure: J. G. McDonald Chocolate Company Bldg. T. 01.0 S R. 01.0 W S. 01
 Present Owner: THE NORTHWESTERN MUTUAL LIFE & DIXON PAPER CO
 BOX 5285
 Owner Address: DENVER, COLO 80217
 Year Built (Tax Record): Effective Age: Tax #: 01 1881
 Legal Description: 01 Kind of Building: OTHER
 BEG E 123.75 FT FR NW COR LOT 5, BLK 50, PLAT A, SLC SUR; S 137.25 FT; W 123.75 FT; S 225.75 FT; E 68 FT; S 1.65 FT; E 97 FT; S 80.85 FT; E 52.5 FT; N 114.75 FT; E 4.5 FT; N 0.75 FT; W 2.06 FT; N 330 FT; W 96.19 FT TO BEG 1853-52

STATUS/USE

Original Owner: James G. McDonald Construction Date: 1901 Demolition Date:
 Original Use: commercial--candy manufacturing industry Present Use: Commercial
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION

Photography: Date of Slides: Slide No.: Date of Photographs: jun '77 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.
 Salt Lake County Records, County Recorder's Office, Salt Lake City.
 R. L. Polk and Company, Salt Lake City directory.
Deseret News, March 27, 1940, pp. 1-2.
The Sugar Beet, "A Salute to McDonald Chocolates," Amalgamated Sugar Company, Spring, 1957, pp. 12-15.
Men of Affairs in the State of Utah, The Press Club of Salt Lake, 1914.
Deseret News, December 4, 1967, pp. 1-12.

Architect/Builder: John A. Headlund

Building Materials: Brick and stone

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The J. G. McDonald Chocolate Company Building is a four-story brick and stone factory and office structure with a split-level entrance and raised basement. The building has a post and beam structural system with a single row of posts running the length of the building at midspan.

The symmetrical facade combines elements of the Commercial and Sullivanesque styles and is four bays wide. The bays are separated by brick piers which culminate in Roman arches at the third floor level. Each level of the facade has its own unique type of fenestration. On all but the third level, however, the bays are square. The first floor bays contain large fixed-sash storefront windows. The second floor has a row of two-over-two double-hung sash windows with fixed sash transoms above. The windows on the third floor are contained by the arches and have a central one-over-one sash window flanked on either side by two-over-two double-hung sash windows. In the arched area of the bay are quadrupartite window lights held in place by heavy wooden mullions. The fourth floor, which was added about 1909, contains a row of eight small one-over-one double-hung sash windows with sills which rest on the cornice line of the original facade.

The facade benefits from detailing which relieves what could otherwise have been an austere composition. Ornamental features include several

Statement of Historical Significance:

Construction Date: 1901

The J. G. McDonald Chocolate Company Building, built in 1901, is significant for its pioneering role in the development of Utah's candy manufacturing industry and honors one of Salt Lake City's more prominent businessmen, James G. McDonald.

The McDonald Candy Company business originated with John T. McDonald who sold salt water taffy from saddlebags on horseback. He was one of Utah's first merchants and eventually operated a wholesale and retail grocery and confectionery business which was founded in 1863.

James G. McDonald, one of several sons, took over his father's business at the age of 18. By this time various types of candy were being produced as the railroads had reached Utah and sugar became available, replacing the pioneer staple of sorghum molasses. Heretofore salt water taffy was the only kind of candy made under the McDonald label.

In 1912 the company began to specialize in boxed chocolates and cocoa, and the company name was changed to the James G. McDonald Chocolate Company. This was the beginning of a "new Utah industry" on a large scale production level.

James G. McDonald was a promoter of home manufacturing and developed a chocolate drink intended to supplant the "injurious use of tea and coffee." He was also recognized as the "first to place a five cent candy bar on the market" and his practice of using the roof of his factory as a roof garden refectory for his employees was adopted by other American factories. The company became world-renowned and was the recipient of over forty-four medals and awards, including the highest international award possible, "Grand Prix for excellence and quality." McDonald was a member of the Hall of Honor at the world's fairs for several years.

James G. McDonald was born in Salt Lake City and was an active member of the Mormon Church, having served in several leadership positions.

4. ARCHITECTURE (continued):

dentil bands, the letter "M" in brick relief at the tops of the outer piers, classical wooden mouldings, and a modest amount of corbeled brickwork. The above detailing has a minor impact on the flat surfaces and clean lines of this early modern factory.

The side elevations have a tall coursed rubble rock foundation supporting the brick superstructure. The brick is laid in a common or American Bond pattern with five stretcher courses to every header course. Windows are segmentally arched and contain two-over-two double-hung sashes. Some of the original bays have been filled in, enlarged, or have had the wooden sashes replaced with metal frames.

The original building was three stories tall, excluding the elevated basement. A fourth story was added about 1909 and featured a roof garden and a tower which served as a vestibule. The fenestrated tower located over the east wall of the original building is still extant. Additions were made to the rear of the original factory as the business rapidly expanded after 1901.

The first of the three major additions is four stories tall, including the basement. The style, brickwork and window types of this addition are identical to that found in the original building.

The second addition is much the same as the first and was built in 1920 using "fireplace construction." It has large square window bays and is void of detailing. The sills and lintels are concrete. Structurally there are two rows of concrete posts running through the building at one-third spans.

A one-story brick loading dock and boiler room have been added to the rear of the last addition and are immediately adjacent to the railroad spur which runs directly south of the building.

The original front facade remains largely intact, although some alterations have been made. The original exterior stairs leading to the entrance have been moved inside and the basement window wells have been filled in. The original polychrome facade has been painted white. The original projecting cornice over the third floor was removed when the fourth floor was added.

5. HISTORY (continued):

During his lifetime he was senior director of the Utah State National Bank, director of Heber J. Grant and Company, president of the Utah State Fair Association, vice-president of the Salt Lake City Chamber of Commerce, president of the Traffic Service Bureau and organized the Salt Lake Real Estate Association. He was also one of the organizers of the Utah Association of Credit Men, the Utah Manufacturers Association, and director of the Salvation Army board. During the Roosevelt administration McDonald was the government supervisor for confectioners under the N.R.A. (National Recovery Act).



Structure/Site Information Form

IDENTIFICATION

Street Address: 00102 W 300 S

UTM: 12/424590/4512630
T. 01.0 S R. 01.0 W S. 01

Name of Structure: Peery Hotel

Present Owner: MILES*DIAMOND*2*

110 W 3RD S

Owner Address: SLC, UTAH 84101

Year Built (Tax Record): Effective Age: Tax#: 01 2213

Legal Description 01 Kind of Building: HOTEL

COM AT SE COR LOT 1 BLK 59 PLAT A SLC SUR N 7 RDS W 10 RDS S 7 RDS E 10 RDS TO REG

STATUS/USE

Original Owner: David Henry Peery and Joseph S. Peery

Construction Date: 1910

Demolition Date:

Original Use: hotel

Present Use: commercial

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Site
- Unaltered
- Significant
- Not of the
- National Landmark
- District
- Good
- Ruins
- Minor Alterations
- Contributory
- Historic Period
- National Register
- Multi-Resource
- Deteriorated
- Major Alterations
- Not Contributory
- State Register
- Thematic

DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Jul. '77 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- Abstract of Title
- Sanborn Maps
- Newspapers
- U of U Library
- Plat Records/Map
- City Directories
- Utah State Historical Society
- BYU Library
- Tax Card & Photo
- Biographical Encyclopedias
- Personal Interviews
- USU Library
- Building Permit
- Obituary Index
- LDS Church Archives
- SLC Library
- Sewer Permit
- County & City Histories
- LDS Genealogical Society
- Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.

Salt Lake County Records, County Recorder's Office, Salt Lake City.

R. L. Polk and Company, Salt Lake City Directory.

Deseret News, September 17, 1901; December 6, 1907; December 9, 1946; December 11, 1946.

Street Address:

102 W. 300 South

Site No:

Architect/Builder: Charles B. Onderdonk

Building Materials: brick

Building Type/Style: Prairie Style--Classical Revival Influence

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The Peery Hotel was built during a period of hotel expansion in Salt Lake City caused by a rapid increase of immigrant population during the Utah mining boom. The discovery of numerous rich mining districts from the late 1880s through the beginning of the 20th Century brought large numbers of American and ethnic groups to work in the Utah mines and related businesses. The Peery Hotel, built to accommodate these newcomers, was constructed through the capital of the Peery family, a prominent Salt Lake-Ogden family. It was constructed in 1910 just one year after the completion of the city's two major railroad depots, and is located on the same street as the Denver Rio Grande Depot, two blocks to the east.

The hotel was built by two sons of David Harold Peery, a prominent Ogden merchant and banker. In 1862, David H. Peery of Virginia enlisted in the Confederate Army and in that same year was converted to the Mormon Church. The following year his successful dry goods business and six adjacent storehouses were burned to the ground by the Union Army. Practically penniless, he decided to move to the Salt Lake Valley where he could find fellowship in the company of other Mormons. After a few years in Mill Creek, an area just south of Salt Lake City, Peery moved to Ogden where he successfully developed interests in merchandising and banking. He was one of the organizers of the Ogden Daily Evening Herald and was appointed manager of

Statement of Historical Significance:

Construction Date: 1910

The Peery Hotel is a three-story cream-colored brick structure in which elements of the Prairie Style are combined with motifs of classical revival influence. The hotel was built in 1910 and was designed by Charles B. Onderdonk, a Salt Lake City architect. The flat-roofed structure has a rectangular plan on the basement and first floors and an "M" shaped plan on the second and third floors where two large light wells separate the three wings, thereby providing natural light to all of the boarding rooms.

Structurally the building is of post-and-beam construction with unprotected steel columns supporting the structure at the basement level. The load-bearing columns above are concealed within wooden-boxed classical columns and walls. The front facade is symmetrical. The brickwork is laid in stretcher bond pattern and there are quoins at the corners of each wing. Two moderately projecting cornices of galvanized tin feature paired brackets, an egg-and-dart band and a moulded frieze. The first floor elevation is composed of fixed sash storefront windows with transom windows above. The upper level window bays are rectangular and contain two-over-two double-hung sashes with fixed sashes above. The detailing of the front facade demonstrates some aspects of the Prairie Style. The stone belt course running below the cornices intersect at the corners of the wings with motifs of Wrightian influence. A pair of inlaid Latin crosses of green and rust colored tiles are located on either side of the central upper level windows. A lobby occupies the first floor of the central wing. The staircase is the focal point of the room and has a classically carved railing and lathe-turned balustrary. The posts, boxed in square wooden columns, have composite Ionic and egg-and-dart motif is carried through to the interior and decorates the ceiling cornices of the wood-paneled vestibule. The original wood paneling is intact. Paneled wainscoting also lines the walls

HISTORY 5

HISTORY 5

ARCHITECTURE (CONTINUED):

the Ogden Branch of the Zion's Cooperative Mercantile Institution (ZCMI) by Mormon Church President, Brigham Young.

During his lifetime, Peery was at one time the president of the First National Bank of Ogden, director of the Deseret National Bank, director of the Thatcher Brothers Bank of Logan, and served two terms as the mayor of Ogden. Peery left an estate valued at nearly three quarters of a million dollars at his death in 1901.

David Henry Peery, one of the two sons, was also an influential man in the business world. He began his training in his father's businesses and later moved to Salt Lake City where he opened a mining brokerage office. He became involved in the Nevada mining boom early in its discovery and made a fortune from the sale of stock, thereby becoming a capitalist well-known in regional mining circles. He was elected to the State Senate in 1898 and later went on to become a Democratic National Committeeman. At his death, David Henry Peery was reported as being "one of the oldest members on the local exchange" and "generous to a fault, quick to sympathize and ready to help."

Joseph S. Peery, David Henry's brother, spent 32 years on Temple Square as both a guide and lecturer. He founded the Ogden Public Library, and organized the first "graded" school system in Utah during his term as Weber County Superintendent of Schools. Joseph spent several years as the Weber County Attorney and president of the D. H. Peery Estate in Ogden.

In 1947 Harry K. Miles, a veteran western hotelman, bought the Peery Hotel, changing its name to the Miles Hotel. Miles had leased the Peery Hotel since 1925. From 1918 to 1950 he operated the Hotel Lillie, which was in the old Salt Lake Herald Building on South Main Street, and for a short time he also operated the Congress Hotel. He was also the owner of the Showboat Hotel in downtown Las Vegas.

5. HISTORY (continued):

of the lobby. The current use of the Peery Hotel, now the Miles Hotel, is the same as its original use. Shops and a corner restaurant occupy the street elevation. The original cream-colored brick has been painted pink. A restoration project is being planned for the hotel, one of the largest and most vital of similar buildings in Salt Lake City's western commercial district.



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

Street Address: South Temple at 400 West, Salt Lake City
 Name of Structure: Salt Lake Union Pacific Railroad Station
 Present Owner: Union Pacific Railroad Company
 Owner Address: 1416 Dodge Omaha, Nebraska
 Year Built (Tax Record):
 Legal Description

UTM: 12/423940/4513350
 T. R. S.
 Tax #:
 Effective Age:
 Kind of Building:

Original Owner: Union Pacific Railroad Construction Date: 1908-09 Demolition Date:
 Original Use: railroad station Present Use: railroad station
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

Photography: Date of Slides: Slide No.: Date of Photographs: 11/79 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
 Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.
 Salt Lake County Records, County Recorder's Office, Salt Lake City, Utah.
 Desert Evening News, September 12, 1903; July 31, 1909.
 E. Polk and Company, Salt Lake City directories.

Street Address:

Site No:

Architect/Builder: D. J. Patterson/John D. Isaacs

Building Materials: Concrete, Stone, and Brick

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The Salt Lake Union Pacific Station is a large detached building, basically rectangular in shape with wings on both sides of the central waiting room complex. The central area is 100 by 136 feet while the wings measure 71 by 126 feet each. The central complex is the tallest but contains only two stories, the added height taken up by a dome ceiling over the waiting room. The wings contain three stories each and are arranged symmetrically with respect to the central complex. There is a basement under both wings but not under the central complex. Basement walls are constructed of reinforced concrete with some brick work. Exterior walls on the first level are made of cut gray sandstone which has a smooth dressed finish and is laid in even courses. The sandstone is a veneer for the structural walls of reinforced concrete. Walls above the first level are made of brick, laid in stretcher bond.

The mammoth roof is mansard and features small circular French Second Empire dormers which seem overwhelmed by the massive arc of the roof and the large windows on the lower level. Perhaps the most distinctive architectural feature, the roof is covered with black slate shingles and is terminated by fancy metal entablatures and crestwork, all in French Renaissance style. The cornice is heavily molded, boxed, bracketed and has a molded frieze.

Statement of Historical Significance:

Construction Date: 1908-1909

The completion of the Union Passenger Station which provided joint services for the San Pedro, Los Angeles, and Salt Lake Railroad and the Oregon Short Line was the culmination of a series of events, the most important of which was the establishment of a more direct rail route to Southern California. In the early 1900s there existed a rivalry between Senator William A. Clark of Montana and the E.H. Harriman railroad interests over a proposed rail link between Salt Lake City and Los Angeles, California. A settlement was reached in June of 1903 and in September of that year maps were published indicating the proposed improvements for the Oregon Short Line in Salt Lake City, including a new depot to be shared with the San Pedro, Los Angeles and Salt Lake Railroad. The new direct route was completed and opened for business in the spring of 1905. By eliminating the need to travel to Southern California via Sacramento (on Harriman-controlled systems), passengers and freight traveled more quickly and inexpensively due to a savings of over 400 miles between the two cities.

On September 12, 1903, an announcement was carried in the Deseret Evening News, noting plans for a proposed depot on the present site. Two years later the Oregon Short Line was given permission to go ahead with the proposed depot; however, work did not commence until February 1908. D. J. Patterson, architect for the Southern Pacific Company, prepared the plans for the building in cooperation with John D. Isaacs, consulting engineer for the Harriman System.

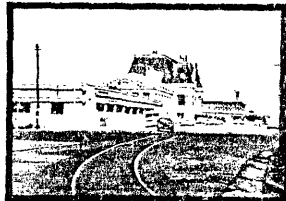
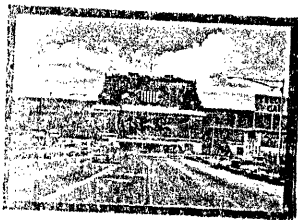
The depot was completed in July 1909 and has served as Salt Lake City's railroad transportation center since that time. Its greatest significance, however, is its place as one of the outstanding architectural structures of Utah.

4. ARCHITECTURE (continued):

Window bays in the station are of three types--square, segmented and Roman. The flat bays contain several window types, most of which feature decorative brick framing in the form of radiating voussoir headers or corbeled square brick "frames." In each bay are combination of double-hung sash windows and larger fixed sash center and transom windows. The segmented bays are on the ground level only and constitute the openings for several triple-door entries. The three Roman or half-round bays are found on the second level of the central complex of the station. These bays are recessed from the main plane of the building and have corbeled arches. The windows themselves are either fixed or easement.

Other exterior decorative elements include the twin front towners, carved stone gargoyles, faint quoins at the building's corners, classical fascia on the entry canopy, stained glass windows (on the west side) and original gas lamps.

The station's interior consists of a typical grouping of railroad-related rooms, including waiting rooms; baggage rooms; ticket office; employees and administrative offices; railway agent and express offices; telegraph, engineering and equipment offices; club rooms and many other specialized rooms and areas. Most impressive architecturally is the large waiting room with its round, vaulted ceiling and lighting fixtures recessed in the arches of the vault. French Renaissance decoration is again apparent in the classical wall pilasters, cartouche motifs at the capitals, round-arched hallways and balcony bays and overall classical treatment of moldings and other decorative elements. The French Renaissance design theme is carried consistently throughout the building. Because of its formalism, grand scale and thoughtful detailing, the station is an imposing landmark in Salt Lake City.



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 300 South and Rio Grande
Salt Lake City, Utah
Name of Structure: Denver and Rio Grande Railroad
Station
Present Owner: Rio Grande Railroad
Owner Address: #1 Park Central, 1515 Arapahoe Street
Denver, Colorado
Year Built (Tax Record):
Legal Description

UTM: 12/423700/4512620

T. R. S.

Effective Age:
Kind of Building:

Tax #:

STATUS USE

Original Owner: Denver and Rio Grande Railroad Construction Date: 1910 Demolition Date:
Original Use: railroad station Present Use: transportation--railroad station

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

<input type="checkbox"/> Excellent	<input type="checkbox"/> Site	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Significant	<input type="checkbox"/> Not of the	<input type="checkbox"/> National Landmark	<input type="checkbox"/> District
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> Minor Alterations	<input type="checkbox"/> Contributory	Historic Period	<input checked="" type="checkbox"/> National Register	<input type="checkbox"/> Multi-Resource
<input type="checkbox"/> Deteriorated		<input type="checkbox"/> Major Alterations	<input type="checkbox"/> Not Contributory		<input type="checkbox"/> State Register	<input type="checkbox"/> Thematic

DOCUMENTATION

Photography: Date of Slides: Slide No.: Date of Photographs: 7/75 Photo No.:

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

<input type="checkbox"/> Abstract of Title	<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Plat Records/Map	<input checked="" type="checkbox"/> City Directories	<input checked="" type="checkbox"/> Utah State Historical Society	<input type="checkbox"/> BYU Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library
<input type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Obituary Index	<input type="checkbox"/> LDS Church Archives	<input type="checkbox"/> SLC Library
<input type="checkbox"/> Sewer Permit	<input type="checkbox"/> County & City Histories	<input type="checkbox"/> LDS Genealogical Society	<input type="checkbox"/> Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.

Salt Lake Tribune, August 14, 1910.

E. V. Fohlin, Salt Lake City Past and Present, Shelton Publishing Company, Salt Lake City, 1908.

Robert G. Athearn, Rebel of the Rockies: A History of the Denver and Rio Grande Western Railroad, Yale University Press, New Haven, Connecticut, 1962.

R. L. Polk and Company, Salt Lake City Directories.

Architect/Builder: Henry S. Schlochs

Building Materials: Brick and stone

Building Type/Style: Renaissance Revival and Beaux-Arts styles

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

The original plans for the Station called for a building that was described (in 1908) as "French Renaissance" in style. The actual building varies considerably from original elevations and features elements of both Renaissance Revival and Beaux-Arts styles. The architect of the Station was Henry S. Schlachs of Chicago. He had previously designed St. Paul's Church in Chicago and the Rio Grande Station at Grand Junction, Colorado.

The following is a description of the station site and building from the Salt Lake Tribune, August 14, 1910:

"The depot site is a piece of property 1452 feet long and 330 feet wide only four blocks from the exact commercial center of the rapidly growing city of Salt Lake. The impressive station building is 417 feet long by 98 feet wide. It centers on 300 South Street, one of the main business thoroughfares and has an immense approach or foreground on the town side and large, roomy, covered platforms paralleling the tracks on the railroad side.

"The center portion of the building contains a waiting room 144 feet long by 83 feet wide, with a clear height of 58 feet from floor to ceiling. This large room is lighted by three immense arched windows on each side (each 28 by 30 feet) through green opalescent glass. The interior of the waiting room is treated in an adaptation of a classic

Statement of Historical Significance:**Construction Date:** 1910

In addition to the architectural significance of the Denver and Rio Grande Station, the building is important for several other reasons. Several historical events, such as the arrival and departure of soldiers during World War I and World War II, the arrival in Utah of prominent public officials as well as other famous people, are associated with the station.

Perhaps of more importance, the station is a tangible monument of the conflict between George Gould, son of the famous financier Jay Gould, and Edward H. Harriman. George Gould constructed a transcontinental railroad to compete with the Union Pacific line which was under the control of Harriman. In order to establish a transcontinental route it was necessary for Gould to finance the construction of a railroad from San Francisco to Salt Lake City. This railroad, financed by the Gould interests, was the Western Pacific. The large debt incurred by Gould in financing the railroad led Robert G. Athearn in his book, Rebel of the Rockies: A History of the Denver and Rio Grande Western Railroad, to describe the Western Pacific as an "elbstross hung by Gould around the neck of the Denver and Rio Grande railroad. At Salt Lake City the Denver and Rio Grande railroad, constructed from Denver to Salt Lake City in 1883, connected with the Western Pacific to form the last link in Gould's transcontinental railroad system. In order to provide facilities for the district offices of both the Denver and Rio Grande railroad and the Western Pacific, and to provide a modern, impressive station to lure travelers from the Union Pacific, the Rio Grande station was constructed. It stands today as a reminder of the financial struggles for control of the nation's transportation by the railroad barons during the late 19th Century and early 20th Century. The station, which has been a major Salt Lake City landmark since 1910, serves as a symbol of a by-gone era when railroad transportation was the best form of overland travel

able.

4. ARCHITECTURE (continued):

style of architecture similar to the exterior, the color scheme being brownish red and gray for the walls with a deep brown for the ceiling. All of this, combined with the green light through the windows, gives the room a dignified quietness.

"In the wings of the building at each end of the waiting room are provided all the accessories necessary to every large railroad depot. In one end are the baggage, express and parcel rooms, while in the other end are provided everything necessary for the comfort of travelers, including men's smoking room, women's retiring room, restaurant, etc. In the center of the large waiting room are the ticket offices, news stand, telegraph and telephone offices and other conveniences for the traveling public.

"In the second story of the main structure are the railroad companies offices.

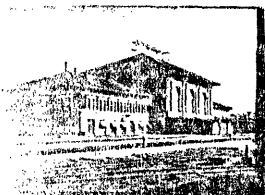
"The heating and lighting plants have been located in a separate building at the south end of the property, some 500 feet from the main building. The best of material of the various kinds has been employed in the structure. For the exterior there is a marble base of white Colorado-Yule marble five feet high all around the building. The balance of the exterior is in terra cotta and red New Jersey rain-washed brick. The roofs are of red tile. The building is absolutely fireproof and is treated on the interior with tile floors throughout and with marble wainscoting, all harmonizing with the general color effect of the different rooms."

The above account quite accurately describes the condition of the building today. The building is in good structural condition and only minor modifications have been made since 1910, the year of the station's completion. The cost of the building was \$750,000.

As described, the building is long and narrow in plan and consists of a large center section flanked symmetrically by two smaller side wings. The major sections are rectangular in shape and are relieved only by the recessions of detailed areas such as the bays, pilasters and quoins. The hip roof is covered with tiles.

Major decorative elements include engaged pilasters of stone with abbreviated Roman entablatures as capitals; stone quoins; large, Roman-arched front window bays which are multi-paned, splayed and deeply recessed classical keystones (one with a stone eagle) and stone medallions; stone ballustrade across the level of the second floor; Roman entablature style frieze under deep eaves and boxed soffit; dentil bands above frieze; corbeled stone belt course delimiting the level of the second floor; square window and door bays throughout (except three main windows) with decorative stone lintels and frames, and deeply recessed; decorative metal gutters; original wall mounted lamp fixtures.

The interior is largely original, although the color scheme has been changed in secondary areas. Reddish-brown marble provides a wainscoting for the otherwise plastered walls. Engaged pilasters appear to support the second story walkway with a traditional entablature style band making an interior transition between floors. Detailing is classical and includes dentil bands, egg and dart motifs, Italianate cartouches and brackets, beamed ceilings, and an overall richness through ornamentation.



Historic Preservation Research Office

BATCH KEY
1801050364

Structure/Site Information Form

IDENTIFICATION 11

Street Address: ²⁰⁰ 00126 S ~~100~~ W UTM: ^{12/424330/4513190}
 Name of Structure: Hogar Hotel/Lewis S. Hills Residence T. 01.0 S R. 01.0 E S. 01
 Present Owner: SWEET*JONATHAN* R ANTHONY & SWEET CANDY CO
 P O BOX 2008
 Owner Address: SLC, UT 84116

Year Built (Tax Record): 1900 Effective Age: 1924 Tax #: 01 2440
 Legal Description 01 Kind of Building: RESIDENCE

COM 99 FT S FR NE COR LOT 7 BLK 67 PLAT A SLC SUR W 150 FT N 80.3 FT E 150 FT S
 80.3 FT TO BEG

STATUS/USE 12

Original Owner: Lewis S. Hills Construction Date: ca. 1885 Demolition Date:

Original Use: residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|---|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 00

Photography: Date of Slides: Slide No.: Date of Photographs: 10-1976 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Records, County Recorders Office, Salt Lake City, Utah.
 R. L. Polk and Company, Salt Lake City directories.
 Salt Lake City Sanborn Insurance maps, 1898, 1911, 1930.
 "Salt Lake Hotel Served as Hearth for Basques," Deseret News, April 2,
 1977, p. B-1.
 "Salt Lake Basque Home Closing Its Doors," Salt Lake Tribune, March 27, 1977,
 p. 6G.
 "Lewis S. Hills," Men of Affairs in the State of Utah, Salt Lake City:
 The Press Club of Salt Lake City, 1914, p. 391.

Architect/Builder:

Building Materials: Brick and stone

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The Lewis S. Hills residence, except for the west additions made in 1928, has retained its original appearance. The original plan was roughly square S-shaped but now is basically rectangular. The 1928 additions were built of brick and are flat roofed. The window patterns and sizes are similar but the Italianate detailing was not carried to the additions. The additions are largely obscured from view by huge trees. The architectural value lies in the original house which has been unaltered on all but the west side. The interior also retains much of its original detailing in the main rooms but was altered with respect to plan when transformed into a hotel for the Basque community. The paneled central stairway is particularly ornate.

The Hills residence displays the characteristics of typical high V. I. houses in Utah. The architectural focal point is the projecting eastern wing and its two-story bay window. The bay window is segmented and is heavily paneled and moulded. The windows, like those found in the rest of the building, are set within square bays and have double-hung sashes.

The superstructure of the two-story house is brick and sits upon a stone foundation. The roof is a truncated hip. The crowning cornice is a major architectural feature and contains a paneled freeze with paired brackets (single brackets around the bay window), and dentils. Other decorative elements include stone quoins, pedimented stone lintels and a fancy

Statement of Historical Significance:

Construction Date: c.1885

The Hills residence is significant as the home of one of pioneer Utah's major financial figures, Lewis S. Hills. For over four decades as president, director or major shareholder of many of Utah's most important banking, commercial and industrial institutions Hills played a leading role in economic development in the state. Since 1928 the former Hills house has served as a community center for the Basque population of Salt Lake City.

As a representative example of local High Victorian Italianate architecture, the house is also significant. A popular residential style in Salt Lake City from the mid 1880s till the early 1890s, the Hills residence is one of only a few well-preserved Italianate houses remaining in the city.

Lewis S. Hills was born in South Amherst, Massachusetts, in 1836. He came to Salt Lake City in 1862. In 1869 he participated in starting the private bank of Hooper, Eldredge and Company. In 1872 the bank was incorporated as the Deseret National Bank with Hills as cashier. In 1892 he became president. He also was a director of Deseret Savings Bank, BMT (Zion's Cooperative Mercantile Institution), Beneficial Life Insurance Company, Consolidated Wagon and Machine Company, as well as other major banks and companies.

Hills was also active in local politics as a member of the People's Party. He was the first receiver of the U.S. Land Office in Salt Lake and served two terms on the city council. He married Theresa Burton in 1865 and they had six children. Hills died in 1915.

Lewis Hills owned the site upon which the house stands from 1869 until 1928. The building was built c.1885 as a residence for the Hills family. At the time after the family moved, the large house was converted to a boarding house. In the early 1950s the house was purchased by John F. Bennett of Bennett's Paint and Glass. Bennett was an early developer of art glass, art glass and paint industry in Utah.

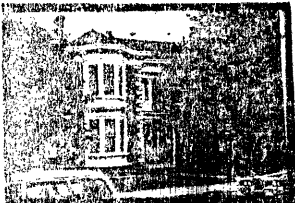
The present owner, John Landa, bought the building in 1928. He and his wife had recently come to Salt Lake from the Basque country of Spain where

4. ARCHITECTURE (continued):

bracketed porch. The original double leaf four panel doors and transom window are intact. There are fine fireplaces in the house but some of the chimneys have been removed. Overall, the Hills residence is in good condition with its historic qualities ostensibly intact.

5. HISTORY (continued):

Mr. Landa had been a sheepherder. Landa did some remodeling and opened the Hogar Hotel (meaning home in Spanish) as a lodgings for Basques. In the years since the house has become a center for those area Basques who wish to maintain ties with their cultural heritage. It is a close-knit group which is reluctant to let non-Basques enter and stay in the hotel. At Christmas and Easter the hotel sponsors ethnic activities. The owner also helps Basque newcomers to get jobs and residences in Salt Lake. In the hotel the Basque language is spoken almost exclusively.



Historic Preservation Research Office

Structure/Site Information Form

Street Address: 15 South State Street, Salt Lake City UTM: 12/425120/451320

Name of Structure: Salt Lake City Public Library (Hansen Planetarium) T. R. S.

Present Owner: Salt Lake City Corporation

Owner Address: Salt Lake City and County Building
Salt Lake City, Utah

Year Built (Tax Record): Effective Age: Tax #:
Legal Description Kind of Building:

Original Owner: John Q. Packard-- Construction Date: 1903-04 Demolition Date:
Salt Lake City Corporation

Original Use: library Present Use: educational

Building Condition:	Integrity:	Preliminary Evaluation:	Final Register Status:
<input type="checkbox"/> Excellent	<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Significant	<input type="checkbox"/> National Landmark
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input type="checkbox"/> Not of the Historic Period	<input checked="" type="checkbox"/> National Register
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Major Alterations	<input type="checkbox"/> Not Contributory	<input type="checkbox"/> State Register
	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Contributory	<input type="checkbox"/> District
	<input checked="" type="checkbox"/> Minor Alterations		<input type="checkbox"/> Multi-Resource
			<input type="checkbox"/> Thematic

Photography: Date of Slides: Slide No.: Date of Photographs: 1/79 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

<input type="checkbox"/> Abstract of Title	<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Plat Records/Map	<input checked="" type="checkbox"/> City Directories	<input checked="" type="checkbox"/> Utah State Historical Society	<input type="checkbox"/> BYU Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> Biographical Encyclopedias	<input checked="" type="checkbox"/> Personal Interviews	<input checked="" type="checkbox"/> USU Library
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Obituary Index	<input type="checkbox"/> LDS Church Archives	<input type="checkbox"/> SLC Library
<input type="checkbox"/> Sewer Permit	<input checked="" type="checkbox"/> County & City Histories	<input type="checkbox"/> LDS Genealogical Society	<input type="checkbox"/> Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake City Sanborn Insurance Maps, 1898, 1911, 1930, 1958, University of Utah Library.

Salt Lake County Records, County Recorder's Office, Salt Lake City, Utah.

Max J. Evans, A History of the Public Library Movement in Utah. M.A. Thesis, Utah State University, 1971.

Salt Lake City Public Library Scrapbook (available in library). Movement Era, November 1900.

Interview, West Budd and Lloyd Snedaker, November 1978.

W. Fohlin, Salt Lake City Past and Present, 1902.

Salt Lake Herald, October 27, 1905.

Street Address: 15 South State Street

Site No:

Architect/Builder: Hines and LeFargo of New York/Frederick A. Hale, SLC

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

Described at the time of its completion as "a combination of the Doric and Ionian styles of architecture," the Salt Lake Public Library is a three-story, rectangular gabled hip roof structure with a two-story entrance pavillion, constructed of oolite limestone from Sanpete County. The Beaux-Arts Classical library was designed by Hines and LaFargo of New York City (architects of the Cathedral of St. John the Divine), with Frederick A. Hale the supervising local architect.

The front facade is five bays wide with a heavy moulded cornice between the second and third floors. The first and second floor window openings are slightly recessed in arched frames. The wide eaves of the slightly flared roof are supported by very large modillion brackets. The roofline is broken by a large carved stone gable with a center arched window and four decorated pilasters. The two-story balustraded entrance pavillion end walls are curved to follow the radius of the spiral staircases at both ends of the entrance foyer. Four attached columns divide the entrance facade into three bays with double oak doors. (The center doors have been replaced by a large fixed sheet of glass, and the center part of the steps has been replaced with a fountain.) The interior of the entrance pavillion, done in golden oak, is entirely intact. A mezzanine has been added recently above the second floor for exhibits and demonstrations. Millwork for the additions was done by Fetzner's, Inc., the same firm that did the original

Statement of Historical Significance:

Construction Date: 1904

The Mr. and Mrs. George T. Hansen Planetarium, Space Science Library, and Museum, formerly the Salt Lake City Public Library, is worthy of designation as a cultural site on the basis of its architectural merit, and as a historic site because it is the only building remaining in Salt Lake City that records the philanthropic urge for community improvement that characterized turn of the century America.

Even from the earliest years of settlement in Salt Lake City libraries were considered a necessary asset to a civilized community. In 1850 the Territory of Utah quickly accepted a federal appropriation for the establishment of a territorial library, and appointed William C. Staines (builder of the Devereaux House, Salt Lake City's first mansion and a National Register site) as the territorial librarian. The territorial library was intended to be both a law library and a general public library, and served as such for a period of years. Eventually the collection was divided up with the general books going to the library of the University of Deseret and the law books remaining as the Utah Library.

Efforts were made to promote public lending libraries accessible to the public, and the Seventies' Library functioned for this purpose for a number of years. When this service faltered, a number of private lending libraries sprang up in the city to provide the only library service available to Salt Lake City for many years.

Vigorous efforts to establish a free public lending library were made by the Ladies Literary Society of Salt Lake City, and by the Kasonic Order who were interested in promoting libraries to assist in educating Mormons out of their peculiar beliefs. It was the Ladies Literary Society, however, who were successful in promoting a bill in the territorial legislature in 1898 committing a tax levy for the support of public libraries in the state. Salt Lake City moved to take advantage of this provision and created a free public

4. ARCHITECTURE (continued):

millwork in 1904. The open trusses and tongue-and-groove ceiling are visible above the new mezzanine. Architect for the additions was Wesley Budd. The following description of the building was published by the Salt Lake Herald at the time of its dedication:

"The library stands on State street, just south of the Alta Club, on high ground with lawns sloping from the building in all directions. ..

"The building is of white oolite from Sanpetevalley, the stone lending itself admirable to the form and dignity of the structure. The main entrance is in three parts opening on the hallway from which rise the two broad ample stairways to the lecture hall above. Entrance to the east from this hallway leads to the main floor of the reading room, a commodious, sunny room, furnished with all modern conveniences. In the central part of this stands the librarian's desk or counter, which is of solid steel with a top of golden oak to match the finishing of the interior. In the southeast corner of the room is a small apartment shut off with glass for the chief librarian, so arranged that all parts of the reading room are under supervision.

"Behind this is the stack room, or place for the books. The room is fitted with rows and rows of steel shelving of the latest design, so arranged in units that each small shelf may be readily detached and, if ned, be removed

"The main auditorium on the upper floor has seats to accommodate 350 persons. It is finished like the remainder of the building, and is built for a gallery to extend around three sides. This gallery is not yet completed, but the building is so planned that the heavy steel bolts which hold it together will support this addition when the time comes to provide it. A good-sized platform extends outward from the east wall into the auditorium, making an ideal place for small lectures or recitals." (SaltLake Herald, October 27, 1905.)

5. HISTORY (continued):

library, purchasing first the library holdings of the Pioneer Library owned by the Grand Lodge of Utah. For \$1,400 the city acquired a library worth \$24,000. The facility was installed in the City and County Building (a National Register site) and attention was immediately turned to acquiring some more permanent location. Again the Ladies Literary Society came to the rescue by persuading the eccentric and retiring mining millionaire, John Q. Packard, to donate both land and capital for the construction of a public library building.

The combination of a crusading group of progressive upper-class women and a millionaire eager to fulfill his obligations within the Gospel of Wealth was not unique to Salt Lake City, it was a scenario common to that era of the nation's history. But while many cities have numerous examples of such public manificence, it was comparatively rare in Salt Lake City . . . and the present building is certainly the only one of its nature left in the city. Fittingly, when the public use of the library demanded a larger facility, the old library was rescued by a generous donation in the spirit of John Q. Packard. The new donors gave the city \$400,000 to renovate the building for use as a planetarium.

