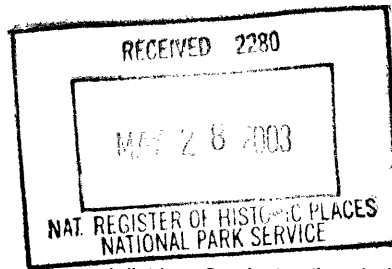


**United States Department of the Interior  
National Park Service**



032

**National Register of Historic Places  
Registration Form**

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

**1. Name of Property**

historic name Crown Cleaning and Dyeing Company Building

other name/site number 1987 South 1100 East

**2. Location**

street & town 1989 South 1100 East  not for publication

city or town Salt Lake City  vicinity

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

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Wls Mt SHPO 4/11/03  
Signature of certifying official/Title Date

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

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper CPA Date of Action 4/11/03

\_\_\_\_\_

\_\_\_\_\_

Crown Cleaning and Dyeing Company  
Name of Property

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

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

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

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

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

**Number of contributing resources previously listed in the National Register**

Sugar House Business District Multiple Resource Area

N/A

**6. Function or Use**

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

COMMERCE/TRADE: business  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

COMMERCE/TRADE: professional  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

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

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Neo-Classical  
Revival  
\_\_\_\_\_  
OTHER: vernacular  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE  
walls BRICK  
\_\_\_\_\_  
roof ASPHALT (built up)  
other  
\_\_\_\_\_

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

Crown Cleaning and Dyeing Company  
Name of Property

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

**8. Description**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Areas of Significance**

(enter categories from instructions)

COMMERCE

SOCIAL HISTORY

ARCHITECTURE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1925-1953

\_\_\_\_\_

**Significant Dates**

1925

\_\_\_\_\_

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

\_\_\_\_\_

**Architect/Builder**

Slack W. Winburn

\_\_\_\_\_

See continuation sheet(s) for Section No. 8

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: \_\_\_\_\_

See continuation sheet(s) for Section No. 9

**10. Geographical Data**

**Acreage of Property** 0.87 acres

**UTM References**

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

1 1/2 4/2/7/4/8/0 4/5/0/8/6/8/0  
Zone Easting Northing

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

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

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

**Verbal Boundary Description**

(Describe the boundaries of the property.)

The boundaries surround the footprint of the existing building only and are a portion of the larger historical property with the following current legal description: Com. 43.8 ft S frm NW cor Lot 3, Block 1A, 5 Acre Plat A, Big Field Survey; S 101.87 ft; E'y 23 rds; N. 98.98 ft to a pt 45.5 ft S of N line of sd. Lot; w 180.5 ft; W'y 199 ft m or l to beg.

Property Tax No. 16-17-457-011-0000

**Boundary Justification**

(Explain why the boundaries were selected.)

The boundaries chosen are within the legal and historical boundaries associated with the building. They were chosen to include this building only and exclude other historic and nonhistoric buildings within the legal property boundary.

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Beatrice Lufkin, Historic Preservation Consultant

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

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

city or town Salt Lake City state UT zip code 84105

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

**Property Owner**

name/title M.P. Smith Properties, Ltd.

street & number 1993 S. 1100 East telephone \_\_\_\_\_

city or town Salt Lake City state UT zip code 84106

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1 Crown Cleaning and Dyeing Company Building, Salt Lake City, Salt Lake County, UT

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### Narrative Description

The Crown Cleaning and Dyeing Company Building is a flat-roofed, brick, one-part-block commercial building constructed in 1925 in a diluted Neoclassical style. It abuts the sidewalk with a thirty-two foot frontage and no setback at 1987 South 1100 East, one block north of the center of the Sugar House business district near Salt Lake City. The building has the typical decorative façade and unadorned side elevations of the urban one-part block. The brick on the west-facing primary façade has been painted, covering the sulfur-colored brick.

The Neoclassical styling of the building is confined to the Greek/Roman classical motifs on the facade. The facade is symmetrical with a central entrance door surrounded by plate glass. Four fluted terra cotta pilasters with patera at the base, topped with Composite capitals, are evenly spaced across the façade. The pilasters support the entablature, a terra cotta frieze with a protruding metal cornice topped with a classical urn over each pilaster. The bottom wall panel, below the plate glass display windows, is ceramic tile in a checkerboard pattern, currently covered with paint. The façade is capped by terra cotta coping on the parapet that steps up to a center section with volutes emphasizing the step.

The south and north walls are red brick with metal multiple-paned rectangular casement windows placed along the length of the wall. The wall surface is smooth and unadorned above the concrete plinth and belt course. The belt course serves as a sill for the windows. Brick is laid in a stretcher bond with flush mortar. The north wall abuts the building to the north and is only visible on its east end. The south wall has twelve window openings and a door with transom, providing daylight and ventilation. The window furthest to the west was bricked over at an unknown time. The parapet steps down to the rear in four steps with ceramic tile coping. As is usual with small commercial buildings of this type, the parapet conceals the roof, in this case a flat roof.

The rear (east) section was added in 1948. It is of a paler red brick than that of the original building and has double metal doors facing south and a large south-facing window with the same metal small-paned rectangular casement windows as the sections to the west. It is compatible and sensitive to the style of the earlier building. The frame additions further to the east<sup>1</sup> have been removed and the rear elevation (east) has no current openings.

Several changes were made to the façade in the early 1970s. The two center urns were removed for a large flush-mounted sign. The original plate-glass windows with small vertical lights at the transom level and single plate-glass windows on either side of the entrance were replaced with three vertical fixed plate-glass panels with aluminum sash. The entrance door between the central pilasters was replaced with a classical-style door surround including a broken pediment and frieze header and glass panels to the sides of the door. The new door surround is sympathetic to the original Neoclassical Revival styling of the building. The original door surround consisted of two large volutes or spiral scrolls on either side of the door and a central pendant lamp. Paint from the exterior brick walls was removed by sandblasting. The south, north and east elevations remain unpainted.

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<sup>1</sup> Seen on the 1950 Sanborn Insurance Company map, V. 4, #341.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2 Crown Cleaning and Dyeing Company Building, Salt Lake City, Salt Lake County, UT

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In the mid-1980s the remaining urns were used for a mold and reproduction urns were manufactured to replace the two missing center ones.

The legal property boundary contains three other buildings that are not included in this nomination. Directly to the rear (east) of the nominated building stands a concrete block building that was originally built as an addition to the Crown Cleaning and Dyeing Building that, with the middle frame connecting section now removed, is freestanding. It uses the address 1989 South and its current tenant is Context Design, professional offices. The building closest to the street on the south side of the lot (1993 South) is a two-story brick building currently occupied by Details, a retail store. A c. 1950 concrete block building (currently used by the Rohovit Group for professional office space (1993R South) was the rug and furniture cleaning section of Crown Cleaning and Dyeing and is set to the rear (east).

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Crown Cleaning and Dyeing Company Building, Salt Lake City, Salt Lake County, UT

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### Narrative Statement of Significance

Built in 1925, the Crown Cleaning and Dyeing Company Building is significant under Criteria A and C as a commercial building type common to the Sugar House Business District as well as other towns in Utah in the late nineteenth and early twentieth century. The Crown Cleaning and Dyeing Company Building housed a locally owned small commercial enterprise typical of businesses in the Sugar House area and is one of the best-preserved examples of a one-part block commercial building. One-part commercial block buildings were the most common commercial buildings constructed during the historic period in Sugar House. The building's scale and massing are similar to many other commercial buildings in the business district; however, because of the architectural ornamentation not found on any other commercial structures in the area, the Crown Cleaning and Dyeing Company Building is significant under Criterion C. It retains its historic integrity and is being nominated under the "A City Within A City, 1910-1954" contextual period of the *Sugar House Business District Multiple Resource Area* nomination.

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### History of Sugar House District

The settlement of the area later known as Sugar House began in 1848; the year after the Mormon (LDS or Church of Jesus Christ of the Latter-day Saints) pioneers entered the Salt Lake valley in 1847. Sugar House is four and a half miles southeast of the downtown area of Salt Lake City and located on land that was initially set apart for agricultural use in what was known as the Big Field Survey. Unlike most other early Utah Mormon communities, Sugar House was not a planned town but a settlement that grew in response to industrial and later transportation needs and opportunities. It was initially known as Canyon (or Kanyon) Creek from the stream that came through the area from the canyon directly to the east.<sup>2</sup> The creek was important in the development of Sugar House as it provided water for early settlement and agriculture and later powered the machinery for the early mill-related industries.

During the historic period, Sugar House changed from its beginnings as an early industrial center based on the waterpower of Parley's Creek to a commercial center for the population living in the southeast section of Salt Lake City. Transportation connections were important in the growth and development of Sugar House. Streetcar access on 1100 East and 900 East made it possible to live in the outlying areas and get rapidly to and from work in downtown Salt Lake City. Railroad connections helped the commercial center expand by directing passengers and freight through Sugar House. The main street in Sugar House, 2100 South, was part of the nation-spanning Lincoln Highway in the 1920s and later interstate U.S. 40. It was a major east-west road across the United States and routed traffic through the Sugar House business district. By the end of World War II Sugar House was modernizing its business center, removing the last of its streetcar tracks and planning for new shopping centers.

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<sup>2</sup> Now known as Parley's Canyon and Parley's Creek after Parley C. Pratt, an early LDS leader.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Crown Cleaning and Dyeing Company Building, Salt Lake City, Salt Lake County, UT

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### The Crown Cleaning and Dyeing Company

John Barnes began the Crown Cleaning and Dyeing Company in 1920 with two other partners at 775 East Second Avenue. By 1922 he owned the business although he continued to have partners until the business moved to Sugar House. He and Bertha, his wife, were joint owners of the Crown Cleaning and Dyeing Company. They purchased the property on 1100 East in Sugar House in 1923 and hired the noted local architect, Slack W. Winburn, to design the building. It was constructed in 1925, with offices at the front and workrooms at the rear, for \$5,000. The building was unusual in the use of a noted architect for its design as well as the stylish elaborate façade on a utilitarian building. The structure served both as an industrial plant for the dry cleaning operations of the business at the rear as well as the more formal office at the street front. Early drawings show a gable-roofed frame addition to the rear (demolished) and a single-story, flat-roofed, garage-like building at the rear (demolished).

Sugar House businesses were often small enterprises and owned by local people who were active in the Sugar House business community. Both John and Bertha Barnes were leaders in Sugar House civic affairs. John Christopher Barnes was a director and president of the Sugar House Chamber of Commerce, a member of the Salt Lake Planning and Zoning Commission, and a president of the Utah Association of Dry Cleaners. He was instrumental in the establishment of the Sugar House Park, a public park to the east of the business district on the site of the former state penitentiary. Bertha was president of the Business and Professional Women's Club in Sugar House and a member of the Photochrome Club in Salt Lake City. John was born in Wichita, Kansas, in 1895, and married Bertha Brown in Salt Lake City in 1922. Bertha was born in Tremont, Illinois, in 1900. They owned and operated the Crown Cleaning and Dyeing Company together from 1922 until Bertha retired in 1961. She died in 1964 and John in 1970.

Blair L. and Maurine P. Smith acquired the property in 1971 from the Barnes Corporation. Maurine P. Smith of M. P. Smith Properties, Ltd. is the current owner. C. Kay Cummings Candies leased the property from the Smiths from the mid-1970s to the mid-1980s. The building housed their candy manufacturing operation, offices and a retail store at the front. J. Scott Anderson, Design, was the tenant following Cummings Candies, and currently uses the facilities for a professional office and showrooms.

### Slack Winburn, Architect

Slack Winburn had forty-plus-year career designing industrial and office buildings in the Intermountain west. He was born in Lee's Summit, Missouri, in 1895 and began drawing houses at age four. He studied art, cartooning and design through correspondence courses in his early years in Missouri and Oklahoma. He began his architectural career in Idaho Falls, Idaho, in the office of John W. Dill. After serving in France in World War I he studied at the Ecole des Beaux Arts et des Sciences Industrielles at Toulouse, France. In the 1920s he joined the firm of Chesbro and Winburn in Salt Lake City and married Edythe M. Tyler in 1924. His partner left for California and Winburn worked alone until joined by his son in 1952. His projects range from the World War I memorial in Memory Grove, the First Unitarian Church in 1926, the Sugar House Shopping Center, Ballif Hall and the Sigma Nu fraternity house at the University of Utah, the Surety Life Building and the El Paso Natural Gas Co. Building, all in Salt Lake City. He also designed the Ben Albert, Charleston and Mayflower apartment buildings in Salt Lake City.



## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Crown Cleaning and Dyeing Company Building, Salt Lake City, Salt Lake County, UT

### Architecture

Period Revival Neoclassical styling, popular in Utah from 1900-1925, was commonly used to give dignity to institutional buildings like banks, churches, post offices, and courthouses. These were often large, two-story buildings in the central part of towns. The use of Neoclassical styling is not common in commercial buildings in Utah, particularly in a modest one-part block. There are forty-nine documented<sup>3</sup> Neoclassical commercial buildings in all of Utah. Of these, ten are one-part blocks. There are five other Neoclassical one-part block commercial buildings in Salt Lake City. Neoclassical styling references the classical motifs of Greek and Roman temples with colonnades and/or porticos. Rather than complete columns supporting a portico, as found on larger, more elaborate building types, the Crown Cleaning and Dyeing Company Building has four pilasters supporting a simplified entablature.

Rear portions of the Crown Cleaning and Dyeing Company Building have been removed since 1950 when it extended deep into the lot. The building housed offices at the front with a pressing area at the rear of the brick section. Three frame additions to its rear housed a dry cleaning area with live steam jets and a boiler room. They were removed at an unknown date.<sup>4</sup> A concrete block laundry (1949) contained another boiler room to the east. The rear building is now freestanding, currently being used for professional offices, and not part of the nomination.

The property itself now contains four buildings: the Crown Cleaning and Dyeing Company Building; the one directly to the rear (east) of it and two on the south side of the property, one at the front and one at the rear. Their addresses are 1989 for Context Design, 1993 for Details, and 1995 (or 1993 rear) for Rohovit Group. They are not part of the National Register nomination.

Many storefronts in the Sugar House business district, like commercial buildings elsewhere, have undergone changes in an ongoing attempt to attract customers and generate sales. Remodeling has in most cases compromised the architectural and historic integrity of the buildings. This building is one of very few good examples of historic commercial buildings in Sugar House that retains its historic and architectural integrity.

<sup>3</sup> Data is from the SHPO computerized database of historic buildings in Utah

<sup>4</sup> The frame sections appeared on the 1950 Sanborn maps but not the 1969.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Crown Cleaning and Dyeing Company Building, Salt Lake City, Salt Lake County, UT

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### Bibliography

Anderson, J. Scott. Current tenant. Interview with author, August 8, 2002.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

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

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

*Salt Lake City Directory*. Salt Lake City, UT: R.L. Polk & Co., 1925-1989.

Salt Lake County Archives. Tax cards and photographs.

Salt Lake County Recorder's Office. Deed records, plat maps, title abstracts.

*Salt Lake Tribune*: April 26, 1964, C18; December 1, 1964, C4; May 7 1970, B13.

Sanborn Map Company. Insurance Maps of Salt Lake City, Utah. New York, 1911, 1930, 1940, 1950.

Smith, Maurine. Current owner. Interview with author. August 13, 2000

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1 Crown Cleaning and Dyeing Company Building, Salt Lake City, Salt Lake County, UT

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### Common Label Information:

1. Crown Cleaning and Dyeing Company Building
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: B. Lufkin
4. Date: August 2002
5. Negative on file at Utah SHPO.

### Photo No. 1:

6. West and south elevations of building. Camera facing northeast.

### Photo No. 2:

6. South and east (rear) elevations of building. Camera facing northwest.

### Photo No. 3:

6. West elevation of building (façade). Camera facing southeast.

### Photo No. 4:

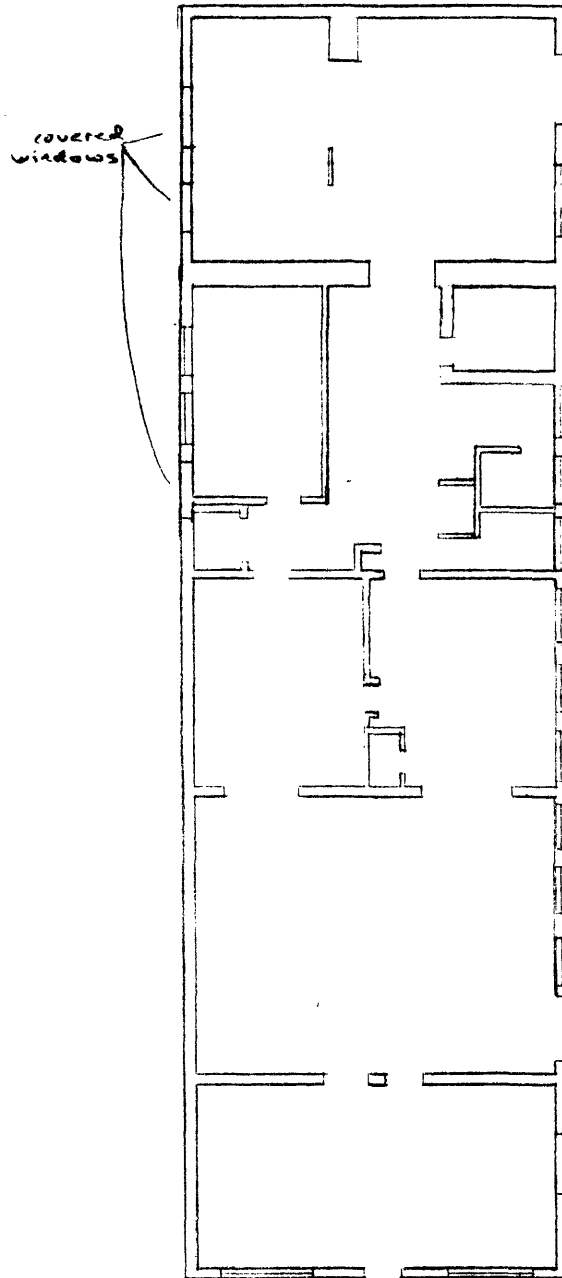
6. South elevation of building, detail. Camera facing north.

### Photo No. 5:

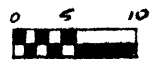
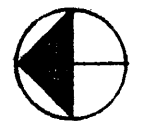
6. North elevation of building. Camera facing south. .

### Photo No. 6:

6. Other buildings on property. Camera facing east



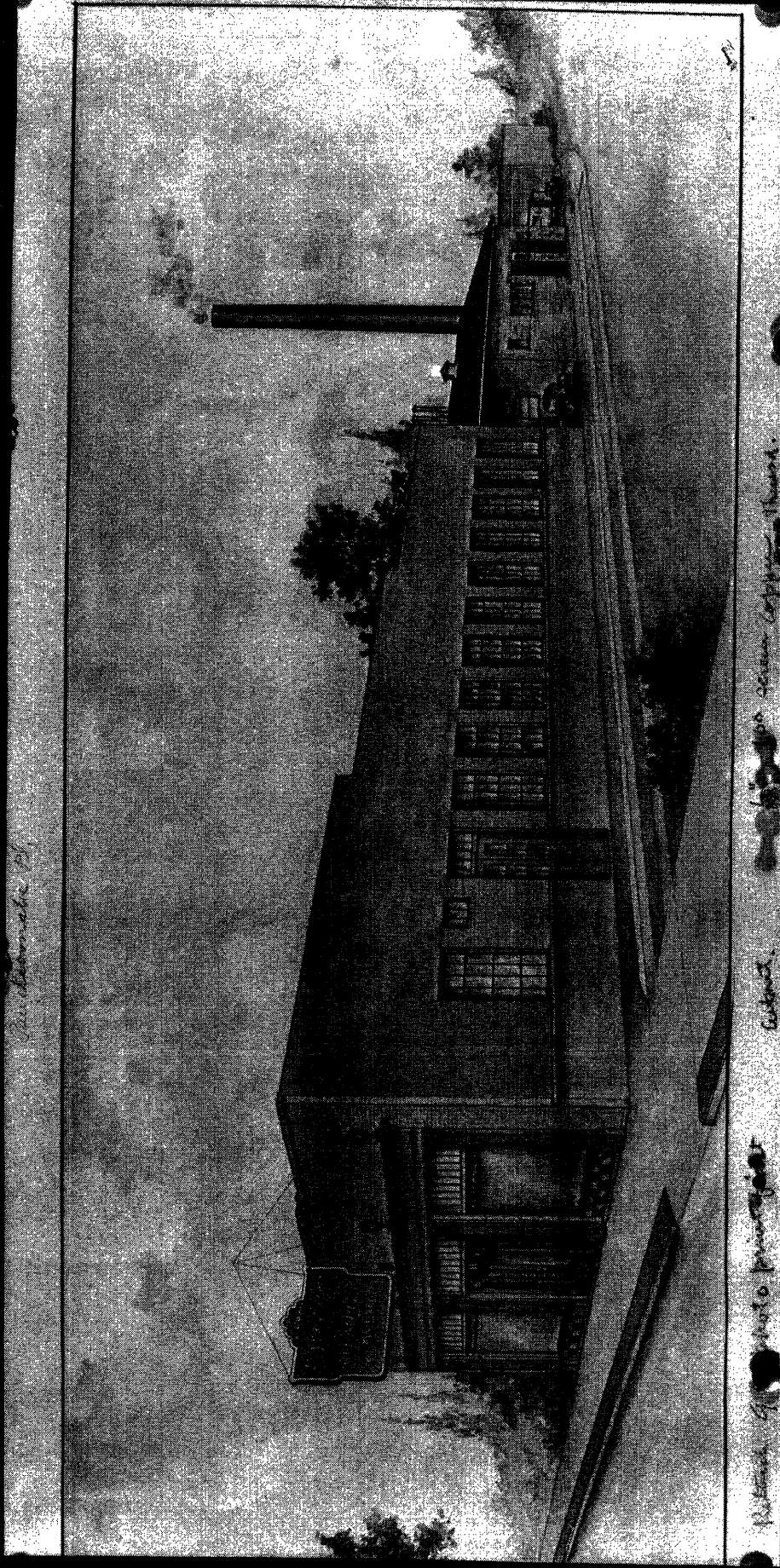
Crown Cleaning & Dyeing Company Building  
1989 S. 1100 East  
Salt Lake City, Utah



B. Luffin  
10/02

Crown Cleaning & Dyeing Co. Building

20. 10/10/1914



10. 10/10/1914

10. 10/10/1914

10. 10/10/1914