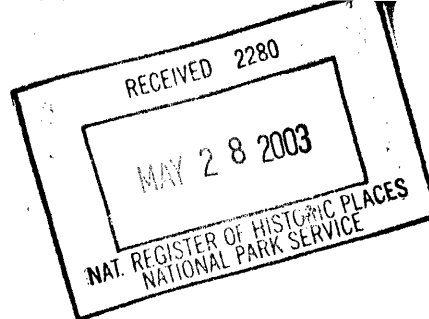


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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

1. Name of Property

historic name Granite Lumber Company Building

other name/site number Granite Lumber and Hardware Company, Granite Hardware Company, Granite Mart

2. Location

street & town 1090 East 2100 South ☐ not for publication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.)

William M. Smith SHMO 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

Date of Action

[Signature] 7/11/03

Granite Lumber Company Building  
Name of Property

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

## 5. Classification

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

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

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

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

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

Contributing	Noncontributing	
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.)

Sugar House Business District Multiple Resource Area

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

N/A

## 6. Function or Use

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

COMMERCE/TRADE: specialty store

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

COMMERCE/TRADE: specialty store

## 7. Description

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

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS: Commercial Style

**Materials**  
(Enter categories from instructions)

foundation	CONCRETE
walls	BRICK
	LIMESTONE
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

Granite Lumber Company Building  
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

### Period of Significance

c.1900-1953

### Significant Dates

c. 1900-08, 1919

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Granite Lumber Company (builder)

☒ 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

Granite Lumber Company Building  
Name of Property

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

## 10. Geographical Data

Acreage of Property 0.30 acres

### UTM References

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

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

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

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

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

### Verbal Boundary Description

(Describe the boundaries of the property.)

Blk 045, Lot 10, 10 Acre Plat A. Com N 89°29' W 85.9 ft from SW cor of int of 21st So and Highland th S 1°20' W 35.09 ft W 2.9 ft S 1°56' W 48.7 ft S 37°38' W 28.75 ft N 88°29' W 8 ft S 0° 12' W 76.73 ft N 88.59' W 49.41 ft S 1°06' W 10 ft N 88° 54' W 17.29 ft N 0°21'E 78.3 ft S 89°28'35" E 15.93 ft N 2°01'E 115.73 ft S 88°29'E 77.57 ft to beg.

Property Tax No. 16-20-206-005

### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were historically and continue to be associated with the building.

☐ See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title 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 Mecham Investment, LLC

street & number 2144 South Highland Drive #160 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

Granite Lumber Company Building, Salt Lake City, Salt Lake County, UT

### Narrative Description

The Granite Lumber Company Building is a red brick Commercial style, two story, two-part-block commercial building, built in two major phases, c. 1900-08<sup>1</sup> and 1919, and located in the center of the Sugar House commercial district, near the intersection of 1100 East and 2100 South, six miles south and east of the downtown of Salt Lake City. The current address is 1080 East 2100 South.<sup>2</sup> There is no setback and the building abuts the sidewalk with inset entrance doors. The building faces north on the south side of 2100 South close to the monument plaza, the official center of Sugar House.

The original red brick two-story building is on the east of the current building with a five-bay façade on the second floor. A large plate glass window on the first floor façade occupies the eastern end and an angled plate glass window leads into a pair of glass entrance doors. The east door of the pair opens directly into the first floor retail space and the door on the west leads up a flight of stairs to the office and residential spaces above. This two bay section has a shallow second floor, extending back only thirty-four feet while the rest of the building extends eighty-three feet back into the lot. Initially this section consisted of only the shallow two-floor section.<sup>3</sup> By 1930 a brick one-story extension to the rear had been added, bringing this section of the building back to the length of the rest of the building.<sup>4</sup>

The Granite Lumber Company, owner of the original building, constructed an addition to the east in 1919 of red brick in a two-story two-part block form for use as a store.<sup>5</sup> The two sections have had the same ownership and use since their construction and the interior space is shared. Instead of a dividing wall between the two buildings on the first floor, there are iron columns supporting the floor above in an open retail area with no interior walls.<sup>6</sup> There are pressed tin ceilings in the retail space on the first floor.

Both sections of the building share the same upper façade elements; frieze, soffits and rounded-end brackets that support a slightly projecting cornice concealing the flat roof. The second floor facades of both sections are virtually unchanged from their appearance in early photographs. The original section (east) second floor façade has five large plate glass windows, each with a line of five small square lights across the top. Wide brick mullions separate the windows. The brick above the window openings is corbelled up to a plain frieze. Bricks are set in a stretcher bond with flush mortar.

The 1919 section (west) second floor has four wooden sash double-hung windows across the façade with a flush concrete band as a lintel. Two stretcher courses of brick are between the lintel and the same width plain frieze

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<sup>1</sup> There is no building permit for this section. Photo # 23620 from the Shipler Collection at the Utah State Historical Society Library, dated 1909, shows the five-bay building with the Granite Lumber Company sign on an unpaved 2100 South. The form and styling of the building indicate that it could have been constructed from 1900-1908.

<sup>2</sup> The original address of the building was 1074-6 East Sugar Avenue on the 1911 Sanborn map of Salt Lake City.

<sup>3</sup> 1911 Sanborn Insurance Company map, v. 3, #352.

<sup>4</sup> 1930 Sanborn Insurance Company map.

<sup>5</sup> Building permit #4746, 12/16/19.

<sup>6</sup> The 1930 Sanborn Insurance Company map shows the iron post supports.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Granite Lumber Company Building, Salt Lake City, Salt Lake County, UT

as the original building. Brick between the windows is set in an unusual stacked bond of alternating stretchers and headers. A raised concrete band serves as a sill atop five courses of stretcher bond bricks. All mortar on this section is raked.

The first floor façade is separated into different bays than the second floor. There were originally three inset entrances to the building: the one on the two-bay section discussed above, another in the middle of the remaining three bays of the initial building and the last in the center of the 1919 building.<sup>7</sup> The three bays on the west of the original building and the whole façade of the 1919 addition were remodeled into an enframed window wall type of commercial building façade with inset central double entrance doors flanked by plate glass display windows. A wide border, emphasizing the display areas, frames the entire center display window section. The date of the modification is unknown but had occurred by 1938.<sup>8</sup> The ceramic tile borders and the surfaces of the entire façade have been subsequently clad in limestone facing.

The rear elevation (south) has a shed-roofed single-story addition with brick side walls. Early maps<sup>9</sup> show it as a frame structure but brick has since replaced the frame walls. The side walls have stepped parapets following the slant of the shed roof. The second floor has five openings with two windows on the initial section, a central door leading to a wooden external staircase and two more windows on the west side. Other than the segmental arched headers on the windows, the rear and side elevations are completely plain.

The adjacent buildings to both the east and west are single stories. On the west elevation the seven double hung windows of the second floor of the 1918 addition appear above the adjacent building. The adjacent building covers all but a single first floor window on the west at the rear. The second floor section on the east only extends back thirty-four feet and the roof of the rear single story section serves as an extended porch.

The windows of the two sections of the building differ in their headers and sills. Both the c. 1900-08 and the 1919 sections of the building have segmental arches with two courses of header bricks set as rowlocks over each window. The older building has another course of header bricks above that are slightly raised, serving as a drip cap. The 1919 section has rowlock headers as windowsills. The c. 1900-08 section has unpainted wooden sills. All windows on both sections are double hung with wooden sash.

The Granite Lumber Company Building retains its historic integrity above the first-floor level. The cornice, brick work and upper-level windows are virtually unchanged in appearance. The first floor of the commercial structure has been modified but the major changes took place in the 1930s, within the historic period, so that it too retains its historic integrity. The Granite Lumber Company Building contributes to the historic texture of the Sugar House business district.

<sup>7</sup> From a photo in the *Sugar House Times*, 5/7/21, 5.

<sup>8</sup> Photo # 26219 from the Shipler Collection. A 1930 building permit, E1041, was for \$200 worth of brick alterations on the building front of 1088 E. 2100 South. This may be the alteration discussed above.

<sup>9</sup> 1911 Sanborn Fire Insurance Company map.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Granite Lumber Company Building, Salt Lake City, Salt Lake County, UT

### Narrative Statement of Significance

The Granite Lumber Company Building constructed c. 1900-1908 & 1919 is significant under Criterion A for its contribution to the historical development of the business district of Sugar House. The building has a prominent position in the center of the Sugar House commercial area and was one of the early two-story buildings in the area. The Granite Lumber Company Building represents the retail emphasis of the Sugar House business district since its earliest days. It has always housed retail operations on the first floor with various offices and residential space above. The two-story two-part block brick commercial building was built in two sections in c.1900-08 and 1919 in the Commercial style. It is significant for its association with the "Early Settlement and Industry, 1848-1909" context of the *Sugar House Business District Multiple Resource Area* nomination. It is the oldest known building in the commercial section of Sugar House that retains its historic integrity and one of only a few commercial buildings that retain any architectural integrity.

### 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>10</sup> The creek was important in the development of Sugar House as it provided water for early settlement and agriculture and later powered the early mill-related industries. Sugar House developed as an early industrial center based on the waterpower of Parley's Creek that was used to power the machinery in the mills.

Transportation connections were important in the early growth of the Sugar House business district. Residential development followed the streetcar tracks, particularly in the southeast section in the 1890s. Streetcar access 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 Jordan and Salt Lake City Canal, begun in 1864 to use as a method of getting granite blocks from Little Cottonwood Canyon to the Salt Lake Temple, passes through Sugar House and crosses Parley's Creek at the end of the Sugar House Plaza at 1100 East and 2100 South. The commercial center grew up where it did because of natural and manmade features that are no longer visible. The railroad and streetcar tracks have been removed and the canal and the creek are below ground in the commercial center. The major street in Sugar House, 2100 South, was part of the nation-spanning Lincoln Highway 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.

<sup>10</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

Granite Lumber Company Building, Salt Lake City, Salt Lake County, UT

### History of the Granite Lumber Company Building

The Granite Lumber Company was founded in 1901<sup>11</sup> by Nephi Hansen<sup>12</sup> who was known as “the mayor or Sugar House” for his leadership in the commercial and civic affairs of Sugar House. He played an important role in the development of the Sugar House business district and was involved in founding a number of its leading firms; Granite Lumber Company, Sugar Banking Company, Granite Furniture Company, Hygeia Ice Company, Hansen Auto Company, Builders Finance and Granite Holding Company. Most of these companies had a physical presence in buildings along 2100 South in the center of Sugar House. He was involved in a variety of business ventures, constructing and managing commercial buildings in Sugar House and at one time was president of seven companies.<sup>13</sup> He believed in spreading the word on the businesses in Sugar House and published a newsletter in 1920 from the Granite Lumber Company, “Splinters,” that publicized Sugar House, its history and its businesses.<sup>14</sup>

Nephi J. Hansen was born in Salt Lake City in 1868 to Peter and Rosanna Jenne Hansen, Danish immigrants and converts to the LDS Church. He attended school in Sugar House in the adobe schoolhouse then the University of Deseret. In 1901 Hansen founded the Granite Lumber Company that he headed until his retirement in 1949.<sup>15</sup> While a representative to the State Legislature in 1921 he wrote the first bill to authorize moving the state prison from its Sugar House site. Nephi Hansen was active in Sugar House business and civic affairs until his death in 1951. He belonged to the Sugar House Businessmen’s League, the Commercial Club, and served on the county board to oversee road improvements and other organizations. He was an early landowner in Sugar House, purchasing properties on the northeast and southwest corners of the intersection of 1100 East and 2100 South, as well as various other sites.

The Granite Lumber Company carried lumber, building supplies and hardware in its retail store. It gradually changed to a greater emphasis on retail hardware and its name changed to the Granite Lumber and Hardware Company (1921) and finally the Granite Hardware Company (1928). It had a construction business as well and was responsible for building many of the early Sugar House commercial buildings as well as its own addition to the west in 1919. The Great Depression affected retail businesses severely, especially those associated with new construction and building. The Granite Hardware Company had financial difficulties from 1929-1931.<sup>16</sup> The Granite Hardware Company was able to retain ownership of the building but ceased retail operations.

In 1932 the Zion’s Cooperative Mercantile Institution (ZCMI), an LDS-church affiliated store that had cooperative and branch stores in Utah and Mormon-populated towns in nearby states, opened the Granite Mart in the former Granite Hardware Company space in Sugar House. ZCMI was organized as a joint-stock

<sup>11</sup> Various sources give dates from 1900-1903.

<sup>12</sup> His house was listed on the National Register in 1999.

<sup>13</sup> Flora Culture Garden Club. *Living Memorial Honoring the Old Pioneers of Sugar House*. Salt Lake City: Professional Printing Service, [1966], 36.

<sup>14</sup> *Deseret News*, November 27, 1920.

<sup>15</sup> Polk directories show that he was Secretary, Treasurer and Manager with Edward Laird as president in 1903 and 1904 and Treasurer and Manager with D.F. Free as president in 1908 and 1912.

<sup>16</sup> They owed taxes to the county for these years.



## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Granite Lumber Company Building, Salt Lake City, Salt Lake County, UT

company by the Mormon Church in 1868 to do joint purchasing for Mormon stores.<sup>17</sup> In the early 1930s it had both wholesale and retail operations, up to 150 at one time. The Granite Mart was used as an outlet for merchandise from the stores that ZCMI was closing in the 1930s. Richard H. Madsen, the president of ZCMI, acquired the property privately and continued to use the name Granite Mart for the department store that operated on that site until the late 1960s.<sup>18</sup> At that point the building was rented for other retail operations. Ownership changed again in 1992<sup>19</sup> and the building continued to be occupied by retail companies on the first floor with offices and residential space above. The current occupant is "The Blue Boutique," a Sugar House business for the last eighteen years.

### Architecture

The two-part block form was extensively used in commercial buildings in downtown areas in Utah in the late nineteenth and early twentieth century. The first floor is dedicated to retail display space and entrance doors that were often recessed to increase the amount of display space and window-shopping area. The external wall cladding of the first floor was changed to keep the appearance of the structure looking up-to-date. Often these buildings have been rendered unrecognizable because of their renovations and modernizations. The Granite Lumber Company building had modifications to the first floor openings in the 1930s and they have remained the same since. The second floor has escaped permanent modernizing efforts.<sup>20</sup>

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.

The Granite Lumber Company building is a good example of a two-part block commercial building. It is one of the oldest commercial structures left in Sugar House and shows the commercial development that developed in a linear fashion along the main thoroughfares of 1100 East and 2100 South. The building retains its original fabric on the second floor and historic period openings on the first floor. The Granite Lumber Company building contributes to the historic fabric of the Sugar House Business District.

<sup>17</sup> Thomas G. Alexander and James B. Allen. *Mormons and Gentiles, A History of Salt Lake City*. Vol. V, The Western Urban History Series. (Boulder, Colorado: Pruett Publishing Co., 1984), 36.

<sup>18</sup> Interview with Richard H. Madsen, grandson of that Richard H. Madsen and himself a president of ZCMI, on 9/21/02.

<sup>19</sup> The building was purchased by Craig W. Mechem.

<sup>20</sup> A 1980 photo shows the second floor façade windows covered. The covering has since been removed and the historic fabric remains intact.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Granite Lumber Company Building, Salt Lake City, Salt Lake County, UT

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## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Granite Lumber Company Building, Salt Lake City, Salt Lake County, UT

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### Common Label Information:

1. Granite Lumber 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. North elevation of building. Camera facing southwest.

### Photo No. 2:

6. Eastern section window/door. North elevation of building. Camera facing south.

### Photo No. 3:

6. Western section window/door. North elevation of building. Camera facing south.

### Photo No. 4:

6. Second floor east elevation of building. Camera facing northwest.

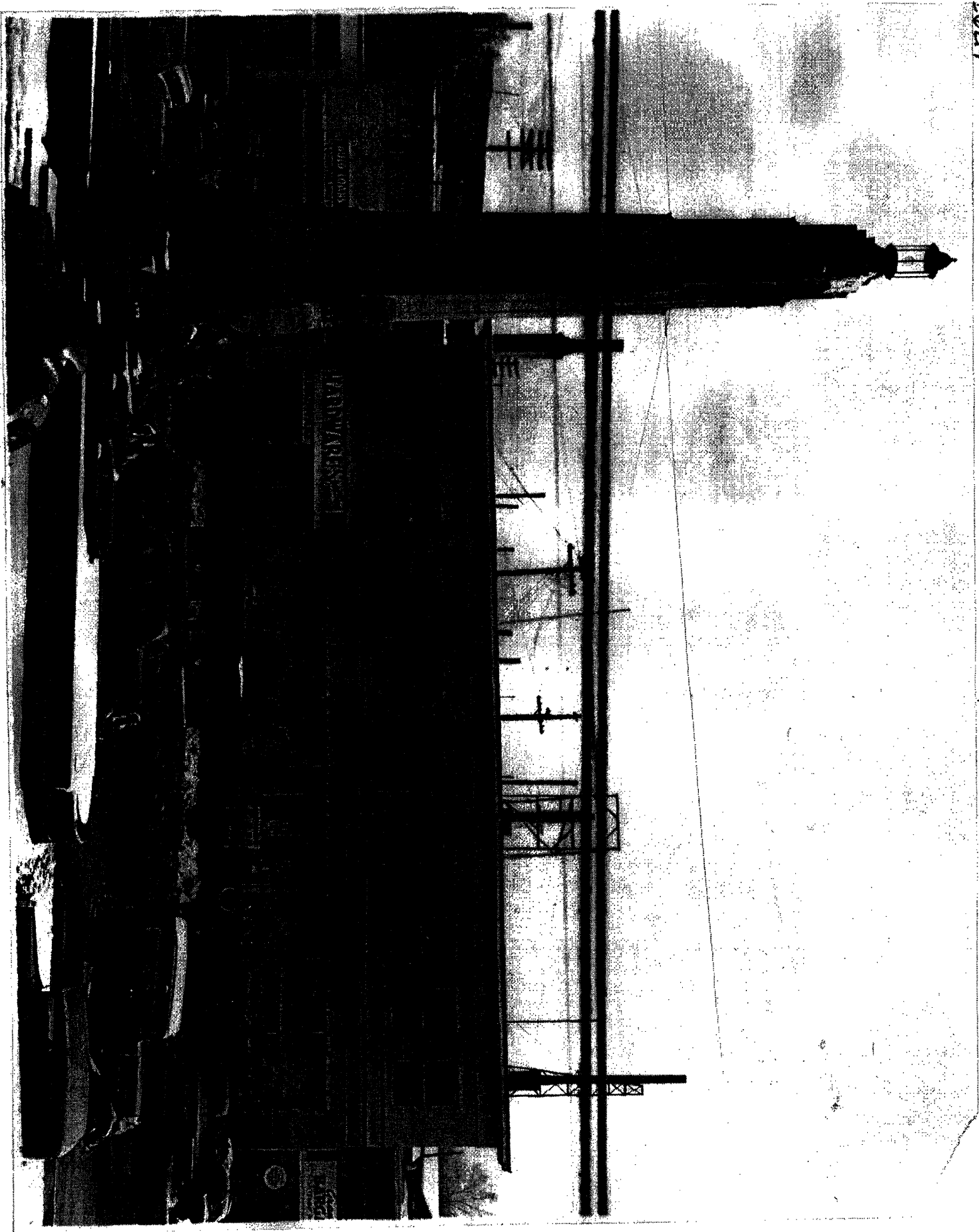
### Photo No. 5:

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

1938 (3)

Granite Lumber Co. Building 1438.

2029





Granite Lumber Co. Building C.1935

Tax photo. Salt Lake County Archives

Granite Lumber Company  
1080 E. 2100 South  
Salt Lake City, Utah

B. Lusk  
10/02

