

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED SEP 6 1977  
DATE ENTERED JAN 30 1978

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## 1 NAME

~~XX~~ HISTORIC HENDERSON BLOCK  
AND/OR COMMON

## 2 LOCATION

STREET & NUMBER 375 West 200 South  
CITY, TOWN Salt Lake City VICINITY OF \_\_\_\_\_ CONGRESSIONAL DISTRICT 02  
STATE Utah CODE 049 COUNTY Salt Lake CODE 035

## 3 CLASSIFICATION

| CATEGORY                                     | OWNERSHIP                                   | STATUS  | PRESENT USE   |
|--|---|---|---|
| <input type="checkbox"/> DISTRICT            | <input type="checkbox"/> PUBLIC             | <input checked="" type="checkbox"/> OCCUPIED        | <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM            |
| <input checked="" type="checkbox"/> BUILDING | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED                 | <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK    |
| <input type="checkbox"/> STRUCTURE           | <input type="checkbox"/> BOTH               | <input type="checkbox"/> WORK IN PROGRESS           | <input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE                | <b>PUBLIC ACQUISITION</b>                   | <b>ACCESSIBLE</b>                                   | <input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS       |
| <input type="checkbox"/> OBJECT              | <input type="checkbox"/> IN PROCESS         | <input checked="" type="checkbox"/> YES: RESTRICTED | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC         |
|  | <input type="checkbox"/> BEING CONSIDERED   | <input type="checkbox"/> YES: UNRESTRICTED          | <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION     |
|  |   | <input type="checkbox"/> NO                         | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:               |

## 4 OWNER OF PROPERTY

NAME D. F. B. Building Company  
STREET & NUMBER 1460 Foothill Drive  
CITY, TOWN Salt Lake City VICINITY OF \_\_\_\_\_ STATE Utah

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. County Assessor's Office  
STREET & NUMBER Salt Lake City and County Building  
CITY, TOWN Salt Lake City STATE Utah

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE Utah State Historic Sites Survey  
DATE June, 1977  FEDERAL  STATE  COUNTY  LOCAL  
DEPOSITORY FOR SURVEY RECORDS Utah State Historical Society  
CITY, TOWN Salt Lake City STATE Utah

# 7 DESCRIPTION

| CONDITION                                |                                       | CHECK ONE                                   | CHECK ONE   |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> EXCELLENT       | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED          | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS        | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____         |
| <input type="checkbox"/> FAIR            | <input type="checkbox"/> UNEXPOSED    |   |   |

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Built in 1897-1898 and designed by architect Walter E. Ware, the Hendersen Block is a three-story warehouse with a basement. The original building measures 74 by 100 feet and is 52 feet to the square, containing floors 24, 20 and 16 feet high. The masonry building is of post and beam construction with three rows of brick and stone load-bearing piers on the basement and street levels with three rows of wooden posts supporting the two upper levels. The superstructure consists of Red Butte sandstone at the basement and street level and red brick at the second and third levels. The roof is flat and is contained within brick parapet walls located around the circumference of the building. The building has a freight elevator and a decorative metal vault.

In plan, the first floor was originally divided into a store and offices while the upper floors were unpartitioned open spaces used to store produce. This configuration largely exists today, with the exception of some recent partitions which have been added to provide compartmentalized offices.

The Henderson Block is unusually decorative compared to the vernacular brick warehouses more commonly found in the state. The facade makes an imposing statement of strength and order. The first level is of rusticated sandstone with large Roman-arched bays containing windows and a set of double doors. Arranged symmetrically, pairs of square window bays in the second and third levels are situated directly over the arched bays of the street level. Each floor is articulated by rusticated stone belt courses which also form the sills and lintels of the window bays. The most decorative element of the facade is an ornamental projecting cornice which is classically moulded and has a central pediment containing the inscription "W. S. Henderson." The tin cornice has crown mouldings, egg and dart bands, foliated brackets, a dentil band and a wide, foliated frieze. A metal flagpole is mounted on the roof directly behind the center pediment.

The original Henderson Block, along with its later additions, retains nearly all of its original fabric, detailing and character, even after a recent renovation. The masonry facade has been cleaned and the cornice repainted. Small planter boxes have been placed on the sidewalks beneath the window bays. The original appearance of the facade is otherwise unchanged. Inside, the conversion of a warehouse to offices, a furniture showplace, and a design studio has been accomplished with little change. The brick and stone piers, chamfered wooden posts and massive wooden beams have remained exposed; the elevator, stairway, vault and high ceilings remain and original partitioning has been respected. The few partitions added for the purpose of creating more offices has had a minor effect on the historic quality of the design. Wooden trim and floors also remain and have been refurbished.

As the wholesale grocery business expanded, additions were made to the original building. In 1931-1932 a one-story brick addition 18 feet high and measuring 80 by 130 feet was made to the east of the original structure. This first addition, made as a shipping dock, has brick walls, a reinforced concrete floor and roof, exposed steel posts and roof girders, and two 14 by 50 foot wired glass skylights, all of which remains intact. The brick used in the facade is red and does not distract from the older structure. The original garage doors of the addition have been replaced by metal framed window bays for the purpose of enclosing the building as a furniture display area. A second part of the 1931-1932 addition consists of a one-story brick and concrete structure, 35 by 50 feet built at the rear of the

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CONTINUATION SHEET

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of the Henderson Block. This structure is built a few feet north of the railroad spur. A final expansion was made in 1936 when a one-story red brick and concrete structure, 51 by 50 feet, was built at an angle a few feet north of the curve in the spur. This last addition was connected to the rear of the Henderson Block, its west facade being flush with the west facade of the 1897-1898 building. The additions, while not of the same period or style as the first building, do not obstruct or distract from the two primary facades of the Henderson Block. They do, however, show how the business grew and how expansions were made to better utilize the railroad spur made by Henderson to make easier the distribution of his produce throughout the state.

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Architect Walter E. Ware was born in Needham, Massachusetts, August 26, 1861, the son of Elijah Ware whose 1865 invention of a steam engine carriage was a forerunner of the automobile. W. E. Ware came to Utah in 1889 after spending four years in Denver, Colorado as an architect. He soon became one of Salt Lake City's leading architects, designing such locally prominent buildings as the First Presbyterian Church, Aviation Club, University Club, Masonic Temple, First Church of Christ Scientist, St. Mark's Hospital, and numerous commercial and residential structures. In 1901 Ware entered a partnership with Alberto O. Treganza and until the dissolution of the firm in 1926, Ware and Treganza had a regionally significant impact. Ware died in 1951 after having actively practiced architecture for sixty years. Ware's Henderson Block is one of his best preserved early works, and considered in the context of other period warehouses, represents a high achievement in warehouse architecture.

The Henderson Block was not immediately occupied by the Henderson Company. Rather, it was rented to another wholesale grocery company, the Cosgriff-Enright Company. James E. Cosgriff came to Utah from Vermont and, in 1903, founded the Continental National Bank after a successful career in wool growing. He went on to purchase several other banks in the state and became one of Utah's leading financial figures.

In 1906, W. S. Henderson vacated his store on Main Street, where he specialized in "Imported and Fancy Groceries," and moved into his own building as a "Wholesale Grocer." By 1917 the Henderson Company had become a statewide distributor of groceries and staples and Henderson sold his interests to the Utah Wholesale Grocery Company which continued to occupy the old building. The geographical impact of the new company is reflected by the fact that Henry T. Reynolds, president, resided in Springville, Utah, while Joseph T. Farrer, secretary, lived in Provo, and John C. Deal, treasurer and manager, resided in Salt Lake City.

As the Utah Wholesale Grocery Company grew, the building also grew. Large one-story brick and concrete additions were made to the east of the original warehouse in 1931 and to the south following the angle of the railroad spur in 1936. The company ultimately became the United Grocery Company and vacated the Henderson Block in favor of larger quarters in the expansive Salt Lake Hardware Building. The Henderson Block, which has always remained in Henderson family ownership, was later occupied by the Utah Liquor Control Commission. Clark-Leaming, a business design and furniture company, now occupies the Henderson Block and has undertaken extensive restoration of the building.

# 8 SIGNIFICANCE

| PERIOD  | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC          | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input type="checkbox"/> COMMUNITY PLANNING     | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION            |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> ARCHEOLOGY-HISTORIC     | <input type="checkbox"/> CONSERVATION           | <input type="checkbox"/> LAW                    | <input type="checkbox"/> SCIENCE             |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> AGRICULTURE             | <input type="checkbox"/> ECONOMICS              | <input type="checkbox"/> LITERATURE             | <input type="checkbox"/> SCULPTURE           |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION              | <input type="checkbox"/> MILITARY               | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> ART                     | <input type="checkbox"/> ENGINEERING            | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER             |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> COMMERCE     | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION      |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> COMMUNICATIONS          | <input type="checkbox"/> INDUSTRY               | <input type="checkbox"/> POLITICS/GOVERNMENT    | <input type="checkbox"/> OTHER (SPECIFY)     |
|   |  | <input type="checkbox"/> INVENTION              |   |  |

SPECIFIC DATES 1897-1898 and additions BUILDER/ARCHITECT Walter E. Ware

## STATEMENT OF SIGNIFICANCE

The Henderson Block, a three story stone and brick office and warehouse building, was built by Wilber S. Henderson to house his wholesale grocery business. Built in 1897-1898, the building was designed by Walter E. Ware, a prominent Denver and Salt Lake City architect, and was one of the most picturesque and well-built warehouse structures in the city. The Henderson Block documents the role of the Henderson Company in the development of the grocery industry in Utah. From a single, small retail store, Henderson developed a major wholesale institution which ultimately became the United Grocery Company.

## HISTORY

Wilber S. Henderson, born in upperstate New York in 1859, traveled west to Leadville, Colorado, at age seventeen and engaged in freighting produce on the Missouri and Arkansas Rivers. Henderson became acquainted with Silas W. Eccles, General Freight Agent for the Union Pacific Railroad, who sent him to Utah to purchase cattle for the railroad. In Utah, Henderson found an uncle Chester S. Henderson, struggling with a small retail grocery business, Milan and Henderson. Drawing upon his experience with produce, Wilbur offered to manage his uncle's store resulting in the formation of the Henderson Company in 1889.

Utah's earliest grocermen operated out of small stores accumulating their own merchandise by growing their own produce or buying directly from local farmers. Eventually cooperative stores were organized and dominated retail grocery sales, particularly after the Zion's Cooperative Mercantile Institution (ZCMI) network of stores was established in 1868 and, under the United Order system, hundreds of Mormon ward cooperative stores appeared during and after 1874. Many of these stores continued to operate under private ownership after the larger organizations which had created them failed. With the Mormon merchants benefitting from lower prices due to cooperative farming and wholesaling, many non-Mormon grocers found it difficult to compete.

After spending a few years as a retail grocer, W. S. Henderson struck upon an idea that allowed him not only to become more competitive but also to expand his business into one of the largest merchandising institutions in the state. Henderson decided to start his own statewide wholesale produce business and to locate his headquarters along a railroad line in order to reduce distribution costs. In 1896 Henderson, with Silas W. Eccles, now General Traffic Manager of the Oregon Shortline Railroad, made the first of several purchases of land along a major rail line at the intersection of 200 South and 400 West Streets. In July, 1897, Henderson took out a building permit for a "brick and stone warehouse, 3 stories, \$2000, W. E. Ware, architect." The building, thought to be the first produce warehouse built along the tracks, was completed in 1898.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Salt Lake City directories, building permits, abstracts of title and Sanborn maps.  
 Salt Lake Tribune, April 23, 1947, and June 9, 1963.  
 Interview with Martha Henderson Wagstaff (daughter of W. S. Henderson), June, 1977.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre.

UTM REFERENCES

|   |      |             |               |   |      |         |          |
|---|------|-------------|---------------|---|------|---------|----------|
| A | 1 2  | 4 2 3 9 2 0 | 4 5 1 2 8 0 0 | B |      |         |          |
|   | ZONE | EASTING     | NORTHING      |   | ZONE | EASTING | NORTHING |
| C |      |             |               | D |      |         |          |

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

# 11 FORM PREPARED BY

NAME / TITLE

Allen D. Roberts, Architectural Historian

ORGANIZATION

Historic Utah, Incorporated

DATE

June, 1977

STREET & NUMBER

32 Exchange Place, #105

TELEPHONE

(801) 355-5915

CITY OR TOWN

Salt Lake City

STATE

Utah

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

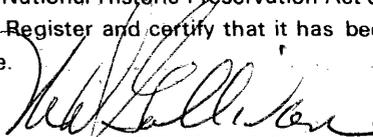
NATIONAL     

STATE X

LOCAL     

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

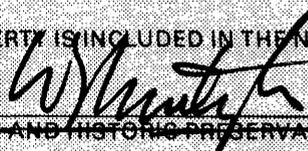


TITLE Michael D. Gallivan, State Historic Preservation Officer

DATE August 10, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER



DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST: 

DATE 1-30-78

KEEPER OF THE NATIONAL REGISTER

DATE 1-29-78