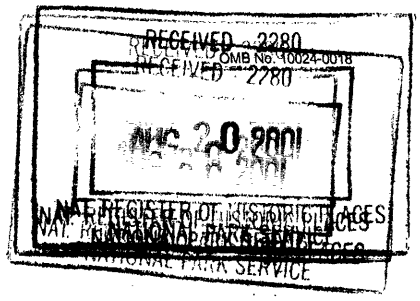
+NPS Form 10-900
(Oct. 1990) Utah WordPerfect 5.1 Format (Revised Feb. 1993)

United States Department of the Interior
National Park Service

1089



National Register of Historic Places Registration Form

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

1. Name of Property

historic name **Salt Lake Hardware Company Warehouse**

other names/site number _____

2. Location

street & number 155 North 400 West N/A not for publication

city or town Salt Lake City N/A vicinity

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

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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
X meets _does not meet the National Register criteria. I recommend that this property be considered significant nationally _statewide X locally. (_ See continuation sheet for additional comments.)

Wilson Martin 8/15/2001
Signature of certifying official/Title Date

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

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

_____
Signature of certifying official/Title Date

_____
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action

V entered in the National Register. Entered in the National Register 10/4/01
_ 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:)_____

Salt Lake Hardware Company Warehouse
Name of Property

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

5. Classification

Ownership of Property
(Check as many boxes as apply)

- x private
- _ public-local
- _ public-State
- _ public-Federal

Category of Property
(Check only one box)

- x 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.)

Salt Lake City Business District MRA

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE: warehouse

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: business

7. Description

Architectural Classification
(Enter categories from instructions)

Commercial Style

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
roof ASPHALT
other

Narrative Description

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

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

Salt Lake Hardware Company Warehouse
Name of Property

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

8. Statement of Significance

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

- x **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.
- x **C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- _ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMERCE
INDUSTRY

Period of Significance

1908-51

Significant Dates

1908-09

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

William H. Lepper, Architect
Chapereau & Cushing, Builders

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

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- _ preliminary determination of individual listing (36 CFR 67) has been requested
- _ 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 # _____

Primary location of additional data:

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

Name of repository:

_____

X See continuation sheet(s) for Section No. 9

Salt Lake Hardware Company Warehouse
Name of Property

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

10. Geographical Data

Acreage of property 2.5 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
A	1/2	4/2/3/8/4/0	4/5/1/3/6/2/0	B	/	///////	///////
C	/	///////	///////	D	/	///////	///////

Verbal Boundary Description
(Describe the boundaries of the property.)

Lot 1 & 8, Blk. 98, Plat A, SLC Survey.

Property Tax No. 08-36-376-005

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

Boundary Justification
(Explain why the boundaries were selected.)

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

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

11. Form Prepared By

name/title Judy Reese & Utah SHPO Staff
organization Utah State Historic Preservation Office date August 15, 2001
street & number 300 Rio Grande telephone (801) 533-3500
city or town Salt Lake City state UT zip code 84101

Additional Documentation

Submit the following items with the completed form:

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

  A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name John W. Williams, Salt Lake Hardware Partnership
street & number 48 Market St. #250 telephone (801) 239-2444
city or town Salt Lake City state UT zip code 84101

Narrative Description

The Salt Lake Warehouse, built 1908-09, is a five-story rectangular block building. It is located just east of the railroad tracks and north of the North Temple Street overpass in the industrial/business section of Salt Lake City. It is set back from the street the distance of the sidewalk on both 400 West and the underpass of North Temple. Parking lots and open space exist on the north side. The overall integrity of the building is intact and contributes to the historic qualities of the area.

The building, approximately 165 feet by 280 feet,[1] has a concrete foundation and is constructed of red brick that has been painted. The facade contains eight bays consisting of two pairs of double hung windows, divided by brick pilasters from the concrete foundation to the overhanging cornice. The height of the first two floors is greater than the upper three evident in the difference in the height of the window openings. The windows are double hung with transoms included in second floor windows. Large window and door openings appear along the first level of the facade. There are several loading dock doorways on the rear. The north wall has no window openings, however an entrance door is located in the middle of the first level. The south and rear elevations are generally similar to the facade, though the rear wall lacks pilasters. The regular symmetry of the warehouse, along with the overhanging cornice and simply detailed flat stone lintels and sills are Classical details that provide the minimal stylistic features of the building. The flat roof is dominated by a prominent overhanging cornice on three sides. The partial cornice returns and the lack of fenestration on the north side suggest a five-story addition was anticipated. A water tower that was probably used for a fire sprinkling system remains. There are fire escape ladders on the east (front) elevation.

The interior space is exposed timber construction. Descriptions of the construction plans for the building state that there would be 46,000 square feet of space on each floor, 165 feet by 280 feet, that the building would be cut into four sections for fire protection, and that those sections would be divided again into rooms seventy by 165 feet. The walls that divide the building into the four sections were built approximately five feet above the roof to protect the other sections from fire. Throughout the structure steel posts and caps support the girders.[2]

The exterior of the building has been restored with the entire building being repainted a red brick color. Changes made to the interior for adaptive reuse for office space have been executed in a way that allows the openness of the plan remain--the new walls stop a few feet below the ceiling. The package chute that was used to transport goods between floors has been integrated into an atrium space. Overall the building maintains its historic integrity.

__ See continuation sheet

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1 *Salt Lake Tribune*, November 8, 1908.

2 *Salt Lake Tribune*, November 8, 1908.

Narrative Statement of Significance

The Salt Lake Hardware Warehouse, built 1909-10, is historically significant for its long association with the early 20th century development of Salt Lake City's transportation and industrial district. Built at about the same time as the completion of the nearby Rio Grande and Union Pacific railroad stations (both built in 1909-10 and both listed in the National Register), the warehouse was dependent upon the railroads for transporting goods throughout the Intermountain region. As reportedly the largest warehouse built between St. Louis and the West Coast[3] at the time of its construction, the Salt Lake Hardware building documents the role of the warehouse industry in Salt Lake City during the first quarter of the twentieth century. The Salt Lake Hardware Company Warehouse is being nominated as a part of the Salt Lake City Business District Multiple Resource Area nomination.

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

Founded in 1847 by the Mormon church, Salt Lake quickly assumed the characteristics of a Mormon village--large ten acre blocks arranged in a grid fashion, log and adobe structures, irrigation systems, and blocks set aside for religious and communal purposes, to name a few. The main commercial center was eventually established on Main Street, near the Mormon Temple, where Mormon businesses thrived, such as the ZCMI (Zions Cooperative Mercantile Institution).

With the coming of the transcontinental railroad in 1869, and the growth of Utah's commercial mining industry, Salt Lake attracted numerous non-Mormon (Gentile) entrepreneurs, merchants, and laborers. "Gentile" businesses flourished on the south end of Main Street,

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3 *Salt Lake Tribune*, November 8, 1908 and April 11, 1909.

creating a polarized business district with Mormon establishments located to the north. As Salt Lake evolved into a secular city, it began to assume characteristics of other American cities. In addition, the city became a commercial "hub" for the entire Intermountain region.

The architecture came to reflect both the use of professional architects and the injection of commercial styles then popular in other areas. Social trends also fit into general patterns. Immigration, always important to the peopling of Utah, was now characterized by an influx of southern and eastern Europeans, and Asians, many of whom settled near the railroad terminals just west of downtown. It was here their ethnic communities and supportive businesses began. Warehouses and produce markets grew in this section of the city as well, as the commercial network of the city expanded. Salt Lake City, with its downtown and warehouse areas, became the major commercial point between Denver and the west coast.

The Salt Lake Hardware Company was one of the major businesses in Salt Lake City and had already been in operation for a number of years prior to the construction of this warehouse. The small store which Benjamin F. Bauer first operated together with James T. Clasby and Henry A. Schweikhart was located in the old Alta block, later the site of the Ness building (c.1937). As business grew a new store was installed at the present site of the Capitol Theater (50 West 200 South). Continued growth soon necessitated a move in 1911 to a larger building at 257-59 South Main Street (later occupied by S.H. Kress Co.) which housed the retail store and business offices. The subject building served as the warehouse for a burgeoning retail and wholesale trade. By 1911 the Salt Lake Hardware Company had developed into the largest operation of its kind west of the Mississippi. The Salt Lake Hardware Company also had constructed warehouses in Pocatello (1916) and Boise (1927), Idaho and Grand Junction (1927), Colorado.

Construction of this warehouse was begun in 1909 to meet the growing demands of the company. "There are few institutions in the country that find it necessary to invest a half million dollars in a building in which to transact business, and that a Salt Lake firm has done this shows the wonderful growth of business in Zion."[4] Newspaper articles document its construction. "This great structure, the largest one of its kind in the country west from Chicago, is being erected ... just north of the Oregon Short Line depot, in order to carry the stock required to meet the demands of the trade of this firm."[5] The building was built of timber (Oregon fir) construction and cut into four sections for fire protection. "Three electric elevators will raise and lower the stock from the several floors. ... on the ground floor there will be great traveling cranes that will handle all the heavy machinery throughout the building. ... Eight big

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4 *Salt Lake Tribune*, April 11, 1909, p.13.

5 *Salt Lake Tribune*, November 8, 1908, p.3.

wagons can be driven on the ground floor to load or unload stuff, and at the same time eight cars of freight could be loaded or unloaded and there would be no confusion while the work was going on."[6]

The five-story brick building consisted of twenty rooms and was constructed by Chaperau & Cushing at a cost of $135,000.[7] The architect for the building was William H. Lepper. Lepper appears in the city directory records beginning in 1900 when he was employed as a draftsman for Richard Kletting, a prominent Utah architect. Lepper later worked as a draftsman for Walter E. Ware (c.1903) and subsequently for the firm of Ware & Treganza (c.1906). In 1907, Lepper began working independently as an architect. During 1908-17 he maintained offices in the Brooks Arcade at 268 South State Street, and appears to have specialized in the design and engineering of heating and ventilating systems. In 1918 he left his independent practice to work with the engineering and contracting firm of Villadsen Bros. (Anders B. and Jens M. Villadsen). That association lasted only a year or two. Lepper subsequently appears to have worked out of his residence, and then the firm of Ware & Treganza again before moving to Chicago in 1923. Lepper's Utah projects included the design of St. John's Cathedral in Logan, the arch of the chapel of Rowland Hall (205 First Avenue), and the Sarah Daft Home.

The company was organized in 1889 by James T. Clasby together with Benjamin F. Bauer and Henry A. Schweikhart. Bauer and Schweikhart were cousins who both grew up in New York state. James Clasby left Salt Lake Hardware in 1894. Four years later the company was incorporated with Bauer as president and Schweikhart as vice-president. The business grew steadily and by 1905 the annual sales of the Salt Lake Hardware Company exceeded $1,000,000.[8]

Benjamin F. Bauer continued to served as president of Salt Lake Hardware Company until his death in 1937 at age 72. Born in Eden, New York in 1864, Bauer was the son of Henry and Magdalene Schweikhart Bauer. He first entered the business world as a clerk in Buffalo in 1884, then moved to Chicago where he worked as a salesman for several years. In 1888, Mr. Bauer came to Utah in search of new opportunities and the following year entered into the general hardware store partnership that evolved into the Salt Lake Hardware Company.

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6 Ibid.

7 Building permit #1053, December 9, 1908. City directory records of the period contain no references to any firm by the name of Chaperau & Cushing. However, a contractor by the name of George R. Cushing, specializing in brick and stone work, is listed in the 1908 and 1910 directories. He worked out of his residence at 764 East South Temple.

8 "Golden Anniversary, 50 Years of Progress, 1889-1939", company brochure. Copy available at the Utah Historical Society Library.

X See continuation sheet

Bauer later determined that it would be advantageous to concentrate exclusively on the wholesale segment of the business and in 1922 closed the Main Street retail outlet and moved the company's business offices to the warehouse building.[9]

Benjamin Bauer was also engaged in a number of other business ventures, particularly in the mining industry.[10] His mining activities are reflected in the trade of Salt Lake Hardware Co. which included mine and mill machinery, mining supplies and chemicals. He is also reported to have owned extensive real estate properties in Salt Lake.

Henry P. Schweikhart was born in Chicago, Illinois in 1871, son of Philip S. and Elizabeth Koons Schweikhart. The family moved to Buffalo, New York the following year where Henry resided until 1889 when he moved to Salt Lake, presumably to join his cousin in the hardware business. Schweikhart served as vice-president of Salt Lake Hardware Company until forced to retire because of illness in 1932. He was also active in civic affairs in Salt Lake City, being involved with the Alta Club, the Salt Lake Rotary Club, and the Salt Lake Commercial Club. Schweikhart died at his home in Salt Lake City in 1942, at age 70.[11]

Subsequent principals in the Salt Lake Hardware Company included Charles L. Wheeler, who succeeded Bauer as president. Wheeler served with the company for many years as president and general manager from 1937 until about 1962, then serving as board chairman until his retirement c.1969.

Henry A. Schweikhart was succeeded as vice-president first by Mr. Wheeler (1932-37) then by G. Bruce McKee. McKee filled in the position of vice-president until about 1954 and was succeeded by Howard W. Price, who had been serving as a junior vice-president and general manager of the firm.

Wholesale market centers became increasingly important by 1900 evidenced by "wholesalers from the larger cities establishing branch houses in order to be nearer the market and meet local competition more effectively. The changing relative importance of the older wholesale centers, the establishment of new ones, and the development of the railroad all contributed to

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9 A building permit, #18339, September 5, 1922, for "brick alterations" at 103-07 North 400 West, may be connected with this moved.

10 He was connected with the Annie Laurie Consolidated Gold Mines from 1916 until selling out to a New York syndicate in 1936. Other mining ventures with which he was affiliated included the Bullion Coalition Mines and the chesterfield Coal Company.

11 Obituary, *Salt Lake Tribune*, January 29, 1942, p.11.

X See continuation sheet

the modification of the traditional lines of trade."[12] Wholesaling became more complicated as inter-related systems were going across the country. With the complexity of the warehouse system came a simplicity in building design.

Warehouse Design

Warehouse is a term for a building type introduced c.1885 that was thoroughly built and relatively expensive because of the structural components, yet simple and undecorated. These buildings were nonetheless designed. The parapets were often brick with open arches. "Strap-work" and "knot-work" were appropriate brick patterns for work buildings. The ornamentation used conventional patterns. Windows usually had slender bars and thin panels of light material. Initials were often incorporated in decorative panels. The brick pier was an "unbroken line from sidewalk to skyline" and served as pilasters to divide the wall into bays as well as stiffen the walls. There was typically much glass and many openings on the first floor. Low cost and obvious utility was the appearance of warehouse structures.[13]

The design of these warehouses occurred during a period when the Modern movement was simplifying architecture as a whole. Discussions of the warehouse buildings by the authors of articles in the Architectural Record between 1904 and 1910 describe the trend toward a simpler architecture as appropriate in general. Specifically it was deemed important that the warehouse clearly articulate its function.

The utility and functional honesty of warehouses were integral to the services they provided--the milling, packing, storing and warehousing that occurred in them daily. Built in response to the development of the great transcontinental railroads in America, they remind us of how many cities developed and of the importance of shipping and railroads. "Agricultural, mineral, and manufactured wealth flowed freely out of the loading bays of the warehouses onto waiting freight cars and carried across the continent. The trade of the nation relied on railroads and upon efficient handling and storage in the great warehouses that adjoined the tracks."[14]

The buildings were necessarily rectangular with large open areas to accommodate the functions that occurred within them, leaving modest exterior ornament as the primary

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12 Moeckel, Bill Reid. The Development of the Wholesaler in the United States, 1860-1900. New York and London: Garland Publishing, Inc., 1986.

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

14 Miles, Trackside.

distinguishing feature. Because they were simple and less ornate that other commercial building of the period, the warehouse was "separated from any recognized historical styles".[15]

This warehouse developed much as warehouses did across the country; they were utilitarian, vernacular buildings on the periphery of the commercial district. "The warehouse districts were often built during a brief period of time with similar materials and similar functions, expressing a homogeneity and unity of place absent in the central business district."[16] Nationwide, there was extensive use of brick in a variety of types and colors. There were many load-bearing masonry buildings of several floors with heavy timber posts and beams spanning large interior bays that were open with flexible floor space. Ground floors were often elevated from the street approximately 2-1/2 feet to facilitate loading from railway cars or carts and trucks.[17]

Construction Technology

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

Warehouse construction of the early 1900s consisted generally of two main forms. Mill construction, named because it was first applied to the textile mills of New England, consisted of heavy timber construction and floors with thick planks. These solid masses could not burn freely and allowed time for fighting the fire. This type of construction avoided concealed spaces between floors and in roofs. Vertical openings were brick-lined and doors were wood, covered with tin. Water piping ran throughout and gravity tanks for storing water to supply the sprinkler systems were often positioned on the flat roofs. Windows were made of heavy galvanized iron and double glazed with quarter-inch wire glass. Mill construction presented convenient surfaces for attachment of pulleys, shafting and machinery. Heavy timber construction was better than wrought iron, steel, or cast iron.[18]

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

16 Miles, Trackside.

17 Ibid.

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

X See continuation sheet

Reinforced concrete was another method of fireproofing buildings. Brick walls could not stand up for any great length of time against a hot fire and reinforced concrete was the only kind of construction that had been found not to give way in the hottest fire. Even structural steel had to be protected by brick or terra cotta or concrete. The worst damage to concrete would be the spalling of some of the surface mortar that could be easily repaired by plastering the damaged places with a rich cement mortar. Typically walls would be six inches thick with the floor slabs being four inches thick.[19]

Both methods were used during the early twentieth century. Some were noted as using the most-up-to-date fireproof construction methods and employed many of the methods that were being discussed during the early 1900s, methods described as important for preventing the loss of lives and goods.

The Salt Lake Hardware Company warehouse is an excellent example of early warehouse construction and documents the significance of the warehouse industry in this area. Its overall integrity is good and it contributes to the historic qualities of Salt Lake City.

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

___ See continuation sheet

Bibliography

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Miles, Trackside.

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___ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Photo No. 1:
1. Salt Lake Hardware Company Warehouse
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Cory Jensen
4. Date: June 2001
5. Negative on file at Utah SHPO.

Photo No. 1:
6. South & east elevations of building. Camera facing northwest.

Photo No. 2:
6. North & east elevations of building. Camera facing southwest.

Photo No. 3:
6. South & west elevations of building. Camera facing northeast.

Photo No. 4:
6. South elevation of building. Camera facing northwest.

___ See continuation sheet


The
Salt Lake
Hardware
Co.