

1451

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 Capitol Hill Historic District (Boundary Increase)

other name/site number _____

2. Location

street & town Salt Lake City not for publication

city or town Utah vicinity

state Utah code UT county Salt Lake code 035 zip code 84111

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.)

Wilson M. Marks 11/14/2001
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 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:)

Edson Beall 1-11-02
Signature of the Keeper Date of Action

Capitol Hill Historic District (Boundary Increase)
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.)

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

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

Contributing	Noncontributing	
261	96	buildings
		sites
		structures
		objects
261	96	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

N/A

1

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/hotel
- COMMERCIAL/business
- COMMERCIAL/specialty store
- COMMERCIAL/other

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/hotel
- COMMERCIAL/business
- COMMERCIAL/specialty store
- COMMERCIAL/other
- GOVERNMENT

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

- MID-19TH CENTURY
- LATE VICTORIAN
- LATE 19TH AND 20TH CENTURY REVIVALS
- LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS
- OTHER: World War II and Post-World War II Era

- foundation STONE, CONCRETE
- walls BRICK, WOOD, STUCCO, ADOBE, VENEER, CONCRETE BLOCK
- roof ASPHALT, WOOD, 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

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.)

Areas of Significance

(enter categories from instructions)

- ARCHITECTURE
- COMMERCE
- COMMUNITY PLANNING AND DEVELOPMENT
- ETHNIC HERITAGE
- RELIGION
- SOCIAL HISTORY
- TRANSPORTATION

Period of Significance

c.1850s - 1950

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Various, mostly unknown

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:

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

Salt Lake City Corp.

See continuation sheet(s) for Section No. 9

Capitol Hill Historic District (Boundary Expansion)
Name of Property

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

10. Geographical Data

Acreage of Property approximately 60 acres

UTM References

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

A 1/2 4/2/3/9/2/0 4/5/1/5/2/8/0
Zone Easting Northing

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

C 1/2 4/2/4/3/4/0 4/5/1/5/1/6/0
Zone Easting Northing

D 1/2 4/2/4/2/2/0 4/5/1/5/1/6/0
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at the centerline of the intersection of 400 West and 300 North; thence north to 800 North; thence east to Wall Street; thence south along the boundary line of the original Capitol Hill Historic District to 300 North; thence west along 300 North to 400 West. Also known as Plat A, Blocks 114, 115, 120, 121, 132, 133, 138, 139, 150 and 151..

Property Tax No. Various

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries encircle the most intact concentration of historic buildings and add them to the existing Capitol Hill Historic District, satisfying the criteria under the areas of significance for the district. Overall, the boundary streets form logical boundaries between neighboring areas with fewer historic resources. (See Section 7 for a detailed description of the boundary streets.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky, Preservation Documentation Resource
organization prepared for Salt Lake City Corporation date November 2, 2001
street & number P.O. Box 58766 telephone (801) 581-1497
city or town Salt Lake City state UT zip code 84158

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 District Nomination - multiple owners
street & number N/A telephone N/A
city or town Salt Lake City state UT zip code 84111

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 Capitol Hill Historic District (Boundary Increase), Salt Lake City, Salt Lake County, UT

Narrative Description

The *Capitol Hill Historic District (Boundary Increase)* extends the original Capitol Hill Historic District ten square blocks to the west. This includes parts of five blocks and five full blocks for an area of approximately 60 acres. The increase area is part of the Capitol Hill residential neighborhood developed between the 1850s and the 1950s. The roughly rectangular-shaped area includes 306 primary buildings, of which 228 (75 percent) contribute to the historic character of the neighborhood. Of the 78 (25 percent) non-contributing buildings, 33 are altered historic buildings and 45 are considered out-of-period (see summary statistics at the end of Section 7). The increase area also includes 51 outbuildings, primarily garages, of which 33 (65 percent) are contributing and 18 (35 percent) are non-contributing. Counting primary buildings and outbuildings together brings the total to 357, of which 261, or 73 percent, are contributing.

Seventy-one percent of the contributing buildings are single-family dwellings dating from the 1860s to the early 1950s. Sixteen percent of the contributing buildings are double houses/duplexes, mostly built between the 1890s and 1910. The housing stock also includes apartment buildings (four percent), hotel/motels (one percent), and residential courts. Contributing commercial buildings account for about seven percent of the total. The majority is located along 300 West, the area's main transportation corridor; however there are a few on the quieter streets, many with attached residential housing.

The original Capitol Hill Historic District was listed on the National Register of Historic Places on May 5, 1982. The increase area lies directly west of the current district, abutting the eastern boundary (see map). The Capitol Hill Historic District and the proposed boundary increase are just north and slightly west of Salt Lake City's downtown. The original district includes the neighborhoods known historically as the Marmalade District and Arsenal Hill, as well as the grounds of the Utah State Capitol, which was listed on the National Register on April 10, 1978.

There are four reasons for the proposed boundary increase. First, the eastern boundary of the original district cuts an irregular, somewhat arbitrary path through several blocks and, in at least one case, bisects a parcel. Second, the current National Register boundaries do not coincide with the boundaries of Salt Lake City's landmark designation for the Capitol Hill neighborhood. The city's boundaries extend farther west to include several properties on 300 West.¹ Third, the original eastern boundary of the National Register district was drawn with the intent to include the neighborhood on the sloping west side of Capitol Hill and several properties at the base of the hill; however, historically the neighborhood (with its contemporaneous housing stock) extended several blocks west to the railroad tracks (approximately 500 West). The new boundary line will more accurately represent the

¹ The city's boundaries will not be altered in conjunction with the National Register Increase, primarily because the city does not wish to increase the number of landmark designated buildings, which are potentially subject to design review.

National Register of Historic Places Continuation Sheet

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extant historic neighborhood. Four, since the 1982 listing of the original district, the period of significance has been expanded. A number of properties, many of which are associated with commercial development along the 300 West corridor, have achieved significance in the past two decades.

Boundary Description

With the exception of the eastern boundary, the borders of the *Capitol Hill Historic District (Boundary Increase)* are distinctive and easily define the area. The western boundary is the centerline of 400 West between 300 North and 800 North.² A number of historic buildings are extant along the east side of 400 West, however, only a handful remain on the west side where railroad-related industries have resulted in the demolition or alteration of most of the historic buildings [Photograph 1]. The north boundary is the centerline of 800 North. The street marks the end of the historic neighborhood, north of which there are no historic properties except the Wasatch Springs Plunge bathhouse (a 1921 municipal pool), listed individually on the National Register in 1978 [Photograph 2] and the St. Marks Hospital (an 1892 building now obscured by several recent office complex additions). The south boundary is the centerline of 300 North, which is the southern boundary of the original district in the block between 200 West and 300 West [Photograph 3]. South of 300 North, between 300 West and 400 West, the campus of Salt Lake City's West High School takes up the entire block.³ The east boundary of the increase area corresponds with the original district's western boundary between 300 North and 800 North [Photographs 4-6].

Brief Description of the Original Capitol Hill Historic District

To understand the relationship between the original district and the boundary increase, a brief description of the original district is necessary. The Capitol Hill Historic District is a residential neighborhood comprising approximately 188 acres of land. The topography of the neighborhood defined the development patterns and can be separated into three distinct areas: Arsenal Hill, just

² All numbered streets in the district were renumbered in 1972. The original numbering system was based on the zero-numbered "Temple" streets bordering Temple Square in downtown Salt Lake City. North Temple, an original zero street, was followed by 1st North, 2nd North, 3rd North and so on. Similar numbering came from West Temple. Address numbers were based on the origin point at the intersection of South Temple and Main Street (East Temple). This resulted in some confusion between street numbers north and west of the origin, and numbers to the south and east. For example, the address of commercial building at 244 West 300 North (located midway between 200 West and 300 West) was originally 244 West 2nd North (located between 1st West and 2nd West streets). In 1972 North and West Temple streets were renumbered 100 North and 100 West. First North became 200 North, 2nd West became 300 West, etc. The older numbering system is found on all historic documents used in researching this nomination; however, within the nomination all buildings are designated by their current addresses.

³ A few historic properties exist on the south side of 300 North near 200 West, but are not included the boundary Increase, although they are in Salt Lake City's landmark district.

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Section No. 7 Page 3 Capitol Hill Historic District (Boundary Increase), Salt Lake City, Salt Lake County, UT

south of the capitol building grounds, is a terraced neighborhood overlooking downtown Salt Lake City; the Marmalade District is a densely packed neighborhood strung along four main diagonal streets that follow the steep west slope of Capitol Hill; and the gently sloping western base of the hill along 200 West where the large ten-acre blocks of the original city plat devised by Brigham Young in 1847 are still visible.⁴

There are approximately 455 buildings in the original district, of which eighty-two percent are contributing. Commercial and institutional buildings make up about four percent of the number of contributing buildings. Historic apartments and double houses (or duplexes) account for five percent. The vast majority of contributing buildings in the original district are single-family dwellings. Partially because of its proximity to downtown and partially because of a development-resistant topography, the housing stock of the *Capitol Hill Historic District*, makes up the oldest surviving residential neighborhood in Salt Lake City.

The makeup of architectural types and styles also differs according to topography. Arsenal Hill contains few examples of early, vernacular architecture because the upper hill was the first location of the community's arsenal, left bare after a forty-ton explosion of powder in 1876. With its fine views and proximity to the city center, Arsenal Hill became a fashionable neighborhood in the 1890s, and many insubstantial houses were razed for a number of large, high-style, architect-designed residences built for Salt Lake's more prosperous residents. After the completion of the neo-classic State Capitol Building (built between 1912-1916 and listed on the National Register in 1978), the neighborhood continued to fill with a variety of more modest architectural styles [Photograph 7].

The Marmalade neighborhood, so identified by several streets named for fruit trees, includes the greatest number of pioneer-era dwellings in the district. Classical symmetry, plastered adobe brick, and cut stone are the distinguishing characteristics of these homes. Increased development in the 1880s and 1890s and repeated subdivision of the blocks created streetscapes of densely packed houses, many constructed by speculative builders. Brick and frame were used almost equally during this phase of construction. These Victorian-era homes and the bungalows that followed them, were, for the most part, built by local artisans using pattern books; however, the Marmalade area contains a high percentage of traditional house types modified to accommodate the sloping sites (e.g. changes in foundation levels, retaining walls, etc.) Between 1890 and 1910, a number of multi-family units were built in neighborhood. Between the 1930s and 1950s, only a handful of houses were built. After a period of decline in the 1950s through 1970s, the Marmalade has experienced a renaissance of building restoration and limited new construction [Photograph 8].

The housing stock in the 200 West neighborhood is similar to what is found in the Marmalade area, however the buildings are less densely packed and there is an absence of obvious site adaptations.

⁴ Edward W. Tullidge, *The History of Salt Lake City and Its Founders*, (Salt Lake City, Utah: Edward W. Tullidge, Publisher and Proprietor, 1880), 47. This concept was in turn based on the "City of Zion" plat originated by LDS Church founder Joseph Smith for laying out the city of Nauvoo, Illinois.

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Section No. 7 Page 4 Capitol Hill Historic District (Boundary Increase), Salt Lake City, Salt Lake County, UT

In many ways, this neighborhood resembles neighborhoods throughout Salt Lake City. It contains a mix of housing stock ranging from the pioneer-era to the 1950s. There are a few adobe homes in area, but many have been modified and modernized. The largest, single group of buildings date from the Victorian period, 1890 to 1910. Brick was used extensively in this area, though a number of frame examples can be found. There also are several excellent and well-preserved bungalows and period cottages in the neighborhood. During the general decline of the Capitol Hill neighborhood in the 1960s and 1970s, a number of apartment blocks (ranging from four units to over a hundred) were built. Attracted to the area by large blocks of flat land, these non-contributing apartment blocks were the main reason for the irregularity of original district's eastern boundary. There is, in fact, no difference between the development patterns and housing stock east of 200 West and the neighborhood in the increase area to the west [Photographs 4-6].

Development Patterns

The *Capitol Hill Historic District (Boundary Increase)* retains the feel of the original 1847 city plat (ten-acre blocks divided into eight lots with streets 128 feet wide). The increase area is entirely within Plat A, and includes all of Blocks 115, 120, 133, 138 and 151, and portions of Blocks 114, 121, 132, 139 and 150. Originally, each one and one-quarter acre lot was designed for a single-family dwelling set twenty feet back from the street with space for outbuildings and garden plots in the rear. Many of the oldest houses are located at the corner of the blocks with infill housing ranging from Victorian cottages to bungalows and period cottages. Several of the blocks include alleys or residential courts extended into the inner blocks with housing built around the turn of the century. There were no subdivisions platted in the increase area, despite the presence of many amenities during the city's subdivision boom period between 1888 and 1903. The proximity of several railroad lines (the closest being the Denver and Rio Grande, which had a track running in the center of 400 West for nearly a century) probably discouraged many developers from investing in the area. However, in September 1891, landowners George and Elizabeth Goddard, platted part of Block 150, and dedicated Reed and Fern Streets. This transaction may account for the offset, narrow 700 North between 200 and 300 West. The planning of the residential courts seems to be more haphazard, developed gradually by families. Of the twelve historic residential courts located in the area the following are intact: Arctic Court (formerly Pacific Avenue), Ardmore Place, Bishop Place, Ouray Avenue (formerly Ostler's Court), Pugsley Street (400 block) and Reed Avenue (west of 300 West, formerly Rosella Court). Land use (and accompanying zoning) in the increase area is a patchwork of residential, commercial, and mixed use that reflects the historical influences of the railroad near 400 West and the 300 West transportation corridor.

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Streetscapes and Landscape

Streetscapes within the district include a mix of wide through-streets and more intimate inner block streets and residential courts. The wider streets have sidewalks with curb and gutter. With the exception of 300 West, which has been widened several times, most have generous parking strips [Photographs 6 & 9-12]. The narrower streets that go through entire blocks also have sidewalks [Photograph 13]. This includes a few streets formerly residential courts (e.g. Pugsley between 400 and 500 North, and Reed Avenue (recently improved in 2000) between 300 and 400 West [Photograph 12]. Other residential courts have been paved, but vary in condition [Photographs 14-15]. Several other historic courts and alleys have been vacated. Traffic lights are located on 300 West at 300 North, 400 North, 500 North, and 600 North, where traffic from the Interstate 15 interchange is funneled into downtown. Traffic from the recently rebuilt interchange also necessitated placing traffic lights on 400 West at 300 and 600 North.

Within the district are a few scattered tracts of contemporaneous housing [Photographs 14 & 17-18], but most blocks present a range of house types [Photograph 10 & 19-20]. The majority of commercial buildings are found along 300 West, and buildings range from 19th century storefronts to 1950s service stations [Photographs 21-22]. The rest are scattered throughout the district, and with the exception of a former laundry and an electric supply company, they are modest in scale and blend with their residential neighbors [Photographs 3 & 23].

Landscaping within the district varies considerably and, for the most part, has been left to the discretion of individual property owners. There are quite a few old shade trees, most associated with the older homes on the wider streets [Photograph 6]. Smaller trees are found on individual lots and in the parking strips of some streets [Photograph 9]. Most houses have lawn and shrubs in front with a mix of lawn. Landscaping on the commercial properties range from the manicured to the neglected. The irrigation ditches, part of the pioneer-era streetscape, were filled in the early part of the twentieth century, and other remnants of the historic landscape, such as fences, no longer exist. Pugsley Park, a neighborhood pocket park is a recent addition [Photograph 24]. The Warm Springs Park, a larger green space, is located just outside the increase boundary [Photograph 2]. Other open space nearby is associated with the West High School, the Washington Elementary School on 200 West (an out-of-period building located within the original district), and the Church of Jesus Christ of Latter-day Saints Salt Lake Seventeenth Ward (an out-of-period building located at 225 West 500 North within the increase boundaries) [Photograph 25].

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Section No. 7 Page 6 Capitol Hill Historic District (Boundary Increase), Salt Lake City, Salt Lake County, UT

Architectural Styles, Types and Materials by Period

Single Family Dwellings: Early Settlement Period, 1850s-1879

There are 162 contributing single-family dwellings located within the district, only four of which have been identified as having been built before 1879. However, historical documents suggest the actual number of extant dwellings may be higher. Unfortunately additions, alterations, and the general lack of documentation makes it difficult to come up with an exact number. The oldest documented dwelling in the increase area is the William Hawk log cabin, built between 1848 and 1852, and listed on the National Register of Historic Places in 1978 [Photograph 26]. It is the only surviving log dwelling in the increase area, and probably the oldest in Salt Lake City on its original site.⁵ The Hawk cabin, located behind a Victorian cottage at 458 North 300 West, had an adobe addition attached by the 1880s. It was later moved to the rear of the property and used as a milk house and garage. Portions of other log dwellings may exist incorporated in larger structures, but most were converted to outbuildings (like the Hawk cabin) and later demolished. Of the many early frame buildings that appear on the 1889 Sanborn fire insurance map, most have been demolished or substantially altered.

Existing adobe houses are easier to identify. Adobe brick was a popular building material in Salt Lake City, even after fired brick became available in the late 1860s. These adobe houses were typical of settlement-era houses, which have little stylistic detail other than classical symmetry. The house at 365 West 800 North, built circa 1875, is an example of the most common house type, the hall-parlor [Photograph 27]. An atypical example is 270 Reed Avenue, built circa 1876, a modified double-pile that originally faced 300 West [Photograph 28]. A study of the 1898 Sanborn map identifies over sixty extant adobe dwellings. Many of these were later enlarged (newer home built in front or on the side to make a cross wing). Currently many have plaster and veneers covering the historic materials. Tax cards also reveal a number of houses with adobe sections indicating they were built in the settlement period.

Single-family Dwellings: Victorian Urbanization, 1880-1910

Houses types and styles of the Victorian era represent half number of single-family dwellings, substantially more than other housing type in the district. The increase area includes some adobe buildings that were updated in the Victorian style. The house at 236 West 400 North, built of adobe circa 1880, has a mansard roof and Victorian Eclectic details that may not have been part of the original construction [Photograph 19]. In the same period, substantial brick homes were being built using Picturesque styles. A two-story, Italianate cross wing at 443 North 300 West, also built circa 1880, is a good example [Photograph 29]. Stylistically, a small percentage of these homes

⁵ Family tradition suggests the Hawk cabin was originally within the walls of the old fort (300 South and 300 West). It has probably been at the present location since before 1859, though it now sits at the back of the lot.

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demonstrate the transition from earlier houses and possess Classical, Italianate and Greek Revival features [Photograph 30].

The majority of Victorian houses built in the increase area were built between 1890 and 1910. Mostly modest brick cottages, these houses are found throughout the district as individual architectural entities. Though tracts of Victorian cottages appear throughout Salt Lake during this period, there are only rare examples of speculative building of single-family dwellings in the increase area. The twin homes on 400 North are a rare example [Photograph 17]. The Victorian-era homes in the district demonstrate the asymmetrical floor plans favored in the late nineteenth century. There are fifteen side-passage/entry homes, thirty-three cross wings, and thirty-six central-block-with-projecting-bays-type homes [Photographs 9, 31-33]. In addition, there are four shotgun houses [Photograph 34]. Despite the presence of recognizable types, building in the area was highly individualized and many homes are difficult to classify. The house at 345 West Reed Avenue appears to be an unfinished cross wing, while its neighbor is an unusually small double house [Photograph 35]. The house at 333 Ouray Avenue is a hybrid of the side-passage and central-block-with-projecting-bays type [Photograph 36]. The size of Victorian homes in the district range from the just-over-500-square-foot shotguns to a few two-story, 2,000 square-foot plus dwellings, with the average house around 1000 square feet.

While many houses have distinctive stylistic elements (e.g. Greek Revival cornice returns and Neo-classical columns), the majority of Victorian houses in the district would be considered Victorian Eclectic. Typical decorative elements include shingled gable trim, lathe-turned columns, and corbelled brick work. Unfortunately, historic photographs indicate that many homes have lost original wood ornamentation, particularly porch details such as balustrades and "gingerbread" spindle work. While most houses in the district would not be considered ornate, even modest homes range from the plain to the relatively elaborate [Photographs 34, 37]. The predominant material of the era was brick [Photographs 31-33, 35-36]. The very earliest homes may have been built with soft-fired brick over an adobe lining, however the majority of homes appear to be constructed of fairly good quality brick. Wood, as a structural material, occurs less frequently than brick, and was mostly found on modest-sized homes. The majority of wood homes were frame with drop-novelty siding such as 321 West 400 North [Photograph 37]. Unfortunately a few have been covered with various veneers [Photograph 6]. A partially disassembled shotgun house illustrates the common practice of placing adobes between the studs of a frame house [Photograph 34]. Brick construction account for 75 percent of the contributing buildings, twenty-three percent of buildings are wood, with nineteen percent covered with various veneers. Other materials used include wood (used extensively for decorative elements), and stone (for foundations, sills, etc.).

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Single-family Dwellings: Early Twentieth Century, 1900-1939

The first decade of the twentieth century was a transition period in the *Capitol Hill Historic District* boundary increase area. The large blocks had been divided several times, and new housing was in-filled as needed. While Victorian house-types continued to be built until 1910, new house types were emerging. A handful of foursquares were built in the district, all the one-story variety found in Salt Lake's working-class neighborhoods [Photographs 9, 15 & 38]. Utah's dominant architectural style of the early twentieth century was the bungalow. Sixteen percent of contributing single-family houses in the district are bungalowoid in type and style. The bungalow was intended to be a comfortable, sheltering, low profile house, and most of Utah's examples are modest. Bungalows appear as groups of tract houses throughout the increase area as well as individual in-fill. The description of bungalow as a type, as well as a style, fits most of the bungalows in the district. The houses usually have the narrow end to the street with a variety of roof styles, and a full or half-width porch. The most popular material for bungalows was brick, with wood and stucco used for decoration. There is only one completely frame example in the increase area. Stone was used as a foundation material in early bungalows, however after 1915, concrete was used almost exclusively. The brick bungalows at 262 and 264 West 600 North are two of three built by a local builder in 1913 [Photograph 39]. Most have modest Arts and Crafts decorative elements [Photograph 40]. Herbert Meads, an extremely prolific local builder, constructed a group of five unpretentious bungalows between 620 and 640 Pugsley [Photograph 14].

After World War I, the bungalow remained popular, but the Period Revival movement favored by veterans who had served in Europe was evident in the architecture of the 1920s in Utah.⁶ A group of modest bungalows, built in 1924, by Ammon S. Brown uses period revival details and a relatively new material, striated brick [Photograph 41]. Period revival cottages account for only three percent of houses in the area: a percentage much lower than contemporaneous neighborhoods. A good example is found at 674 North 300 West [Photograph 42]. The amount of residential architecture built in the increase area dropped significantly during the depression years. By this time, much of the vacant land had already been developed. In addition, automobile use increased dramatically and 300 West became the main transportation corridor from downtown Salt Lake to cities northward.

Single-family Dwellings: World War II and Post-World War II Era, 1940-1955

Only three percent of single-family dwellings in the district were built during the 1940s and early 1955. With no available land for large-scale subdivision, and increasing commercial use, there are only scattered examples of post-war houses in the neighborhood. Five houses between 363 and 377 West on 700 North, built circa 1945, typify the minimal traditional house developed by Federal

⁶ Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: a guide*, (Salt Lake City, Utah: University of Press, 1988), 145.

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Housing Administration to promote home ownership during the depression [Photograph 18].⁷ The floor plans are small and compact, construction is simple frame and siding, and stylistic elements are limited to the projecting entrance. The only ranch-style single-family homes in the increase area were built just outside the historic period on Ardmore Place [Photograph 43].

Multiple-family Dwellings: Double Houses (Duplexes), Apartment Buildings, and Hotel/Motels

Thirty-seven residences within the increase double houses (commonly referred to as duplexes). There are ten historic apartment blocks, and two hotel/motel complexes. Most of the double houses were built between 1890 and 1910 and are dispersed throughout the district. Stylistically, they come in two varieties: the urban model with a flat-roof and decorative brick parapets, and the more domestic, hipped or gable roof type [Photographs 20, 38, 44 & 45].⁸ Despite being rental units (or perhaps because they are rentals), many of these dwellings have survived relatively intact with only minor changes, such as the replacement of the classical porch columns with wrought iron. The oldest double houses are all brick masonry. A handful of double bungalows are found in the increase area [Photographs 40 & 46]. An unusual concrete block example is located at 370-374 West 400 North (built in 1938), and one duplex represents the post-war era [Photographs 47 & 48].

There are seven historic apartment blocks in the increase neighborhood. All are small with only four to eight units. The example at 775 North 300 West, built circa 1894 is representative, though atypical because it is attached to a commercial building [Photograph 21]. Across the street at 776 North, the Lorna Apartments, a walk-up built in 1913, looks imposing, but only has six units [Photograph 49]. The Jo-Beth Apartments, built in the 1930s, on Ardmore Place was originally eight units [Photograph 50]. The most interesting of the motel courts is an Art Moderne building at 338 North 300 West, built circa 1941 [Photograph 51]. As noted above the increase area contains several out-of-period apartment complexes, built between the 1970s and the present [Photographs 4 & 19].

Commercial/Public/Institutional Buildings

The eighteen contributing commercial/public/institutional historic buildings within the increase area represent a varied and eclectic group. Five are located on the quiet neighborhood cross streets running east to west. One is located on 400 West, and the rest are on 300 West. The five

⁷ Federal Housing Administration, *Principles of Planning Small Houses*, Technical Bulletin No. 4, Washington D.C.: U.S. Government Printing Office, 1936.

⁸ The word duplex as used in the nomination refers primarily to the one-story, semi-detached buildings known historically as double houses. Carter and Goss classify the flat roof duplex as "Double House C" and the hipped/gabled roof version as "Double House A." Horizontally divided duplexes (called "Double House B") appear in the area only in the 1950s. See Carter and Goss, 74-79. It appears the majority of these duplexes were owned as a unit on a single parcel of land. Many of the oldest examples were occupied by their owners with relatives living in the adjoining unit.

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neighborhood commercial buildings ranged from the very small one-part blocks (380 West 400 North, built circa 1900; and 275 West 400 North, built circa 1890) [Photographs 23 & 46] to very large two-part block (a laundry building built at 244 West 300 North in 1912) [Photograph 3]. Two part blocks are also located at 258 West 400 North (built circa 1905, tenuously attached to a house, and later converted to apartments), and 242-244 West 500 North (built in 1906 and attached to half a Victorian Eclectic house) [Photographs 52 & 53].

There are several commercial buildings on 400 West, however the only contributing building is the 1948 brick, and concrete block Graybar Electric Company building [Photograph 54]. There have been commercial buildings on 300 West since the 1860s; however the earliest extant buildings are from the late nineteenth and early twentieth century. The six one-part blocks are all constructed of brick and most were used as grocery/markets. Examples include 785 North (built in 1894) and 422 North (built in 1926) [Photographs 21 & 55]. The best two-part block is a former drug store at 403 North 300 West, built in 1911 [Photograph 56]. There are several other historic commercial blocks on 300 West that are currently non-contributing, but many of these have the potential to be rehabilitated [Photograph 57].

The 300 West transportation corridor also has several examples of buildings related to the rise of the automobile in the first half of the twentieth century. In the 1920s, at the corner of 300 West and 500 North, one homeowner converted their home into a grocery/fruit stand [Photograph 58]. The former Conoco station at 784 North 300 West was built in 1953 (replacing a 1919 station on the same site) [Photograph 22]. Another station at 575 North 300 West was built just outside of the historic period (circa 1957) [Photograph 59]. Other out-of-period buildings are scattered throughout the district [Photograph 60].

Outbuildings

Only a handful of coops and sheds remain from the family farming days of the increase area's early history, and none are noteworthy. The majority of contributing outbuildings are garages, which began appearing in the area in the late 1910s. These garages are most single-car, simple-gable frame and brick structures that face the street [Photographs 61-62]. An early concrete block example is behind 677 North 300 West [Photograph 63]. One interesting example is a circa 1915 garage built as an addition to a turn-of-the-century homes at 242 West 400 North [Photograph 64].

Summary

The historic resources of the *Capitol Hill Historic District (Boundary Increase)* illustrate a range of architectural types and style that span over a century. These resources document the transformation of the neighborhood from pioneer farmsteads to Victorian suburb to bustling transportation corridor.

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They contribute to the historic and architectural significance of the original Capitol Hill District, and help relate the district to the greater Salt Lake City community. The boundary increase area started to decline in the 1950s when residential construction was almost nonexistent. Even the thriving commercial activity was hurt when the Interstate 15 was completed in 1957, first by bypassing traffic and later when 300 West became an alternate "freeway" to and from downtown Salt Lake City. Recently the city has launched several programs to rehabilitate the neighborhood. These programs along with advantages of the neighborhood such as its proximity to downtown and the now fashionable Marmalade neighborhood hopefully will create the type of economic incentives necessary to revitalize and preserve the area.

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Summary Statistics of Increase Area

(Based on a March 2000 Reconnaissance Level Survey and update of a 1991 RLS)

Evaluation/Status (306 total primary) (51 total outbuildings) Total(357)	<u>Contributing</u>		<u>Non-contributing</u>	
	75% (228 total)		25% (33 altered; 45 out-of-period)	
	65% (33 total)		35% (18 total)	
	73% (261 total)		27% (96 total)	
Construction Dates (contributing primary buildings only)	<u>1850s-1870s</u>	<u>1880s</u>	<u>1890s</u>	<u>1900s</u>
	2% (4)	4% (10)	10% (24)	40% (92)
	<u>1910s</u>	<u>1920s</u>	<u>1930s</u>	<u>1940s-early 1950s</u>
	16% (36)	16% (36)	4% (8)	8% (18)
Original Use (contributing primary buildings only)	<u>Single Dwellings</u>		<u>Double Houses/Duplexes</u>	
	71% (162)		16% (37)	
	<u>Apartments/Hotels</u>		<u>Commercial Buildings</u>	
	5% (11)		8% (18)	
Architectural Styles (contributing primary buildings only)*	<u>Classical</u>	<u>Picturesque</u>	<u>Victorian</u>	<u>Bungalow/Arts & Crafts</u>
	5%	4%	57%	22%
	<u>Period Revival</u>	<u>World War II Era</u>	<u>Modern</u>	<u>Other</u>
	6%	5%	2%	8%
Architectural Types (contributing primary buildings only)	<u>Pioneer-Era</u>	<u>Victorian</u>	<u>Bungalow/Foursquare</u>	<u>Period Revival</u>
	5%	44%	16%	3%
	<u>WW II/Early Ranch</u>	<u>Double Houses/Duplexes</u>	<u>Apartments</u>	
	3%	16%	3%	
	<u>Hotel Types</u>	<u>Commercial/Public</u>	<u>Other</u>	
	2%	7%	1%	

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Construction Materials
(contributing
primary buildings
only)*

<u>Adobe</u> 1%	<u>Stone</u> 1%	<u>Stucco/Plaster</u> 8%	<u>Wood</u> 23%	<u>Veneer</u> 11%
<u>Brick</u> 68%	<u>Striated Brick</u> 7%	<u>Concrete</u> 2%	<u>Metal</u> 1%	

*Total exceeds 100 percent due to the number of buildings constructed of more than one style, or with more than one material.

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Narrative Statement of Significance

The *Capitol Hill Historic District (Boundary Increase)* is an approximately ten-block boundary increase of the original *Capitol Hill Historic District*. The increase area consists of 357 buildings. There are 261 (seventy-three percent) contributing historic buildings. Though the neighborhood is architecturally and historically significant as a logical extension of the original district, the boundary increase area is significant in its own right as a historical record of the gradual development of Salt Lake City from an agricultural outpost to a thriving metropolitan city and transportation hub. The increase area is significant under Criterion A for its ties to the early settlement and the subsequent economic and cultural diversification of Salt Lake City's population. Many of the descendants of the earliest pioneers in the area stayed to build homes and businesses. Due to the proximity of the main north-south state road and the railroads, the area was a temporary home to travelers and new immigrants. During the height of the railroads, between 1880 and 1920, the economic diversity of the area was astonishing, ranging from the very prosperous to the very poor, and from highly educated professionals to uneducated immigrant labor. The area is significant under Criterion C for the diversity and integrity of the historic housing stock dating from a circa 1850 log cabin to circa 1950 tract houses. The neighborhood also contains several decades' worth of historic commercial buildings, especially along 300 West, which has been serving as an important north-south corridor from downtown Salt Lake City for over 150 years. Development patterns in the area were continually adapting to the changes in transportation modes and the economic climate: from early farmsteads and large-scale businesses, to cottage industries for the established residents and residential rental housing for the working class population; and most significantly, changes in building stock to accommodate the automobile industry. The *Capitol Hill Historic District (Boundary Increase)* is a neighborhood of well-defined boundaries with 73 percent contributing historic resources, and is the logical extension of the *Capitol Hill Historic District*.

The History of the *Capitol Hill Historic District (Boundary Increase)*

Early Settlement Period, 1847-1869

On July 24, 1847, a small contingent of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) entered the Salt Lake Valley under the direction of Brigham Young. On August 2, 1847, a little more than a week later, Orson Pratt and Henry G. Sherwood began to survey what was then known as the City of Great Salt Lake. In less than a month, the survey of Plat A, consisting of 135 blocks, was completed. The land was divided into ten-acre blocks, each containing eight lots of one and one-quarter acres. Streets were 132 wide feet. One house could be

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constructed on each lot with a standard setback of twenty feet from the front of the property. The rear of the property was to be used for gardens and outbuildings. Farmland was provided in the outlying areas. Forty acres were set aside for the temple, and four other blocks were for public grounds to be laid out in various parts of the city. After the church officials selected lots for their personal use, the remainder of the land was divided by casting lots. Scarce resources such as timber and water were to be held in common with no private ownership.⁹ Within two years, the population of Salt Lake City had grown to 6,000. Plat B was laid out in sixty-three blocks to the east in 1848, and in 1849, the eighty-four blocks of Plat C were surveyed on the west side. The *Capitol Hill Historic District (Boundary Increase)* consists of portions of a ten-block rectangle at the northwest corner of Plat A, abutting the steep western slope of Capitol Hill.¹⁰

In February of 1849, the city was divided into nineteen wards of the LDS Church and a bishop was selected to preside over each ward.¹¹ The increase area was along the eastern edge of the 19th ward (a triangle-shaped area extending from 300 North to the Beck's Hot Springs in North Salt Lake, and from 200 West (base of the foothills) to the Jordan River (approximately 1500 West)).¹² Though lots were allocated and the basic governing (church) hierarchy in place, early settlement proceeded slowly. Most of the earliest settlers spent their first few winters in crude log cabins, tents, or in wagon beds, in or near the fort (present day Pioneer Park at 300 South and 300 West). The church's official historian was "unable to find out positively whether any of the pioneers of Utah built houses or resided in the Nineteenth Ward prior to 1849, although it is possible that one of two families became settlers in 1848."¹³ William Hawk (1799-1883) typifies the pioneer of the period. Hawk was a member of the Mormon Battalion and arrived in Salt Lake in 1848. He was one of fifty-five settlers allocated a lot in the boundary increase area. According to family tradition, William Hawk built a log cabin within the fort and moved it to his lot sometime between 1850 and 1852. He was a farmer who later built an adobe house in front of the cabin. In 1906, his descendants demolished the adobe house, built a new brick house, and moved the cabin to the rear of the lot for use as an outbuilding. The cabin still sits at the rear of the property at 458 North 300 West, and was listed on the National Register of Historic Places in 1978.

By the 1850s a number of settlers had moved to their lots and begun building permanent homes. Some of the houses may have been log (newly hewn or relocated from the fort site), but most were

⁹ Tullidge, 46-47.

¹⁰ The western boundary of the original *Capitol Hill Historic District* cuts an irregular path between 200 and 300 West, and it is difficult in early primary sources (such as the census) to determine which buildings or residents are in the Increase area and which are in the original district. For the purposes of this narrative history, the discussion will include the boundary increase neighborhood as well as some outlying areas.

¹¹ A ward (or congregation) is the smallest ecclesiastical unit of the LDS church.

¹² Daughters of Utah Pioneers, *Tales of a Triumphant People: A History of Salt Lake County, Utah, 1847-1900*, (Compiled and published by the Daughters of Utah Pioneers of Salt Lake County, Salt Lake City, Utah: Stevens & Wallis Press, 1947), 50 & 66.

¹³ *Ibid.*, 51.

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built of adobe (or dried mud bricks).¹⁴ An adobe pit was first established near the fort site in order to provide bricks for the fort wall. Most of these early adobe homes were single-story, one or two-room (single cell and hall-parlor) dwellings with classical symmetry and little ornamentation. Most were subsequently enlarged and covered with plaster or other veneers as soon as the owner had the necessary resources. A typical example is found at 365 West 800 North, an adobe hall-parlor occupied by Henricksens, a family of Danish marble and stonecutters. A more unusual example is a one-and-one-half story, double pile adobe house at 270 North Reed Street. This house was built in the early 1870s for George Washington Hill (1822-1891) and his wife, Cynthia Stewart Hill (1823-1908). George W. Hill was an Indian agent and interpreter, who published a phrase book for the Shoshone language in 1877. According to family tradition, Brigham Young frequently met Indian delegations in the Hills' home. George W. Hill's presence in the area was important because though the Mormon pioneer settlement had effectively driven the native population from the Salt Lake Valley, there were still encounters. Groups of Indians would camp in the foothills and occasionally beg for food from the residents. In 1862 a group of Indians was accused of stealing "forty sides of leather from the tannery of Mr. Pugsley, in the 19th Ward."¹⁵

Salt Lake City grew quickly in the two decades between 1847 and 1869, and has been described by many historians as an "instant city."¹⁶ The population increase was steady, supported by the annual influx of Mormon convert immigrants, mostly from England and Scandinavia, and the characteristically high Mormon birthrate. While the arid soil and necessity of irrigation systems made crop production difficult, the cash crop of gold dust left in Salt Lake City by "forty-niners" traveling to and from California gave rise to a thriving mercantile district in the center of town. The overall economy benefited by this traffic, and early Utah settlers gradually became more prosperous. The city was incorporated in 1851 with many lines of the original charter devoted to regulating burgeoning commerce. By the late 1860s, Salt Lake had several brickyards, and though small adobe houses were built up until the 1880s, brick became the most sought-after building material. The houses were surrounded by shade trees, which were usually lindens and poplars. The settlers dug irrigation ditches and built fences around their lots, planted gardens and small orchards, and raised whatever livestock was necessary for family subsistence. The early residents of Capitol Hill and vicinity had more difficulty in obtaining water for adequate irrigation than their counterparts on the valley floor. The hill's rocky soil made the area suitable for only family garden plots, one or two animals and a small orchard, such as those found in the Marmalade district.

The 1850 census lists approximately 87 households in the area, with almost half listed as farmers. The rest were primarily artisans and laborers. Less desirable land and the easy walk to downtown

¹⁴ No log structures and only a handful of adobe houses were identified in the 1991 reconnaissance-level survey of the district, however many exist incorporated in later additions and alterations. Sanborn map coverage of the area begins (partially) in 1889 and by that time many of the early pioneer homes had already been demolished or altered.

¹⁵ J. Cecil Alter, "The Mormons and the Indians," *Utah Historical Quarterly*, vol. 12, no. 1-2 (January-April 1944), 63.

¹⁶ Linda Sillitoe, *A History of Salt Lake County*, (Salt Lake City: Utah State Historical Society and the Salt Lake County Commission, 1996), 3.

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businesses made the Capitol Hill neighborhood more attractive to tradesmen than farmers. The 1850 census shows the average number of children per household was five to six. A large number of unrelated boarders or guests were found in households throughout the area. This was most likely because of the proximity of Union Square, one of the blocks set aside for public use in the original plat. For many years, Union Square (located between 200 and 300 North, and 300 and 400 West just south of the boundary increase area) was a popular campsite for immigrant wagon trains and handcart companies.¹⁷ The first public building constructed in the increase area was an adobe schoolhouse built in 1852 at the corner of 500 North and 300 West (demolished by the turn of the century). Prior to this 19th ward members held meetings at the Warm Springs Bath House (site of the Warm Springs Park just north of the increase area), and in members' homes. In 1866, a meetinghouse for the 19th ward replaced the schoolhouse. The meetinghouse was demolished in the 1890s. By the time of the 1860 census, the number of households in the area had doubled. Only thirty-six men are listed as farmers or farm laborers. Most had very specific occupations (e.g. nail maker, machinist, gardener), or owned businesses (blacksmith, tanner, millwright etc.). The census taker listed several unoccupied households, an indication that at least a few of the settlers who left Salt Lake City during the Utah War of 1857-1858 didn't return.¹⁸

Victorian Urbanization and the Coming of the Railroad, 1870-1910

Historians generally agree that the completion of the transcontinental railroad on May 10, 1869, is a benchmark in Utah's history: the *official* end of the pioneer era in Utah. In January of 1870, the LDS Church-sponsored Utah Central Railroad completed a line connecting Salt Lake City to the transcontinental line at Ogden. In 1872, Union Pacific acquired control of the Utah Central, as well as interests in another Mormon railroad, the Utah Southern, which ran south from Salt Lake to Provo.¹⁹ The 400 West corridor provided the best grade and location for the tracks, and within a few years a warehouse district had developed next to the city's central business district. The coming of the railroad had a direct effect on the nearby neighborhoods. Small businesses had always been present in the boundary increase area from the first settlement, but the railroad encouraged large-scale enterprises. By the time of the 1889 Sanborn map, the Utah Central-Union Pacific Railroad had laid six lines of track near 500 West. The 1898 Sanborn map shows that in the decade before the turn of the century, the Oregon Short Line Railroad (incorporated by Union Pacific/Utah Northern Railway)

¹⁷ Union Square was the location of the University of Deseret beginning in 1884. The school was renamed the University of Utah in 1896, and relocated next to Fort Douglas on the east bench of Salt Lake City in 1900.

¹⁸ During the Utah War Brigham Young was faced with the possibility of a military force of 2,500 marching on Salt Lake City accompanying a new federally appointed governor. In March 1858 Young ordered all residents of northern Utah settlements to abandon their homes and prepare to burn them. Later that spring the conflict was resolved and on June 26 Johnston's army marched through a deserted Salt Lake City to established Camp Floyd forty miles to the southwest. Most of the city's residents returned to their homes later that year.

¹⁹ Leonard J. Arrington, *Great Basin Kingdom: An Economic History of the Latter-Day Saints, 1830-1900*, (Salt Lake City: University of Utah Press, reprint 1993), 270-282.

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had laid seventeen sets of track (through lines and sidings) separating the west side of town from the east at 500 West and North Temple.

The residents of the Capitol Hill area found their neighborhood conveniently close to the varied activities of the city. They found work in the business district of the central city and in a variety of nearby manufacturing and retail establishments. The largest businesses of the 1880s were located just west of the boundary increase area: the Utah Soap Manufacturing Works, the Salt Lake Glass Works, the Deseret Woolen Mills and the Morrison-Merrill Lumber Company.²⁰ Within the increase area were the Utah Brewery operated by the Margetts family, and three tanneries. One of the tanneries was owned by Phillip Pugsley (1822-1903), an early pioneer whose sphere of influence went far beyond his original small holding on 400 North. In addition to the Salt Lake tannery, he built a second tannery in Petersen, Utah, and was involved in an Ogden woolen mill. He is listed in the 1884 Salt Lake directory as a capitalist. In the mid-1870s, Philip Pugsley established a flourmill on the corner of 300 West and 400 North (now demolished) that served the Capitol Hill community for many years as the place to bring wheat to be ground. Philip Pugsley had two wives, Martha Roach (1829-1906) and Clarissa Ames (1827-1910), and many of his descendants stayed in the area. His granddaughter Nellie Druce Pugsley (1893-1981) was a famous soloist with the Mormon Tabernacle Choir. Pugsley Street (originally Pugsley Court), which currently extends from Ouray Avenue to 700 North, is a tribute to his influence in the community.

Most commercial ventures in the area were on a smaller scale, and many were near by or attached to the owner's residence. Christopher Stokes (1831-1911) acquired much of the land on Reed Avenue between 300 West and 400 West, which he originally called Rosella Street after his wife Rosella Nebeker (1845-1912). He took advantage of the traffic along 300 West to built a combination store and apartment complex at 775 North 300 West between 1894 and 1900. Stokes sold property to his neighbor Thomas Henry Morrison, (1847-1910), a New Zealander, who came to Salt Lake in 1882. Morrison built two brick homes for his wives, Emily Carbine (1856-1944) and Susannah Baker (1855-1921) on Reed Avenue in the 1890s. Behind the houses, Morrison and Sons built an ice-cream factory. His sons ran the factory while Thomas Morrison operated a restaurant in a downtown office building. His specialty was meat pies. The Morrison family later owned a bakery and a meat pie company; the latter is still in business today although no longer in the area.

Most of the early commercial buildings were built at the north end of 300 West, no doubt because of the available land and the travelers entering and leaving the city. Besides the Stokes store, examples include the Godbe-Pitts Drug Company at 721 North 300 West (built in the 1880s, now altered), and the Frewin Grocery at 778 North (built in 1895, now demolished). Smaller general stores were built on the cross streets. Hans Peter Nielsen (1856-1920), a Danish immigrant, built a modest brick grocery and meat market at 376 North 400 West in 1900. The market must have been successful,

²⁰ The first three have been demolished although the foundation of the Deseret Woolen Mills was visible for many years. The Morrison-Merrill Lumber Company's main building, built in 1909 at 205 North 400 West, was listed on the National Register in 1998. The 1911 mill building at 315 North 400 West has been substantially altered.

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because five years later Hans Neilsen and his wife Josephine Johnson Nielsen (1858-1940) were able to afford to build a two-and-one-half story brick house around the corner at 406 North 400 West. The house was not ornate, but large enough to rival those built closer to the hill. Both grocery and house are still standing and in excellent condition. An interesting example is found at 242-244 West 500 North. Built in 1903, this two-story brick commercial building has half a Victorian cottage built on the west side. James H. Poulton (1854-1936) and his wife Sarah Ann Pardoe (1857-1911) operated a general store from this location for thirty-four years. It was associated with the ZCMI (Zion's Cooperative Mercantile Institution) chain of stores for many years. Peter Buller built a brewery plant at 329 North 300 West, and a smaller beer bottling works at 376 North 300 West (both demolished).

Development in the boundary increase area was organic. Though this period of Salt Lake City's history was known for a flurry of housing developments, no subdivisions were platted in the neighborhood, except for a street plat filed for Reed and Fern Avenues east of 300 West. Most inner blocks streets were residential courts or alleys that later became streets. There were subdivisions platted north of 800 North in the area of the Beck and Warm Springs, but development never occurred, primarily because the spring's expanding "lake" made the soil unsuitable for either construction or vegetation.²¹ In addition for many years there was a night soil crematory near the Warm Springs site. However, the proximity of the hot springs provided auxiliary amenities for the residents. The boundary increase area had electric lights by the 1880s, and passenger rail lines were laid to the springs and beyond. By the turn of the century, streetcar lines ran along Center Street in the Marmalade District, 300 West and 400 West, the latter connecting to the Salt Lake-Ogden Railway. Because of its high volume of traffic, the 300 West roadway was well-maintained. Water mains and pipes (replacing well water) were laid in 1890s, and City Creek was partially channeled underground.

The Victorian era was the boundary increase area's period of greatest growth. Seventy-five percent of the contributing historic resources were built between 1870 and 1910. Most were individual single-family dwellings built by family members on subdivided land. A small number of houses were constructed by speculative builders in tracts of two or three. The types were identical to the homes built in the original district, but without the slope-derived adaptations. The Victorian Eclectic cottage, most often a cross wing or a central block with projecting bays, constructed of brick, was ubiquitous in Utah, and a number of beautifully preserved examples can be found in the increase area (521 Arctic Court, 546 North 400 West, 343 North 300 West, 400 North block of Pugsley, etc.). The side-passage house, such as the Nielsen house, was also very popular. Frame houses became more common as the railroad brought lumber into timber-scarce Salt Lake City. Extant frame examples include common Victorian types (248 Bishop Place, 321 West 400 North) and worker cottages built between 1900 and 1915 (e.g. shotguns and one-story foursquares: 329, 333 and 349 West 700 North). The railroad also had an impact on the decorative aspect of domestic architecture. The rather austere classical adobe houses of the pioneer period were essentially vernacular buildings

²¹ Anderson, 107.

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meant to mimic the homes the early settlers left behind in the east and mid-west. With the coming of the railroad, access to a variety of materials, and the availability of pattern books and handbooks, allowed local builders to produce exact replicas of Victorian cottages being built all across the United States. Ornamentation such as lathe-turned porch posts, spindle work and sometimes "gingerbread" cut woodwork was found on Victorian cottages throughout the district. In addition, many of the older homes were converted to cross wings or "dressed up" with Victorian ornamentation in the 1880s and 1890s. Probably the most interest example of this is the house at 236 West 400 North. Built of adobe in 1880 with what may have been an original mansard roof, this house was updated over the years with plaster and Victorian trim and fish-scale shingles.

This house is also an early example of the semi-transient nature of the Capitol Hill neighborhoods. Between 1880 and 1890 six unrelated families lived at the address, indicating it may have been used as a boarding house. The house was purchased by Waldemar Lund (?-1899), a travel agent, and his wife Mary Ann Lund (1836-1901) and subsequently used as a single-family dwelling. Similar to the previous enumerations, the 1880 census lists a high number of boarders. Some were new immigrants staying with family and friends. Others were just traveling through the neighborhood. One example is B. Franklin Knowlton (1838-1901), who is listed with relatives and a hired hand at the family compound on 200 West (now demolished, built by his father, pioneer Sidney A. Knowlton [1792-1863]). Frank did not live in the area. He was a farmer, who managed the family farming and ranching interests in Farmington, to the north, and Skull Valley, to the southwest. Only a handful of occupant-farmers were in the area in 1880, and those were long time residents like William Hawk. The list of occupations grows considerably in 1880 census with a number of residents were employed by the railroad, and many with urban employment such as hotel porter, waitress, and typesetter. Another group worked in the local mills, breweries and general stores.

Multiple-family housing began to appear in the district in the early 1890s. According to one report, in April of 1888, there was a "scarcity of rentable houses and a great demand for them," particularly four-room cottages for small families.²² This housing shortage may also account for the number of boarders. Robert Widdison (1844-1921), blacksmith, and his wife, Lois Thompson (1849-1901), built a Victorian brick house on Pugsley Court in 1894. After his wife's death, Widdison converted the house to a duplex, and it has remained a two-family dwelling since. The traditional double house accounts for almost one quarter of Victorian-era contributing buildings in the boundary increase area. Most are one-story, brick buildings. A few like the examples on 600 North resemble Victorian cottages with gable roofs and wood ornamentation. The more common type has a flat roof and a decorative brick parapet with a wood porch. Often the original owner of a double house was a builder or businessman who lived in one of the units. This is the case of the double house at 458-460 North 400 West, which was built circa 1902 by bricklayer, David A. E. Thompson (1863-1946). Thompson's sister and brother-in-law lived in the home for many years, as well as a number of renters, mostly railroad workers. Another example is at 337-339 West 700 North in 1903. The first occupant, James

²² Anderson, 88.

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S. Jones (1860-1938), the owner of a hack service, and his wife Annie Sims (1865-1918), lived in the house only a few years before buying it, moving out and becoming landlords.

A number of important institutional buildings were constructed during this period. The 19th Ward was divided to create the 22nd Ward in 1889, and subsequently replaced its 1866 adobe meetinghouse with a new brick one in 1890 located at 172 West 500 North within the original district boundaries.²³ The 22nd Ward took the area west of 300 West and built a meetinghouse on 400 North between 400 and 500 West. However, pressure from expanding rail lines forced the ward to move to a new location at 465 North 300 West (later demolished in the 1960s). Two other congregations had buildings in the area: the Plymouth Congregational Church built circa 1893 was located at 230 West 400 North and St. Peter's Episcopal Church built in the 1890s at 657 North 300 North (both demolished). Other nearby institutional buildings included the Irving and Washington schools (both demolished), and two small private hospitals were located within the boundaries of the original district. Substantially altered portions of the larger St. Mark's Hospital built in 1894 still stand within an office complex at 825 North 300 West, just north of the increase area.

The presence of church buildings other than those of the Mormon Church suggests that after the 1880s the number of non-Mormon immigrants had increased in the Capitol Hill neighborhoods. Because of the proximity of the railroad yards and shops, many engineers and railroad men chose the Marmalade district and the neighborhoods immediately west to settle their families. Men with mining-related occupations found the Capitol Hill neighborhoods attractive and within their means as did many trained in the new trades of telegraph, telephone and electricity. Meanwhile the LDS population remained prominent and growing. The neighborhood's strong association with the original 19th Ward, despite being subdivided up to four times, meant there was no ready division between the residential neighborhoods that spread down the west slope and the residential blocks to the west. A Pugsley from west of 300 West was as likely to sit on the ward building committee as an Asper from Quince Street. The 300 West corridor had more shops but was essentially another residential street.²⁴

By the time of the 1900 census renters occupied half of all households. Out of nearly 200 households, only two farmers were listed. One was Chin Pay (1830-?), a former Chinese railroad worker who came to United States in 1867. He settled in Salt Lake and established a vegetable garden on 400 West. This Chinese farmer's humble circumstances were probably a great contrast with the then mayor of Salt Lake City, businessman, Ezra Thompson (1851-1923), who was living two blocks away. The economic diversity of the boundary increase area is astonishing. From farmer to mayor, from railroad laborer to university professor, there are almost as many different occupations as there are workers. Family makeup had also changed by 1900. The census lists an average of

²³ This building along with an adjacent Relief Society Hall is still standing, though no longer owned by the LDS Church.

²⁴ *Capitol Hill Historic District National Register nomination*, 1978. Available at the Utah State Historical Society.

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three to four children per family. For the first time, the number of Utah-born residents in the area outnumbered the immigrants, the majority of which were still from Great Britain and Scandinavia.

The year 1910 marked a turning point in the history of Salt Lake City and the *Capitol Hill Historic District (Boundary Increase)* area. The railroad industry was at its apex. The large and ornate, newly-constructed railroad terminals further south were only one manifestation of the industry's strength. The 1910 census enumeration lists occupations by industry, and by far the industry with the most representation is the railroad. Not only are there a large number of conductors, engineers, brakemen, switchmen, etc., the census also lists several car cleaners and repairers, stenographers, accountants, and mail clerks employed by the railroad and living in the increase area. The census also reveals fewer cottage industries and entrepreneurs. Most workers have moved into factory settings: the seamstress employed by the knitting works, the butcher in a slaughterhouse, the laundress working in a commercial laundry, and the laborer packing boxes at the candy company. While the commute from the Capitol Hill neighborhoods was always easy, the 1910 census shows a growing number of residents were service workers in downtown businesses. The census also suggests proportionately fewer new immigrants were living in the area. A large percentage of residents were second generation Utahans, although there continued to be new residents from the Midwest, some southern states, Scandinavia and Great Britain. As always there are a few small ethnic enclaves such as a contingent of Swedish men on 400 North and an extended Swiss family living on upper Pugsley.

Commercial Development and Residential Infill, 1910-1951

In the early part of the twentieth century, *Capitol Hill Historic District (Boundary Increase)* was similar to most Salt Lake neighborhoods. The streets were lined with attractive homes, with shade trees in the front yards and gardens in the rear. Housing stock and residential makeup in the boundary increase and the original district were very similar. The main difference was topography. Although the boundary increase was less densely packed than the nearby Marmalade district, in 1910 the neighborhood was still primarily residential; but in the first half of the twentieth century the flat land and access to transportation routes encouraged vigorous commercial development. The 300 West corridor, always an important state road, became part of State Highway 89 and was completely paved for automobile traffic by 1921. The surrounding city streets were paved and some curb and gutter installed by 1926. The largest public investment in the neighborhood was the 1909 technical school (demolished in 1999) and the 1917 West High School building, which replaced the circa 1890s complex, located just south of the increase area.

One of the earliest large-scale commercial ventures to take advantage of the area's amenities was the Model Steam Laundry Company. In 1912, the company moved from a downtown location to 244 West 300 North. The handsome two-story brick office and plant was designed by architect Fred Hale and built by J. F. Schraven at a cost of \$18,000. Though the laundry plant was large, it was built

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on one of the few parcels of undeveloped land in the neighborhood and blended with its residential neighbors. Even after three years, when an addition was deemed necessary, the deep lot allowed the building to be easily expanded to the rear. Most of the area's commercial development occurred along 300 West, primarily in the form of retail stores. The D & D Drug Company built a two-story brick building at 401 North 300 West in 1911 adjoining an older grocery store. The one-part block, brick building at 426 North 300 West built in 1926 was originally a Safeway Market. After 1940 it belonged to the chain of O. P. Skaggs drug stores. The owner of 564 North 300 West built a grocery and fruit stand in front of his circa 1890 house in 1924. The earliest sign of the automobile in the area was the construction of a 1915 service station at 784 North 300 West (it was replaced in 1955, and the building now used as an office is still standing).

The 1920 census enumeration indicates that the proportion of rental units in the Capitol Hill neighborhoods had increased, outnumbering owner occupied households by a margin of not quite 2 to 1. However, the neighborhood was relatively stable. Two-thirds of homeowners in the census stated they owned their house free and clear of mortgages. New housing stock in this period followed the traditional types throughout Salt Lake City, and the development pattern was one of infill. Single-family brick bungalows and period cottages are scattered throughout the boundary increase area. Some were built for family members on subdivided lots. A few longtime residents razed older homes to build new ones. Niels Peter Sorensen (1868-1947) and his wife Mary Ann Thain (1864-1940) tore down a nineteenth-century house at 674 North 300 West and built a brick period cottage in 1929. Sorensen was an engineer for the Oregon Short Line Railroad. Their daughter Naomi, a schoolteacher, lived in the home until her death in 1989.

The majority of contributing garages were built in the 1920s, either with new construction or behind existing homes. Speculative tract housing was more prevalent during this decade than at any other time in the boundary increase neighborhoods. Local builders active in the area include Rudger Amundsen (1885-1952), who built three Arts & Crafts bungalows in 1913 on 600 North (262 and 264 West are still extant, 268 was demolished in the 1960s). Ammon S. Brown (1880-1968), a local contractor, lived for three years in one of the bungalows he built on 300 West between 348 and 358 North. These bungalows were built in 1926 and have period cottage details. Herbert and Frank Meads constructed six modest bungalows on the 600 block of Pugsley in 1924. The two brothers, along with their father Arthur Meads, were perhaps the most prolific contractors on Salt Lake City's west side. Several double house bungalows were also constructed during this period. The best examples are located at 265-267 West 400 North, 324-326 West 600 North, 263-265 West Bishop Place and 708-710 North 300 West, all built of brick in the 1920s. Several apartment complexes were also built during this period. The Lorna Apartments, a six-unit walkup located at 776 North 300 West and built in 1913, is one of the best preserved. The Hollandia Apartments, an eight-unit complex located at 376 North 300 West, was built in 1925.

According to the 1920 census, the railroad was still the most important employer in the area. For example, all six households heads living in the Lorna Apartments worked for the railroads. However,

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there is a sense of decline, because the railroads were no longer attracting new immigrants. Of the seven Norwegian families, all of whom had immigrated between 1907 and 1911, living in a boarding house at 250 West 400 North in 1920, only one man had railroad employment. The others were factory and service workers. The boarding house was owned and operated by Hans J. Christiansen (1848-1923), a Danish-born preacher, and his wife Inger M. Christiansen (1855-1934). Ethnically the residents of the boundary increase were a homogenous group in 1920. Most were born in Utah or other parts of the United States. Immigrants were all from Western Europe or Scandinavia with only a few exceptions. Peter Angeline (1884-?), a Greek-American, was a soda salesman who lived with his wife Elizabeth (1889-?) on 400 West. In large part, the neighborhood was filled the descendants of the original pioneer settlers. Wilford Morrison, son of Thomas H. and Susannah Morrison, ran the family bakery on 300 West and Reed Avenue. In 1920, Thomas A. Ball (1895-1986) was living with his wife, Mary E. Ryser (1900-1975), in the home of her parents at 520 Pugsley. He worked for the nearby oil refinery. Six years after the census he would move his young family to one of the Meads-built bungalows at 624 North Pugsley.

The boundary increase area does not appear to have experienced a precipitous economic decline during the depression years. The ever-present railroad and increasing automobile traffic in the area may account for some stability. A number of automobile related jobs were found in the 1920 census. There were four repairmen, two salesman, and a dozen truck drivers, mostly for the laundry and candy company. A handful of interesting buildings were constructed in the 1930s. Gray Motor Company building at 404 North 300 West was constructed in 1931 and used for both sales and repairs. The Jo-Beth Apartment building on Ardmore Place was built in the mid-1930s. Grace E. Nielsen (1886-1960), daughter of Hans and Josephine Nielsen, built a modern-looking concrete block double house on her family's property at 370-374 West in 1938. Four motel courts were built on 300 West between the 1920s and the 1940s. The most interesting of these is the concrete block Art Moderne structure at 326 North (later converted to apartments and currently covered with stucco). Of the small number of buildings constructed in the area during the 1940s, the most notable were the four minimal-traditional houses built between 363 and 377 West 700 North, built before World War II. The first occupants of these houses were a street department worker, an electrician, a driver and a clerk. A row of frame and shingle duplexes on Pugsley Street built in 1951 by the Robert .B Nowell Building Supply Company represent the post-war period. Unfortunately, only one of these duplexes, 578-582 North Pugsley, has escaped demolition.

By the mid-century mark, commercial development in the area had begun to rise and was more intrusive in the neighborhood. In contrast to the Model Steam Laundry, when the Graybar Electric Company (wholesale electric suppliers) built at 360 North 400 West in 1948, four residential units were demolished to make way for the plant and its accompanying rail siding. The Graybar building was constructed of concrete block and face brick with a rail dock along the south elevation and automobile bay doors to the north. One of the biggest deterrents to residential construction and impetus for commercial development was the busy 300 West street. Ironically, even as automobile traffic was increasing, the 300 West corridor was one of the last streetcar lines to cease operation in

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the 1940s when the city dismantled the system. The triumph of the automobile was complete; especially after the Bamberger inter-urban electric railroad, which ran along 400 West was replaced with gasoline-powered buses in 1953. Three new service stations appeared on 300 West in the 1950s, and the 1915 Conoco station at 784 North was updated. Several restaurants also appeared. These years marked the beginning of a rapid general decline of the boundary increase neighborhoods, especially for the residents between 300 West and 400 West, who were caught in a no-man's land between a busy thoroughfare and heavy freight train traffic.

Decline and Redevelopment: 1951-2001

The completion of the Interstate-15 freeway in 1956 was both a blessing and a curse to the *Capitol Hill Historic District (Boundary Increase)* neighborhood. The presence of freeway initially reduced the number automobiles on 300 West for about two decades until freeway congestion necessitated the use of 300 West as an alternative commuter route. In addition the 600 North interchange dumped a large number of commuters into the heart of the residential neighborhood. During the 1950s and 1960s, many of the family-owned businesses either failed or moved to more favorable locations. In addition, the homes of many longtime residents were sold or converted to rental units. Later, the general decline and deterioration of the area discouraged potential developers and vacancy rates were high. In an effort to encourage development in the area, the neighborhood was given a patchwork of spot zoning. Beginning in the 1960s and 1970s, light industrial uses encroached on the neighborhoods near 400 West (e.g. acetylene plants, metal and plastic fabricators, roofing suppliers, etc.). In addition several large apartment complexes were built between 200 and 300 West. The largest of these were the Americana with 100 units built in 1970, and the Pioneer Apartments with 250 units built in 1982.

In the past decade, the restoration renaissance taking place in downtown and the original *Capitol Hill Historic District* has begun to move slowly into the boundary increase area. Many of the long-vacant commercial buildings on 300 West have been rehabilitated and put to new uses. The Model Steam Laundry houses an engineering firm. The Utah Opera Company has rehabilitated the Graybar Electric Company building for shops and storage and the Safeway-Skaggs commercial building has recently been restored by a design firm. The Salt Lake City Corporation has invested heavily in the area, building a new fire station on 300 North and a police station on 300 West. The Salt Lake City Redevelopment Agency has acquired a number of properties and hopes to encourage development and preservation in the area. In addition the Salt Lake City School District recently spent millions of dollars to renovate West High School. The city continues encourage the rehabilitation of the contributing older homes and businesses in a neighborhood, which the Utah Heritage Foundation has noted is "ripe for revitalization."²⁵

²⁵ *Heritage*, Newsletter of the Utah Heritage Foundation, Spring 2001, 11. The Utah Heritage Foundation is a private, non-profit preservation advocacy group based in Salt Lake City.

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Common Label Information:

1. *Capitol Hill Historic District (Boundary Increase)*
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: Spring 2001
5. Negative on file at Utah SHPO.

6. **Photograph No. 1**
Historic house flanked by 1980s warehouses on 400 West. Camera facing northwest.

6. **Photograph No. 2**
View of 300 West from approximately 900 North. Wasatch Springs Plunge (840 North 300 West) on left. Warm Springs Park on right. Camera facing southeast.

6. **Photograph No. 3**
Salt Lake City Fire Station No. 2 (270 West 300 North) on left. Historic Model Laundry Service building, built in 1912 (244 West 300 North) on right. Camera facing north.

6. **Photograph No. 4**
View of 200 West between 400 and 500 North. Boundary of original district was drawn between apartments on left and houses right. Camera facing west.

6. **Photograph No. 5**
View of 400 North west of 200 West, part of the original district. Camera facing south.

6. **Photograph No. 6**
View of 500 North west of 200 West. Boundary of original district drawn between house on left (244 West 500 North) and house on right (216 West 500 North). Camera facing north.

6. **Photograph No. 7**
View of Wall Street looking toward the dome of the Capitol building in the background. Camera facing northeast.

6. **Photograph No. 8**
View of houses on Clinton Avenue at the north end of the Marmalade neighborhood. Camera facing northeast.

6. **Photograph No. 9**
Houses at 251 West 500 North (left) and 267 West 500 North (right). Camera facing south.

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6. **Photograph No. 10**
Contributing houses on 300 West. L to R: 443 North, 453 North and 457 North. Camera facing west.
6. **Photograph No. 11**
Contributing house at 343 North 300 West (left). Salt Lake City Police Station at 355 North (out-of-period in center). Out-of-period commercial building at 361 North (right). Camera facing northwest.
6. **Photograph No. 12**
View of Fern Avenue. Commercial building at 262 West Fern Avenue (on left) attached to rear of 736 North 300 West. Houses on right in original district. Camera facing northeast.
6. **Photograph No. 13**
View of Reed Avenue between 300 and 400 West. Camera facing west.
6. **Photograph No. 14**
View of bungalows (built in 1924) on Pugsley Street north of 600 North. Camera facing northeast.
6. **Photograph No. 15**
View of Arctic Court. 517 North (left) and 521 North (right). Camera facing northeast.
6. **Photograph No. 16**
House at 248 West Bishop Place. Camera facing west.
6. **Photograph No. 17**
Houses on 400 North, west of 300 West. Camera facing southwest.
6. **Photograph No. 18**
Post-war tract houses on 700 North. Camera facing south.
6. **Photograph No. 19**
Range of housing stock on 400 North, east of 300 West. Camera facing southwest.
6. **Photograph No. 20**
Historic duplex and house on 700 North, boundary of original district drawn between them. Camera facing north.

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6. **Photograph No. 21**
Historic apartments (775 North 300 West) attached to 1894 commercial building (785 North 300 West). Camera facing west.
6. **Photograph No. 22**
Former service station at 784 North 300 West. Camera facing southeast.
6. **Photograph No. 23**
Historic meat market at 380 West 400 North. Camera facing northwest.
6. **Photograph No. 24**
Pugsley Park at corner of 500 North and Pugsley Street. Camera facing southwest.
6. **Photograph No. 25**
Out-of-period LDS Church Seventeenth Ward meetinghouse. Camera facing south.
6. **Photograph No. 26**
William Hawk log cabin, located at rear of 464 North 300 West. Camera facing southeast.
6. **Photograph No. 27**
Adobe house at 365 West 800 North, built circa 1875. Camera facing south.
6. **Photograph No. 28**
Adobe double-pile house at 270 West Reed Avenue (originally facing 300 West at 776 North), built circa 1876. Camera facing east.
6. **Photograph No. 29**
Italianate house at 443 North 300 West, built circa 1880. Camera facing west.
6. **Photograph No. 30**
Cross wing with Greek Revival elements on Fern Avenue. Camera facing south.
6. **Photograph No. 31**
Two-story, side-passage house at 408 West 400 West, built circa 1905. Camera facing east.
6. **Photograph No. 32**
Cross wing at 546 North 400 West, built circa 1890. Camera facing east.

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6. **Photograph No. 33**
Central-block-with-projecting-bays-type house at 451 North Pugsley, built circa 1895. Camera facing southwest.
6. **Photograph No. 34**
Shotgun (frame with adobe infill) at 665 North Pugsley, built circa 1905. Camera facing southeast.
6. **Photograph No. 35**
Unfinished cross wing at 345 West Reed Avenue and double house at 353 West Reed (both built circa 1895). Camera facing southwest.
6. **Photograph No. 36**
Hybrid house at 333 Ouray Avenue, built circa 1890. Camera facing southwest.
6. **Photograph No. 37**
Well-preserved frame house at 321 West 400 North. Camera facing north.
6. **Photograph No. 38**
Two frame foursquares at 329 and 333 West 700 North, built circa 1905 (left). Brick double house at 337 West 700 north, built in 1903 (right). Camera facing southeast.
6. **Photograph No. 39**
Arts & Crafts bungalows at 262 and 264 West 500 North, built in 1913. Camera facing northeast.
6. **Photograph No. 40**
Brick bungalow double house at 324 West 600 North, built in 1922 (left). Bungalow, built circa 1905, at 318 West 600 North (right). Camera facing east.
6. **Photograph No. 41**
Striated brick bungalows with Colonial Revival elements at 348 and 356 North 300 West, built in 1926. Camera facing southeast.
6. **Photograph No. 42**
Period cottage at 674 North 300 West, built in 1929. Camera facing east.
6. **Photograph No. 43**
Early ranch-style house at 239 West Ardmore Place. Camera facing south.

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6. **Photograph No. 44**
Brick double house at 458-460 North 400 West, built in 1894. Camera facing southeast.
6. **Photograph No. 45**
Double houses at 344 and 350 West 600 North, built in 1903 and 1907 respectively. Camera facing northeast.
6. **Photograph No. 46**
Double house at 265-267 West 400 North, built in 1925. Camera facing south.
6. **Photograph No. 47**
Concrete block double house at 370-374 West 400 North, built in 1938. Camera facing north.
6. **Photograph No. 48**
Double house at 582 North Pugsley Street, built in 1951. Camera facing east.
6. **Photograph No. 49**
Lorna Apartments at 776 North 300 West, built in 1913. Camera facing northeast.
6. **Photograph No. 50**
Jo-Beth Apartments at 262 West Ardmore Place, built circa 1930s. Camera facing northwest.
6. **Photograph No. 51**
Concrete block and stucco, Art Moderne apartments, built circa 1941. Camera facing northeast.
6. **Photograph No. 52**
House and commercial building at 258 West 400 North, built circa 1905). Camera facing north.
6. **Photograph No. 53**
Commercial building attached to "half-house" at 244-242 West 500 North. Camera facing north.
6. **Photograph No. 54**
Concrete block with face brick facing commercial building, built in 1948, at 336 North 400 West. Camera facing southeast.

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6. **Photograph No. 55**
Arts & Crafts bungalow at 432 North 300 West, built 1913 (left). Commercial building at 422 North 300 West (right), built in 1926. Camera facing east.
6. **Photograph No. 56**
Two-story, commercial building at 403 North 300 West, built in 1911. Camera facing northwest.
6. **Photograph No. 57**
Altered commercial buildings between 711 and 721 North 300 West. Camera facing west.
6. **Photograph No. 58**
Modified home at corner of 500 North and 300 West. Camera facing southeast.
6. **Photograph No. 59**
Service station at 477 North 300 West, built circa 1955. Camera facing southwest.
6. **Photograph No. 60**
Temple form house (circa 1890, modified in the 1920s) at 340 West 700 North on left. Non-contributing 1960s building at 336 West 700 North on right. Camera facing northeast.
6. **Photograph No. 61**
Contributing garage on 400 West. Camera facing east.
6. **Photograph No. 62**
Garage behind 628 North Pugsley. Camera facing east.
6. **Photograph No. 63**
Concrete block garages behind 677 North 300 West, built in the 1930s. Camera facing south.
6. **Photograph No. 64**
Garage addition to 242 West 400 North. Camera facing north.

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UTM references (cont.)

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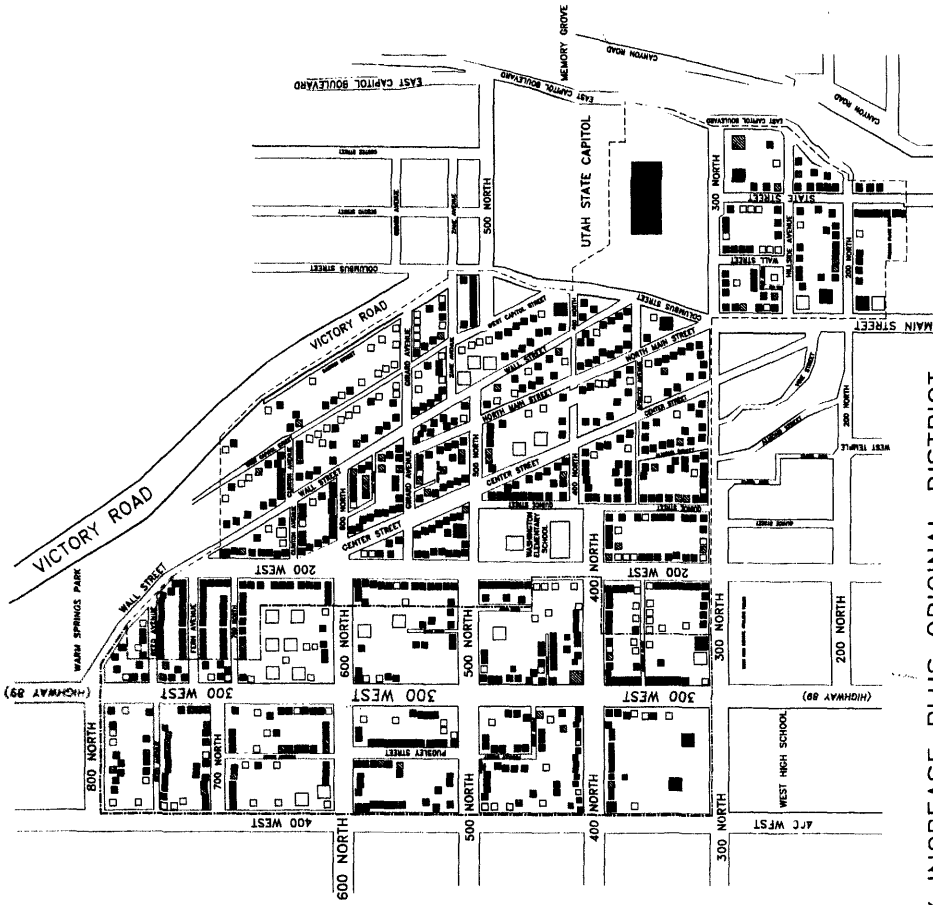
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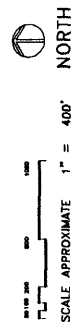
J 1/2 4/2/4/2/8/0 4/5/1/4/3/0/0
Zone Easting Northing

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

L 1/2 4/2/3/9/0/0 4/5/1/4/0/4/0
Zone Easting Northing



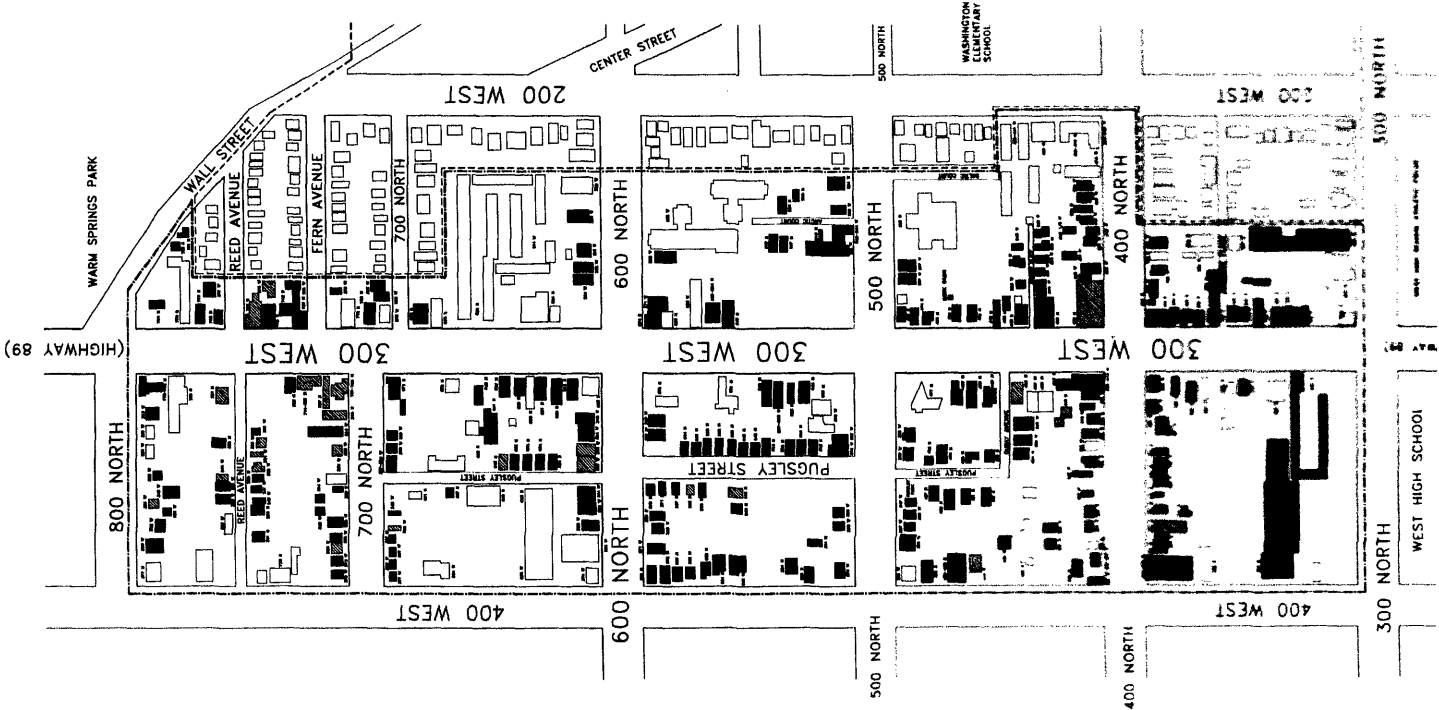
BOUNDARY INCREASE PLUS ORIGINAL DISTRICT



LEGEND:

- CONTRIBUTING — A/B SITES
- ▒ NON-CONTRIBUTING — C SITES
- OUT OF PERIOD — D SITES
- BOUNDARY LINE OF BOUNDARY INCREASE
- - - BOUNDARY LINE OF ORIGINAL NATIONAL REGISTER DISTRICT

MAP PREPARED BY PRESERVATION DOCUMENTATION RESOURCE, AUGUST 2001



LEGEND:

- CONTRIBUTING — A/B SITES
- ▒ NON-CONTRIBUTING — C SITES
- OUT OF PERIOD — D SITES
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