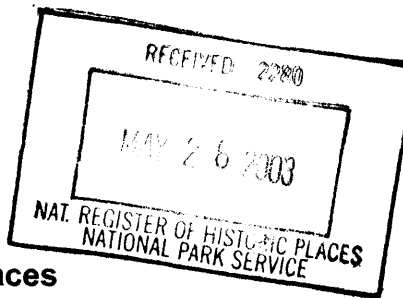


NPS Form 10-900-b  
(Revised March 1992)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Multiple Property Documentation Form



OMB No. 1024-0018

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☒ New Submission    ☐ Amended Submission

### A. Name of Multiple Property Listing

Sugar House Business District Multiple Resource Area

### B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Early Settlement and Industry: 1848-1909

A City Within A City: 1910-1954

### C. Form Prepared by

name/title Beatrice Lufkin, Historic Preservation Consultant date March 28, 2003  
street & number 1460 Harrison Avenue telephone (801) 583-8249  
city or town Salt Lake City state Utah zip code 84105

### D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

W. S. M. SHPO Date 4/11/03  
Signature and title of certifying official

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

[Signature] Date of Action 7/11/03  
Signature of the Keeper

Sugar House Business District Multiple Resource Area  
Name of Multiple Property Listing

Utah  
State

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### Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	Page Numbers
<b>E. Statement of Historic Contexts</b> (If more than one historic context is documented, present them in sequential order.)	1-6
<b>F. Associated Property Types</b> (Provide description, significance, and registration requirements.)	7-11
<b>G. Geographical Data</b>	12
<b>H. Summary of Identification and Evaluation Methods</b> (Discuss the methods used in developing the multiple property listing.)	12
<b>I. Major Bibliographical References</b> (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	13-15
<b>Primary location of additional data:</b>	
<input checked="" type="checkbox"/> State Historic Preservation Office	
<input type="checkbox"/> Other State agency	
<input type="checkbox"/> Federal agency	
<input type="checkbox"/> Local Government	
<input type="checkbox"/> University	
<input type="checkbox"/> Other	
Name of repository: _____	

**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 120 hours per response including the 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 Project (1024-0018), Washington, DC 20503.

# National Register of Historic Places Continuation Sheet

Section E Page 1

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

## **E. Statement of Historic Contexts**

### EARLY SETTLEMENT AND INDUSTRY: 1848-1909

The settlement of the area later known as Sugar House began in 1848; the year after the Mormon (LDS or Church of Jesus Christ of the Latter-day Saints) pioneers entered the Salt Lake valley in 1847. Salt Lake City had grown to 5,000 inhabitants by 1848 and was a planned city, laid out in a grid according to the "Plat of the City of Zion," the town plan used for Mormon settlements throughout Utah. Public buildings were in the center, surrounded by residential lots and the outlying area was farmland. The Big Field Survey in 1848 divided the land around the Salt Lake City settlement into five and ten acre plots to be used for farming for the inhabitants of the city.<sup>1</sup> Sugar House is four and a half miles southeast of the downtown area of Salt Lake City and located on land that was initially set apart for agricultural use in the Big Field Survey.

Unlike most other Utah Mormon settlements, Sugar House was not a planned town but a settlement that grew in response to industrial and later transportation needs and opportunities. It was initially known as Canyon (or Kanyon) Creek from the stream that came through the area from the canyon directly to the east.<sup>2</sup> The creek was important in the development of Sugar House as it provided water for early settlement and agriculture and later powered the early mill-related industries.

Early Mormon leaders searched for appropriate industries to provide an industrial base for the Utah settlements. The adobe-constructed factory/mill built in 1852 to process sugar beets was part of this effort. The mill was built by LDS Church leaders under the supervision of Abraham O. Smoot from a design by Truman Angell, a prominent local architect, at what is now the southeast corner of 1100 East and 2100 South in Salt Lake City. In 1854 the LDS residents of Sugar House organized a ward<sup>3</sup> that covered the area of the Five-Acre Plat Big Field Survey.<sup>4</sup> This date is used as the beginning of the Sugar House community. Abraham O. Smoot was the first bishop and his wife, Margaret Thomas McMeans, suggested the name, based on the mill her husband was constructing. In the theocratic early settlement days, the ward was the major social and governmental organization in the community. The first documented store was the Sugar House Co-operative store in 1866 that carried general merchandise.<sup>5</sup>

<sup>1</sup> The area north of 2100 South was Five-Acre Plat A and the area south was Ten-Acre Plat (check wording)

<sup>2</sup> Now known as Parley's Canyon and Parley's Creek after Parley C. Pratt.

<sup>3</sup> A "ward" is a term used by the Church of Jesus Christ of the Latter-day Saints (LDS or Mormon) similar to the concept of "parish" in the Catholic and Episcopal Churches. It is used both to describe the geographical area as well as the congregation. The lay leader of the ward is a resident bishop, appointed by the general authorities of the LDS Church to oversee the temporal and spiritual needs of the members of his ward.

<sup>4</sup> the southern boundary of Salt Lake City (900 South) to 2100 (later 2700) South, and from the Jordan River on the west to the foothills on the east.

<sup>5</sup> *Deseret News*, 11/27/20.

## National Register of Historic Places Continuation Sheet

Section E Page 2

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

Sugar House developed as an early industrial center based on the waterpower of Parley's Creek used to power the machinery in the mills. Parley's Creek powered many mills along its route and the region around it was known as the Canyon Creek Milling Center.<sup>6</sup> Sugar House claims to have been the first industrial center in Utah and had many Utah firsts: a beet sugar factory (1853), paper mill (1856), nail factory, cotton gin (1860), leather tannery (1860), woolen and carding mills (1860), tub and barrel factory (1858), iron foundry (1858), chemical and powder works (1857), match factory (1854), and the cocoonery/mulberry farm for raising silkworms.<sup>7</sup> The first mill in Sugar House produced molasses, not the granulated white sugar desired, and was soon changed over to other uses: initially a paper mill, a flooring mill, a nail factory, a bucket factory, a stable, a machine shop for the Utah Central railroad, and offices for the Bamberger Coal Company.<sup>8</sup>

The earliest known commercial business in Sugar House was a general merchandise store established in 1866, the Sugar House Cooperative store.<sup>9</sup> Transportation connections were an important element in the growth of the Sugar House business district. The territorial prison was established to the east of the business district at what is now 1450 East and 2100 South. Streetcar lines connected the prison to Salt Lake City. By 1898 there were two streetcar lines connecting Sugar House with Salt Lake City; tracks along 900 East continuing south, and another set along 1100 East turning east on 2100 South towards the state prison at 1500 East and 2100 South. Residential development followed the streetcar tracks, particularly in the southeast section in the 1890s. In the five-year period from 1888 to 1893 plats for 106 subdivisions were recorded with the county in the previous agricultural land of the Big Field Survey.<sup>10</sup> Streetcar access made it possible to live in outlying areas, like Sugar House, and get rapidly to and from work in downtown Salt Lake City.

Railroad connections also helped the commercial center expand by directing passengers and freight through Sugar House. The Salt Lake and Eastern Railroad, built 1888-1890, connected Sugar House with Park City via Parley's Canyon. The Salt Lake and Fort Douglas Railway, built 1884-1887, connected Sugar House with Salt Lake City along 1100 East. After the 1893 Depression the Denver and Rio Grande Western took over the lines to Park City.<sup>11</sup> Its Sugar House station was at 2215 S. Highland Drive (demolished).

The Jordan and Salt Lake City Canal, begun in 1864 to use as a method of getting granite blocks from Little Cottonwood Canyon to the Salt Lake Temple, passes through Sugar House and crosses Parley's Creek at the end of the Plaza at 1100 East and 2100 South. Both the creek and the canal are below

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<sup>6</sup> Carter, *Heart Throbs of the West*, Vol. 3, 35.

<sup>7</sup> *Deseret News*, November 27, 1920, 4, IV.

<sup>8</sup> *Deseret News*, April 21, 1964, 6A.

<sup>9</sup> *Deseret News*, November 27, 1920, 4, IV.

<sup>10</sup> John Fred Aegerter. "Inglewood and Park View: A Look at Urban Expansion and Early Subdivision in Salt Lake City's Original Agricultural Plats." Master's thesis, University of Illinois, 1988, p. 5.

<sup>11</sup> A/P Associates Planning and Research. *Salt Lake City Architectural/Historical Survey. Central/Southern Survey Area*. Prepared for the Salt Lake City Planning Commission and the Salt Lake City Historic Landmark Committee, 1983, p. 73.

## National Register of Historic Places Continuation Sheet

Section E Page 3

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

ground in conduit for most of their route in Sugar House today, although Parley's Creek is visible in Hidden Hollow<sup>12</sup> and a section on the west side of 900 East.

Little remains to show the origins of Sugar House. The commercial center grew up where it did because of natural and manmade features that no longer exist. The railroad and streetcar tracks have been removed and the canal and the creek are below ground in the commercial center. As a commercial center, buildings in the area have been subject to frequent replacement and renovation, leaving few clues as to its built history. Few known buildings exist from this early period.

### A CITY WITHIN A CITY, URBAN GROWTH: 1910-1954

By 1910 the southeastern section of Salt Lake City had changed from early industry and agricultural use to an expanding residential area. The ensuing need for lumber, building supplies and furniture was met by retail businesses located nearby in Sugar House. Access to railroads spurred the development of coal, lumber and furniture industries. In 1911 the Granite Lumber Company had a retail operation on 1074-6 (now 1080) E. 2100 South with a lumber yard in the rear of the lot, near the canal. Sugar House businesses established at this point were the Granite Furniture Company (1050 E. 2100 South) and the Hygeia Ice Company (1206 E. 2100 South, demolished). There were two schools in Sugar House in 1911; the Forest Park School<sup>13</sup> at 2125 South 900 East (demolished) and the Irving School at 1185 E. 2100 South (NR, 1978). The Sugar House Ward meetinghouse was at 1159 E. 2100 South (demolished). The old sugar mill (demolished) at 1100 East and 2100 South was occupied by the Bamberger Coal Company.

Sugar House served as a portal to Salt Lake City because of its strategic location directly west of Parley's Canyon that has, since early settlement times, been an entry into the valley from the east. It also served as a point of departure for tourists from Salt Lake City taking excursions up the canyons whether by train, horse and wagon or automobile. It advertised itself as "Gateway to the Canyons of the Wasatch".<sup>14</sup> Early Sugar House businesses involved with transportation in 1911 included a livery stable,<sup>15</sup> streetcar and railway connections, a bicycle repair shop,<sup>16</sup> three blacksmiths,<sup>17</sup> and one auto repair shop.<sup>18</sup>

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<sup>12</sup> Hidden Hollow is a mid-block public park on the block bounded by 2100 South, 1300 East, 1100 East and Wilmington Avenue.

<sup>13</sup> Forest Park served the community of Forest Dale, population 1500, which was bounded by Sugar Avenue (2100 South), 13<sup>th</sup> South (33<sup>rd</sup> South), 500 East and the County Road (Highland Drive). Forest Dale was later incorporated into Salt Lake City.

<sup>14</sup> *Sugar House Times*, 4/21/21, 1.

<sup>15</sup> 2019 South 1100 East.

<sup>16</sup> Approximately 1123 E. 2100 South.

<sup>17</sup> 923, 967 and 1150 E. 2100 South.

<sup>18</sup> 1265 ½ E. 2100 South.

## National Register of Historic Places Continuation Sheet

Section E Page 4

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

The first decades of the twentieth century saw the proliferation of automobiles in Utah. In 1915 there were 9,177 automobile registrations; in 1925, 73,427; and by 1940, 139,921.<sup>19</sup> The Lincoln Highway Association was formed in 1913 by men from the automobile industry to create and promote a highway from New York City to San Francisco.<sup>20</sup> Their hope was that good roads would promote more automobile usage and in turn help their businesses. The plan was to find existing roads and connect them into a highway. The Utah section that entered Salt Lake from Kimball Junction through Parley's Canyon went down 2100 South to State Street and north to Salt Lake City was constructed in 1918-20 and later became U.S. 40. This opened 2100 South to interstate auto traffic and spurred the development of Sugar House businesses that provided goods and services for auto-related businesses such as gas stations, auto dealers, repair shops, restaurants, car dealers, etc. By 1930 there were seventeen automobile-related businesses in the business district of Sugar House; and twenty-one in 1940.

Sugar House has had a long tradition of business leaders being actively involved in community development and promoting the benefits of Sugar House to the rest of Salt Lake City. The merchants were a close-knit community and worked together in many businesses.<sup>21</sup> They organized as the Sugar House Commercial Club in 1910. They became the Sugar House Businessmen's League by the 1920s and, in 1938, the Chamber of Commerce. The merchants lobbied for Sugar House to become part of Salt Lake City. In 1910 Sugar House was annexed by the city and the merchants then lobbied the city for civic improvements and beautification.

As a result of their efforts, and occasionally financial contributions, many civic improvements took place. In 1913-4 the plaza was built at the intersection of 1100 East and 2100 South, removing several early stores; sewer and gas lines were installed, 1100 East and 2100 South were paved, and "unsightly" buildings were torn down.<sup>22</sup> A new post office (1986 S. 1100 East, demolished), public library (1065 E. 2100 South, demolished), fire station (1135 E. 2100 South),<sup>23</sup> and moving pictures theatre (demolished) were open by 1914. The construction of Irving School (1179 E. 2100 South) followed in 1916.

The 1920s were a period of growth for the area. Zoning ordinances confined the business district to a strip along the two major intersecting streets, 2100 South and 1100 East. By 1921 there was one mile of sidewalk in the Sugar House business area.<sup>24</sup> In 1928 the League was making plans for a monument on the plaza and had the old Sugar House mill itself torn down. The locus of the downtown area moved to the south the same year with the new building for the Sprague Branch of the Salt Lake City Public Library (2131 S. Highland Drive) on the edge of the then Sugar House Park. The Sugar House Monument was built in 1930 on the plaza. Two LDS Church buildings, the Sugar House Ward (1924)

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<sup>19</sup>Charles Brooks Anderson. "The Growth Pattern of Salt Lake City, Utah, and its Determining Factors." Ph.D. dissertation, (New York University, 1945), 126.

<sup>20</sup>Petersen, Jesse G. "The Lincoln Highway and Its Changing Routes in Utah." *Utah Historical Quarterly* 69 (Summer 2001): 192-214.

<sup>21</sup>Nephi Hansen, known as the "mayor of Sugar House," was involved in organizing seven major Sugar House businesses.

<sup>22</sup>*Salt Lake Tribune*, December 6, 1914.

<sup>23</sup>A prominent local merchant, Nephi Hansen, gave the city the land to be used for the fire station.

<sup>24</sup>*Sugar House Times*, April 2, 1921, 4.

## National Register of Historic Places Continuation Sheet

Section E Page 5

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

on 1950 S. 1200 East, and the Granite Stake Tabernacle and Lincoln Ward (1929) on 2005 S. 900 East, were constructed in the 1920s as were many commercial buildings.

The consumer business slowdown from the Depression in the 1930s and the onset of World War II in the early 1940s affected Sugar House as well as the rest of the country. The merchants continued to meet and organized the Sugar House Rotary Club in 1936 and the Lion's Club in 1938. In an effort to increase business on 2100 South, the street was widened in 1939 to accommodate automobile traffic. With the rise of the automobile, Sugar House merchants agitated for removal of the streetcar and railroad tracks. These were removed in the 1940s. Following the end of World War II, another round of modernizing took place. Streetlights were installed in 1949 and the merchants began retail promotions like "Sugar Days" and the "Miss Sugar House" contest. The state prison was moved to Bluffdale in 1951 and the land of the former prison site given to Salt Lake City and county for development as Sugar House Park. Sugar House was the only business center competing with the downtown area and prided itself on the fact its business district had no parking meters.

By 1950 the business area provided the full spectrum of retail shops and services for the surrounding residential community. There were two movie theatres, restaurants, bars, cleaners and laundries, a roller rink, an ice-skating rink, and a variety of retail shops and services. Most were locally owned small businesses along 2100 South and 1100 East and Highland Drive. The lumber/hardware and furniture center continued with Granite Furniture, Hyland Lumber, Granite Planing Mill, Sugar House Lumber, and the Sugarhouse planing mill on 2032 10<sup>th</sup> East. With few exceptions,<sup>25</sup> the buildings were one- and two-part blocks with party walls, abutting the sidewalks with retail display space, creating a pedestrian-friendly urban feel to the business center.

### Shopping Centers

The year 1954 was the centennial of the founding of the community and the end of the historic context period. The first shopping center was developed on Simpson Avenue to the south and east of the center of the business district in 1954. The buildings of the new center were grouped together, surrounded by open space for parking. This began a move south and east away from the traditional commercial center. From this date onward Sugar House turns more and more to shopping centers, located to the south and east and built for access by car. That initial development has since been replaced by another shopping center and Simpson Avenue itself no longer exists in the section between Highland Drive and 1300 South.

Changes to the old Sugar Mill site characterize the changes to the Sugar House business district itself. The mill was used for other purposes from 1854 until it was replaced by a gas station in 1928, which was in turn replaced by the Keith O'Brien department store in 1951, then it became part of the McIntyre

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<sup>25</sup> The five-story Redman Van and Storage Company Building was constructed in 1947 on the edge of the business district.

## National Register of Historic Places Continuation Sheet

Section E Page 6

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

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(shopping) Center, which, in turn, was replaced by Sugarhouse Commons in 1998, a car-oriented regional shopping center inhabited by chain stores and restaurant franchises.

The Sugar House business district is the center of a community proud of its history and involved in its development. Plans for the area support parks and open space, alternatives to automobile travel, and policies that preserve the historic resources of the area. The historic civic, institutional and commercial buildings at its core are seen as “part of the image and character”<sup>26</sup> of Sugar House and preserving them is a priority in the Sugar House Master Plan Update approved by an Advisory Committee of Sugar House residents, business and property owners and Salt Lake City Planning staff in November of 2001.

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<sup>26</sup> *Sugar House Master Plan*, November 13, 2001, p. 16.



## National Register of Historic Places Continuation Sheet

Section F Page 7

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

### F. Associated Property Types

I. Name of Property Type Commercial Buildings

### II. Description

Commercial buildings are the most common building type found in the Sugar House business district. They are primarily one- and two-story brick structures with no setbacks, opening directly onto the sidewalk. They range from one-part commercial blocks with a single street level structure to two-part commercial blocks with two distinct zones, public space on the first floor, often retail establishments, and more private space on the second floor, frequently professional offices, apartments or meeting space. The buildings were often shaped like a shoebox with the narrow end on the street and large plate glass windows on the façade for use as retail display space. Styles found on commercial buildings in this period include Victorian Eclectic, Neo-Classical, Art Deco, Art Moderne, Commercial, and Modern. There are no known nineteenth-century commercial buildings extant in the Sugar House business district.

Most of the commercial buildings in Sugar House, as in the rest of Utah, have had substantial changes to the first floor facades in search of a “modern” look for the structure. The selective reconnaissance level survey conducted in October 2000 identified thirty-one commercial buildings within the area of study dating from the historic period. Of these, only eleven currently retain their historic integrity. There are no commercial buildings in the Sugar House business district currently listed in the National Register of Historic Places.

### III. Significance

Significance for commercial buildings will fall primarily under Criterion A for their association with the growth and development of the Sugar House business area. As Sugar House was not a planned Mormon community but rather developed along 1100 East and 2100 South in response to industrial and commercial needs, the commercial buildings are located directly on or within a block of those roads. They mainly date from the early-to-mid-twentieth century, reflecting the growth of Sugar House in the 20<sup>th</sup> century, “a city within a city.” Early businesses developed along 1100 East, the streetcar line leading to Salt Lake City, and 2100 South, (Lincoln Highway and State Route 40), a major interstate automobile route. Storefronts were attached to existing residences or houses were demolished to provide building room for commercial structures. To be eligible under Criterion C, a commercial building must have the distinctive characteristics of a type, period, or method of construction that helped to shape the historic identity of the Sugar House area.

## National Register of Historic Places Continuation Sheet

Section E Page 8

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

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### IV. Registration Requirements

In order for a commercial property to be eligible for the National Register under this Multiple Property Submission, it must meet certain basic criteria:

1. The building must be at least fifty years old and have been built and functioned as a commercial building during the historic period (between 1848 and 1954).
2. If the building was constructed early in the period but received later additions or alterations before the end of the historic period, it may still be eligible. Alterations after the end of the historic period such as new storefronts of aluminum, brick, stucco, or Mansard roofs, etc., will be an adverse effect and will probably preclude the building from eligibility. The building could still be eligible if these changes are easily reversible without destroying the character of the original building. Major stylistic elements from the architectural period must be maintained.
3. Extant examples from early in the period may not require as strict an adherence to integrity, especially since commercial buildings commonly undergo several changes throughout their existence. Those buildings with historical significance in association with the development of the community or with important community figures may be evaluated more for their attachment to history than with their material integrity. The majority of the historic buildings in the Sugar House business district have been modified enough to compromise their historic integrity and therefore the requirements may be interpreted in a more lenient fashion, but the integrity must remain within the above guidelines.
4. In order for a building to be eligible under Criterion C, the building must be a good example of a particular type or style or architecture, or a good example of the work of local builders or craftsmen.

### F. Associated Property Types

I. Name of Property Type Institutional Buildings

#### II. Description

In a similar pattern to other communities in Utah, the institutional buildings of the Sugar House business district have been systematically demolished and replaced with more modern structures. This property type includes primarily the religious, but also other public buildings and structures. Institutional buildings of the Sugar House area demolished from earlier periods include the first two Sugar House Ward meetinghouses/schools.<sup>27</sup>

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<sup>27</sup> These buildings served a dual purpose both as civic buildings, schools, and institutional, for religious gatherings.

## National Register of Historic Places Continuation Sheet

Section F Page 9

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

Recently public awareness of the importance of institutional buildings to the Sugar House community at large and its sense of place has been raised due to a demolition threat to one of the two known extant church buildings,<sup>28</sup> the Sugar House Ward building. There are no institutional buildings in the Sugar House business district listed on the National Register.

### III. Significance

Institutional buildings are significant under Criterion A for their association with events and broad patterns of history, particularly with religious functions, in the Sugar House area. Religious buildings, churches in this case, are often the sites of ceremonies celebrating defining events in human life; birth, marriage and death, as well as being the locations of social activity for members of the congregation/ward. Religious buildings are seen as symbols of the community and community effort and care is spent on their design and construction. The two extant ones are local architectural landmarks and also significant under Criterion C. Noted Utah architects and craftsmen designed and built them in the popular period revival styles of the day, most notably the Colonial Revival and Early Christian/Byzantine styles. Other institutional buildings in the Sugar House business district may be significant under Criterion C but none have identified through current research.

### IV. Registration Requirements

In order for an institutional property to be eligible for the National Register under this Multiple Property Submission, it must meet certain basic criteria:

1. The building must be at least fifty years old and have been built and functioned as an institutional building during the historic period (between 1848 and 1954).
2. Changes and additions to the structure must have been completed within the historic period and not detract from the historical character, or must be reversible. Some additions are acceptable if they:
  - a. do not obscure the historic core of the building and the overall footprint and massing of the historic building remains discernible.
  - b. are subordinate in scale and architectural detailing to the original building, in order to not jeopardize its integrity.
  - c. are distinguishable from and sensitive to the original building in design.
3. Defining stylistic elements must remain intact. Any out of character elements that might give a false sense of history would render the building ineligible.
4. The fenestration pattern must be maintained. Some acceptable modifications include:

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<sup>28</sup> Both buildings, the Sugar House Ward and the Granite Stake Tabernacle, are being nominated as part of this Multiple Property Submission.

## National Register of Historic Places Continuation Sheet

Section E Page 10

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

- a. Replacement of like windows with like windows. The primary concern is that the fenestration pattern remains the same and that the historic window opening to wall mass ratio remains. This includes the replacement of wood with aluminum or steel frames.
- b. The covering or obscuring of transom windows may be considered acceptable if the remainder of the building detail is sufficient to illustrate the architectural character.
- c. A door or window that has been bricked in but retains a visible outline would be acceptable.

5. In order for a building to be eligible under Criterion C, the building must be a good example of a particular type or style of architecture, or a good example of the work of local builders or craftsmen.

### F. Associated Property Types

I. Name of Property Type Civic Buildings

#### II. Description

This property type includes the educational, and public buildings and structures of Sugar House. They consist of schools, libraries, railroad stations, prisons, fire stations, monuments and other public structures. In a similar pattern to the institutional buildings noted above, these buildings have been systematically demolished and replaced with more modern structures. Civic buildings of the Sugar House area demolished from earlier periods include the Territorial/State Prison, the Forest Park School,<sup>29</sup> the Denver and Rio Grande Railroad Station, the first Sprague Library and the first two Sugar House Ward meetinghouses/schools.

Two civic buildings from the Sugar House business district area have been listed on the National Register of Historic Places. These are the Sugar House Postal Station (2155 S. Highland Drive, NR 1994) and the Irving School (1179 E. 2100 South, NR 1978).<sup>30</sup> The fire station at 1135 E. 2100 South is a significant contributing resource and should be considered for future National Register nomination. No other civic buildings have been identified.

#### III. Significance

These buildings will be significant under Criterion A, association with events and broad patterns of history, particularly with regard to civic and educational functions. Civic buildings characterize the community more than commercial ones, for they are built to represent the community values and ideals. They are open to, seen, and used by members of the entire community. They are also often significant

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<sup>29</sup> Forest Park served the community of Forest Dale, population 1500, that was bounded by Sugar Avenue (2100 South), 1300 South (3300 South), 500 East, and the County Road (Highland Drive).

<sup>30</sup> The school was burned and much of the building destroyed by fire. The façade is still intact and has been incorporated into a wall of the Irving School apartment complex (1997). It is still listed in the National Register of Historic Places.

## National Register of Historic Places Continuation Sheet

Section F Page 11

Sugar House Business District Multiple Resource Area, Salt Lake City, Salt Lake County, UT

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under Criterion C for the care taken in their design and construction, using the best available architects and craftsmen in the admired styles of the day. Known extant civic buildings in Sugar House are the Irving School (NR, 1978), the Sugar House Postal Station (NR, 1994), the Sprague branch of the Salt Lake City Public Library, and the Sugar House Monument.<sup>31</sup>

### IV. Registration Requirements

In order for a civic property to be eligible for the National Register under this Multiple Property Submission, it must meet certain basic criteria:

1. It must be at least fifty years old and have been built and functioned as a civic building during the historic period (1848 to 1954).
2. Changes and additions to the structure must not detract from the historical character, or must be reversible. Defining stylistic elements must remain intact. Any out of character elements that might give a false sense of history would render the building ineligible, unless they can be removed without damage to the original structure.
3. Civic buildings by their very nature and use require occasional updates and additions. Certain non-historical alterations may not relinquish a building's eligibility if the original character is not surrendered. Alterations and additions should not obscure the historic core of the original building, be subordinate in scale and architectural detail to the original building and distinguishable from and subordinate to the original building in design.
4. In order for a building or object to be eligible under Criterion C, the building must be a good example of a particular type or style or architecture, or a good example of the work of local builders or craftsmen.

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<sup>31</sup> The Sprague Branch of the Salt Lake City Public Library and the Sugar House Monument are nominated as part of this Multiple Property Submission.

## National Register of Historic Places Continuation Sheet

Section No. G-H Page 12

Sugar House Business District Multiple Resource Area, Salt Lake City, UT

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### **G. Geographical Data**

The area covered by this Multiple Resource Area nomination is the historic business district area of Sugar House in the southeast section of Salt Lake City. It includes properties with addresses on both sides of 2100 South from 850 East to 1300 East and the following cross streets: the west side of 900 East from Hollywood Avenue to 2100 South then both sides of 900 East to 2100 South; both sides of 1000 East from approximately 2000 south to approximately 2150 south, both sides of McClelland Street from 2000 south to Sugarmont Drive; 1070? and 1075 Hollywood Avenue; both sides of 1100 East from Hollywood to the junction with Highland Drive; Highland Drive from its junction with 1100 East to the intersection with Interstate 80; the west side of 1200 East from 1950 South to 2100 South; and both sides of Wilmington Avenue from Highland Drive to 1300 East. It is the area generally commercially zoned. (See enclosed map).

### **H. Summary of Identification and Evaluation Methods**

This multiple property listing of historic architectural resources of the Sugar House business district is based on data collected during a selective reconnaissance level survey of the area done by Tania Tully and Cory Jensen of the Utah State Historic Preservation Office, in October 2000. The survey covered the historic commercial, civic and institutional buildings in the Sugar House business district section of Salt Lake City on 2100 South from 900 East to 1300 East, and roughly one block north and south on the cross streets. Only those buildings that appeared to the surveyor to be at least fifty years old were included. No report with historic contexts was generated with the survey. The survey identified forty-four (44) buildings as being from the historic period and of these, four (4) were "A" or retains its historic integrity and possibly significant; fourteen (14) were "B" or eligible, and twenty-six (26) were "C" or ineligible due to major alterations or additions.

The area covered by this multiple property submission includes the surveyed area as well as an extension south down Highland Drive to its intersection with Interstate 80 and Wilmington Avenue from Highland Drive to 1300 East. The area bounded by Highland Drive, Wilmington Avenue, 1300 East and Interstate 80 is a regional commercial shopping center, the Sugar House Center, designed for automobile access and surrounded by parking areas. Businesses are oriented to the parking lots with controlled access from the major streets. There are no extant historic properties in this area.

Ten nominated properties are being included as part of this initial multiple property submission. These are the first phase of nominations from this area. The area's oldest surviving buildings have had significant alterations and additions, limiting the number of properties that retain their historic integrity. It is hoped that the owners of historic commercial, institutional and civic properties with compromised exteriors will be encouraged by this National Register listing and the possibilities of tax credits to restore the historic appearance of their buildings. The tax credit incentive is anticipated to help stabilize the district as well as increase and maintain business occupancy in the area to the benefit of all property owners.

# National Register of Historic Places Continuation Sheet

Section No. I Page 13

Sugar House Business District Multiple Resource Area, Salt Lake City, UT

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## National Register of Historic Places Continuation Sheet

Section No. 1 Page 14

Sugar House Business District Multiple Resource Area, Salt Lake City, UT

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## National Register of Historic Places Continuation Sheet

Section No. I Page 15

Sugar House Business District Multiple Resource Area, Salt Lake City, UT

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