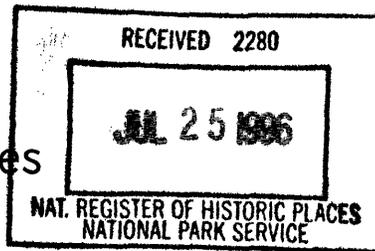


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



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

### 1. Name of Property

historic name Central City Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number Roughly bounded by South Temple, 900 South, 500 East, and 700 East N/A not for publication

city or town Salt Lake City N/A vicinity

state Utah code UT county Salt Lake code 035 zip code 84102

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets     does not meet the National Register criteria. I recommend that this property be considered significant     nationally     statewide X locally. (    See continuation sheet for additional comments.)

*Wil M...*  
Signature of certifying official/title

7/15/96  
Date

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

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

\_\_\_\_\_  
Signature of certifying official/title Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that this property is:

- 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 H. Beal*  
Signature of the Keeper Date of Action 8-22-96

Central City Historic District  
Name of Property

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

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
486	90	buildings
		sites
1		structures
		objects
487	90	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

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

7 Resources: See Appendix A

**6. Function or Use**

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

- DOMESTIC: single & multiple dwellings
- COMMERCE/TRADE: specialty stores
- RELIGION: religious facility
- RECREATION AND CULTURE: fair
- INDUSTRY/PROCESSING/EXTRACTION:
- LANDSCAPE: plaza (parkings)
- TRANSPORTATION: rail-related

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

- DOMESTIC: single & multiple dwellings
- DOMESTIC: hotel
- COMMERCE/TRADE: business, financial institution, professional, restaurant, store
- RELIGION: religious facility
- RECREATION & CULTURE: theater, monument marker
- LANDSCAPE: plaza (parkings)

**7. Description**

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

- MID-19TH CENTURY
- LATE VICTORIAN
- LATE 19TH & EARLY 20TH CENTURY REVIVALS & AMERICAN MOVEMENTS

**Materials**  
(Enter categories from instructions)

- foundation STONE; CONCRETE
- walls BRICK; WOOD; STUCCO
- roof ASPHALT; WOOD Shingle
- other \_\_\_\_\_

**Narrative Description**

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

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

Central City Historic District  
Name of Property

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

### 8. Statement of Significance

#### Applicable National Register Criteria

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

- 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" on all that apply.)

Property is:

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

#### Narrative Statement of Significance

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

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 Planning-Historic Preservation Comm.

See continuation sheet(s) for Section No. 9

Central City Historic District  
Name of Property

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

**10. Geographical Data**

Acreage of property approx. 125 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>1/2</u>	<u>4/2/6/0/4/0</u>	<u>4/5/1/3/2/3/0</u>	2	<u>1/2</u>	<u>4/2/6/5/4/0</u>	<u>4/5/1/3/2/3/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>1/2</u>	<u>4/2/6/5/4/0</u>	<u>4/5/1/1/1/4/0</u>	D	<u>1/2</u>	<u>4/2/6/0/4/0</u>	<u>4/5/1/1/1/4/0</u>

**Verbal Boundary Description**

(Describe the boundaries of the property.)

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

**Boundary Justification**

(Explain why the boundaries were selected.)

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

**11. Form Prepared By**

name/title Christine McKenna/Preservation Intern & Lisa M. Miller/Preservation Planner  
organization Salt Lake City Corporation/Planning Division date May 1996  
street & number 451 South State Street #406 telephone (801) 535-7757  
city or town Salt Lake City state UT zip code 84111

**Additional Documentation**

Submit the following items with the completed form:

- Continuation Sheets
- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.  
A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- Photographs: Representative black and white photographs of the property.
- Additional items (Check with the SHPO or FPO for any additional items.)

**Property Owner**

name Multiple Owners  
street & number N/A telephone N/A  
city or town N/A state N/A zip code N/A

**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.

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# National Register of Historic Places Continuation Sheet

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Central City Historic District, Salt Lake City, Salt Lake County, UT

## **Narrative Description**

The Central City Historic district is located five blocks east of the Central Business District of Salt Lake City (see attached map). It is a "dumb-bell" shaped district that is unified by a parking median extending the full length of the district on 600 East. The district begins just south of the South Temple Historic District and extends nine blocks south to the northern edge of Liberty Park. The east and west boundaries of the district varies between 500 and 700 East, and is two blocks wide at its widest points. Each of the seventeen blocks within the historic district retains its original ten-acre size, many with courts and through streets which provide access to the interior of the blocks. Single family homes exist today side by side with multiple family apartment complexes, converted single family houses, as well as commercial and office spaces. This combination of functions creates a dense and diverse mixed use/residential area. A commercial strip bisects the district along 400 South Street, serving to visually divide the district into north and south sections. The north and south areas are unified by the significant feature of grass 'parking' medians, which are located in the center of 600 East Street and extend the entire nine block length of the district. The housing stock and the period of significance in the district dates from c.1870-1946. Of the 577 structures/sites within the district 147 (24%) were built between 1870-1900, 347 (59%) between 1901-26, and 28 (5%) between 1927-46. A total of 487 (87%) sites/structures are from the historic period and contribute to the historic character of the neighborhood.

## **RESIDENTIAL BUILDINGS**

### *Single Family Dwellings :*

The Central City Historic District consists primarily of single family residential housing with 70 percent of the total building stock built as single family housing.<sup>1</sup> The range of styles and types of structures is consistent with the popular styles and forms of that era. Victorian, Arts and Crafts Bungalow, Prairie School, and Period Revival cottages are all present in the district. As expected, the types found in the district vary with the styles. Earlier Neo-Classical and Victorian styled buildings exhibit cross-wing, central-block with projecting bay and side passage footprints. The bungalows employ rectangular block and open plans. The period revival cottages in the area employ rectangular plans and variations thereon. There are three examples of single family bungalow courts in the district. Hawkes Court is located at 650 East 200 South, with nine homes built between 1890 and 1911; Vernier Place is located at 350 South 500 East, with all eight of the houses built in 1900 and the fourteen homes on Hawthorne Avenue located at 550 South 500 East were built in 1915. The most common construction materials present in the district are brick and frame, with several adobe structures present. The materials used for foundations varies with the

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<sup>1</sup> Of a total 577 sites/structures 405 are single family houses.

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## National Register of Historic Places Continuation Sheet

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Central City Historic District, Salt Lake City, Salt Lake County, UT

age of the structure chronologically from stone to brick to concrete. Finish materials range from clapboard, brick, shingle, and stucco; to newer additions with aluminum and asbestos siding.<sup>2</sup>

The district contains two distinct areas of residential development, the combination of which serves to characterize the growth of the city. Larger high-style residences are present in the neighborhoods located in the northern portion of the district.

The neighborhoods along 100 South Street developed as somewhat of an extension of the fashionable homes along South Temple Street. Thus, this portion of the district contains several larger architect designed homes. The southern portion of the district contains for the most part less substantial homes such as vernacular cottages typical of early nineteenth-century western America. Carpenters, tradesmen, and individuals built the majority of residences in the south portion of the district, with just a few examples of architect-designed residences. Courts located on the interior of the blocks, such as Hawkes Court in the northern portion of the district and Hawthorne Court in the southern portion of the district, are developed with smaller versions of the vernacular homes popular in the 1870 to 1926 period of development.<sup>3</sup>

The residential areas of the district retain the feeling and association of an urban neighborhood. The ten acre block size of the original Salt Lake City plat is maintained throughout the district. Cohesiveness in the district is also maintained by the dominance of historic residential structures of similar scale. Landscaping features such as uniform set backs, 'parking' medians and older, uniform tree plantings also add to the cohesiveness of the district.

### **Multiple Family Dwellings :**

Existing multiple family dwellings range from converted single family housing to three and four-story apartment blocks. There are a few unique multi-family arrangements such as a two story row house located at 620-632 South Park Street built in 1891; a bungalow court of attached single family dwellings at 661-678 East Green Street built in 1919. Other multi-family dwellings include: Caserio Court - a bungalow court at 614 East 600 South built in 1910; the four story Hyrum Jensen Apartments at 703 South 600 East built in 1912, and the William Van Horbeck Apartments at 651 South 600 East built in 1915.<sup>4</sup> A 1950s era multiple family living complex, the Ambassador Court apartments at 150 South 600 East, has been converted to professional office space. Many of the out of period buildings in the district are multiple family apartment dwellings which are in keeping with the historic scale of the neighborhood.

<sup>2</sup> Generally the aluminum and asbestos siding materials serve to cover the historic material, not to replace it.

<sup>3</sup> Hawkes Court was developed between ca. 1898 and ca. 1911 by William Hawkes and Jane Elizabeth Crompton. The homes are vernacular/Victorian eclectic and vernacular/bungalow in style.

<sup>4</sup> "Urban Apartment Buildings", National Register Multiple Property Listing, Roger V. Roper, 1989.

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## National Register of Historic Places Continuation Sheet

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Central City Historic District, Salt Lake City, Salt Lake County, UT

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### **Commercial Buildings :**

The district contains a commercial locus centered on the shopping and entertainment complex at Trolley Square. Trolley Square is located within an entire block between 500 South and 600 South, and 600 East and 700 East. The square consists of c.1910 Mission style trolley barns and related structures which, in the 1970s, were converted into specialty retail stores, restaurant and entertainment uses. The Trolley Square historic trolley barn complex contains a water tower which serves as a highly visible landmark in the central city area. When the trolley barns were converted to a shopping center and theaters, the water tower was adorned with neon lights, signage for the shopping center and a movie marquee for the theaters. Historically the water tower served to store up to 50,000 gallons of water for emergency fire fighting<sup>5</sup> Trolley Square is included on the Salt Lake City List of Cultural Resources. Trolley Square is a contributing building in the district and is a good early example of an adaptive reuse project.

The northern portion of the district contains the majority of the small scale commercial structures. Many of these are single family residential houses that have additions built on for the commercial establishment. The 1880 adobe house at 620 East 100 South has a 1924 commercial addition; the Edward Hance House at 580 East 300 South has a storefront addition with a flower shop, and the 1899 two story residence at 509 East 300 South has a one story commercial addition which contains a dry cleaning establishment. In addition, other residential buildings have been fully converted to commercial office space such as the offices in the 1885 Edwin Kimball House located at 124 South 600 East; the 1898 O.J. Salisbury House at 574 East 100 South which has been converted into a funeral home, and the 1881 J. H. Midgely House 515 East 300 South which now serves as an architect's office. The only remaining commercial building from the historic period is Mario's Tailors, a one-part-block, one story stone building located at 579 East 100 South and built in 1926. The southern area of the district has four remaining commercial structures from the historic period, the Lloyd Drug Store at 680 South 700 East built in 1900; Bill and Nada's Cafe located at 479 South 600 East built in 1924; a one story corner entrance building located at 802 South 600 East built in 1911, and a one story commercial building at 567 East 600 South which was built in 1908. There is also a 1910 residence with a commercial addition at 504 East 500 South known as Hales Market.

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<sup>5</sup> Historic Landmarks Committee Staff Report Trolley Square Exterior Signage Policy.

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## National Register of Historic Places Continuation Sheet

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Central City Historic District, Salt Lake City, Salt Lake County, UT

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### Structures:<sup>6</sup>

An important unifying element of this district is the grass median or 'parking' which runs the length of the district along 600 East Street in a north-south direction between the prominent point of the Kearns (Governor's) Mansion on South Temple Street and the entrance to Liberty Park on 900 South Street. Several other streets in Salt Lake City were designed with these 'parking' medians, with 600 East Street being the first to receive them in 1906. 'Parkings' were placed in the center of many even numbered north-south streets, including 700 East, 800 East, 1000 East, 1200 East and 800 West Streets.<sup>7</sup> The 600 East median remains as a continuous intact linear element in the city.

     See continuation sheet

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<sup>6</sup> Another structure within the district is the Cedar Tree Monument. This is located on the 600 East median between 300 and 400 South Streets. The monument, a small gazebo, was erected in 1932. The monument commemorates the site of a large cedar tree, which was reportedly the only tree in the Salt Lake Valley when the pioneers arrived in 1847. This tree was important to the pioneers, as it was used as a navigational tool. Anonymous, *Central City Environment*, Salt Lake City Planning Division files, c. 1976.

<sup>7</sup> Drummond, T.H., *A Park and Boulevard System for Salt Lake City*, unpublished B.S. paper, University of Utah, 1931.

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# National Register of Historic Places Continuation Sheet

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Central City Historic District, Salt Lake City, Salt Lake County, UT

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## Narrative Statement of Significance

The Central City Historic District is significant under National Register Criteria A and C. Under Criterion A, the district reflects the period of growth and changing residential and commercial patterns during a period of industrialization and population growth in Salt Lake City. The period of significance of the district is 1870 to 1946.<sup>8</sup> This period of significance represents a shift in the economic structure of the community from an agricultural based community to that of an industrial and commercial society. As of the first decade of the twentieth century Salt Lake City no longer represented an isolated religious community, but a politically and economically mainstreamed American city. The growth of transportation networks within the city, the circa 1910 construction of Trolley Square by the Utah Light and Power Company, and the quick infill of the subdivisions and interior streets of the blocks in the district stand as architectural testament to the growth of the city at this time.

The district is important under Criterion C due to the large number of excellent examples of the styles popular in Salt Lake City and Utah during the first quarter of the twentieth century. The district contains numerous buildings of both significant as well as modest examples of the work of prominent Utah architects. Most of the buildings display the craftsmanship of design and construction materials associated with the era of the significant period, 1870 to 1946. The range of residential building types include small adobe pioneer homes,<sup>9</sup> Victorian cottages<sup>10</sup>; bungalows<sup>11</sup>; prairie style homes<sup>12</sup> as well as urban apartment buildings<sup>13</sup>. The majority of the residential buildings date from 1895 to 1925, representing the end of the Victorian Era and the beginning of the Progressive Era. Residential construction represents the hallmark styles from both eras; Victorian Eclectic; Queen Anne; Period Revival; Craftsman bungalows and Prairie style.

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<sup>8</sup> This represents a growth in population in Salt Lake City from 12,854 in 1870 to 118,110 in 1920. Sanborn Maps, Salt Lake City, University of Utah Marriott Library Special Collections (odd year population numbers were given on these maps).

<sup>9</sup> Such as 515 East 300 South and 804 South 600 East.

<sup>10</sup> As those on Park Street between 600 and 700 South.

<sup>11</sup> As those along Park Street between 700 and 800 South.

<sup>12</sup> 629 and 637 East 900 South are excellent examples of prairie style homes.

<sup>13</sup> As the Armista Apts. at 555 East 100 South and Cornell Apts. at 101-111 South 600 East.

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Central City Historic District, Salt Lake City, Salt Lake County, UT

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## History

Central City Historic District encompasses one of the oldest residential areas existing in Salt Lake City. The original city plan, whose specifications were drawn up by L.D.S. Church founder Joseph Smith and executed by church leader Brigham Young and the Mormon settlers of the Salt Lake Valley in 1847, provided for ten acre blocks, which remain intact in the central city area. These ten acre blocks were intended to provide ample room for eight individual family lots upon which one dwelling, family agriculture and associated outbuildings were to be located.

The land was platted and distributed to the settlers by a lottery system.<sup>14</sup> The plans called for a home centrally located on the lot with fruit trees, chickens with a horse and cow in the rear. The front of the lot was to be planted with trees and trimmed grass lawns. These plans, specified in Mormon Church founder Joseph Smith's "Plat for the City of Zion", were intended to create an agricultural village of self sufficiency, so that the Latter Day Saints would be able to maintain their religious, social and economic autonomy. Central city presently maintains the ten acre blocks laid out for the "Plat for the City of Zion".

Mormon church plans grouped these blocks into cohesive units called wards, providing equal access to civic amenities for all the Latter Day Saints (Mormons), while maintaining in plan an agricultural village. A ward usually consisted of a nine square block area that functioned as a neighborhood unit under the direction of a church official known as a Bishop. The blocks and the lots thereon retained their single family agricultural character for only a brief time, with one and two room adobe and wood structures, barns, and associated agricultural outbuildings surrounded by small scale food production characteristic of the lots in the Central City Historic District. Barn structures continued to be built in the area into the twentieth century. By the late 1860's the lots were beginning to be being divided and developed, creating more of an urban landscape.

With increases in population and urban development commercial interests began to grow within the city's boundaries and Salt Lake City took on a denser residential pattern. By the 1870's residential growth within the city spread east of 300 East and South of 300 South, away from the core of the Temple Block. Outside of the original city plat boundaries other residential areas were developed. The area south of 900 South Street was called the 'Big Field', and was planned as an agricultural area to support the population of the city. A 110 acre portion of the 'big field' was purchased by Salt Lake City in 1881 to create Liberty park, which borders the Central City district on the south. Liberty Park was developed in the area between 700 East and 500 East Streets; 900 South and 1300 South Streets. This park originally served as a mill and farm for Isaac Chase, and was later part of Brigham Young's estate. The house and mill still exist and are listed on the National Register. Residential blocks were developed in the 'Big Field' at the same time as the

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<sup>14</sup> Evidence of the lottery drawn property owners are first recorded in the Central City Historic District in the title abstract books of Salt Lake County in 1855.

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## National Register of Historic Places Continuation Sheet

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Central City Historic District, Salt Lake City, Salt Lake County, UT

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development of the park. The block sizes in this area are smaller than the original ten acre blocks and reflect the influence of the developers who by the 1890's had platted subdivisions on all sides of Liberty Park. This population shift was a response to the growth of Salt Lake City created by the combinations of the transcontinental railroad in 1869; the advances in mining in nearby Bingham Canyon and Park City as well as the development of a permanent military post at Fort Douglas in 1862. Salt Lake City expanded its streetcar services as competing lines within the city vied for passenger loads to the newly developing residential areas just outside the central business district.<sup>15</sup>

### Residential Buildings and Development

The period of greatest development within the Central City Historic District occurred between 1890 and 1925. The majority of existing structures in the district, approximately 350, were constructed in this time period. The oldest homes remaining in the district, as well as Utah as a whole, were built of adobe, frame or brick. One such example in the northern portion of the district is the house located at 515 East 300 South. This is the Midgely-Evans house, an adobe Greek Revival cross-wing house built circa 1880.<sup>16</sup> Another example is the Cuthbert home located at 804 South 600 East. This is a one story, adobe, hall-parlor type of vernacular/classical style built circa 1870. These two homes, built in approximately 1881 and 1870 respectively, represent some of the first structures to exist in the Central City Historic District.

### Commercial Development

An important commercial structure existing in Central City is the Utah Light and Railway complex on block twenty-five, otherwise known as Trolley Square. Block twenty-five was purchased in 1906 by the Utah Light and Railway Company for the construction of trolley car barns and associated outbuildings. Block twenty-five was the former site of the tenth ward farm, an agricultural center for the residents of the tenth ward neighborhood of the Mormon Church. The urban and industrial shift that Salt Lake City was undergoing at the turn of the century rendered these ward farms no longer practical and in 1865 the land was transferred to the Territory of Utah and used as a Territorial Fairground.<sup>17</sup> The building permit for the Utah Light and Railway complex of buildings was obtained in 1908. These buildings are mission style and built of steel, reinforced concrete and red brick. The location of the trolley barns provided job opportunities in central city. The trolley lines offered convenient public transportation that made commuting to the business district practical for residents of central city. By 1919 street car lines criss-crossed the central city district at 900 South, 400 South, 300 South, 200 South, 100 South and South Temple Streets as well as along

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<sup>15</sup> Utah Ghost Rails, Stephen L. Carr, 1989.

<sup>16</sup> Today (1996) the house is currently owned and maintained by the great-grandson of the original property owner.

<sup>17</sup> A/P Associates Planning and Research Salt Lake City Architectural/Historical Survey Central/Southern Survey Area 1983.

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# National Register of Historic Places Continuation Sheet

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Central City Historic District, Salt Lake City, Salt Lake County, UT

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700 East and 500 East Streets. These streetcar lines provided easy access between downtown and outlying areas for those working in locations beyond walking distance of their residences.

The Troy Laundry located at 431 South 600 East (demolished) was also one of the larger employers in the area. The Troy Laundry, a commercial laundry operation, employed 100 people in 1898.<sup>18</sup> The laundry serviced some of the residents of Central City and provided jobs for others. The remaining commercial enterprises in the Central City area consisted mainly of small scale operations such as a carpet cleaning business owned by E. Enyon which was built in the rear of 436 South 700 East.

The southern portion of the district contained several commercial structures which had been built on to houses. Examples of this includes Hyrum Case's brick combined store and residence on the corner of 500 East and 500 South (demolished) which was built in 1891 for three thousand dollars. The John Rees adobe blacksmith shop was located at 420 South 500 East (demolished) in 1888.<sup>19</sup> The historic attached dwelling and doctor' office (c.1898) located at 501 East 300 South has been converted to Classic Cleaners, a neighborhood dry cleaning business.<sup>20</sup> Hale's Market located at 511 South 500 East was built in 1924 onto a c. 1906 residence and attached dwelling.<sup>21</sup>

## North Central City

The north portion of the district developed as somewhat of a southern extension of the fashionable South Temple Street Historic District. This portion of the Central City District, particularly along 100 South, contains a good number of homes designed and built by architects. These residents were historically owners of local businesses and individuals who had prospered in the mining and ranching activities of Utah and often were Gentiles (non-Mormons). Several National Register homes exist in the area. (See list of National Register Properties Appendix A).

By the 1890s several of the wealthier residents demolished their small adobe homes to build larger residences on the same site, reflecting the popular building styles of their contemporaries. One such example of this is the O.J. Salisbury house at 574 East 100 South Street, a two story neo-classical stone residence that was designed by architect Frederick A. Hale. This area is reflective of the South Temple Street residential district in the size and high styles of the existing

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<sup>18</sup> Sanborn Maps 1898 University of Utah Marriott Library Special Collections.

<sup>19</sup> The information concerning dates, costs, and uses of these structures was found in the building permit books of Salt Lake City from the represented dates.

<sup>20</sup> An addition has been made to the west side of the original commercial structure to accommodate the new use.

<sup>21</sup> Polk directories and Sanborn Fire Insurance maps reveal that a corner store stood on the spot and was replaced by 1911 by the an attached store and dwelling, which make up the original part of the structure, which has received a one story addition to the north.

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## National Register of Historic Places Continuation Sheet

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Central City Historic District, Salt Lake City, Salt Lake County, UT

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houses. Examples of such substantial architect designed residences are the Armstrong and the Bamberger mansions,<sup>22</sup> both of which are located on 100 South street between 600 and 700 East Streets. The Armstrong mansion is of brick, an expensive and substantial building material, with stone and wood decorative detailing in the Victorian Eclectic style. The Bamberger mansion is a frame house decorated with ornate Victorian trim and boasting extended segmented windows.

Development in this area also shows construction of modest brick Victorian eclectic style cottages as well as several Arts and Crafts style bungalows. A number of courts were developed on the interior of the blocks, consisting of more modest housing. The house at 666 East 300 South was commissioned by Stephen Covey in 1899, a prominent developer and business man, and designed by S.C. Dallas, a locally prominent architect. The house at 633 East 300 South was also commissioned by Stephen Covey in 1898 and designed by E.W. Druce, another local architect.

In addition to the architect designed homes in the north portion of the district there also exist a group of fifteen houses constructed by Anderson Real Estate and Investment Company. J.G. Anderson headed the family run operation that was incorporated in August of 1898.<sup>23</sup> This company built speculative housing throughout the city. Fifteen such dwellings were constructed from 1899 to 1900 along 300 South between 600 East and 700 East streets (block 46) and along 600 East between 200 South and 300 South. These residences are of Victorian eclectic detailing, average from eight to thirteen rooms, are two to two-and-one-half stories, and were sold for approximately \$3,000 to 'upscale residents'.<sup>24</sup> Some of the longer term residents of these homes include W.H. Chipman of Chipman Mercantile, a prominent local business man, and W.F. Snyder of Park City's Snyder Mines Inc..

The Industrial Christian Home Association of Utah was a local organization made up of non-Mormon community members<sup>25</sup> who petitioned a Congress sympathetic to abolishing polygamy in the Utah Territory for funds for a new building which would serve as refuge for polygamist women. Congress appropriated \$50,000 for the construction of a new three story building which was completed in 1889 and located at 145 South 500 East. The organization did not attract the numbers of women expected and the Industrial Christian Home Association closed its doors on June 15, 1893. The building served as the Ambassador Family Hotel until 1945 when it was purchased as the Ambassador Athletic Club. The Ambassador apartment complex was built in the mid-1950s directly behind the building with access from 600 East. The Industrial

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<sup>22</sup> Both of these buildings are listed on the National Register.

<sup>23</sup> Incorporation documents for Anderson Real Estate Company.

<sup>24</sup> *Salt Lake Tribune*, January 1, 1900.

<sup>25</sup> Pascoe, Peggy Relations of Rescue Oxford University Press, New York, 1990.

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Home/Ambassador Athletic Club has since been demolished, but part of the apartment complex to the east still stands and has been converted to office space.

## South Central City

The transition to the smaller scale residential buildings which characterize the south portion of the district is made between 500 and 600 South Streets. Continuity is maintained in the district with the era of housing stock, the ten acre blocks, uniform setbacks, and the continuous median along 600 East Street. The development in the south portion of central city shared in local urban advances, reflecting the growth of a commercial based economy and the influx of working class residents to the city. As the lots in the south portion were first divided, small adobe, frame and brick cottages came to dominate the area. Multiple family dwellings and small scale commercial operations were also present in this area. The residents in the south portion of the district at the turn of the century typically were employees of railroads, tradesmen, service employees or small business owners.

The south central city district includes the work of many small scale contractor/builders who contributed greatly to the character and quality of the housing stock in the area. Each developer generally bought lots and continued to subdivide by building two and three contiguous residences, often on speculation. The houses at 843, 845, 847 and 849 Park Avenue (now Park Street) were built and sold by August Rudine and Olof Chytraus between 1903 and 1908.<sup>26</sup> August Rudine, a mason, and his partner Olof Chytraus, a carpenter, are responsible for a good amount of the housing stock built in southern portion of the district during the first two decades of the nineteenth century. Other developers in the area include Glenn R. Bothwell, August Matson, Frank Losee, William Hawkes, and Jane Elizabeth Crompton. August Matson is responsible for the unique 1919 bungalow court located at 661 - 680 South Green Street. William Hawkes and Jane Elizabeth Crompton were responsible for the Victorian Eclectic rental housing located on Hawkes Court (635 East) and built between 1898 and 1911. The type of builder's vernacular speculative and rental housing found on Hawkes Court is also evident in the development of Hawthorne Avenue, located at 550 South 500 East, which is a small interior street of 800 square foot single family bungalows. The work of local architect William J. Camomile is also evident in the southern area. Examples of his work include the residence at 603 East 900 South which was built in 1908 as a speculative house by the Salt Lake Security and Trust Company; the house located at 523 East 600 South built in 1890, and the home at 555 East 800 South which Camomile designed for contractor Olof Chytraus in 1908.

The large blocks with single family homes on acre-and-one-quarter lots were not practical for the growing city. Many of these small scale developers found the solution in dividing up these large

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<sup>26</sup> August Rudine was a prominent contractor/builder in Salt Lake City from the turn of the century through the first two decades of the twentieth century.

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lots to build more housing; creating interior courts in the centers of the large blocks, and platting subdivisions and building more multi-family housing. The story of development in the Central City Historic District is a story of adaptation and transition from the pioneer ideal to urbanism and the reality of the twentieth century.

### Subdivisions

Along the southern district boundary of 900 South several subdivisions had been platted by the 1890s. This area of the district is next to Liberty Park, a large city park laid out in 1882 on the site of the former Issac Chase farm and grist mill. Liberty Park lends a desirable green space to the city and makes the surrounding area attractive for residential development. Subdivisions surrounding all sides of the park were platted in the 1890s, with the majority of development taking place in the first quarter of the twentieth century.

Central City Historic District contains four of these subdivisions. Ehrich's Subdivision was platted in May of 1888 and consists of seventy-four lots on all of Block Five which is located between 500 and 600 East Streets and 800 and 900 South Streets. The plan of the subdivision included the creation of a new north-south street, Park Avenue (now Park Street) which divided the block in half. This served to open up the ten acre block allowing for greater density and development. (see map #1)

Connor's subdivision was platted in December of 1889. This subdivision consists of thirteen lots and covers the northeast quarter of Block Four. It is located between Green Street (640 East) and 700 East Street, and extended from 800 South to 900 South Streets. (see map #2)

Hollister's Subdivision was platted with twenty-eight lots in March of 1890 and is located on the west one half of Block Four, located between 800 South and 900 South Streets, and 700 East and Green Streets. Block Four was also split by a central north-south through street, Green Avenue (now Green Street). Green Street serves to divide the block in half and to separate Connor's and Hollister's subdivisions. (see map #3)

The platting of the twenty-six lots in Pearson's Subdivision on Block Ten, north of Block Four, took place in April of 1890. Pearson's subdivision extends from 700 South Street 530 feet south and is bounded by 600 East to the East and Yowell Avenue (now Park Street) to the West.<sup>27</sup> (see map #4)

The increased density of this area is apparent when recalling that the ten acre blocks of the original city plat were designed to contain eight lots. This shift in residential density reflects the growth and industrialization taking place in Salt Lake City at the time. The smaller lot sizes and the density of development are characteristic of these subdivisions and coincides with the

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<sup>27</sup> Today Yowell Avenue exists as a northern extension of Park Street.

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population as well as commercial growth within the city. The population in Salt Lake City increased between 1900 and 1910 from 53,531 to 92,777.<sup>28</sup> This population boom took place in conjunction with the growth of business and commercial enterprises in the city, making residential development outside of the Central Business District desirable.

Hollister's Subdivision, Connor's Subdivision, Ehrich's Subdivision and Pearson's Subdivision provided uniform lot sizes and access to the interiors of the ten acre blocks. New streets such as Green and Park Streets were created, with rear alleys providing service access to the dwellings from the interior of the blocks. The north-south axis of these new subdivisions in combination with the 'boulevard' pattern established by the grass 'parking' medians on 600 East Street served to restructure the original pioneer square grid pattern. This rectangular 'boulevard' pattern was more typical of subdivisions nation wide and exemplifies a shift from the 'Mormon' city plan to more of an 'American' plan.<sup>29</sup>

The visual unifying elements of the north and south portions of the district are the ten acre block size, uniform set backs and the park strip located in the center of 600 East. The park strip creates a boulevard from the Governor's Mansion (Kearns Mansion, National Register) on South Temple Street to the 900 South entrance to Liberty Park. This 'parking' was constructed as a part of a city wide attempt at city beautification and boulevard creation. The ten acre block size of the *Plat for the City of Zion* as laid out by Joseph Smith is present in the entire district, serving to tie the district together as a cohesive unit. The uniform set backs, as observed in the original plans, and set backs observed in later construction also serve to tie the district and its individual streets as a visually cohesive district. The styles of the housing stock which reflect their era's of construction, further serve as visual cohesiveness, by tying structures of varying sizes together through similar massing and ornamentation.

In addition to the growing residential density, the urban character of central city was emphasized by civic improvements. Streetcar lines traversed the city beginning in 1872 with electric street lighting appearing in the 1890s. The first decade of the twentieth century saw the removal of utility and transportation poles. These civic improvements occurred in conjunction with a city beautification program which created parkways on several prominent roadways, such as the existing median on 600 East as well as overhead lines to the outside of the streets and underground, in addition to sidewalk and street paving.

The addition of 'parking' medians was part of a city beautification program at the turn of the century that included street lighting, sidewalk and street pavement, removal of overhead power lines to the

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<sup>28</sup> "Urban Apartment Buildings", National Register Nomination, Roger V. Roper, 1989.

<sup>29</sup> Wright, Gwendolyn, Building the Dream: A Social History of Housing in America. New York, NY: Pantheon Books, 1981.

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outside of the streets or underground and boulevard creation.<sup>30</sup> In 1906 groups of women and men in Utah, like progressives throughout the United States, who were generally middle- and upper-middle-class citizens, believed in the ideals of the City Beautiful movement. They were inspired by the belief that the construction of parks and boulevards in a setting of competent urban planning, fostered by Frederick Law Olmstead, would improve the quality of life for city people. Salt Lake City Mayor Ezra Thompson and the Improvement League planned to make Salt Lake's streets beautifully landscaped boulevards by paving and curbing them and planting parks in the median strips. In 1908 the Parks and Playgrounds Association was organized in an effort to improve existing playgrounds and to open new facilities. In 1913 the Salt Lake City Commission organized the Civic Planning and Art Commission to coordinate efforts to create a City Beautiful by proposing and implementing a twenty-year improvement plan to beautify the city with boulevards, parks, playgrounds, street parking, and cleanup. The city adopted comprehensive, citywide plans in the 1920s under the direction of the Planning Commission.<sup>31</sup> Efforts to beautify Salt Lake City were significant in its development during the first quarter of the twentieth century. The parking median along 600 East is a reminder of the City Beautiful movement and the desire to make this a more desirable place to live.

Another important part of the Central City Historic District is its demonstration of broad demographic patterns. The residential architecture includes large, ornate single family homes, small, simple, single family homes, and multiple family duplexes and apartment buildings. There are also commercial and religious structures throughout the district. Many of the buildings were designed by prominent Utah architects and development companies, while many were built from standardized plans. Additionally, the people who lived here during the historic period represent a broad range of economic and social classes, from professionals to laborers.

The development of the southern part of the Central City Historic District where the blocks have been divided by interior streets, alley ways,<sup>32</sup> and courts and where the lots are smaller, also illustrates the economic forces that were associated with its development. The economics of moving into a neighborhood close to downtown where transportation and services are nearby, versus moving out to the suburbs where the cost of living would be increased, was no doubt a factor in the development of this area. The smaller homes that were built in the Central City

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<sup>30</sup> A/P Associates Planning and Research, *Salt Lake City Architectural/Historical Survey Central/Southern Survey Area*, January 1983.

<sup>31</sup> Alexander, Thomas G. *Utah The Right Place*. Salt Lake City: Gibbs-Smith Publisher, 1995.

<sup>32</sup> A study of the use of the alley ways has not been completed, however, speculation as to their implementation can be addressed. Some of the earlier alley ways in Salt Lake City were built when horse and carriages were used as a primary source of transportation. Perhaps in an effort to keep the front streets clean from horse manure, the alleyways were introduced to keep the horses in the rear. As for the newer subdivisions, in an effort to keep down the cost of supplying homes with water, sewer, and electrical services, it may be that the homes were built with narrower lots, delegating garages to the rear. Also, services such as garbage pickup, were probably relegated to the rear as well.

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Historic District followed similar development patterns as others throughout the city. However, the cost of the homes in Central City were somewhat less than those in neighborhoods such as Gilmer Park, Westminister Heights, and Westmoreland Place, subdivisions that were built farther east and south and touted as having better views, being outside the haze and smoke of the city, and appealing to an elite group of middle- to upper-middle-class individuals.

The Central City Historic District is important in describing the trends of development that occurred in Salt Lake City in response to the rapid population growth near the turn of the century. The earliest homes that were built show the traditional patterns established by the Mormon grid system. The bulk of the building occurring between 1901-26 illustrates a boom of suburban-like development. The buildings constructed between 1927-43 illustrates the infill construction that continues to occur.

\_\_\_\_ See continuation sheet

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### Verbal Boundary Description

Commencing at the southeast corner of Block 4, Salt Lake City Survey Plat B; thence west 1,392 feet more or less; thence north 3,069 feet more or less; thence east 165 feet; thence south 165 feet; thence east 495 feet to the west curb of 600 East Street; thence north along the west curb of 600 East Street 1,140.25 feet more or less; thence west 330; thence north 54 feet; thence west 330 feet to the east curb of 500 East Street; thence north 632 feet; thence east 165 feet; thence south 123.75 feet; thence east along the north curb of 300 South Street 387.75 feet; thence north 544.5 feet; thence east 119.75 feet; thence north along the west curb of 600 East Street 464.5 feet; thence west 430 feet; thence north 330 feet; thence west 69 feet; thence north 165 feet; thence east 349.25 feet along the south curb line of 100 South Street; thence north 627 feet more or less; thence east along the southern boundary line of the South Temple Historic District 1,122 feet; thence south along the west curb line of 700 East Street 1,287 feet to the southeast corner of Block --, Plat B; thence west 495 feet along the north curb of 200 South Street; thence south 527 feet; thence east 495 feet along the north curb of Market Avenue; thence south along the west curb of 700 East Street 727 feet; thence west 660 feet; thence south along the east curb of 600 East Street 957 feet; thence east 165 feet; thence south 297 feet; thence east along the north curb line of 500 South Street 495 feet; thence south along the west curb line of 700 East Street 3,036 feet to the point of beginning.

### Boundary Justification

The Central City Historic District was designated by the Salt Lake City Council as a local historic district in 1991. At this time there were several boundary options discussed by the Salt Lake City Planning Commission. Staff recommended, and the Planning Commission accepted the current local district boundaries which differ from the boundaries recommended in this nomination. The current local boundaries include the area between 500 East Street and 700 East Street, and north from 900 South Street to 165 feet south of South Temple Street (the southern border of the South Temple Historic District). These boundaries include a great deal of non-historic commercial structures. The City believed that by including such structures, there would be "a balance between preserving historical integrity and creating neighborhood character".<sup>33</sup> This justification reflects more of a planning strategy than identification of a cohesive historic district.

This nomination intends to present a cohesive, well defined historic district. Although we have noted the differences in the north and south portions of the district, the area as a whole remains connected not only physically by the grass median; but historically in the patterns of development, important people as well as existing building stock. The boundaries have been selected to include all of the southern area as well as the remaining historic buildings in the northern area; which has been impacted by commercial encroachment.

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<sup>33</sup>

Salt Lake City Planning Commission staff report, Bruce Parker, 3/4/91.

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### **Common Label Information:**

1. Central City Historic District
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Lisa Miller
4. Date: May 1994
5. Negative on file at Utah SHPO.

### **Photo No. 1:**

6. 'Parking' on 600 East. Camera facing north.

### **Photo No. 2:**

6. 'Parking' on 600 East. Camera facing south.

### **Photo No. 3:**

#### **40 South 600 East**

6. Northeast elevation of building. Camera facing southwest.

### **Photo No. 4:**

#### **821 South 600 East**

6. West elevation of building. Camera facing east.

### **Photo No. 5:**

#### **630 East 300 South**

6. Northwest elevation of building. Camera facing southeast.

### **Photo No. 6:**

#### **756 South Park Street**

6. Southeast elevation of building. Camera facing northwest.

### **Photo No. 7:**

#### **828 South 600 East**

6. Southeast elevation of building. Camera facing northwest.

### **Photo No. 8:**

#### **244 South 600 East**

6. East elevation of building. Camera facing West.

### **Photo No. 9:**

#### **557-559 East 600 South**

6. Southwest elevation of building. Camera facing northeast.

### **Photo No. 10:**

#### **620 South Park St.**

6. Southeast elevation of building. Camera facing Northwest.

x See continuation sheet

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**Photo No. 11:**

**340 South 600 East**

6. Southeast elevation of building. Camera facing northwest.

**Photo No. 12:**

**841 South 500 East**

6. Southwest elevation of building. Camera facing Northeast.

**Photo No. 13:**

**580 East 300 South**

6. Northwest elevation of building. Camera facing southeast.

**Photo No. 14:**

**680 South 700 East**

6. Southeast elevation of building. Camera facing Northwest.

**Photo No. 15:**

**540 South 700 East**

6. Southeast elevation of building. Camera facing northwest.

**Photo No. 16:**

**144 South 700 East**

6. Southeast elevation of building. Camera facing Northwest.

**Photo No. 17:**

**802 South 600 East**

6. Southeast elevation of building. Camera facing Northwest.

\_\_\_ See continuation sheet

APPENDIX A

BUILDINGS WITHIN THE DISTRICT BOUNDARIES PREVIOUSLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES:

Armista Apartments, 1927	555 East 100 South
Armstrong, Wm. Francis House, 1897 (S.C. Dallas)	667 East 100 South
Bamberger, Simon House, c.1888	623 East 100 South
Beattie, Jeremiah House, 1898 (Walter Ware)	655 East 200 South
Cornell Apartments, 1910	101 South 600 East
Langton, James & Susan R. House, 1908	648 East 100 South
Royle, Jonathon C. & Eliza K. House, c.1875	635 East 100 South

APPENDIX B

BUILDINGS WITHIN THE DISTRICT BOUNDARIES LISTED ON THE SALT LAKE CITY REGISTER OF CULTURAL RESOURCES:

Armstrong, Wm. Francis House	667 East 100 South
Bamberger, Simon House	623 East 100 South
Bettles, Alfred J. House	53 South 600 East
Boxrud, Anton H. House	57 South 600 East
Kimball, Edwin P. House	124 South 600 East
Langton, James & Susan R. House	648 East 100 South
Royle, Jonathon C. & Eliza K. House	635 East 100 South
Rudine, August & Annie House	780 South 600 East
Salisbury, O.J. House	574 East 100 South
Trolley Square	600-700 East/500-600 South
Whitely, Rose Hartwell House	132 South 600 East

## APPENDIX C

### IMPORTANT RESIDENTS OF THE CENTRAL CITY HISTORIC DISTRICT

#### BUSINESS

##### **Orange J. Salisbury**

The Orange J. Salisbury House at 574 East 100 South, designed by **Frederick A. Hale**, is a two story Neo-Classical masonry structure built in 1898 by Orange J. and Margaret Salisbury on the property which was the site of their former smaller residence since 1882. Salisbury was a partner in the stage line Gilmer, Salisbury and Smith which delivered mail throughout the inter-mountain west before the railroad arrived. He was also involved in real estate, banking, mining and politics. He served as Republican state chairman, Utah's representative on the Republican National Committee, and as chairman of the State Board of Equalization. O.J. Salisbury Jr., president of Salisbury Investment Co. and director of Home Stake Mining Company lived in the house until 1922. The house was converted to a wedding reception center in 1924 under Salisbury ownership, in 1935 the house was sold to Clyde Early who turned the house into a mortuary, which it is today.

##### **Richard W. Armstrong**

The Richard W. and Mary Hannah Armstrong Madsen House at 657 East 100 South was built in 1897, a one and a half story Victorian Eclectic Dwelling. It was one of the Armstrong houses built on the block for the children of Francis Armstrong. Mary Hannah Armstrong and her husband Richard Madsen had the house designed by **S. C. Dallas** and built by J.T. McLachlan. Madsen was a prominent business man, running the Standard Furniture Company with his brother-in-law William Francis Armstrong after leaving his own family's furniture business, the P.W. Madsen Furniture Company, in 1908. At the time of his death Richard had been executive vice president and general manager of Standard, chairman of the board of Z.C.M.I., vice president of Utah Hotel I Co., president of Sterling Furniture Co. in Ogden, president of P.W. Madsen Furniture, president of Madsonia Realty Company, president of Granite Mart, vice president of Utah State National Bank, and a director of Utah Home Fire Insurance Co., and Heber J. Grant Co.. Mary Madsen died in 1932 and Richard remarried, to La Reta Creer. This residence has been demolished.

##### **Edward L. Burton**

The Edward L. and Belle Armstrong Burton House at 661 East 100 South is a one and a half story brick Queen Anne was constructed and designed in 1896 by **George Morrow** for the newly married Belle Armstrong and her husband Edward Burton. The land for this property, like its neighbors, had been given to the newly married couple by Francis Armstrong near to his own mansion at 667 East 100 South. Edward Burton was a teller at Utah Commercial and Savings Bank, of which Armstrong was president. Edward became a stockbroker, and founded two of his own business ventures, E.L. Burton and Company and E.L. Burton Corporation. The Burtons moved from this house in 1910, and it was sold eventually to several of the Armstrong sisters and their husbands until 1927 when Elizabeth Armstrong Bean, a widow and Armstrong sister moved into the property and stayed through the 1930's.

##### **Thomas Allen Williams**

The Thomas Allen Williams House located at 520 East 200 South is a one and a half story brick Victorian Eclectic residence was built c.1889 for Thomas Allen Williams who was born and educated in Utah. He was manager of Utah Stove and Hardware Company and later established his own wholesale business. Williams served in several civic positions, including president of the Industrial School Board, member of the Pure Food Commission, and a member of the Board of Regents at the University of Utah. The Williams family retained ownership of this property into the 1940's. This house has been demolished, and this site is currently part of the property on which a Fire Station was recently built (1992).

### **E.Y. Lingle**

The brick two and a half story Victorian Eclectic home at 625 East 300 South was another of those built on block forty-six by **Anderson Real Estate and Investment Company** in 1899 and sold in 1900 to E.Y. Lingle. Lingle a business owner in Salt Lake City lived in the home until his death in 1914, and his wife remained in the home through 1923.

### **William Chipman**

This house at 633 East 300 South is located just east of the Anderson Real Estate and Investment Company houses built on 300 South on block forty-six and represents a smaller architect designed home. It is a Greek Revival cross-wing brick cottage designed by **E.W. Druce** and built in 1898 for a sum of \$1500.00.<sup>34</sup> This house was commissioned by Stephen Covey, a prominent local developer, and sold in 1902 to William and Deborah Chipman, who purchased the home following the retirement of William from his successful Chipman Mercantile Co. in American Fork (south of Salt Lake City). The Chipmans remained in the house until the 1940's.

### **John Gallacher**

The John and Annie Empey Gallacher House located at 661 South 500 East is a two story Italianate residence was built c.1888. Both John and Annie emigrated to the United States as Mormon converts, John from Scotland and Annie from England. They were married in Salt Lake City in 1873 and had lived in the Marmalade District before constructing this house. John opened the Saddle Rock Restaurant on Main Street in 1876, becoming one of the pioneer restaurant keepers in Salt Lake. John retired from the restaurant business in 1910 to pursue work with the LDS church. The Gallachers raised six children and lived in this house until their deaths. This house has been demolished.

### **Anton & Minnie Boxrud**

The Anton H. Boxrud house located at 57 South 600 East is a two and a half story brick Victorian Eclectic house was built c. 1903 and designed by the architect **Walter E. Ware**. Boxrud was an immigrant from Norway, who settled in Minnesota where he met his wife Minnie a native of Pennsylvania. The couple married in 1884 and moved to Salt Lake City in 1893 when Anton was a member of the Third Minnesota State Militia. In Salt Lake City he established the A.H. Boxrud Mercantile Co. and remained in clothing manufacturing until his retirement. Anton was a Mason and a Shriner. He was also active in the community as a member of the Executive Committee of the Salt Lake Chapter of the Red Cross, the Executive Committee of the Community Chest, manager of the store at the Neighborhood House and a member of the Chamber of Commerce. Anton H. Boxrud died in 1926. Minnie Boxrud was a prominent civic and club worker, she was one of the founders and directors of the Neighborhood House in Salt Lake City which is still in operation as a day care for children and senior citizens. Minnie died in 1941, at which time she was honored with mention in the

## EDUCATION

### **Dr. I. Owen Horsfall**

The Charles G. and Mary Horsfall House located at 543 East 600 South is a two and a half story Victorian Eclectic brick house built in 1894. It was first owned by the Horsfalls and remained in their family through 1940. Charles was a foreman at the Salt Works, and later became involved in mining. In 1935 Dr. I. Owen Horsfall, a son, purchased the home from his widowed mother. Dr. Horsfall was a prominent educator, an instructor at the LDS College and at Cornell University. In

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<sup>34</sup> Building Permit books, USHS Library, Salt Lake City, Utah.

1933 he was chosen as president of Snow College in Ephraim, Utah. The house has been demolished.

## MEDICAL

### **Jeremiah Beattie**

The Jeremiah Beattie house at 655 East 200 South is a temple-form side passage with Italianate exterior details built in 1880. Dr. Jeremiah Beattie was a physician in Salt Lake City and resided in the home with his wife Almira until 1893. Jeremiah Beattie was one of the early physicians in the Salt Lake Valley setting up his practice in 1880 and sharing a partnership with Dr. Isaiah White for many years. In 1893 the Beatties constructed a house next door at 653 East 200 South (demolished) and rented out this property. This house is currently listed on the National Register of Historic Places.

### **A.W. Burrows**

The A.W. Burrows house located at 827 South 500 East is a two story Queen Anne brick residence which was built in approximately 1890 for investment purposes. Burrows practiced what could be termed alternative medicine and psychology; calling himself an "oculist and aurist". Burrows retained ownership of the house until 1928, when he sold to subsequent owners who continued to rent the property. In 1934 Jessie Snyder, a conductor, lived here past 1940.

### **Dr. William T. Dalby**

Dr. William T. and Mrs. Frederica Dalby purchased this house located at 253 South 600 East. It is a two and a half story Victorian Eclectic house which was built by the **Anderson Real Estate** in 1900. Dr. Dalby set up his office in the basement of the house. Dr. Dalby's practice was not successful in Salt Lake City and in 1904 the Dalby's relocated to San Francisco, selling the home to Lillian Van Dyke. Charles Van Dyke, Lillian's husband was a prominent pharmacist. Charles operated Van Dyke Drug in various locations in the business district of Salt Lake City from 1890 until his death in 1934. The Van Dykes retained ownership of the home for approximately thirty-six years.

### **Dr. Edward Keeler**

This Craftsman's brick bungalow of one and a half stories located at 818 South 600 East was designed in 1909 by architect **Bernard O. Mecklenberg** for Dr. Edward and Virginia Keeler. The Keeler's remained at the house for only three years. Following their occupancy the house was used as a rental for the majority of the years from 1912 to 1946. In 1946 this house was converted to a nursing home with a private residence. In 1973 the home was converted to a rehabilitation center. In 1990 the home was purchased and renovation work begun to return the home to a single family residence.

### **Walter T. Lloyd**

Walter Lloyd was a pharmacist who operated the Lloyd Drug Company located at the corner of 700 East and 700 South from 1902 through 1951. Lloyd lived across the street from his store at 722 South 700 East. Lloyd also operated two other drug companies; the Temple Pharmacy located downtown, and a drug wholesale and manufacturing operation. Walter's son Douglas was also a pharmacist, and in addition to his two other sons, they all lived in the central city area. Lloyd and his wife Birdie also ran the five unit apartment building attached to the drug store.

## MINING

### **Imer Pett**

This 1917 home of Imer and Josephine Pett located at 629 East 900 South is an excellent example of Prairie School architecture with its low pitched hip roof, projecting porch, use of both light and dark brick and its bands of grouped narrow vertical windows. Imer Pett was born and raised in Utah and became involved with the mining industry as the general manager of the Bingham Mines Co., the Eagle and Blue Bell Mining Co., and the Yosemite Mines Inc.. Pett was also active in local politics, chairing the Republican Party from 1929-1931.

### **Alfred J. Bettles**

The Alfred J. and Grace Bettles house at 53 South 600 East is a two and a half story Victorian Eclectic House designed in 1898 by a prominent local architect, **Walter E. Ware**. Bettles was active in mining throughout the inter mountain west. He moved to Utah in 1897 after having spent twelve years in Montana directing mining activities. In Utah he was connected with various mining companies and designed and superintended construction of equipment for the Boston Consolidated Company and the Newhouse Mines and Smelters. Bettles sold the house in 1913 to Crayton C.(Flora) Snyder a physician, and then sold again in 1917 to Hyrum A. Weymouth. In 1923 the house was purchased by Thomas and Elizabeth Weir, Weir was well known in mining and banking circles in Utah.

## POLITICS / PUBLIC SERVICE

### **Simon Bamberger**

The house located at 623 East 100 South was built for Simon Bamberger, a significant Utah political figure who served as a Utah State Senator for one term commencing in 1902, and in 1916 was elected governor. The house is a c.1888 Greek Revival, with Victorian elements in the central gable end with an irregular rectangular floor plan of two and a half stories. Bamberger was a German immigrant to the United States and came west with the Union Pacific Railroad. He was a successful businessman and his ventures included the Bamberger Railroad and related Lagoon summer resort, as well as an investor in Utah and Nevada mining ventures. This house is listed on the National Register of Historic Places.

### **Francis Armstrong**

This house located at 667 East 100 South is a two and a half story, Victorian eclectic style house designed by architect William Ward and built in 1892 or entrepreneur Francis Armstrong. Armstrong was the president of Taylor, Romney & Armstrong Company, a lumber company. He was also president of Standard Furniture Company. Armstrong took a strong interest in local politics and served as mayor of Salt Lake City and as County Commissioner for a time. This house is currently listed on the National Register of Historic Places.

### **Charles Stetson Varian**

The Charles Stetson Varian house located at 235 South 600 East is a two story frame Colonial Revival which was built c.1901 as a speculative or rental property. The first resident owner of the property was Varian; a lawyer who was active in politics in both Utah and Nevada. Varian served on the Nevada Senate as well as the Utah House of Representatives. He also served as U.S. Attorney for Utah, president of the Utah State Bar Association, and chairman of the Salt Lake City Fire and Police Commission. Following Varian's death the house was sold in 1922 and reverted back to a rental property for a number of years.

### **William J. Lynch**

The William J. and Annie B. Lynch house at 851 South 500 East is a one and a half story Italianate cottage which was constructed in 1890. William J. Lynch was very involved with public administration, serving as county assessor for several years; then as chief of police from 1903 to 1906. In 1906 he ran for mayor on the Republican ticket, and was defeated. He served for over ten years as secretary of the land board before becoming employed the Utah Copper Company. After his death his wife continued to live here past 1940.

## RANCHING/LIVESTOCK

### **Thomas G. Wimmer**

The Thomas G. Wimmer house located at 601 East 300 South is a substantial two story Victorian Eclectic brick corner house which was built in 1900 by the **Anderson Real Estate and Investment Company**. Wimmer and his wife Elizabeth purchased the house and lived there until 1924. Wimmer was primarily involved in the stock raising business in Utah. He also established the Payson Exchange and Savings Bank, and with his brother discovered the Mammoth Mine. The Anderson Real Estate House at 621 East 300 South was owned by Wimmer's son.

### **T.G. Wimmer Jr.**

This side-hall passage; Victorian Eclectic style; two and a half story structure located at 621 East 300 South was built in 1899 by the **Anderson Real Estate Investment Company** as a speculative property. It is one of fifteen homes built on block forty-six by the Anderson Company. The home was purchased in 1900 by T.G. Wimmer Jr.. Wimmer was a live stock dealer who resided here for five years when he sold the home to A.J. and Emily Shores who remained in the home through 1929.

### **Abner Luman**

The Abner Luman House at 679 East 200 South is a large two story Victorian Eclectic corner house which was built by **Anderson Real Estate and Investment Company** in 1901. This house is one of a series of Anderson Real Estate House built on the block at the turn of the century. Abner and Jeannette Luman were the original owners and lived here for almost twenty years. Abner owned successful cattle and sheep ranches in Wyoming and made his home in Salt Lake City.

## RELIGION

### **Anna and Wolf Marks**

This Victorian eclectic style home was built by the **Anderson Real Estate Company**. The home was purchased in 1902 and sold again in 1903 to Charles and Sarah Andrews who lived in the home for three years. The Andrews rented the home out for the next three years and finally sold in 1909 to Anna and Wolf Marks who were prominent members of the Jewish community in Salt Lake City. The Marks stayed in the home until Anna's death in 1913 at which time the property was deeded to Bernard Rich, another Jewish resident of Salt Lake City and presumably a close friend of the Marks'.

## SOCIETY

### **635 East 100 South**

The Eliza K. and Jonathan C. Royle house, a c.1875 two story frame Italianate dwelling. The Royles resided in the residence for over thirty years. The Royles had moved west following Jonathan's service in the Civil War for the Confederacy. Jonathan C. Royle was active as a mining

attorney, serving as a member of the legal counsel in the famous Emma Mine litigation which had international ramifications. Royle came to Salt Lake City in 1870 to aid in the Emma Mine Litigation, and formed a church in Salt lake City. Eliza K. Royle played an important role in the early cultural development of Salt Lake City as an organizer and first president of the Ladies Literary club. She also served as honorary vice president of the National federation of Women's Clubs. This house is currently listed on the National Register of Historic Places.

## APPENDIX D

### Architects

Architect designed homes are not uncommon in the Central City Historic District. The majority of such architect designed dwellings are found in the north portion of the district. Less activity by architects is present in the south portion of the district, although some architect designed residences do exist.

**Edgar W. Druce**, a locally trained carpenter who in most instances acted as his own architect was responsible for at least fifty residences in Salt Lake City.<sup>35</sup> Druce, born in Salt Lake City in March of 1862, was trained as a carpenter by his father John Druce. The majority of the homes attributed to E.W. Druce are located in the Avenues Historic District of Salt Lake City, but several examples were constructed in the Central City Historic District. The work of local architect/builder Edgar W. Druce can be found at **633 East 300 South**<sup>36</sup>, a small brick cottage commissioned by Stephen M. Covey and built in 1898. The house is a Greek Revival cross wing, and the building permit books of the period estimated the cost at \$1,500.00. The house at 144 South 700 East Street (demolished) was constructed in 1894 with a modest two rooms and a pantry built of brick. A one story brick dwelling at 553 East 100 South Street (demolished), estimated to cost \$500 was constructed in 1898 by Druce for Charles Hardy. This modest residence was demolished to make room for the Armista Apartments (National Register) in 1927. Druce constructed a large, nine room, residence for W.R. Serviss at 660 East 400 South in 1903 for the estimated sum of \$3,400. This residence was demolished in order to make room for the commercial corridor of 400 South Street.

**Samuel C. Dallas**, a locally trained architect, practiced architecture in Utah from 1885 through 1920. S.C. Dallas gained national exposure for his work with his design and construction of the Utah Pavilion for the 1893 World's Fair in Chicago. Locally he was best known for his work in the firm of Dallas and Hedges, who were responsible for the construction of the McCune Mansion (National Register) located at 200 North Main Street and for the Park Building on the University of Utah campus (National Register). S.C. Dallas was commissioned by Stephen M. Covey for the construction of a residence at **666 East 300 South** in 1899, a brick and frame one and a half story Victorian side passage residence was estimated to cost \$2,000. The house located at **657 East 100 South** is a brick cottage and was designed by S.C. Dallas for Hanna Armstrong Madsen, the daughter of Francis Armstrong, whose mansion is located on the same block. Francis Armstrong set aside land west and north of his own mansion at **667 East 100 South** for the construction of homes by his children as they began families of their own.

**Walter E. Ware** practiced architecture in Salt Lake City for over sixty years. Ware's most notable work came from both his solo practice as well as his partnership with Albert O. Treganza. The first residence attributed to Ware in Salt Lake City was built just south of the Central City Historic District at **932 South 500 East** for Joseph Eager in 1890. Ware designed not only residences but numerous warehouse buildings; commercial buildings such as Zion's Bank at 102 South Main Street; ecclesiastical buildings and churches; libraries and school buildings throughout the Utah Territory but especially in Salt Lake City. Ware designed the Alfred K. Bettles House in 1898 at **53 South 600 East** which currently serves as a bed and breakfast.

Ware also designed the house to the south, the Anton Boxrud House at **57 South 600 East** built in 1903. In addition, Walter E. Ware also designed the residence located at **230 South 600 East**

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<sup>35</sup> Anonymous, *Edgar Woodfield Druce, Architect/Builder in Salt Lake City 1891-1910*, Architects File, State Historic Preservation Office, Salt Lake City, Utah.

<sup>36</sup> The construction date, cost and owner information has been confirmed in building permit books of Salt Lake City, USHS Library.

Street, a two story frame Victorian dwelling in 1895. Not limited to single family dwellings, Ware designed the two story Steven M. Covey Apartments at **326 South 600 East** in 1902.

The architect **William J. Camomile** practiced architecture in Salt Lake City from 1900 through 1918. In addition he worked as a plat recorder for the County Recorder's Office in 1914, and as their draftsman in 1915. Camomile designed the Whitely house located at **132 South 600 East** in 1914. The Whitely house was built by the Hoffman Brothers, and is a two story brick, fourteen room, it features hipped roofs and a porte-cochere. In the southern portion of the district Camomile was responsible for the brick bungalow at **555 East 800 South** built for developer and carpenter Olof Chytraus in 1909. The Chytraus House was constructed as a six room one story house. Camomile also designed the Victorian Eclectic brick residence at **603 East 900 South** for developer W.E. Losee and built by George L. Foster in 1908. Camomile designed the bungalow at **523 East 600 South** for the Salt Lake Security and Trust Company. The house was built by J.W. Hogan in 1912, it is one story and contained six rooms and was built at an estimated cost of \$2800.

**Frederick A. Hale**, a prominent Utah architect between 1890 and 1934,<sup>37</sup> designed the neo-classical style home at **574 East 100 South** for O. J. Salisbury in 1898. (Salt Lake City Register of Cultural Resources) Hale's commissions included several of the mansions along South Temple Street and commercial structures in the downtown area. Hale's commissions often came from the city's Gentile (non-Mormon) population, who were influential in mining and business ventures, such as O.J. Salisbury was. He primarily used style that were popular nationally for residences, including Beaux Arts classicism for institutional structures. The substantial brick residence commissioned by O.J. and Margaret Salisbury was constructed as a replacement for their c.1882 house which stood on the same site. The residence served as the home of the Salisbury family through 1922. In 1924, while under the ownership of the Salisbury family, it was converted to a wedding reception center, today the home is known as the Evans and Early Mortuary.

**David C. Dart** designed the Marquette Apartments located at **569 East 300 South** which were built in 1909 for William Covey of Covey Investment Company. The three story apartment building is Greek Revival in style, features a centrally located stair hall, and each apartment has a front facing balcony. The George T. Spokes house is a two and half story Victorian Eclectic residence was designed by Dart for Spokes in 1900. The property was used as a rental unit by Spokes who was a local builder. The property remained in the Spokes family through 1940. Today this building is nicely restored and sits across the street from the Trolley Square entertainment complex. Dart was well known locally for his work, such as the Judge Building (National Register); the Patrick Dry Goods Building in downtown Salt Lake City, and Our Lady of Lourdes Chapel.

**Bernard O. Mecklenberg** designed the James and Susan R. Langton House at **648 East 100 South** and constructed in 1908 (National Register). This house is an eclectic two story version of the Box Style house, with strong Prairie School influence. Architect Bernard O. Mecklenberg was also responsible for the design of several apartment buildings and homes; as well as the Cathedral of the Madelaine at 331 East South Temple Street (National Register). The Langtons were owners along with Susan Langton's brother James W. Ross of the Langton Lime and Cement Company founded in 1894, which operated successfully for forty-five years. Langton Lime and Cement was one of the leading local wholesalers of lime and building materials in Salt Lake City. Kilns for the company were operated near Beck's Hot Springs and in Millcreek Canyon. It was upon inspecting the Millcreek Canyon kilns in 1913 that James Langton died in a car accident in the canyon.

Susan continued to serve as treasurer for the Langton Lime and Cement company until her death in 1938. Susan maintained the house as a single family residence and in 1937 she converted part of the original ten rooms into six apartments leaving the remaining living space for herself. Mecklenberg also designed the craftsman style bungalow house located at **818 South 600 East**.

**Stephen M. Covey** was an active early developer in Salt Lake City who established the Little America hotel chain with his first Little America hotel in Wyoming. Covey was also known for his success as a sheep rancher. Covey is responsible as a developer for commissioning many of the structures in Central City, as well as in much of Salt Lake City. Stephen M. Covey and Enoch Covey ran the Covey Investment Company in Salt Lake City. Through this firm they developed single family, multiple family, and commercial buildings. Covey often commissioned local architects to design his projects. He commissioned Walter Ware to design the Stephen M. Covey Apartments at **326 South 600 East**; S.C. Dallas designed a house at **666 East 300 South**; Edgar W. Druce designed a house at **633 East 300 South** and a barn for Neils Johnson at **663 East 300 South** in 1899. Covey Investment Company also commissioned within the district the residences located at **517, 521, 527, 528, 532, 533, 536, and 538 East Vernier Place**. Vernier Place is an interior court located off of 500 East between 300 and 400 South Streets. Vernier Court was developed by the Covey Investment Company in 1900.

**The Anderson Real Estate and Investment Company** was a family run operation incorporated in 1898 who developed many speculative houses in the Central City Historic District at the turn of the century. J.G. Anderson, Jr. owned the majority of the stock and was the president of the company. The majority of the Anderson Real Estate houses are located on 200 and 300 South Streets between 600 and 700 East Streets. The building permit records which exist for these properties list the owner as J.G. Anderson. Anderson Real Estate also built several homes on 600 East between 200 and 300 South Streets. These homes are Victorian Eclectic in style; built of brick and most stand two stories high. The corner homes such as **601 East 300 South** and **679 East 200 South** are a bit larger and more elaborate in their ornamentation and massing, as was customary for speculative housing of the period. At least fifteen of the houses constructed in this portion of the district between 1899 and 1901 were built by Anderson Real Estate. The visual character of this portion of the district is heavily influenced by these Anderson Real Estate houses.

Other developer/builders that were active in the area include **William Hawkes** and **Jane Elizabeth Crompton**. These two individuals were responsible for the historic housing present on **Hawkes Court**, an interior court located off of 200 South Street between 600 and 700 East Streets. William Hawkes, for whom it is assumed the street is named, built five historic structures located on Hawkes Court between 1890 and 1911. Jane Elizabeth Crompton had four of the houses built on Hawkes Court between 1895 and 1898. She rented out these houses, using them as income properties. The development of these interior courts increased the density within the district, accommodating the growing population.

**George T. Spokes** was a local builder who lived in the house located at **680 East 600 South**. This is a two and half story Victorian Eclectic residence designed by architect David C. Dart for Spokes in 1900. The property was used as a rental unit and remained in the Spokes family through 1940.

In the south portion of the Central City Historic District, where subdivisions were being developed, several people were active building speculative housing. **Olof Chytraus** and **August Rudine**, a carpenter and a mason respectively, worked together and independently in building many homes. Rudine was responsible for much of the building on **Park Street (747, 751, 755, 845, and 847)**. These houses were built between 1902 and 1915, the earlier homes are one and a half story Victorian Eclectic, while the later homes are one to one and a half story bungalows. Rudine also

built a bungalow at **563 East 800 South** in 1909, as well as his own home at **780 South 600 East** in 1908, a two story brick four square. Olof Chytraus built the houses at **759 Park Street**, and **748 South 600 East**, and his own home at **555 East 800 South**. These homes were built between 1908 and 1924, and all are bungalows. Chytraus and Rudine in partnership were responsible for **764 Park Street, 770 South 600 East, and 559 East 800 South**, all bungalow houses.

**August and Anna Matson** were a husband and wife team responsible for seven houses and a ten unit bungalow court. The houses are located at **710, 714, 718, 722, and 738 South 600 East**. These houses are all Craftsman style bungalows, with the exception of the latest, 710 South 600 East built in 1917, that one is a Prairie style bungalow. Matson also built along Green Street at **843, 849, and 857 Green Street**. 849 Green Street is a Craftsman bungalow built in 1912, while the remaining two are builder's vernacular style homes. The bungalow court was built in 1919 and consists of ten units, five each side by side facing a pedestrian court. The attached houses each maintain their architectural autonomy in their appearance as individual bungalows, but serve as higher density housing, as well as income property for August and Anna Matson.

# THE TRICH SUBDIVISION

of Block 5. Part B.

Salt Lake City Survey

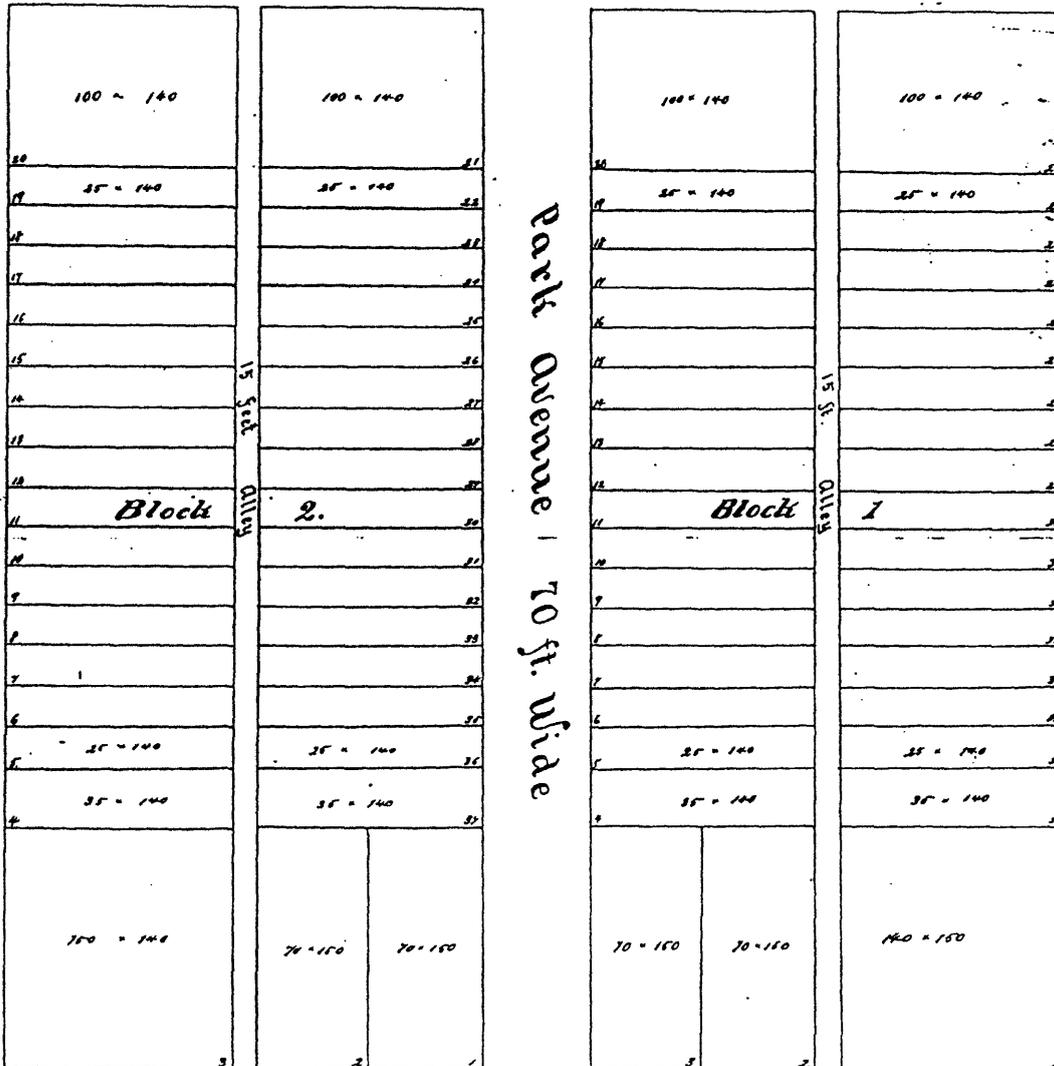
Scale 40 ft. One Inch

I hereby Certify that this Map is correct and in accordance with surveys made by me.

Filed May 12<sup>th</sup> 1888 at 11:30 AM  
 James W. Fox, Jr. City Surveyor  
 George M. Cannon Recorder Salt Lake County

Eighth South Street

Fifth East Street



Park Avenue - 70 ft. wide

Sixth East Street

Ninth South Street.

A-98

# CONNORS SUB-DIVISION

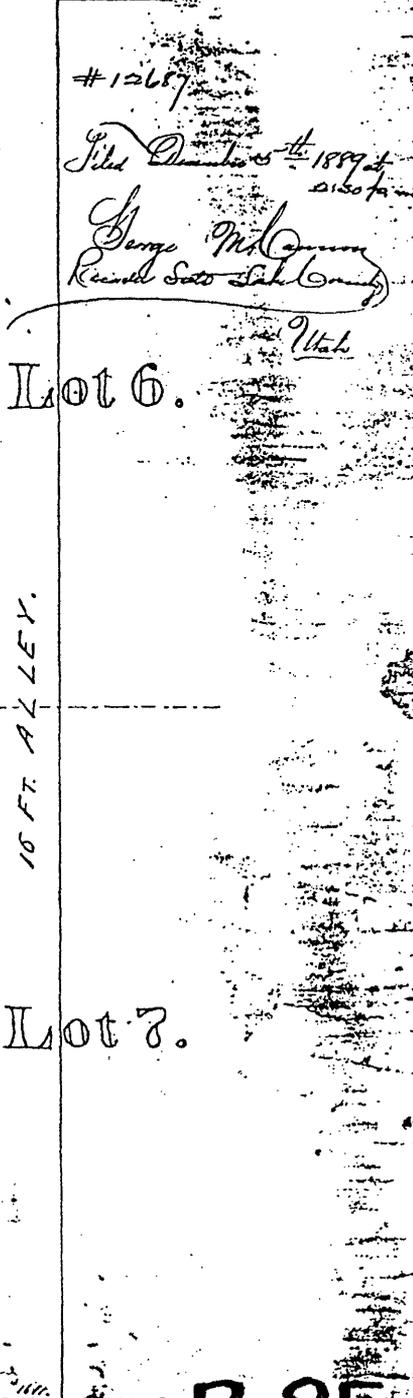
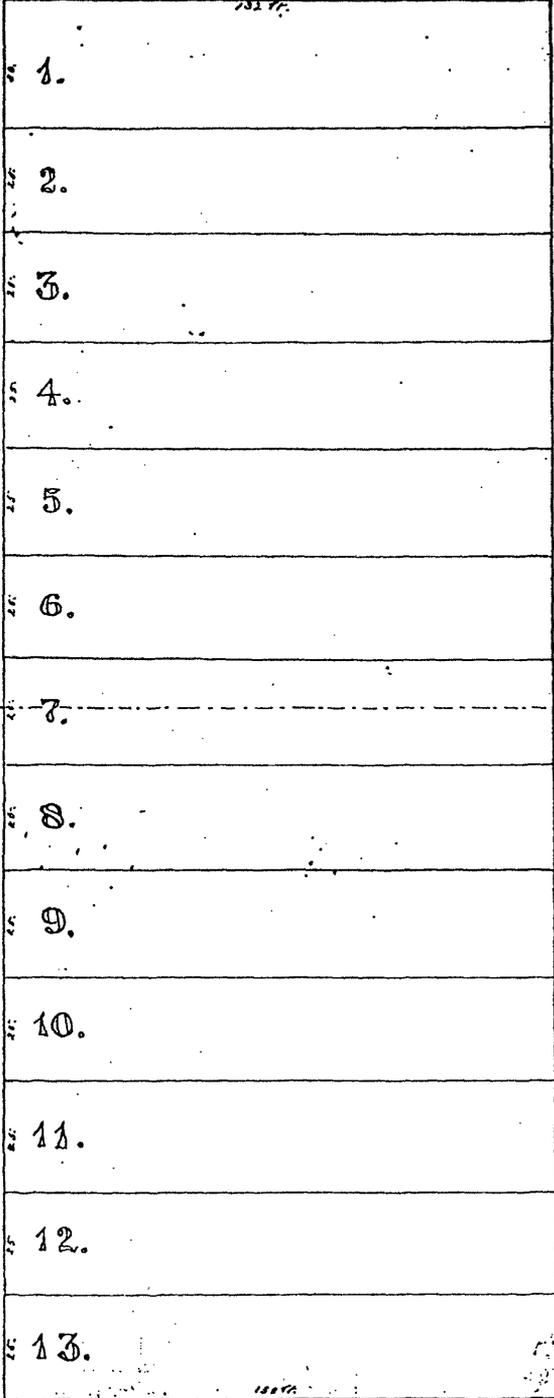
OF  
PART OF LOTS 6 AND 7, BLOCK 4 PLAT B  
SALT LAKE CITY  
EIGHTH SOUTH STREET.

N.W. Cor. Lot 6.

In accordance with a resolution of the City Council adopted Nov 27/89 authorizing the City Surveyor to approve all maps and plats that are within the city limits and that conform with all laws and ordinances relating thereto, to wit: All maps and plats on file in the office of the City Surveyor of Salt Lake City, Utah, Dec 3rd 1899.

Deposited  
June 21. 1899

4. ROD STREET.



#1267  
Filed December 4<sup>th</sup> 1899  
2130 ft  
George McCombs  
Recorder Salt Lake City  
Utah

Lot 6.

16 FT. ALLEY.

Lot 7.

B-85.

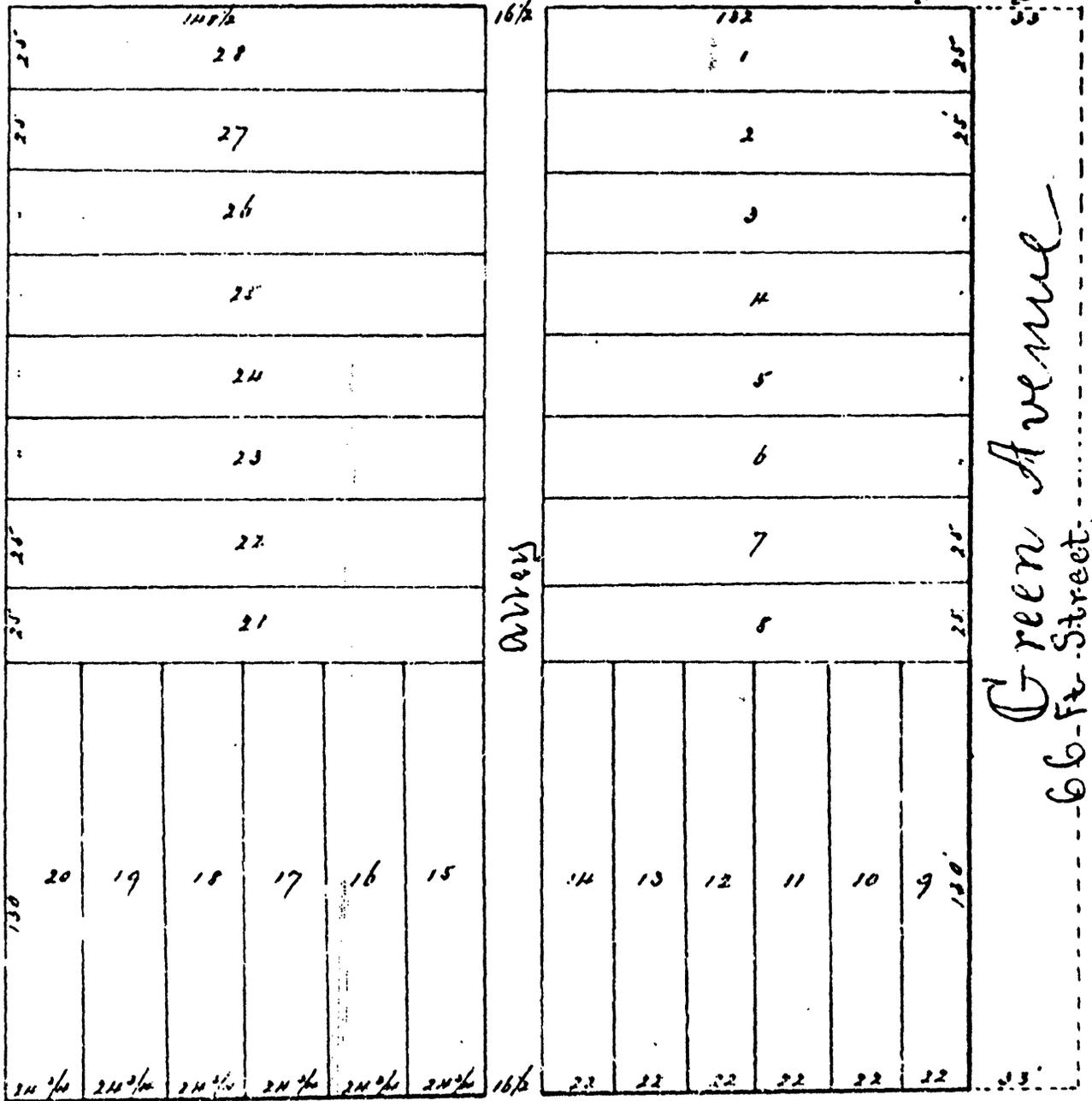
SCALE 30 FEET = 1 INCH

# Hollister's Subdivision

Of the South West Quarter of Block 4 Plat B  
Salt Lake City Survey



Sixth East Street



Alley

Green Avenue  
66 Ft Street

Ninth South Street.

# Pearsons Subdivision

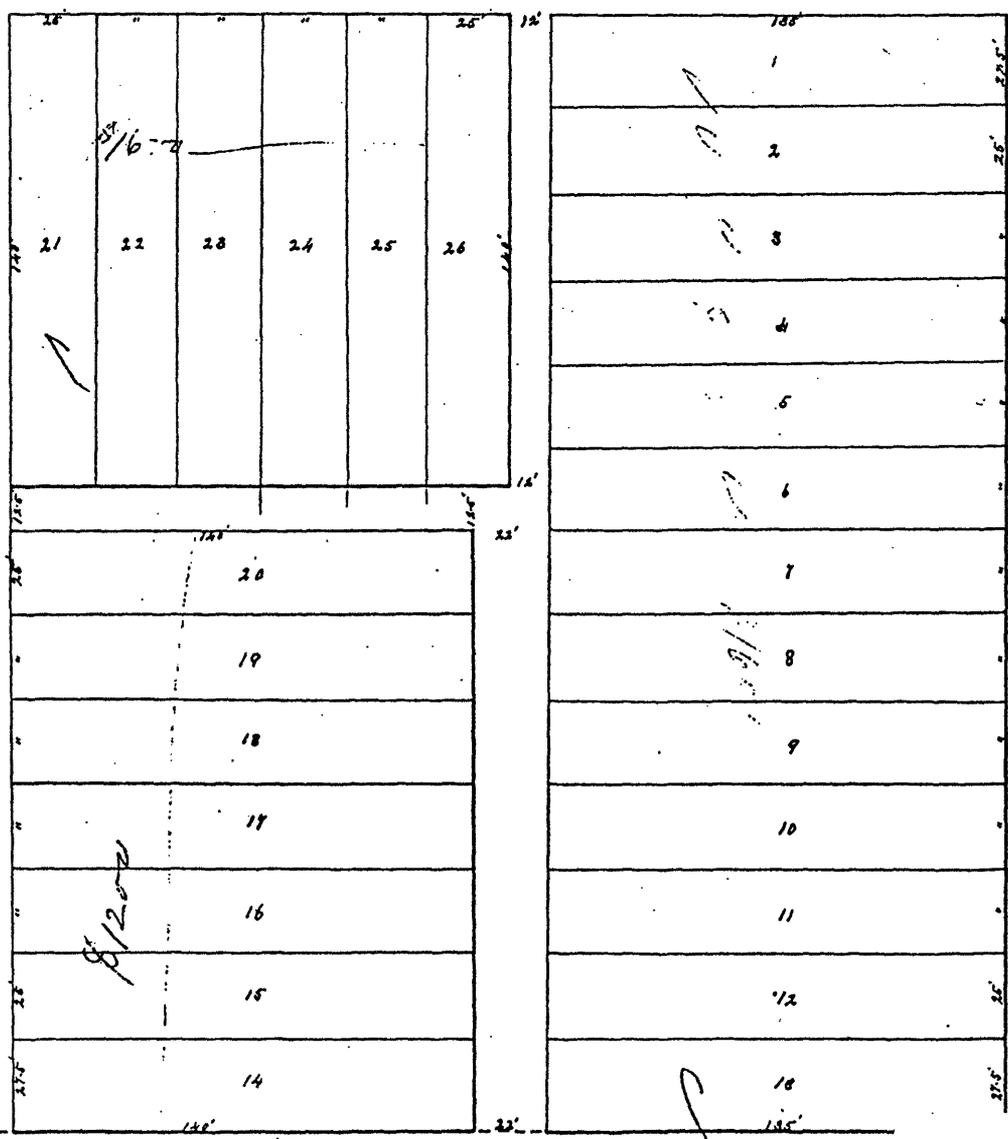
Of lots six and seven of Block ten Plat B Salt Lake City Survey. Salt Lake City.

scale 1" = 25'

Seventh South Street

Dowell Avenue

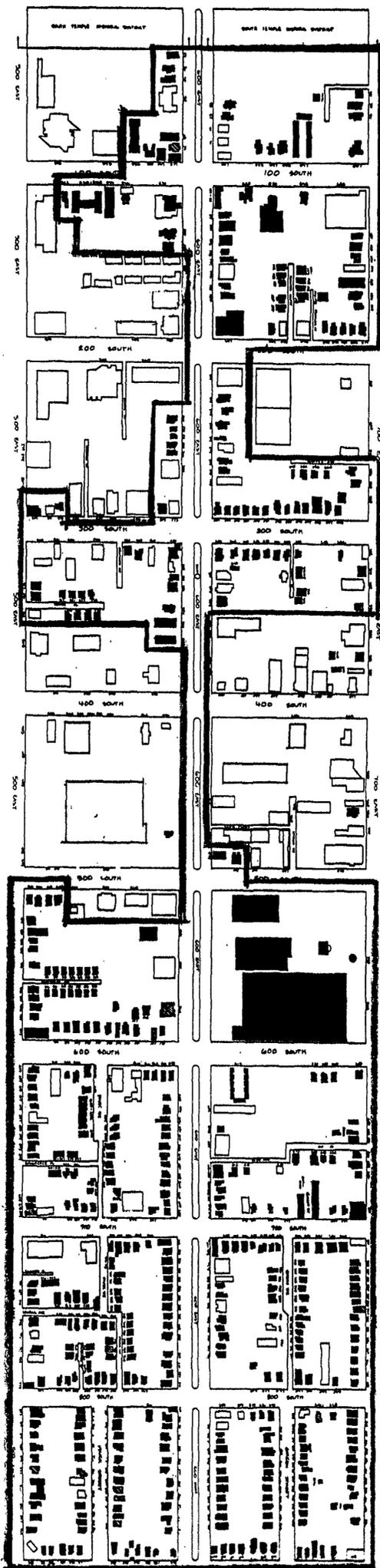
B-136



Sixth East Street

Approved. 1890  
By Authority of a Resolution  
of the City Council Passed  
November 24, 1890

#20670. Filed April 1st 1890 at 9 am  
George M. Cannon  
County Recorder Salt Lake City Utah



1996

BOUNDARIES for the CENTRAL CITY NATIONAL REGISTER HISTORIC DISTRICT

CENTRAL CITY HISTORIC DISTRICT