

Intensive Level Surveys for the Expansion of the University Historic District

Presentation Outline

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Salt Lake City Historic Landmark Commission
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Survey Background & Objectives

The project area included most of the Bryant Neighborhood, which was listed on the National Register of Historic Places (NRHP) as part of a boundary increase for the *Central City Historic District* in 2001. The historic district was expanded a second time in 2002 and the resources are currently part of the NRHP *Salt Lake City East Side Historic District*.

The Bryant Neighborhood provides a transition between the flat topography of the Central City Historic District (NRHP 1996) and the University Neighborhood Historic District (NRHP 1991). The project area is roughly bounded by South Temple, 900 East, 1100 East, and the 400/500 South corridor. The boundaries were selected to exclude newer commercial development.

Basic historic site forms were completed for the historic resources in 1981. However, the research was inadequate based on today's survey standards and many of the forms are missing. A reconnaissance level survey of the neighborhood was conducted in 1995, but the neighborhood was not surveyed at the intensive level prior to 2008.

The objective of the project was to provide detailed survey information of approximately seven blocks west of the University Historic District to determine whether the area should be included as an expansion of the University neighborhood local landmark district. If the expansion is adopted the intensive level surveys would help improve efficiency and enable the Planning Division Staff and Historic Landmark Commission to make informed decisions regarding design review and planning actions affecting this area and will provide a higher level of certainty regarding historic district status among property owners in the district.

Selection Criteria for 235 Intensive Level Surveys

There are 388 addresses listed in the database maintained by the Utah State Historic Preservation Office (SHPO). Of this amount, 298 were determined eligible for the NRHP in 1995. Several properties had been previously documented one each on the SLC Register, State Register, and the National Register. There are three student papers. Twenty-six properties were documented at the intensive level in 1998. Barbara Place was documented on a single site form.

Tax photographs and cards were pulled for all of the properties to determine past and present eligibility status. Properties built within the historic period of the current NRHP district, defined as 1870 to 1946 in the Bryant Neighborhood nomination, were given priority. A few properties from the early 1950s were chosen to represent the most recent historic period.

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Historical Overview of Architectural Resources Based on the Bryant Neighborhood Contextual Periods

Initial Settlement: 1847 to 1869

- Pioneer Family Dwellings
- Tenth Ward & Eleventh Ward

Transition: 1870 to 1900

- Fisher's Hill
- Holy Cross Hospital
- Public Transportation
- Lot Division and Infill
- Inner Block Courts

Mature Community: 1900-1925

- Second and Third Generation Mormon Family Homes
 - Baddley
 - Swaner
 - Cederlof
 - Braby
- The Out-of-Towners and Their Homes
 - Professionals and the Middle Class
 - Working Class in the Railroad, Brewery and Other Industries
- Examples of Speculative Development
 - Anderson Real Estate and Investment Company
 - Halloran-Judge Trust Company/Adamson Brothers
 - H. J. McKean

Depression and Decline: 1923-1955

- Late Infill
- Apartment Conversions
- Apartment Blocks

Erosion of Residential Character: 1955 to 1995

- 1955 Amendment to Zoning Ordinance
- High Rise Apartment Blocks

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Preservation Efforts: 1995 to 2009

- Rehabilitation
- Compatible Infill

Ties to the University Historic District

Physical Ties : Topography and Architecture

Historical Ties: Institutions and People

Recommendations for the Bryant Neighborhood

Updating the Reconnaissance Level Survey (SHPO Database) and NRHP Status

- Intensive Level Survey research provides additional information for evaluating resources
- Official eligibility status for resources built during the period for significance as noted in the original NRHP nomination (1870-1946) may be changed by SHPO staff
- Eligibility status for resources built after 1946 (1955 in database) can only be changed by submitting an amended nomination to the National Park Service (NPS) or by an individual listing
- Property owners of newly contributing resources may wish to take advantage of tax credit program available for NRHP-listed properties

Evaluating City Landmark Status of Individual Resources

- Set aside budget to complete Intensive Level Survey work on an as needed basis
- Determine whether changes to NRHP status should determine landmark status for properties in the Bryant Neighborhood project area, if the proposed expansion is adopted
- Updating the status of properties at the City Landmark level should be at the discretion of the Historic Landmark Commission and the Salt Lake City Planning Division staff. The commission and staff should have sufficient resources in place to handle the case load required by newly designated contributing buildings that may now qualify for design review