

## **BUILDING TYPES**

### ***Overview***

Commercial buildings in Salt Lake City can generally be defined by building types and often by a specific architectural style or style influence. Building types can be categorized by form, massing, door and window openings, and other features that shape the overall arrangement of the primary façade. The primary façade generally faces the street and serves as the main entrance into the building. Building types may then be embellished to reflect architectural detailing and styles common from its construction period.

The most comprehensive study of commercial buildings is *The Buildings of Main Street, A Guide to American Commercial Architecture* by Richard Longstreth published in 1987. Longstreth's research resulted in the identification of eleven major building types that dominate the country's commercial architecture in the 19th and 20th centuries. Most of these building types are found in Salt Lake City and also reflect a variety of architectural styles.

### ***One-Part Commercial Blocks***

Many commercial buildings in Salt Lake City can be characterized as One-Part or Two-Part building types. A One-Part commercial building is generally one-story in height and displays a storefront with transoms and display windows resting on bulkheads (the lower panels on which the windows rest).



*The one-story buildings at 271 Center Street (above) and 361 North Main Street (below) are also examples of One-Part commercial blocks.*



*A good example of a One-Part commercial block is the building at 802 600 East.*

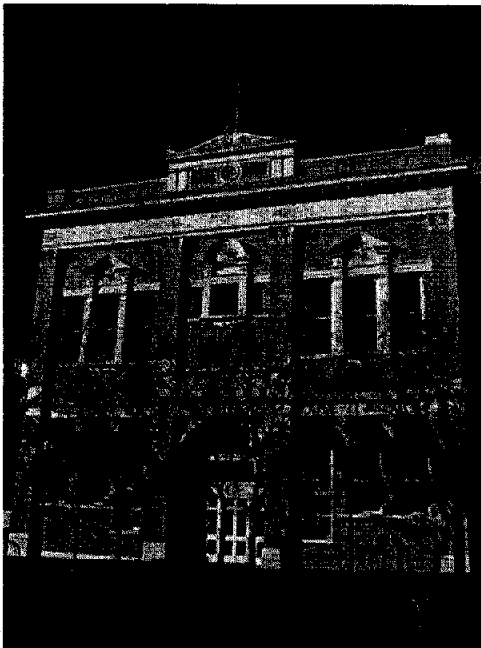


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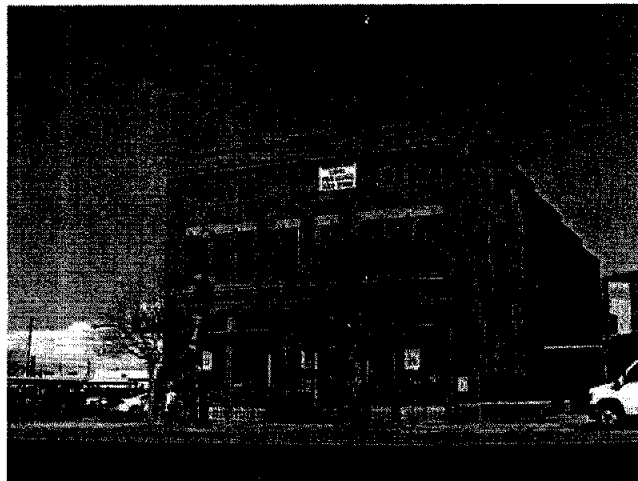
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***Two-Part Commercial Blocks***

The majority of commercial buildings in Salt Lake City can be characterized in form as Two-Part commercial blocks. These are buildings which have two primary components – storefronts and upper facades. Original storefronts are largely transparent and consist of display windows resting on bulkheads, transoms, and entrances with glass and wood doors. Upper facades have one or more floors of windows and decorative detailing such as brick, concrete or terra cotta panels and cornices at rooflines. These buildings are generally no more than three-stories in height.



*The buildings at 134 West Pierpont Avenue (left) and at 342 West Second South Street (below) are representative of Salt Lake City's Two-Part commercial blocks.*

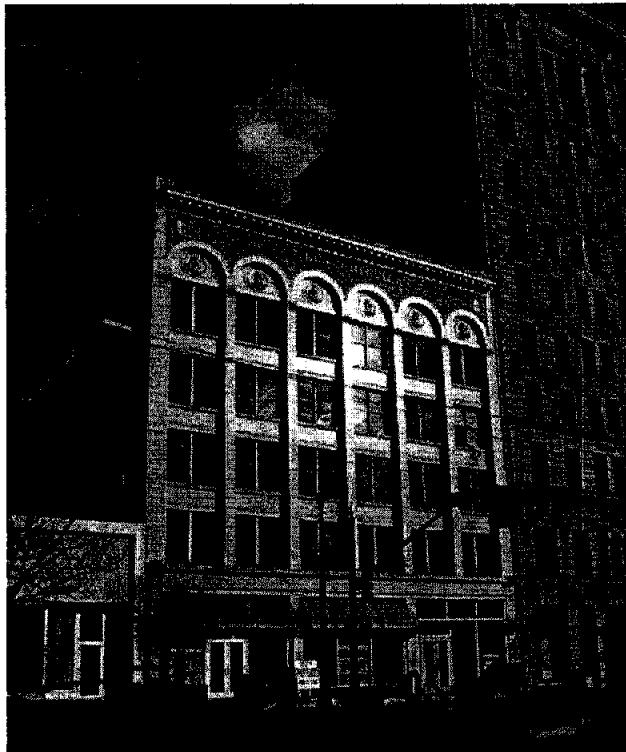


***BUILDING TYPES, continued...***

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*Two-Part Vertical Block*

Two-Part vertical blocks are building types of four or more stories and have the zones of the base of the building and upper facades. The base is usually the storefront or storefront and similar designed second story with a continuous designed façade above. This type developed as a way of unifying the appearance of tall buildings constructed in the early 20th century.



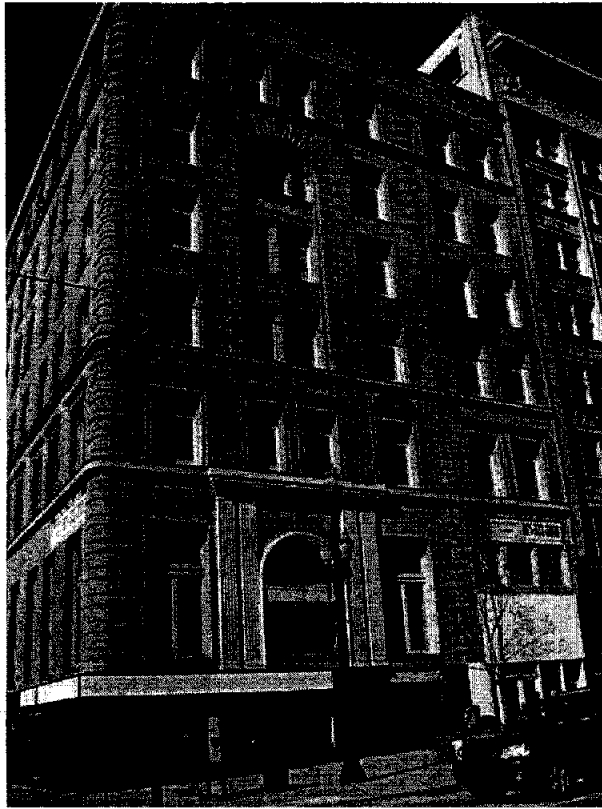
*The Felt Building at 335-339 South Main Street was constructed in 1909 and has a separate storefront zone and unified upper façade. The building is distinguished by its glazed terra cotta and arched panels below the cornice.*

***BUILDING TYPES, continued...***

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*Three-Part Vertical Block*

The three-part vertical block building is similar to the two-part vertical block except that it has a distinct upper zone of one-to three-stories. This building type is generally associated with tall buildings constructed in the early 20th century. It is related to the designs of architect Louis Sullivan who felt that buildings should have separate zones of base, shaft and capital. Many of the older high rise buildings in downtown Salt Lake City are three-part vertical block designs.



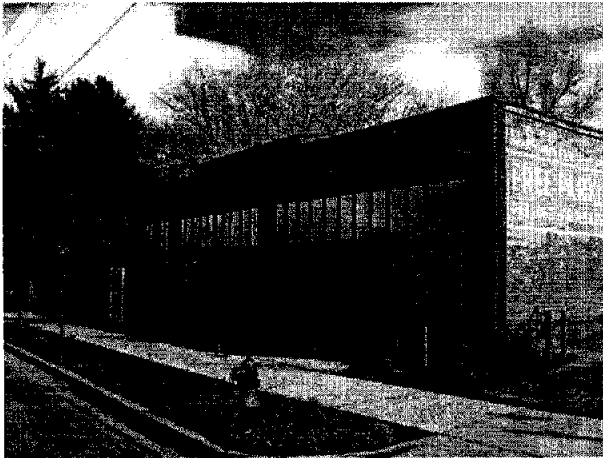
*The McCornick Building at 74-78 South Main Street built in 1893 is an example of a three-part commercial building.. Although the first floor has been altered, it still retains its distinct treatment of designs on the first floor and rectangular windows on the seventh floor..*

***BUILDING TYPES, continued...***

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*Enframed Window Wall*

The enframed window wall was primarily used on small to moderate sized commercial buildings. This building type had an emphasis on order and unity by enframing or surrounding the storefront or storefront and upper façade within a wide and continuous design. This is often reflected through the use of a consistent exterior material such as brick, stone, terra cotta or glass panels. On upper facades this enframing was generally around large windows or bands of windows.



*The building at 422-426 North 300 West Street is a one-story example of an enframed window wall plan with a simple brick surround around the storefront..*

*Another example of an enframed window wall plan is the Felt-Buchorn Building at 445 E. South Temple. Built in 1959, it displays a continuous surround of porcelain steel panels which frames the display windows and entrance.*



***BUILDING TYPES, continued...***

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*Arcaded Block*

Arcaded block buildings are characterized by a series of evenly spaced rounded arch openings on the primary façade. These arches can be one-story in height or extend over several stories. They reflect the large loggias or arcading built in Italy during the renaissance and are often essential features of the Renaissance revival style of the early 20th century. Arcaded blocks were often used for banks, large retail stores, post offices and theaters.



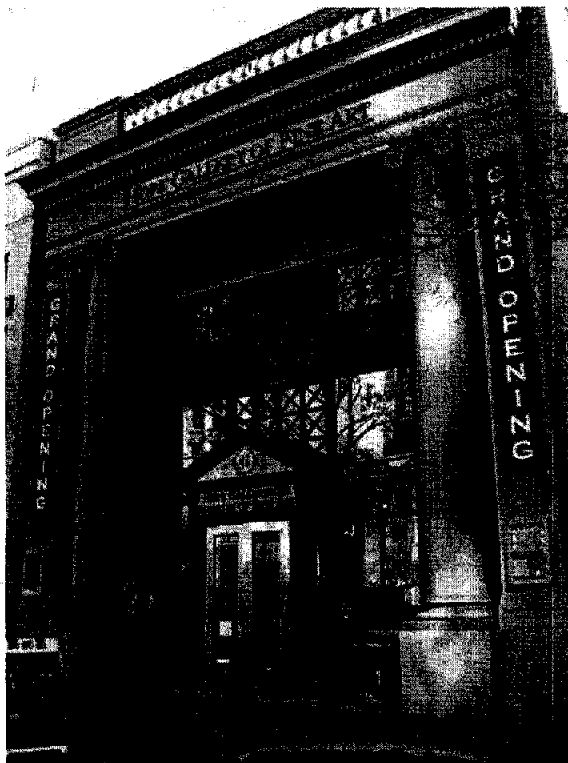
*The Orpheum (Capitol) Theatre at 42 West Second South Street was built in 1913 and reflects the arcaded block building type and Renaissance Revival architectural style. The building displays polychrome terra cotta on the main façade and has been restored into a multi-use theater building.*

***BUILDING TYPES, continued...***

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*Vault*

Vault building types are generally two- to three-stories in height and have central openings flanked by smaller end bays. These types of buildings are similar to enframed wall designs but are distinguished by the size and scale of the central opening. These buildings often display classical elements such as columns or pilasters. This design was popular for banks, movie theaters and particularly ornate retail stores.



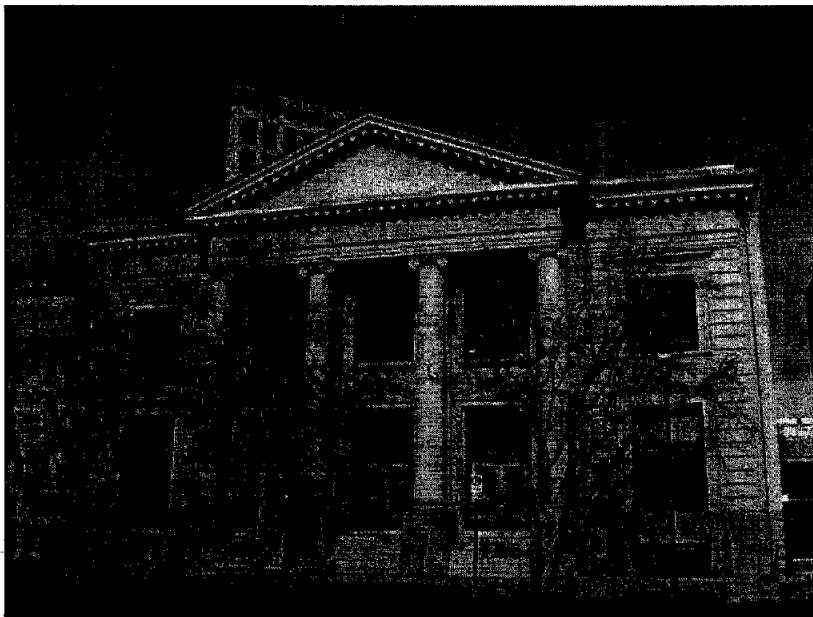
*Built in 1916, the Tracy Loan and Trust Company was constructed at 151 South Main Street. This vault design features a large central bay with a pedimented entrance flanked by Ionic columns. In addition to the entrance, the central bay is composed of a large window wall.*

***BUILDING TYPES, continued...***

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*Central Block With Wings*

The central block with wings is characterized by a projecting central bay with flanking wings. These buildings are generally two- to four-stories in height and often the projecting bay has a pediment and classical features such as columns and pilasters. Its origins are based on Greek and Roman temples and this design was popular for residences, public buildings and financial institutions in the early 20th century.



*The Salt Lake Stock and Mining Exchange at 39 Exchange Place was built in 1908 and it retains much of its original design. The building's form is central block with wings while its architectural style is Neo-classical. The projecting central bay displays Ionic columns and a large pediment with modillion blocks.*

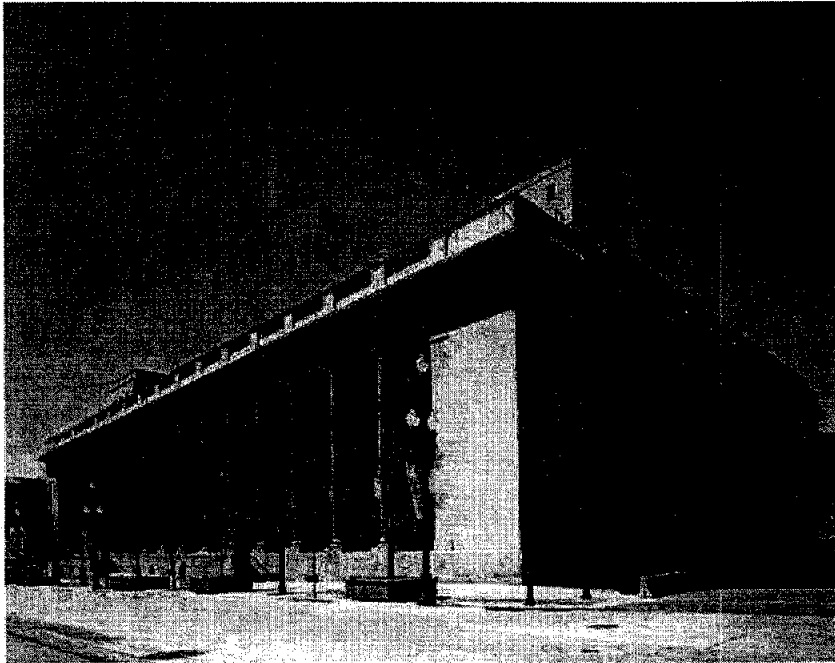


***BUILDING TYPES, continued...***

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*Enframed Block*

The enframed block is generally two- to three-stories in height with most of the façade divided into bays by classical columns or pilasters. There is usually a continuous central bay section flanked by narrow bays at each end. The end bays often display windows or other openings. This design was popular for public buildings, banks and other financial institutions.



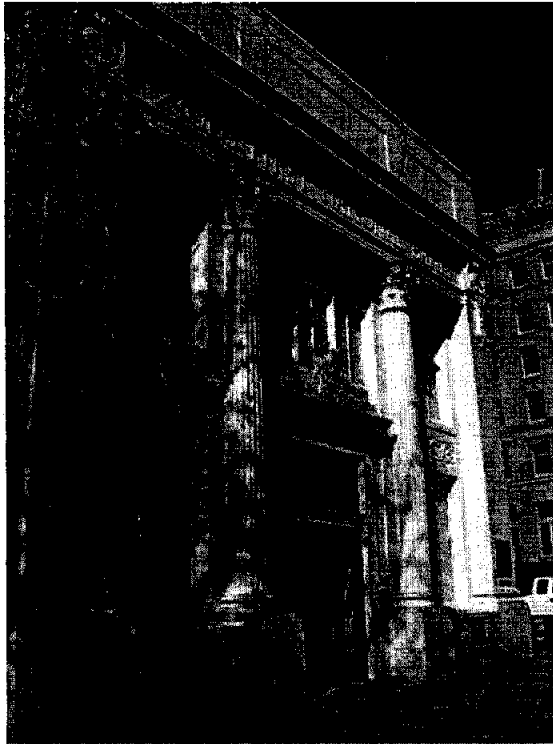
*The Federal Building and Post Office at 350 South Main Street was completed in 1906 and is an example of an enframed block designed in the Neo-classical style. The building is distinguished by its long row of engaged Doric columns on each elevation.*

***BUILDING TYPES, continued...***

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*Temple Front*

Temple Front buildings are derived from the designs of classical Greece or Rome and feature classical columns, pilasters and pedimented entrances. They are generally of one continuous design or composition across the width of the façade. They are usually two- to three-stories in height. The solidity and formal appearance of these buildings were often the home of banks and other financial institutions.



*The building at 102 South Main was originally the Eagle Emporium and built in the mid-19th century. In 1916, the building was remodeled for its occupant, the Zion's First National Bank. The façade features central Corinthian columns flanking a pedimented entrance.*

## ***ARCHITECTURAL STYLES***

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### **Architectural Overview**

Salt Lake City contains a wide range of commercial architectural styles and designs. Historic commercial buildings in the city date from the late nineteenth century through the mid-twentieth century and reflect the city's commercial growth. The commercial buildings in Salt Lake City follow the stylistic designs of the period. Those built from ca. 1880 to ca. 1910 generally display the influences of the Italianate and Romanesque styles. These styles placed an emphasis on rounded arched windows, decorative cornices at the roofline and extensive decorative detailing on upper façades. Romanesque influenced buildings also often feature a variety of materials on upper facades including stone arches and terra cotta decorative panels.

By the early 20<sup>th</sup> century, commercial buildings exhibited the influence of the Colonial Revival and Neoclassical styles. Buildings with Colonial Revival characteristics were generally built with rectangular rather than arched windows and with classical detailing such as Doric and Ionic pilasters, and cornices with dentils and modillion blocks. Neoclassical designs featured a dominant entrance and large classical columns typically with Ionic or Corinthian capitals.

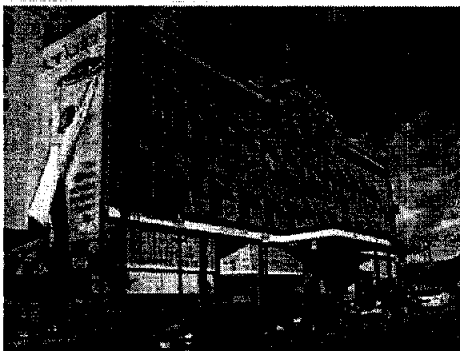
Advances in construction technology also led to the development of the first multi-storied buildings or "skyscrapers" during the early twentieth century. Many of these reflected the Chicago School style, also known as Sullivaneseque after architect Louis Sullivan who popularized the modern design. These tall buildings emphasized their verticality through rows of windows within a steel frame grid pattern topped with a bold cornice.

***ARCHITECTURAL OVERVIEW, continued...***

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In the 1920s and 1930s commercial buildings generally became more restrained in their use of detailing and many buildings were designed with simple inset concrete or brick panels on the upper façade. An increased emphasis on commercial marketing in the 1930s and 1940s led to the remodeling of storefronts with new materials such as tinted glass known as Carrara glass, copper and glass display windows, and recessed entrances with terrazzo floors. Since World War II, some of Salt Lake City's commercial buildings have been remodeled with new storefronts and some upper facades have been concealed beneath false fronts. In some cases, changes to buildings that were made over fifty years ago can be architecturally or historically important, and in such cases are to be retained when the building is rehabilitated. Typical changes include the addition of Carrara glass in storefronts and terrazzo floor entrances, which gave the buildings a more modern appearance.

As Salt Lake City grew and its residential areas expanded many neighborhoods supported local commercial businesses that were housed in one- or two-story buildings on primary streets within residential areas. Often these neighborhood commercial buildings were located on prominent corners for high profile and easy access. Another common commercial form that developed in Salt Lake City was the house store. This combination of residential and commercial building typically consists of a one- or two-story commercial building with a traditional storefront attached to a one- to one-and-one-half story residential structure. This combined building form allowed small business owners to live and work in the same connected space.



*The New York Hotel at 60  
West Market Street.*

## **ROMANESQUE, 1880-1900**

This late nineteenth century architectural style was very popular for commercial buildings and many of downtown Salt Lake City's buildings from the turn of the century reflect this style. The style was adopted for many public buildings as well as residential and commercial forms. The style employs a variety of masonry, rounded arches, and emphasizes sculpted shapes. Romanesque buildings with massive stone arches and facades are known as Richardsonian Romanesque, named for architect Henry H. Richardson who designed in this style and was influential in the late 19th century.

### **Characteristics**

- masonry walls, often of two or more colors, types or textures to create decorative wall patterns
- rough-faced, squared stonework
- asymmetrical facades
- wide, round-topped arches featured over windows or entryways
- deeply recessed windows, usually with one-over-one sashes
- floral or other decorative details on wall surfaces and column

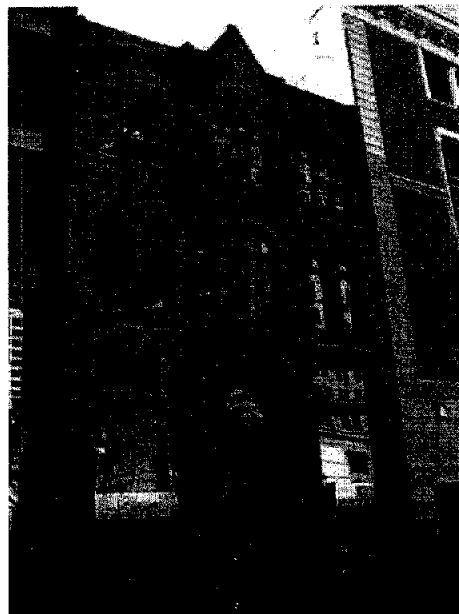


*A combination of brick and decorative stone are featured on the upper façade of 28 South Main Street.*



*Rounded arches and textured masonry are common features of the Richardsonian Romanesque style.*

*Above: Brooks Arcade, 268 South State Street  
Right: 20 East First South*



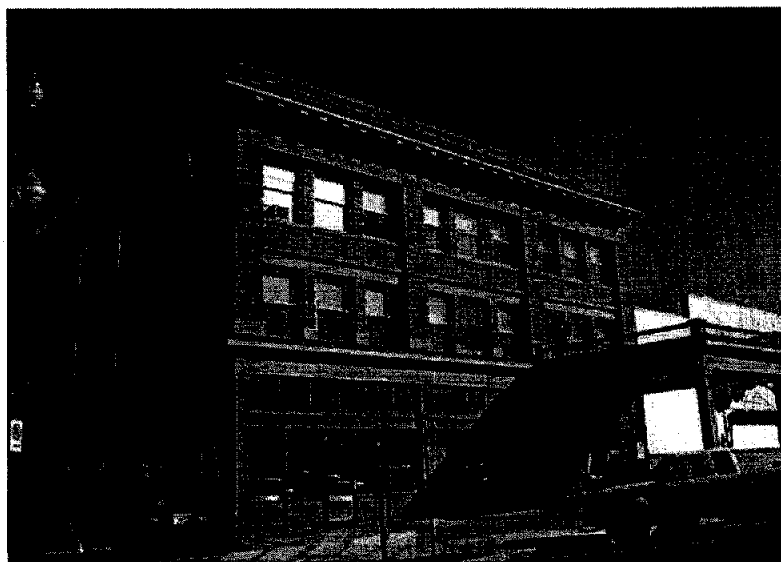
## ***COLONIAL REVIVAL, 1900-1955***

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The Colonial Revival style recalls the symmetrical and unadorned architecture of the nation's colonial period. A widely dominant style in American residential architecture throughout the first half of the nineteenth century, Colonial Revival designs were also prominent in commercial architecture. The style emphasizes symmetry and balance and employs classical detailing such as dentil molding. Pilasters were often utilized to divide storefronts into a balanced façade, and decorative embellishments, if present, are minimal.

### **Characteristics**

- symmetrical façade
- rectangular sash windows
- simple, unadorned cornice



*Pilasters divide the upper façade at 222 West Third South Street and present a balanced and symmetrical appearance.*

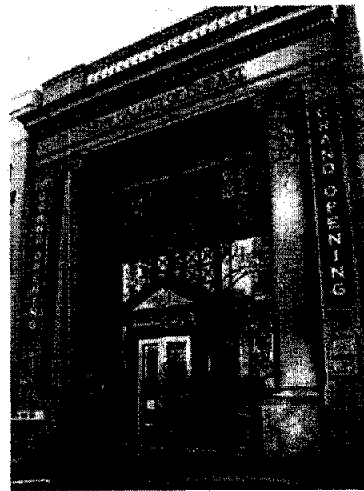
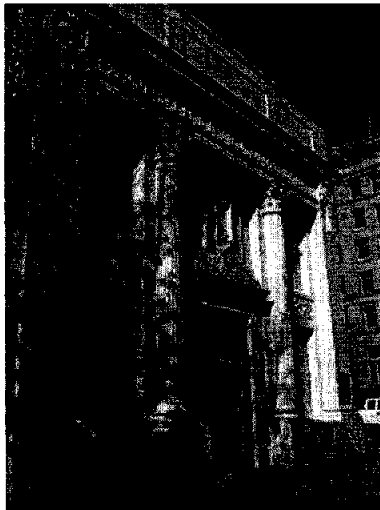
## ***NEOCLASSICAL, 1895-1950***

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Renewed interest in earlier Classical Revival and Greek Revival architectural styles led to the development of the Neoclassical style of the early twentieth century. This interest was spurred by the architecture of the 1893 World's Columbian Exposition held in Chicago. The exposition promoted a classical theme and many of the country's leading architects designed large columned buildings which were placed around a central court. The exposition was a huge success, heavily attended and widely photographed and reported on across the country, thus making the Neoclassical style a fashionable trend. The large scale of the exposition's central building inspired numerous public and commercial buildings of similar designs across the country during the following decades.

### **Characteristics**

- large columns, typically with Ionic or Corinthian capitals
- elaborate entrance, often with a pediment
- rectangular, double-hung sash windows
- dentil molding or modillions at the cornice



*Zions National Bank at 102 South Main Street (left) and the Gallery of Fine Art at 151 South Main Street (right) demonstrate the Neoclassical style with prominent classical columns and accentuated entrances.*

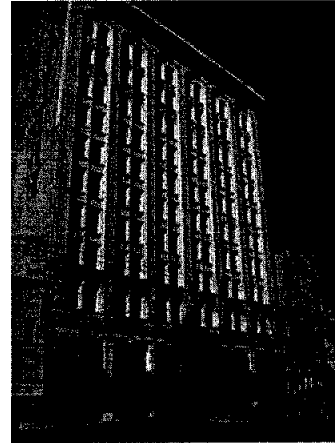
## ***SULLIVANESQUE, 1885-1920***

Tall commercial buildings, those over six stories in height, became possible in the late 1880s after advances in construction technology such as the use of iron and steel skeleton frames, wind bracing, and improved foundation technology became available. This new technology was initiated by Chicago architects in the late nineteenth century, and the tall commercial buildings that they produced became known as the Chicago School style. These large buildings were rectangular in form with a flat roof and a simple cornice. Because the exterior walls of the skeleton frame did not have to bear tremendous weights, they could have large areas of glass, terra cotta, or other non-supportive materials.

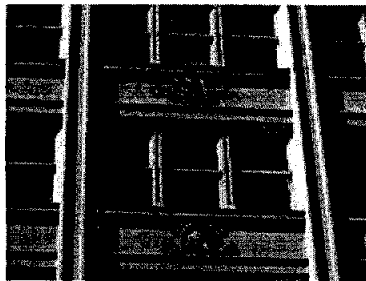
The Chicago architect best associated with the style was Louis Sullivan. His distinct designs divided the tall buildings into three divisions similar to a classical column: a base consisting of the lower two stories; a main shaft that emphasized the verticality of the building via piers between windows; and an elaborate projecting cornice, often of terra cotta. Ornamental details often included foliate designs at the entrance and window divisions.

### **Characteristics**

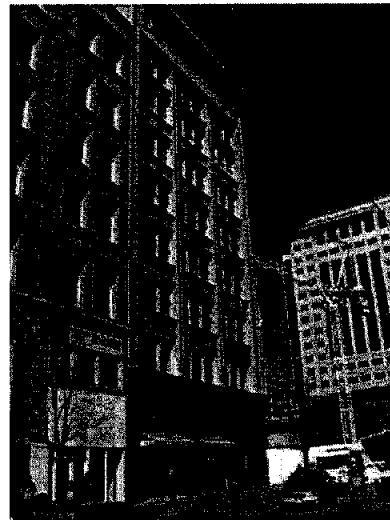
- multiple stories
- windows fill a large portion of wall space
- elaborate decorative cornice
- decorative embellishments at entrance
- piers between windows



*The Kearns Building at 136 South Main Street is representative of the Sullivan-  
esque style.*



*Rows of windows separated by decorative  
spandrels reflect the Sullivan-  
esque style in the  
McIntyre Building at 68-72 South Main Street.*





## ***MODERNISTIC, 1930-1960***

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Modernistic styles such as Art Moderne and Art Deco developed in the early- to mid-twentieth century and modeled the streamlined industrial designs of airplanes and automobiles. They feature smooth surfaces, curved corners, and horizontal emphasis to present a streamlined quality. The Art Deco style placed more emphasis on angularity and stylized floral and geometric designs. Neither the Art Moderne or Art Deco styles were utilized widely in Salt Lake City for commercial buildings.

### **Characteristics**

- smooth wall surfaces
- curved walls
- limited ornamentation
- glass block windows
- horizontal emphasis
- storefronts of aluminum, stainless steel, Cararra glass



*The McKay Jewelry Company at 157 South Main Street occupies a building completed ca. 1950 and features a restrained upper facade and original aluminum and glass storefront.*

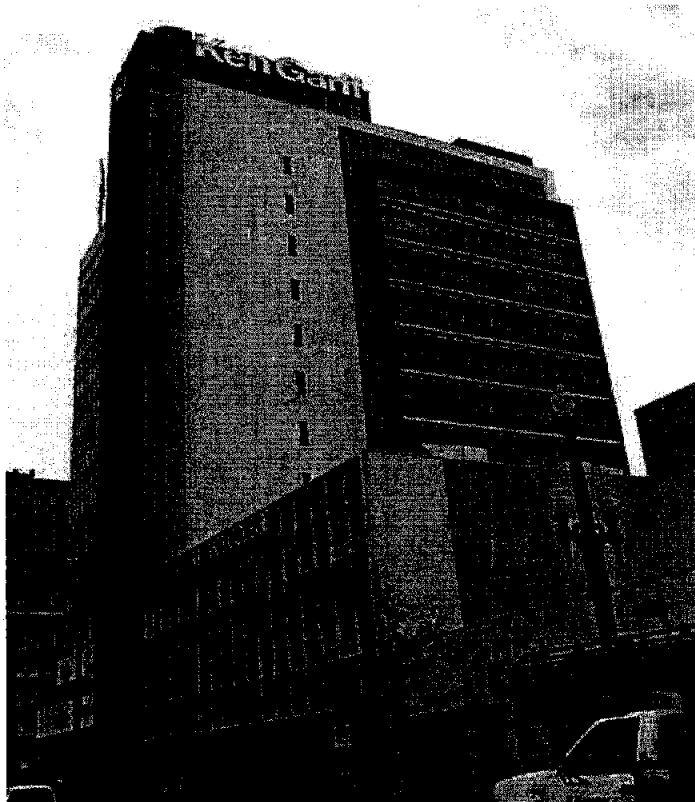
## ***INTERNATIONAL, 1950-1970***

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The International style was introduced for Salt Lake City's commercial buildings in the 1950s. This style originated in Europe before World War II and soon became the design of choice for high rise buildings in America. The style emphasized simplicity of design, steel frames with curtain walls of glass, concrete and metal and rectilinear forms. Buildings could be designed with both interior and exterior columns to maximize usable floor space. The first International style high rise commercial building constructed in the city was the First Security Bank completed in 1955.

### **Characteristics**

- rectangular forms
- glass, concrete, stone veneer and metal curtain walls
- limited or no ornamentation
- open floor plans



*The First Security Bank Building at 405 South Main Street was built in 1955 and features an exterior curtain wall of glass, aluminum, and enameled porcelain panels.*

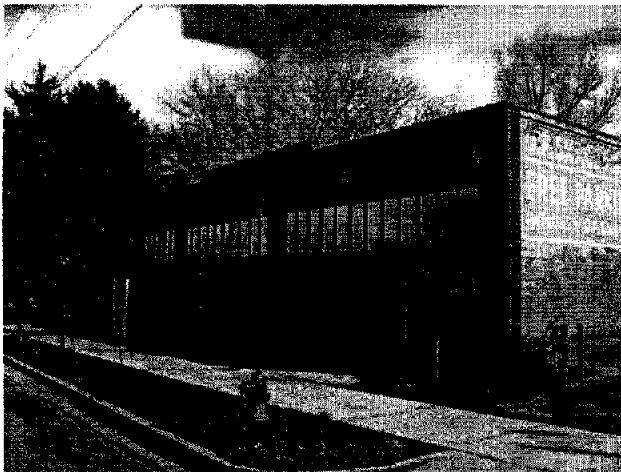
## ***NEIGHBORHOOD SHOPPING COMMERCIAL CENTERS, 1890-1960***

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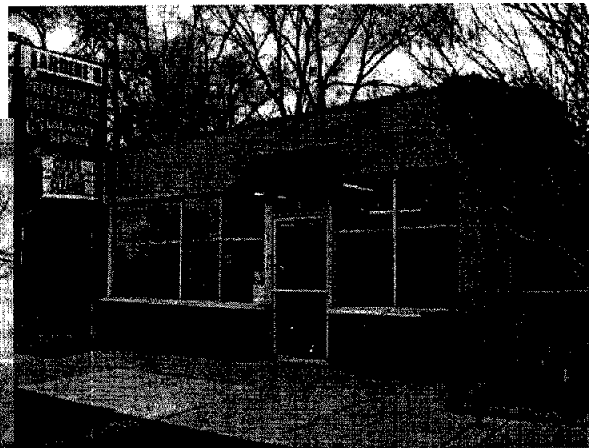
As residential areas developed outside the downtown area, small individual businesses often clustered together on major streets to serve the residents of the neighborhood. These were often small markets or groceries, drug stores or dry goods stores, and sometimes restaurants, dry cleaners, or other services. These were typically one- or two-story buildings that housed a single business, and were commonly owner-occupied. These buildings were sometimes built in a row or had houses built in between. Built and owned by small business owners, these buildings generally were simple vernacular designs and did not display the high style architecture of downtown commercial buildings.

### **Characteristics**

- one- to two-stories in height
- simple architectural design
- traditional storefront on first story
- linear clusters along the street



*The building at 422-426 North 300 West is a good example of a neighborhood shopping commercial building.*



*Neighborhood shopping center commercial buildings continued to be constructed into the 1940s in many residential areas of the city (442 North 300 West).*

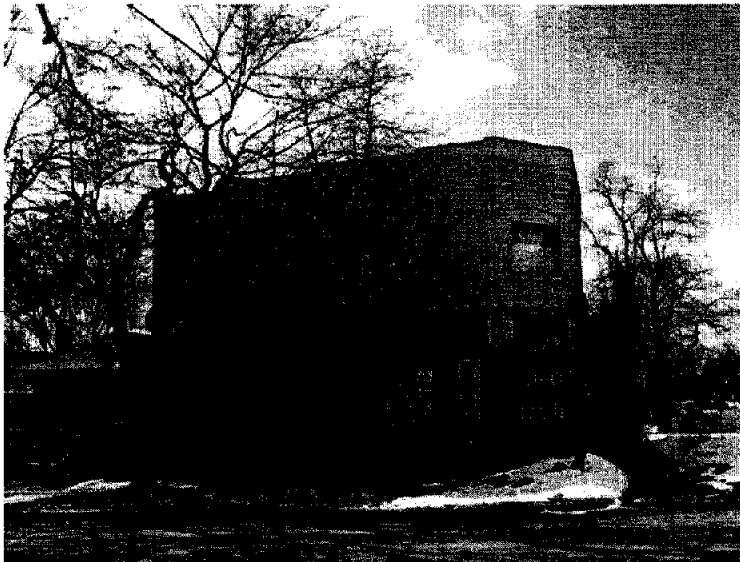
## ***NEIGHBORHOOD COMMERCIAL, 1890-1960***

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Often neighborhood commercial buildings were located on corners at primary cross streets within neighborhoods. These locations gave a business good visibility to potential customers and offered easy access. Corner commercial buildings were often two-stories in height and featured a recessed corner entrance. In many cases the first floor business owners resided in rooms on the second floor. Neighborhood commercial buildings were also constructed in the middle of blocks but corner locations were preferred.

### **Characteristics**

- location on corner lot or mid-block
- recessed corner entrance
- simple design



*Corner entrances and corner lot locations gave neighborhood commercial buildings such as this one at 740 2nd Avenue North easy access to customers.*

## ***HOUSE STORES, 1890-1940***

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House stores are found throughout America but are relatively rare in most communities. Salt Lake City is distinctive in having numerous examples within the Avenues and Capitol Hill Historic Districts. This commercial building form combines commercial and residential structures in one location, but with distinct separate architectural units. The form is characterized by a one- or two-story commercial structure attached to a one-story residential structure on a side elevation. The commercial unit typically is the dominate structure and features a traditional commercial storefront. The residential unit is commonly set back from the façade of the commercial unit and features a more domestic, yet compatible, architectural design. This type of building form allowed business owners to maintain businesses on their own property and closely combine their work and living space, yet maintain distinctly separate spaces for each.

### **Characteristics**

- one- to two-story commercial structure laterally attached to a one-story residential structure.
- traditional storefront on commercial section
- domestic architectural design of residential unit



*This house store at 228 East B Street demonstrates the compatible, yet distinct commercial and residential units of this building form.*

***HOUSESTORES, continued....***

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*House stores can be found in a variety of styles and forms throughout Salt Lake City.*

*Top: 82 Q Street This building features an original storefront in the commercial section.*



*Bottom: 537 North 200 West Although the commercial section has been altered, it remains a good example of a house store design.*