

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

The Odd Fellows Building Landmark Site Re-listing PLNPCM2010-00072 March 3, 2010

Applicant: Administration

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 15-01-430-009 & 006

Current Zone: D-1 Central
Business District

Master Plan Designation:
Business/Commercial

Council District:
District 4 – Luke Garrott

Community Council Chair:
D. Christian Harrison

Lot Size: acres

Current Use:
Vacant

Applicable Land Use

Regulations:

- Section 21A.34.020
- 21A.34.020 H Historic Preservation Overlay District
- 21A.50 Amendments
- 21A.30.020 D-1 Central Business District

Notification:

- Notice mailed on February 19, 2010

Agenda posted on the Planning Division and Utah Public Meeting Notice websites February 19, 2010

Attachments:

- A. Documentation
- B. Photographs

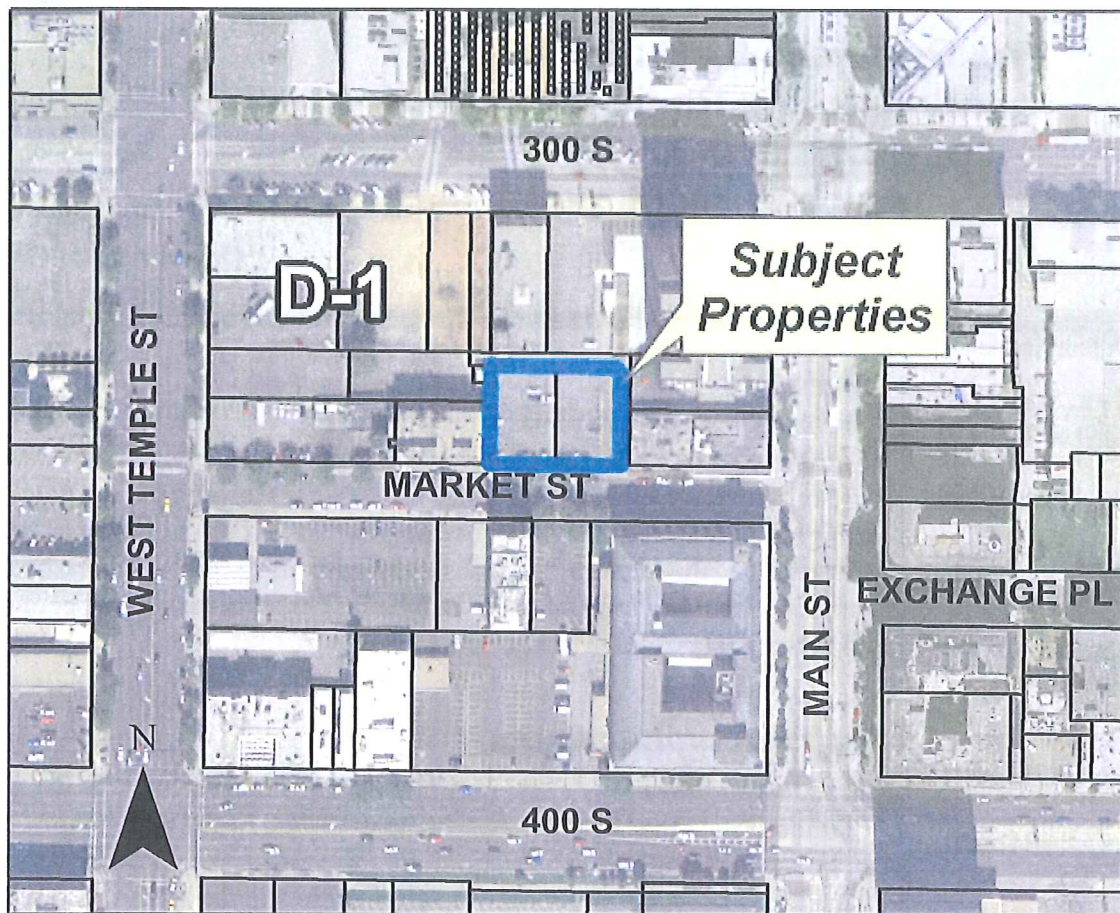
Request

The Administration requests consideration by the Historic Landmark Commission to re-list the historic Odd Fellows Building (IOOF) as a landmark site on the Salt Lake City Register of Cultural Resources. As part of the mitigation measures for the upcoming expansion of the Frank E. Moss Courthouse, the General Services Administration (GSA) has relocated the building formally located at 39 W Market Street across the street to approximately 26 W Market Street.

Staff Recommendation

Based upon the analysis and findings listed in this report, it is the opinion of the Planning Staff that Petition PLNPCM2010-00072 for re-listing of the Odd Fellows Building as a landmark site on the Salt Lake City Register of Cultural Resources substantially meets the applicable standards and recommends the Historic Landmark Commission forward a favorable recommendation to the Planning Commission and City Council. At its new location on the north side of Market Street, the Odd Fellows Building exhibits sufficient historic and architectural significance, and physical integrity to merit re-designation.

VICINITY MAP



Background

Project Description

The Odd Fellows Building was originally listed as a Landmark Site to the Salt Lake City Register of Cultural Resources in 1998. The future of the building became uncertain with the plans for expanding the Frank E. Moss Courthouse on the corner of 400 South and Main Streets. The courthouse, also an important historic building, is not large enough to accommodate the long-term needs of the federal courts, and acquisition of land west of the existing courthouse began. The GSA is obligated by Section 106 of the National Historic Preservation Act (NHPA), as amended to consider the effects of proposed construction on historic properties. In this case, the proposed project was determined to have an adverse effect on the Odd Fellows Building located mid-block. Working with the City and the historic preservation community, the GSA determined that the building, listed on the National Register of Historic Places (NRHP) since 1977, would be relocated to a vacant property across Market Street, adjacent to the New York Hotel building, another Landmark Site and HRHP listed property. In addition, the build should be re-listed on the HRHP and the City Register of Cultural Resources.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Analysis and Findings

Options

Approval: If the Commission finds that the proposed project meets the standards of the ordinance, the Commission should forward a favorable recommendation.

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance, the Commission should forward a negative recommendation.

Table: If the Commission finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

Findings

A decision to amend the Salt Lake City Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a decision concerning a proposed amendment, the City should consider the following factors:

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Analysis: The *Downtown Plan* recognizes the benefits of preserving historically significant buildings and districts while accommodating new development and renovation that is sensitive to Downtown's existing character. The proposed zoning map amendment supports the specific physical qualities and historical development patterns that establish Downtown Salt Lake's unique urban character.

Finding: The proposed zoning map amendment is supported by policy elements of the *Downtown Plan*.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Analysis: Downtown is a showplace for Utah's architectural heritage including sites of exceptional importance to the City. Located on Market Street, the Odd Fellows Building occupies a vacant lot between Main and West Temple Streets. The building is one of several structures on this side of the street that are similar in scale and massing, and time of construction. The Odd Fellows Building also is north of the Frank E. Moss Courthouse, which is included in the Exchange Place Historic District and listed on the NRHP. It contributes to the sense of Market Street as having developed in the late-

nineteenth century, during a period in which Salt Lake City became increasingly important as a regional center. The Odd Fellows Building at its new location on a secondary thoroughfare is representative of smaller scale commercial buildings that display fine craftsmanship in a nationally-recognizable style (Richardsonian Romanesque).

Designation of a property on the Salt Lake City Register of Cultural Resources places the property under the purview of the Historic Landmark Commission. Property owners are required to adhere to the supplemental regulations of the *H Historic Preservation Overlay District* in addition to underlying zoning district regulations.

Finding: The Odd Fellows Building is harmonious with the overall character of existing development in the immediate vicinity of the subject property. Re-listing on the Salt Lake City Register of Cultural Resources would be a step toward ensuring its preservation.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Analysis: Historic preservation is an integral element of creating livable, vibrant and unique neighborhoods within the city. The zoning ordinance lists several objectives that the city seeks to achieve regarding the *H Historic Preservation Overlay District*. These objectives include:

- Provide the means to protect and preserve areas of the city and individual structures and sites that have historic, architectural or cultural significance.
- Abate the destruction and demolition of historic structures.
- Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors.
- Foster economic development consistent with historic preservation.

Thus, the overlay district is intended to contribute to the welfare and prosperity of the people of Salt Lake City.

Finding: The proposed zoning map amendment will have a positive impact on surrounding properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning district which may impose additional standards.

Analysis: Listing of a landmark site on the Salt Lake City Register of Cultural Resources requires the Historic Landmark Commission to evaluate the historical or architectural significance, physical integrity and the age of the site. Landmark Site designation is intended to impose supplemental standards in addition to the underlying zoning district regulations.

Section 21A.34.020(C)(2) *Criteria for the Selection of an H Historic Preservation Overlay District or Landmark Site* specifies the criteria under which landmark sites shall be evaluated. The ordinance cites three criteria for selection of a landmark site: historical or architectural significance, physical integrity and the age of the site. The reference to this section of the Zoning Ordinance is reinforced in the definition of a landmark site in Section 21A.34.020(B)(4):

A landmark site is any site included on the Salt Lake City Register of Cultural Resources that meets the criteria outlined in subsection C2 of this section. Such sites are of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site

clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

The specific language for the selection of a landmark site outlined in Section 21A.34.020(C)(2) is as follows:

The historic landmark commission shall evaluate each parcel of property within a proposed H historic preservation overlay district or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites shall be evaluated according to the following:

- a. Significance in a local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following;
 - i. Events that have made significant contributions to the broad patterns of history, or
 - ii. Lives of persons significant in the history of the city, region, state of Utah, or nation or
 - iii. The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
 - iv. Information important in the understanding of the prehistory or history of Salt Lake City.
- b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;
- c. The age of the site. Sites must be at least fifty years old, or have achieved significance within the past fifty years if the properties are of exceptional importance.

Finding: The proposed amendment is consistent with the Criteria for Landmark Sites as outlined in Section 21A.34.020(C)(2) of the Zoning Ordinance. Specifically staff finds the following:

- Criteria a: The IOOF Building is significant in local history for its association with a national fraternal organization. Constructed in 1891, the building is one of the few remaining physical reminders of the life of fraternal organizations in late-nineteenth century Salt Lake City. The building is also architecturally significant as one of a few extant Richardsonian Romanesque style buildings constructed just before the beginning of the twentieth century.
- Criteria b: The building maintains its physical integrity. It conveys physical integrity in terms of location, design, setting, materials, workmanship, feeling and association, as defined by the National Park Service for the National Register of Historic Places. Although the building has been relocated, its new location maintains its proximity to the Exchange Place Historic District and other buildings of its period, and thus its important association with the non-Mormon population. The environment is a downtown business district. While some of the buildings in the area have been altered and others are of modern construction, its setting has not changed substantially from the original.
- Criteria c: Constructed from 1891 to 1892, the building clearly meets this criteria.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies and wastewater and refuse collection.

Analysis: Since its relocation, the building has been stabilized. All municipal utility services are available.

Finding: Existing or proposed utility services will be adequate for the development and designed in a manner that will not have an adverse impact on adjacent land uses or resources.

Attachment A

Documentation

DESIGNATION FORM
SALT LAKE CITY REGISTER OF CULTURAL RESOURCES
SALT LAKE CITY PLANNING DIVISION

1. IDENTIFICATION

12/97

Name of Property: INDEPENDENT ORDER OF ODD FELLOWS HALL
 Address: 41 Post Office Place
 City, County: Salt Lake City, Utah 84111
 Current Owner Name: Byron B. Barkley/Post Office Place Associates
 Current Owner Address: 39 W. Market Street

Tax Number: 15-01-431-018

Legal Description (include acreage): Beg. at SW cor. of Lot 8, Blk.51, Plat A, SLC Sur; E. 50 ft; N 0-01'10" W. 13.52 ft; S. 89-52' E 0.9 ft; N 0-27' W 19.03 ft; N 0-20' W 23.73 ft; N 0-01' W 24.82 ft; N 0-11' E 21.76 ft; N 0-36' E 28.97 ft; N 89-52' W 111.02 ft; S. 132 ft; E 60 ft to beg.

2. STATUS/USE

<u>Property Category</u>	<u>Evaluation</u>	<u>Use</u>
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> eligible/contributing	Original Use: meeting hall
<input type="checkbox"/> structure	<input type="checkbox"/> ineligible/non-contributing	
<input type="checkbox"/> site	<input type="checkbox"/> out-of-period	Current Use: office/restaurant
<input type="checkbox"/> object		

3. DOCUMENTATION

<u>Photos: Dates or not)</u>	<u>Research Sources</u> (check all sources consulted, whether useful)	
<input type="checkbox"/> slides:	<input type="checkbox"/> abstract of title	<input checked="" type="checkbox"/> city/county histories
<input checked="" type="checkbox"/> prints:	<input type="checkbox"/> tax card & photo	<input checked="" type="checkbox"/> personal interviews
<input checked="" type="checkbox"/> historic: c.	<input type="checkbox"/> building permit	<input checked="" type="checkbox"/> USHS library
	<input type="checkbox"/> sewer permit	<input checked="" type="checkbox"/> USHS Preservation Files
<u>Drawings and Plans</u>	<input type="checkbox"/> Sanborn Maps	<input type="checkbox"/> USHS Architects File
<input type="checkbox"/> measured floor plans	<input type="checkbox"/> obituary index	<input type="checkbox"/> LDS Family History Lib.
<input type="checkbox"/> site sketch map	<input checked="" type="checkbox"/> city directories/gazetteers	<input type="checkbox"/> local library:
<input type="checkbox"/> Historic American Bldg. Survey	<input type="checkbox"/> census records	<input type="checkbox"/> University library(s):
<input type="checkbox"/> original plans available at:	<input type="checkbox"/> biographical encyclopedias	<input type="checkbox"/> LDS Church Archives
<input type="checkbox"/> other:	<input type="checkbox"/> newspapers	

Bibliographical References (books, articles, interviews, etc.)

Freemasonry in Utah, S.H. Goodwin, 1932

History of Salt Lake City, Edward Tullidge, 1886.

National Register Of Historic Places, Nomination Form, February 1977

Record Book, 1891-1893. I.O.O.F., Rocky Mountain Regiment, Third Battalion.

Researcher/Organization: Elizabeth Egleston Giraud / SLC Preservation Planner Date: 12-97

4. ARCHITECTURAL DESCRIPTION

Building Style/Type: Richardsonian Romanesque *No. Stories:* 3 .

Foundation Material: sandstone *Wall Material(s):* brick & sandstone.

Additions: none minor major *and/or Alterations:* none minor major (describe below)

Number of associated outbuildings 0 *and/or structures* 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary:

The I.O.O.F. Hall (also referred to as the "Odd Fellows' Building") was built in 1891 of brick and stone and is three stories high. The rectangular plan features tall, large assembly rooms on each floor at the south end of the building while the north or front areas contain stairways, offices and other smaller rooms, including a restaurant on the first floor. The structure utilizes samples of post and beam construction with a single line of load-bearing cast-iron columns running the length of the structure of the structure at midspan. The flat roof slopes slightly to the south.

The hall is free-standing and is surrounded by parking lots. To the east is a federal court building (completed in 1906) that was originally used as a joint post office and courthouse. Across the street to the north is the New York Hotel and several low-scale (two or three stories) commercial buildings. By Salt Lake standards, Market Street (until recently known as Post Office Place) is a narrow street, measuring only 66 wide, as opposed to the typical downtown street width of 130 feet. Its situation in this confined setting, coupled with the fact that the building has a minimal setback from the street, provides the Odd Fellows' Building with an imposing presence on the street that is unusual for a building of this size in Salt Lake City.

The facade of the Odd Fellows' Building is Richardsonian Romanesque in style. The symmetrical facade is three bays wide on each level and features square and Roman-arched bays which consistently alternate throughout the entire composition. The bottom level has a large arched entry, flanked by square openings and square window bays. On the second level are large Roman-arched window bays flanking a single square bay. The third level has a central Roman-arched window flanked by square bays.

The center section of bays is separated from the side bays by brick and stone pilasters. The same kind of pilasters are also situated at the corners of the facade. This vertical emphasis is balanced by horizontal bands of stone, metal and corbelled brick. Although rusticated stone is used sparingly, the facade has a textural quality. The parapet wall features brick and stone in checkerboard patterns and states "I.O.O.F." and "1891" in the elevated central portion. At the cornice level is decorative metal work in the form of columns and pinnacles. Other decorative metal work exists along the first story cornice and composite capitals on the cast iron columns. At the base of the entry arch is stonework carved in foliated patterns. The only symbolic artwork representative of Odd Fellow doctrine is an all-seeing eye carved in stone over the main entry. Also interesting are the side facades which feature irregular arrangements of square and Roman-arched window bays.

The east elevation has seven small openings. The west elevation is far more ornate, owing to the fenestration pattern of paired, round- and segmental-arched windows with decorative masonry lintels and a corbelled brick cornice. The south (rear) elevation, also displays a series of similar arched windows. The evident attention of the design of the west elevation indicates that this facade was intended to be viewed from the street.

5. HISTORY

Architect/Builder

George F. Costersian

Date of Construction: 1891-92

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).

(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape	<input type="checkbox"/> Religion
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Law	<input checked="" type="checkbox"/> Social History
<input type="checkbox"/> Communications		<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Community Planning & Development		<input type="checkbox"/> Military	<input type="checkbox"/> Other _____
<input type="checkbox"/> Conservation	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

Constructed from 1891 to 1892, the Independent Order of Odd Fellows Hall is significant for its association with the eponymous organization and as a rare, surviving example of Richardsonian Romanesque architecture in Salt Lake City. It was designed by architect George F. Costersian who lived in this community for only a few years during the early 1890's, a time when Salt Lake City was maturing as a regional center and was enjoying participation in mainstream America while shedding its pioneer isolationism.

The Independent Order of Odd Fellows is a benevolent social club that had its roots in early eighteenth-century England; the organization being somewhat similar to the Freemasons. The Odd Fellows organized in the United States in Maryland in 1819. The membership experienced rapid growth consistent with the increasing popularity of fraternal organizations in the United States during the nineteenth century. In Utah, benevolent social organizations grew proportionally with the growth of the non-Mormon population. The quasi-religious nature of the ritual and philosophy of fraternal organizations generally meant that Mormons and Catholics were excluded either through policy or custom, or because personal commitment to Mormonism or Catholicism made membership unattractive. The Knights of Pythias were the first major fraternal organization to be organized by the citizens of the territory in February, 1864; the I.O.O.F. followed on May 4, 1865. The most prestigious group, the Masons, did not assemble for their initial meeting until November 11, 1865, although a Masonic lodge comprised primarily of military men at Camp Floyd had been in operation from 1859 to 1861.

The Masons and the I.O.O.F. shared a meeting hall, known as "Odd Fellows Hall," on East Temple Street (later re-named Main Street). These small and dingy quarters, described as "anything but inviting," were obviously unsuitable as a center for the growing social importance of the Odd Fellows. Like most of the other fraternal organizations, the Odd Fellows participated in "fraternal insurance" programs that offered members and their families some security in a society in which the financial and social consequences of illness or bereavement were often disastrous. For the Protestants and Jews who made up the bulk of I.O.O.F. membership, their participation in a benevolent and social group of this nature was an important survival mechanism in the midst of the tightly organized Mormon culture which extended these same benefits and "social security" only to the adherents of the Mormon religion.

By 1885 Utah had eight I.O.O.F. "working" lodges, several auxiliary organizations, and a Grand Lodge of Utah had been established with a prominent Jewish merchant, Frederick Auerbach, as the first Grand Master. With their permanence established, the Utah Odd Fellows in 1891 brought into being the Odd Fellows Building Association, capitalized at \$40,000 and subscribed to through 4,000 shares at \$100 each. Mr. Costersian was employed to design the existing structure and contractor J.H. Bowman was hired as the contractor. The structure

on Post Office Place was intended to enable the Odd Fellows to "fraternize the world, comfort and relieve the distressed, nurse and care for the sick, bury the dead and educate the orphan." The interior of the building boasted a magnificent library donated by Grand Master Frederick Auerbach, as well as providing for lavish ceremonial rooms that were the heart of the lodge's fraternal meaning.

The decline in membership of fraternal organizations did not really become noticeable until after World War II, although the social advantages of membership had already begun to erode during the Depression, partially as a result of the growth of the state responsibility for welfare and security that became significant following the creation of the various innovative New Deal programs. The Odd Fellows, along with several other fraternal organizations, continued to occupy the building until 1977. The structure was vacant until 1985, when it was converted into restaurant use and office space.

Architecturally, the I.O.O.F. Building is significant as a rare example of the use of Richardsonian Romanesque architecture in Salt Lake City. This style, whose name refers to Henry Hobson Richardson, was used most frequently for ecclesiastical and municipal government buildings. Extant examples of this style include the Commercial Savings Bank (1889) at 22 E. 100 South, the Roman Catholic Rectory of the Cathedral of the Madeleine (1900) on South Temple, the Brooks Arcade (1891) at 75 E. Broadway and the City and County Building (1894) at 451 S. State.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FOR

Post-it® Fax Note 7671		Date 12-30	# of Pages 7
To Elizabeth	From	[Signature]	
Co./Dept.	Co.		
Phone #	Phone # 533-2563		
Fax # 535-6174	Fax #		

SEE INSTRUCTIONS IN HOW TO COMPLETE APPLICABLE SECTIONS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC INDEPENDENT ORDER OF ODD FELLOWS HALL
AND/OR COMMON I.O.O.F. Hall

2 LOCATION

STREET & NUMBER 41 Post Office Place
CITY, TOWN Salt Lake City
STATE Utah

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT 02

VICINITY OF CODE 049

COUNTY Salt Lake CODE 035

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Mr. Phil Hanson and Mr. Frank Granato
STREET & NUMBER 250 East Broadway
CITY, TOWN Salt Lake City

STATE Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Salt Lake County Recorders Office
STREET & NUMBER Salt Lake City and County Building
CITY, TOWN Salt Lake City

STATE Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Utah State Register of Historic Sites
DATE March 17, 1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Utah State Historical Society, Preservation Office
CITY, TOWN Salt Lake City

STATE Utah

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The I.O.O.F. Hall was built in 1891 of brick and stone and is three stories high. The rectangular plan features tall, large assembly rooms on each floor at the south end of the building, while the north or front areas contain stairways, offices, and other smaller rooms. The structure utilizes samples of post and beam construction with a single line of load-bearing cast-iron columns running the length of the structure at midspan. The roof is basically flat, sloping slightly to the south. At present, the hall is free-standing and is surrounded by parking lots. To the east is the old Post Office and across the street to the north is the New York Hotel (Utah State Register), recently restored.

Of most architectural interest is the Richardsonian Romanesque front facade of the I.O.O.F. Hall. The symmetrical facade is three bays wide on each level and features square and Roman-arched bays which consistently alternate throughout the entire composition. The bottom level has a large arched entry, flanked by square openings and square window bays. On the second level are large Roman-arched window bays flanking a single square bay. The third level has a central Roman-arched window flanked by square bays.

The center section of bays is separated from the side bays by brick and stone pilasters. The same kind of pilasters are also situated at the corners of the facade. This vertical emphasis is balanced by horizontal bands of stone, metal and corbeled brick. Although rusticated stone is used sparingly, the facade has a textural quality, albeit the relief is shallow. The parapet wall features brick and stone in checkerboard patterns and, in the elevated central portion, "I.O.O.F." and "1891." At the cornice level is decorative metalwork in the form of columns and pinnacles. Other decorative metal work exists along the first story cornice and composite capitals on the cast iron columns. At the base of the entry arch is stonework carved in foliated patterns. The only symbolic artwork representative of Oddfellow doctrine is an all-seeing eye carved in stone over the main entry. Also interesting are the side facades which feature irregular arrangements of square and Roman-arched window bays.

8 SIGNIFICANCE

<p>PERIOD</p> <p><input type="checkbox"/> PREHISTORIC</p> <p><input type="checkbox"/> 1400-1499</p> <p><input type="checkbox"/> 1500-1599</p> <p><input type="checkbox"/> 1600-1699</p> <p><input type="checkbox"/> 1700-1799</p> <p><input checked="" type="checkbox"/> 1800-1899</p> <p><input type="checkbox"/> 1900-</p>	<p><input type="checkbox"/> ARCHEOLOGY-PREHISTORIC</p> <p><input type="checkbox"/> ARCHEOLOGY-HISTORIC</p> <p><input type="checkbox"/> AGRICULTURE</p> <p><input checked="" type="checkbox"/> ARCHITECTURE</p> <p><input type="checkbox"/> ART</p> <p><input type="checkbox"/> COMMERCE</p> <p><input type="checkbox"/> COMMUNICATIONS</p>	<p>AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW</p> <p><input type="checkbox"/> COMMUNITY PLANNING</p> <p><input type="checkbox"/> CONSERVATION</p> <p><input type="checkbox"/> ECONOMICS</p> <p><input type="checkbox"/> EDUCATION</p> <p><input type="checkbox"/> ENGINEERING</p> <p><input type="checkbox"/> EXPLORATION/SETTLEMENT</p> <p><input type="checkbox"/> INDUSTRY</p> <p><input type="checkbox"/> INVENTION</p>	<p><input type="checkbox"/> LANDSCAPE ARCHITECTURE</p> <p><input type="checkbox"/> LAW</p> <p><input type="checkbox"/> LITERATURE</p> <p><input type="checkbox"/> MILITARY</p> <p><input type="checkbox"/> MUSIC</p> <p><input type="checkbox"/> PHILOSOPHY</p> <p><input type="checkbox"/> POLITICS/GOVERNMENT</p>	<p><input type="checkbox"/> RELIGION</p> <p><input type="checkbox"/> SCIENCE</p> <p><input type="checkbox"/> SCULPTURE</p> <p><input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN</p> <p><input type="checkbox"/> THEATER</p> <p><input type="checkbox"/> TRANSPORTATION</p> <p><input type="checkbox"/> OTHER (SPECIFY)</p>
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SPECIFIC DATES 1891-1892

BUILDER/ARCHITECT George F. Costersian

STATEMENT OF SIGNIFICANCE

The Independent Order of Oddfellows is a secret benevolent and social society that had its origins in early 18th Century England. Similar to and imitative of the rites and organization of freemasonry, Oddfellows organized in the United States in 1819 in Maryland under the authorization of the Manchester (England) Unity, I.O.O.F. The Oddfellows experienced rapid growth, both territorially and in membership, which reflected the increasing popularity of fraternal organizations in 19th Century American society. In Utah the development of these societies coincided with the growth in the territory's non-Mormon population. The quasi-religious nature of the ritual and philosophy of fraternal organizations generally meant that Mormons and Catholics were excluded either through policy or custom, or because personal commitment to Mormonism or Catholicism made membership unattractive. The Knights of Pythias were the first major fraternal organization to be organized by the citizens of the territory in February 1864. The Independent Order of Oddfellows followed on May 4, 1865, with the most prestigious group, the Masons, not assembling for their initial meeting until November 11, 1865. (A Masonic Lodge comprising principally of military men at Camp Floyd had been in operation from 1859 to 1861.)

Between 1865 and 1872 the I.O.O.F. and the Masons shared a meeting hall on East Temple Street known as Oddfellows Hall. These small and dingy quarters, described as "anything but inviting" were obviously unsuitable as a center for the growing social importance of the Oddfellows. Like most of the other fraternal organizations, the Oddfellows participated in "fraternal insurance" programs that offered members and their families some security in a society in which the financial and social consequences of illness or bereavement were often disastrous. For the Protestants and Jews who comprised the bulk of I.O.O.F. membership, their participation in a benevolent and social group of this nature was an important survival mechanism in the midst of the tightly organized Mormon culture which extended these same benefits and "social security" only to the adherents of the Mormon religion.

Sociologists have noted the possibility of the need for ritual as explaining part of the enormous popularity of fraternal organizations. Most fraternalists appear to belong to the "non-ritualistic" denominations of Protestantism, which makes their participation in a group devoted to sacred clothing, special grips in greeting, secret oaths, heirarchical organization, and elaborately choreographed ceremonies, all the more thought-provoking. The expression of ritualism extended generally to the meeting places, and once a lodge had acquired permanence and stability the members soon provided for an appropriately dignified edifice to be constructed. By 1885 Utah had eight I.O.O.F. "working" lodges, several auxiliary organizations, and a Grand Lodge of Utah had been established with a prominent Jewish merchant, Frederick Auerbach, as the first Grand Master. With their permanence established, the Utah Oddfellows in 1891 brought into being the Oddfellows Building Association, capitalized at \$40,000 and subscribed to through 4,000 shares at \$100 each. Architect George F.

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Costersian was employed to design, and contractor J. H. Bowman to build the present structure at Post Office Place that would enable the Oddfellows to "fraternize the world, comfort and relieve the distressed, nurse and care for the sick, bury the dead and educate the orphan." The interior of the building boasted a magnificent library donated by Grand Master Frederick Auerbach, as well as providing for lavish ceremonial rooms that were the heart of the lodge's fraternal meaning.

The decline in membership of fraternal organizations did not really become noticeable until after World War II, although the social advantages of membership had already begun to erode during the Depression period--partially as a result of the growth of the state responsibility for welfare and security that became significant following the creation of the various innovative New Deal programs. The Independent Order of Oddfellows Hall in Salt Lake City has mirrored the decline of its organizations' displacement as an important and worthwhile social mechanism. However, the structure itself is a largely unspoiled example of a fraternal meeting place, its decoration a celebration of the exuberant bourgeois taste of the 1890's, and an entirely fascinating reminder of the importance of ritual and ceremonial in American society.

HISTORY

The I.O.O.F. Hall is valuable as an unaltered example of commercial Richardsonian Romanesque architecture. Excepting the addition of a small metal fire escape and minor mullion changes in the upper windows, the exterior of the hall has never been altered. Even the bottom level of the facade is untouched and includes original doors, hardware, glass, etc. Unfortunately, the building has not been maintained either, and the fabric, particularly the sandstone, is badly deteriorated. Although not distinguished architecturally, the interior is also intact with respect to original floor plan and fabric. Rich in texture, color, variety of materials and generous fenestration, the front facade of the I.O.O.F. Hall is its most important feature.

The architect, George F. Costersian, appears to have immigrated to Salt Lake City during the building boom (1889-1893) and remained only a few years, leaving the I.O.O.F. Hall as his most noteworthy achievement. John H. Bowman, a prominent Utah masonry contractor, executed the ambitious masonry design. Of the many Richardsonian Romanesque commercial buildings erected during the "Boom," few remain in Salt Lake City and most that exist have been modified. The recently abandoned hall has good restoration potential and has been purchased by private developers who intend to at least partially restore the structure.

MAJOR BIBLIOGRAPHICAL REFERENCES

- Tullidge, Edward. History of Salt Lake City, CC88, Salt Lake City; Star Printing, 1886.
- I.O.O.F., Rocky Mountain Regiment, 3rd Battalion. Record Book, 1891-1893.
- Goodwin, S. H. Freemasonry in Utah, Salt Lake City, 1932.
- Clarence Bock, Interview, November 12, 1976.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre.

UTM REFERENCES

A	1, 2	4, 2, 4, 7, 4, 0	4, 5, 1, 2, 4, 5, 0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Allen D. Roberts, Architectural Historian/John S.H. Smith, Pres. Planning Specialist

ORGANIZATION

Utah State Historical Society

DATE

February 18, 1977

STREET & NUMBER

603 East South Temple

TELEPHONE

(801) 533-5755

CITY OR TOWN

Salt Lake City

STATE

Utah

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Michael T. Miller, State Historic Preservation Officer

DATE February 22, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER DATE

ENTRIES IN THE NATIONAL REGISTER

STATE UTAH

Date Entered NOV 7 1977

<u>Name</u>	<u>Location</u>
Olpin, Joseph, House	Pleasant Grove Utah County
Dixon, Christopher F., (Jack), Jr., House	Payson Utah County
St. George Temple	St. George Washington County
Independent Order of Odd Fellows Hall	Salt Lake City Salt Lake County

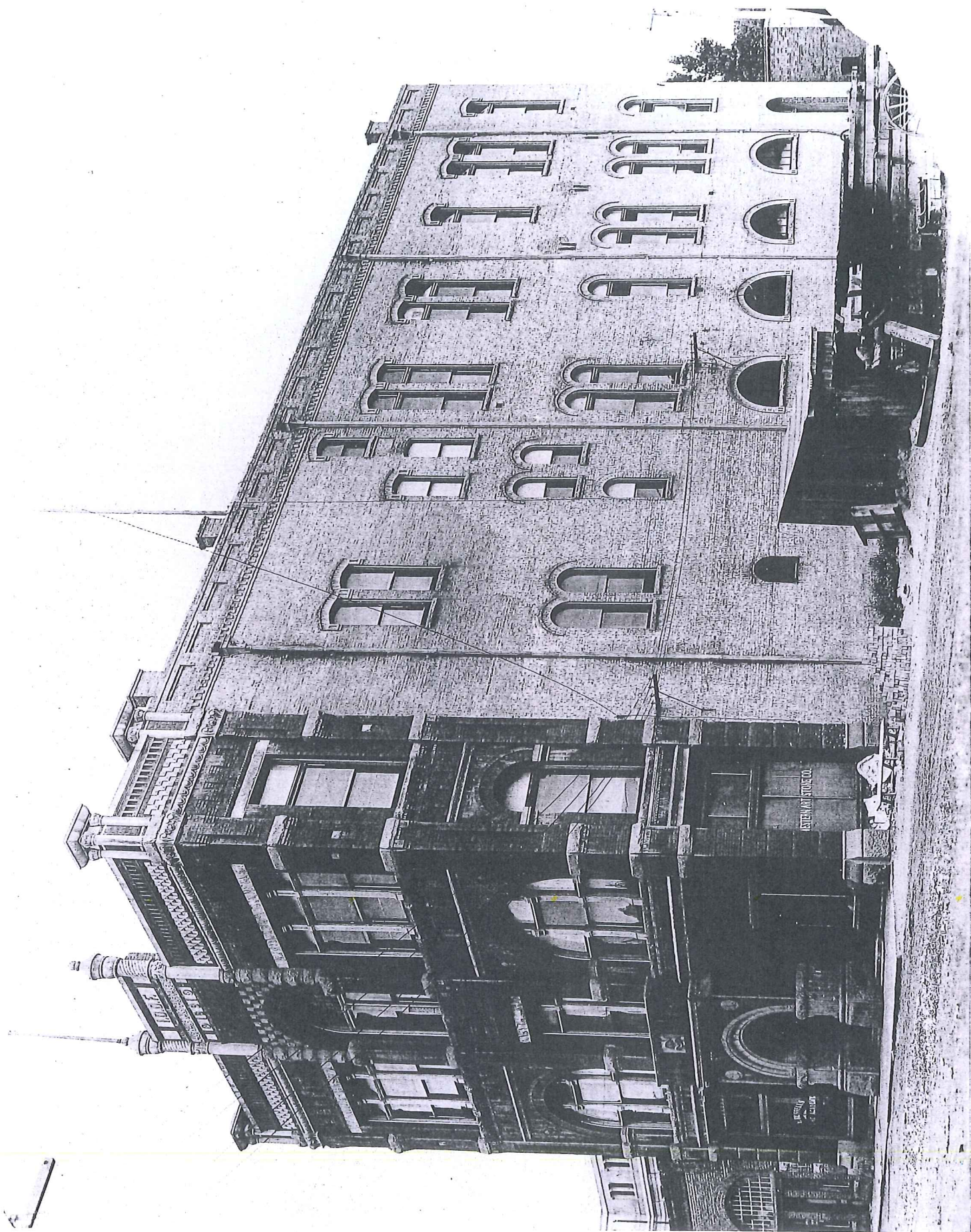
Also Notified

- Hon. E. J. (Jake) Garn
- Hon. Orrin G. Hatch
- Hon. K. Gunn McKay
- Hon. David D. Marriott

COPY OF CONGRESSIONAL RECORDS

Attachment B

Photographs







FOR SALE AUCTION
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