



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission
From: Janice Lew, Senior Preservation Planner
Date: November 3, 2011
Re: **National Register of Historic Places Nomination**

Attached please find the National Register nomination for the Liberty Wells Historic District Boundary Increase.

The National Register of Historic Places is the official federal listing of cultural resources that are significant in American history, architecture, archaeology, and engineering. As a Certified Local Government (CLG), the Utah State Historic Preservation Office (SHPO) desires input from the Historic Landmark Commission regarding National Register nominations within the City's boundaries. A nomination is reviewed by the Board of State History prior to being submitted to the National Park Service, the federal organization responsible for the National Register.

The Board of State History will review the National Register nomination during their November meeting. Commission Members should focus their review and comments on whether a reasonable case has been made for the significance of the neighborhood and forward a recommendation to the Board of State History on the nomination.

Attachments:

- A. National Register Nomination

Liberty Wells Historic District (Boundary Increase)
 Name of Property

Salt Lake County, Utah
 County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:)

Signature of the Keeper

Date of Action

5. Classification

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

Category of Property
 (Check only one box.)

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

- private
 public - Local
 public - State
 public - Federal

- building(s)
 district
 site
 structure
 object

Contributing	Noncontributing	
791	262	buildings
		sites
		structures
		objects
791	262	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
 0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- DOMESTIC: Single Dwelling
 DOMESTIC: Multiple Dwelling
 DOMESTIC: Secondary Structure
 COMMERCE/TRADE: Specialty Store
 EDUCATION: School
 RELIGION: Religious Facility

Current Functions
 (Enter categories from instructions.)

- DOMESTIC: Single Dwelling
 DOMESTIC: Multiple Dwelling
 DOMESTIC: Secondary Structure
 COMMERCE/TRADE: Business
 COMMERCE/TRADE: Professional
 COMMERCE/TRADE: Specialty Store
 COMMERCE/TRADE: Restaurant
 EDUCATION: School
 RELIGION: Religious Facility

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Liberty Wells Historic District (Boundary Increase)

other names/site number _____

2. Location

street & number Bounded by State Street, 900 South, 500 East, and 1300 South

not for publication

city or town Salt Lake City

vicinity

state _____ 84105, 84111,

Utah code UT county Salt Lake code 035 zip code 84115

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 at the following level(s) of significance:

 national statewide X local

Signature of certifying official/Title _____ Date _____

Utah Division of State History, Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY

LATE VICTORIAN: Victorian, Gothic

LATE 19TH AND 20TH CENTURY REVIVALS:

Colonial Revival, Tudor Revival

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Prairie School,

Bungalow/Craftsman, Commercial Style

MODERN MOVEMENT: Art Deco

OTHER: Minimal Traditional, Ranch Style

Materials

(Enter categories from instructions.)

foundation: CONCRETE, SANDSTONE

walls: WOOD, BRICK, STONE, ALUMINUM,
STUCCO, ASBESTOS, CONCRETE,
VINYL, OTHER

roof: ASPHALT SHINGLE, WOOD SHAKE,
ALUMINUM

other: METAL (STRUCTURAL)

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Liberty Wells Historic District has been created through a boundary increase to the existing Wells Historic District, listed on the National Register in 2010 (NRIS II #10000210). This nomination describes a contiguous historic neighborhood to the north of the Wells Historic District. To avoid confusion, this area will be referred to as the Liberty Area. The Liberty Area is located west of Liberty Park and south of downtown Salt Lake City. It is bounded by State Street, 900 South, 500 East, and 1300 South. The southern boundary along 1300 South is also the northern boundary of the existing Wells Historic District. This nomination form recommends extending the boundaries of the existing district to include the Liberty Area and proposes to rename the expanded district as the Liberty Wells Historic District. The period of significance for the Liberty Wells Historic District is 1871-1961, encompassing four historic eras: Initial Settlement (1871-1899), Streetcar Suburbs (1900-1929), the Era of Infilling (1930-1945), and the Post-War Era (1946-1961). The Liberty Wells Historic District is significant in the areas of community planning and development, transportation, and architecture.

The Liberty Area as a whole retains sufficient integrity to contribute to the Liberty Wells Historic District and justify expansion of the district boundaries. The building stock and patterns of development in the Liberty and Wells areas reflect the common history of the broader Liberty Wells neighborhood. The array of architectural types and styles present in the neighborhood reflects both the protracted period over which the buildings in the area were constructed and the periods of boom and bust in new housing starts. The extensive collection of bungalows in both areas is the defining characteristic of the neighborhood and lends the area the unique feeling of a streetcar suburb. The continuous development of the subdivision throughout the historical period lends a visual cohesiveness to the neighborhood, as the transition from earlier to later architectural designs is visible in the area's housing stock. Both historical and modern infill projects are present. The historical examples represent the final phase of full build-out of the area and contribute to the neighborhood's overall character. The modern infill projects, on the other hand, are not in keeping with the scale and stylistic continuity of the rest of the district. These structures are relatively rare, are concentrated along boundary streets, and do not substantially detract from the integrity of the district. Together, the Liberty and Wells areas comprise one of the best and most comprehensive collections of Early 20th Century American residential architecture in Salt Lake City.

Narrative Description

The Liberty Wells Historic District has been created through a boundary increase to the existing Wells Historic District, listed on the National Register in 2010 (NRIS II #10000210). This nomination describes a contiguous historic neighborhood to the north of the Wells Historic District. To avoid confusion, this area will be referred to as the Liberty Area

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and the area included in the existing Wells Historic District will be referred to as the Wells Area. The broader neighborhood that encompasses both areas will be referred to as the Liberty Wells area or neighborhood.

This nomination will amend the period of significance of the Liberty Wells Historic District to 1871-1961. The period of significance for the existing district is 1871-1957. Because the inventory of the Wells Area was conducted in 2007, a cut-off date of 1957 was used to determine whether buildings were historic. However, the inventory of the Liberty Area was conducted in 2011 and a cut-off date of 1961 was used accordingly. Buildings in the Liberty Area constructed during and prior to 1961 contribute to the historic significance of the district and this nomination will amend the period of significance of the Liberty Wells Historic District to 1871-1961. It is also important to note that the earliest extant buildings in the Liberty Area date to 1890. However, buildings constructed prior to 1890 are extant in the Wells Area and this nomination will retain the start date of 1871 for the period of significance. The historic eras used to describe the existing Wells Historic District also describe the amended period of significance for the Liberty Wells Historic District. These eras are: Initial Settlement (1871-1899), Streetcar Suburbs (1900-1929), the Era of Infilling (1930-1945), and the Post-War Era (1946-1961). The end date of the Post-War Era has been extended from 1957 to 1961 to account for development up to and including 1961.

This nomination will retain the areas of significance of the existing Wells Historic District. These areas are community planning and development, transportation, and architecture. These areas of significance reflect the defining characteristics held in common by both the Liberty and Wells areas. Both are associated with the historical development of streetcar suburbs in Salt Lake City, reflecting the significance of community planning and development, as well as transportation. Both the Liberty and Wells areas are also characterized by well-preserved collections of Early 20th Century American architecture, and are historically significant for their architecture.

The Liberty Area is a residential neighborhood located immediately west of Liberty Park and south of downtown Salt Lake City. This area takes its name from Liberty Park, established in 1881; the Church of Jesus Christ of Latter-day Saints (LDS) Liberty Ward, established by 1887; and the LDS Liberty Stake, founded ca. 1904. The area is bordered on three sides by substantial transportation corridors: State Street (on the west), 900 South (on the north), and 1300 South (on the south). Five-hundred (500) East borders the boundary increase area on the east; 500 East is less heavily traveled than the other three boundary streets, but separates the residential neighborhood from Liberty Park. The Liberty Area and the existing Wells Historic District share a boundary street: the southern boundary of the Liberty Area is the north side of 1300 South, while the northern boundary of the existing Wells Historic District consists of the south side of 1300 South. Although 1300 South is heavily traveled, it is primarily residential, with less modern large-scale development than State Street or 900 South.

The Liberty Area encompasses approximately 217 acres spread out over 34 blocks containing individual lots of various sizes. The area is comprised of many small-scale subdivisions intermingled with individually built homes. The street layout is mostly rectilinear (with some blocks running lengthwise north-south and some running east-west). This layout is different from the dominant square grid-like nature of downtown Salt Lake City that was established upon the first settlement of the valley. The Liberty Area was originally platted during the mid 1800s as part of the Big Field, a mainly agricultural area, with parcels ranging from 5 to 80 acres in size. In the 1880s, sections of the Big Field began to be divided into smaller, residential-sized blocks that were soon platted as subdivisions by developers from outside of Utah, who brought alternative concepts of community development and design to the area. Thus, the lot and block layout of the Liberty Area and similarly platted areas (including the existing Wells Historic District) is clearly distinct from areas platted earlier under the Plat of the City of Zion construct of the Latter-day Saints (Mormons) who founded Salt Lake City. All of the streets in the Liberty Area are paved with asphalt and most are lined with concrete curbs, gutters, and sidewalks. Mid-block alleys are present within many of the blocks to provide access to the rear of the residential properties where detached garages and outbuildings are commonly located. Residential landscape is present throughout most of the Liberty Area and is characterized by mature trees, which line the parking strips of most streets in the neighborhood. Planned or designed public landscaping is generally absent in the Liberty Area.

The patterns of development and building stock and in the Liberty and Wells areas reflect the common history of the broader Liberty Wells neighborhood. The catalyst for development in both areas was the convergence of a rapidly growing population in Salt Lake City, the need for additional residential areas outside the city center, and the expansion of the streetcar system in the area south of 900 South. These factors drove the rapid residential development that shaped the Liberty and Wells areas during the early twentieth century. By far, most buildings in both areas were constructed during the first three decades of the twentieth century. The Liberty Area is notable for its collection of Bungalow variations, Period Revival residences, and to a lesser extent, Eclectic Victorian residences. Bungalows are the architectural strength of the neighborhood, comprising the single largest category of building forms and styles in the Liberty Area. Together, the Liberty

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and Wells areas comprise one of the best and most comprehensive collections of Early 20th Century American residential architecture in Salt Lake City.

Residential construction in the Liberty Area began on a limited basis in the early 1890s, grew substantially between 1900 and the stock market crash in 1929, and by the late 1930s, much of the area had been developed. Development increased again during World War II, and after the war, construction occurred primarily as infill development due to the lack of vacant land. Minimal construction continues into the present and consists of additions to existing structures as well as tear-down projects in which older structures are demolished to accommodate new construction. The distribution of housing types and styles within the boundary increase area echoes the broad time span over which construction occurred within the Liberty Area but also clearly illustrates the periods of boom and bust in construction.

The Liberty Area contains 1,053 documented primary buildings, of which the majority (987 or 94 percent) was constructed during the historical period (i.e., built during or prior to 1961). Of the 1,053 total buildings, 75 percent (791) contribute to the historical character of the area. Of the 262 buildings that do not contribute to the area, 196 are historical structures that have been substantively altered and 66 are out-of-period structures built after 1961. None of the properties in the Liberty Area are individually listed on the National Register at present.

The vast majority (96 percent) of the contributing properties in the area is residential properties, and among these, 92 percent are single-family residential structures. The remaining 8 percent of contributing residences are multi-family properties, consisting primarily of double houses and duplexes, but also including larger multi-family dwellings. The double houses and duplexes represent a variety of time periods and architectural styles. A total of 16 contributing commercial properties and 3 churches are also present.

Sixty-three percent (660) of the documented properties have not only primary structures but also outbuildings present on the properties. A total of 227 outbuildings in the Liberty Area were constructed during the historical period and retain moderate to high degrees of physical integrity. Most of the outbuildings are small, detached, single-car garages, though small storage sheds and workshops are also present. These outbuildings contribute to the visual unity of the area in a general way. However, they are not included in the total count of contributing resources for the Liberty Area.

With a few exceptions around the boundaries of the district, the Liberty Area is visually cohesive, with various architectural styles of early 20th-century residences tying together the different portions of the neighborhood and providing aesthetic continuity within the area. This visual cohesion extends to the existing Wells Historic District. This cohesion easily distinguishes the Liberty and Wells areas from surrounding neighborhoods to the north and west and to a certain degree from those to the east. Individual subdivisions within the district exhibit the different architectural focus of developers at the time each subdivision was developed, with some subdivisions dominated by Bungalows, others by Victorian forms, others by Period Cottages and Clipped Gable Cottages, and still others by World War II Era Cottages. Other subdivisions exhibit a more eclectic collection of architectural types and styles, reflecting the greater period of time over which the subdivision was developed. Despite the individuality of the various subdivisions, the housing stock within them represents a limited number of architectural types and styles that are present throughout the entire Liberty Area and create cohesion both within the area and with the existing Wells Historic District.

Historical infill construction of single-family homes from the 1940s and 1950s is evident throughout the Liberty Area, but contributes, rather than detracts from the area because the massing of the structures is consistent throughout the area. These later structures represent a key period in the neighborhood's history, when most of the lots had been developed and only a few remained available for new construction. More recent (1960s+) infill projects, on the other hand, have introduced large, multi-family apartments, commercial buildings, and other structures, the scale of which is not in keeping with the rest of the district. This is particularly evident along 900 South and State Street and is less common in the interior of the Liberty Area. Commercial development – both historical and modern – is largely centered on the major through-streets that bound the area: State Street, 900 South, and to a much lesser degree, 1300 South. Commercial development is also present along Edison Street, which is only a block removed from State Street. Away from these corridors, commercial development consists primarily of individual specialty shops, such as small markets, scattered among residential structures.

The Liberty and Wells areas are generally characterized by similar patterns of development and building stock. However, slight differences in development and building stock are present. These differences appear primarily during the Initial Settlement period and the Era of Infilling. A greater proportion of buildings dating to the Initial Settlement period (1871-1899) was observed in the Wells Area (3.3 percent of contributing buildings) than in the Liberty Area (1.5 percent). Additionally, no extant buildings in the Liberty Area pre-date 1890, while the Wells Area includes several buildings

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constructed during the early part of the period. During the Streetcar Suburbs period (1900-1929), the Liberty and Wells areas experienced very similar patterns of development and the extant building stock in the two areas reflects this common history. The only difference observed during this period is that duplexes are more common in the Liberty Area. The two areas differ again during the Era of Infilling (1930-1945). During this period, development is slightly more common in the Liberty Area than the Wells Area; 14 percent of contributing buildings in the Liberty Area date to this period, compared with only 10 percent in the Wells Area. Multi-family dwellings were more common in the Liberty Area during this period as well. During the Post-War Era (1946-1961), there are few differences in the development of the two areas. Because the vast majority of buildings in both areas was constructed during the Streetcar Suburbs period, when differences between the two areas were minimal, the Liberty and Wells areas are generally characterized by very similar building stock. The building stock in both areas reflects the rapid growth of suburban residential development during the early twentieth century in the broader Liberty Wells neighborhood.

The Liberty Area as a whole retains sufficient integrity to contribute to the Liberty Wells Historic District and justify expansion of the district boundaries. Although the boundary streets of 900 South and State Street have seen extensive modern development, the vast majority of the area retains its historical suburban quality due to its tree-lined streets, uniform setbacks, well-preserved architecture, and the similarity of scale in the housing stock. The most common alterations to buildings in the area are the application of stucco or aluminum, vinyl, or asbestos (also masonite) siding and the replacement of original windows. Many of the contributing homes from the period have additions, frequently built during the historical period, but also representing modern alterations. However, alterations to individual buildings do not significantly detract from the overall visual cohesion or historic significance of the neighborhood. With three-quarters of the buildings in the Liberty Area contributing to its historic character, the Liberty Area retains a high degree of integrity and reflects historic patterns of development and building trends in the broader Liberty Wells neighborhood.

Survey Methods and Eligibility Requirements

Buildings were classified as either contributing or non-contributing to the district based upon the results of a reconnaissance level survey of the Liberty Area in 2011ⁱ. Each building was evaluated for its contributory status using a set of integrity criteria (i.e., a rating system) established by the Utah State Historic Preservation Office.ⁱⁱ This rating system is as follows:

- A – Eligible/significant: built within the historical period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for the National Register under criterion "C", architectural significance; also, buildings of known historical significance.
- B – Eligible: built within the historical period and retains integrity; good example of a style or type, but not as well-preserved as "A"-rated buildings, though overall integrity is retained; properties may have some alterations or minor additions.
- C – Ineligible: built during the historical period but has had major alterations or additions; no longer retains integrity.
- D – Out-of-Period: constructed outside the historical periodⁱⁱⁱ.

Evaluations of individual buildings were based primarily on the known or estimated age of the structure and its architectural integrity (e.g., evaluations were based on physical characteristics of the buildings observable from public property, where access to the private property was not granted by the landowner). The tax assessment records for the properties were also consulted to identify/confirm probable construction dates.

The assessment of historical integrity for individual buildings was carried out within the context of the collective architectural nature of the entire district. That is, over the course of the survey, it became apparent what array of material types, window types, in-period additions, and other historical characteristics were common to buildings of particular types

ⁱ Sara Meess. *A Reconnaissance-Level Survey of the Liberty Area, Salt Lake City, Salt Lake County, Utah*. Salt Lake City, UT: SWCA Environmental Consultants, 2011.

ⁱⁱ Utah State Historic Preservation Office. *Reconnaissance Level Surveys, Standard Operating Procedures*. Salt Lake City: Utah State Historic Preservation Office, Rev. January 2007.

ⁱⁱⁱ Historical period defined as 1961 or earlier based upon 50 years from the date of the 2011 reconnaissance level survey, for the purpose of this nomination.

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and time periods. Buildings that deviated from these norms in terms of their modifications were given greater scrutiny relative to their historical integrity.

When considering integrity and eligibility for individual architectural properties within the Liberty Area under the above rating system, several factors were taken into account, including frequency of occurrence of specific property types. For those building types and time periods that are well represented in the architectural record of the community, stricter standards for defining historical integrity are appropriate. Conversely, for those building types and time periods that are not as well-represented, more lenient standards for defining historical integrity are appropriate.

Under stricter standards for defining integrity, fewer modifications of the primary historical building on a property are considered acceptable. Alterations such as enclosing or partially enclosing a porch, enclosing a carport, or converting an attached garage to additional living space, are considered unacceptable if the alteration causes the individual building to be visually distinctive from other buildings of its same type and style within the study area. Out-of-period additions are generally considered to be an adverse impact on the historical building's integrity.

Under the stricter criteria, modification of the fenestration (enclosing or changing the size and shape of door and window openings) is considered a significant impact to the structure's integrity. Finally, the use of aluminum or vinyl siding is considered an acceptable alteration only if the siding is of sufficient width to replicate historical clapboard, horizontal plank, or drop siding, and the application of the siding does not eliminate or reduce the aesthetic impact of architectural detailing around windows, doors, eaves, and other elements of the building. The application of other non-historical siding or exterior wall treatments is considered a significant impact unless the materials sufficiently replicate historical treatments in the overall appearance of buildings of the particular type and style to which they are applied.

Under more lenient standards of integrity, more substantial modifications are considered acceptable before integrity is lost. In order to be considered eligible under the more lenient standards, the primary historical building must retain sufficient integrity to represent the era in which it was constructed. The building's overall form and massing must be discernable despite additions and other modifications of the structure. Out-of-period additions may be considered acceptable if the original form of the building is still decipherable. Under the more lenient standards, window and door openings may be enclosed, but their original form and size must remain discernable. Modification of exterior wall treatments, such as the application of modern aluminum or vinyl siding, is considered acceptable if the new treatment replicates historically appropriate treatments for the given building type and style represented by the property.

Architectural Styles, Types, and Materials by Period

Farms and Fields (1847 to 1870)

Prior to the platting of the Liberty Area beginning in the late 1880s, the area was only sparsely settled and primarily contained agricultural fields and communal livestock grazing areas. With rare exceptions, buildings constructed during this period were single cell or hall and parlor structures built from logs, adobe brick, and/or stone. During the earliest part of the period, semi-subterranean dugouts were common along foothills and terraces but less so in the flat lands of the Salt Lake Valley bottoms.

No known buildings from this period are extant in the Liberty Area. Buildings from the period were likely demolished to make room for later construction projects or have been so heavily modified over time that they are no longer recognizable as representatives of this period. This era is not included in the period of significance.

Initial Settlement (1871 to 1899)

The development of the streetcar system in the Salt Lake Valley in the early 1870s and the platting of the Big Field ca. 1890 spurred speculation by land developers. These developers purchased large tracts of land, platted subdivisions, and began promoting the establishment of the first real suburbs in Salt Lake City. Four subdivisions were platted in the Liberty Area during the late 1880s and early 1890s. However, development within them was limited until near the turn of the century and did not reach fruition until the era of streetcar subdivisions (1900–1929). Maps published by the Sanborn Fire Insurance Company (Sanborn maps) dating to 1898 do not include the Liberty Area, which may indicate that the area did not contain concentrations of buildings that were at risk for fire. This may suggest that little development had occurred within the subdivisions prior to 1898. Buildings constructed in the Liberty Area during this period occurred primarily along the arterial streets - State Street, 900 South, and 1300 South, and 300, 400, and 500 East. A number of houses were also built along Harvard and Hampton Avenues in the late nineteenth century. Harvard and Hampton Avenues are not listed in

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city directories for 1895 or 1900 and they were likely referred to by other names at the time. These houses are not located within any of the early subdivisions and represent the construction of individual residences on subdivided Big Field lots.

During the last decades of the 1800s, simple Classical styling in architecture slowly gave way to more elaborate Victorian styles across the state.^{iv} Cross-wing structures in variants of "T-" and "L-cottages" and double cross-wings along with other typically Victorian forms such as rectangular blocks and central-blocks-with-projecting-bays became popular throughout Utah during these last decades of the nineteenth century and continued in their popularity through the early twentieth century.^v While some of the early versions of these structures saw little in the way of exterior adornment, others were endowed with the comparatively fancy dressings of the Queen Anne, Eastlake, Romanesque Revival, Victorian Eclectic, or other late Victorian styles.

Within the Liberty Area, no known buildings constructed prior to 1890 remain extant in the area. However, several buildings in the Wells Area pre-date 1890 and the period of significance for the Liberty Wells Historic District thus includes the entire Initial Settlement period. In the Liberty Area, houses from the later portion (1890 to 1899) of the Initial Settlement period are present but rare, as little development occurred in the area during this time. Twelve (12) contributing properties in the Liberty Area are associated with this time period. Buildings from the period include Victorian forms such as cross-wing, central-block-with-projecting-bays, and rectangular block types. However, simpler forms such as foursquare and shotgun types are slightly more common in the area. These houses exhibit primarily Victorian and Classical architecture. One example from this period is the c. 1897 residence located at 1246 South 500 East, a two-story foursquare residence exhibiting Victorian Eclectic and Neoclassical styles [Error! Reference source not found.]. More typical for the area, however, are the c. 1890 foursquare located at 1166 South 500 East [Error! Reference source not found.] and the shotgun house at 352 Harvard Avenue [Error! Reference source not found.]. These residences are smaller and have a simpler form. All three reflect the Victorian Eclectic style, with an array of elements drawn from various styles of the period.

Regular brick and shingle siding were the predominant construction materials for houses built during this time period. Occasional wood frame examples are also present, and many buildings from this period have been clad in stucco during the modern era. Sandstone and concrete foundations are typical among the housing stock, with concrete foundations becoming far more common toward the end of the period.

Streetcar Suburbs (1900 to 1929)

The streetcar system continued to be a key factor in shaping the pattern of development of the Liberty Area during the early decades of the 1900s and can rightfully be seen as *the* single greatest impetus for a boom in construction during this period. Beginning in the early 1900s, a series of developments in electrical power generation and a realization among competing transit operators that their companies would fare better if they joined forces rather than each carving out a small piece of the market, caused several operators to merge their transit system, which created more powerful companies that had the ability to expand streetcar routes throughout Salt Lake City.

By 1919, streetcar lines extended along State Street and 700 East, as well as into the heart of the neighborhood along 400 East. The presence of the lines through the area was a major selling point for land developers who painted a bucolic image of suburban living outside the polluted area in downtown Salt Lake City and championed the convenience afforded by the streetcar in advertisements for their subdivisions. The promotions worked, and thousands of individuals and families flocked to the area, most with a particular desire to purchase houses along or near the streetcar lines. This meant that the greatest amount of development, both commercial and residential, occurred near the major streetcar corridors of State Street and 400 East, particularly in the early part of the period; later in the period, construction was well distributed throughout the Liberty Area.

Approximately 76 percent (604) of all contributing buildings in the Liberty Area were constructed during this period, primarily within subdivisions constructed adjacent to streetcar lines. The vast majority of these properties are residential structures. Four main architectural forms, adorned with a variety of different styles, dominate the built environment of the area. These include bungalows (the most common), period cottages, duplexes, and late versions of central-block-with-projecting-bays residences. Examples of this latter form as well as rectangular block residences took on decidedly more pronounced bungalow characteristics than the Victorian styles associated with them during the previous period in the area's history.

^{iv} Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847 -1940: A Guide*. Salt Lake City, UT: University of Utah Press. 1988.

^v Ibid.

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Early architectural forms, such as rectangular block and shotgun residences became less common in the area. Toward the middle part of the period, the new, home-grown American architectural form, the bungalow, rose in popularity in Utah. These bungalows were ubiquitous in the streetcar suburbs of Salt Lake City, with the period from approximately 1915 to 1925 representing the height of their popularity in such locations. In general, the bungalows from this period in the Liberty Area conformed to the generic, mass production version of the form, which exhibited very little in the way of exterior adornment and maintained only the basic characteristics of the prototypical bungalow.

Of the 791 contributing properties in the area, nearly 60 percent (470) are bungalow variations. Myriad styles were applied to the bungalow form, though most commonly they were unadorned and simply exhibited the basic bungalow characteristics of a low-slung roof, heavy porch, and deep eaves as represented by the c. 1920 residence at 318 E. Hampton Avenue [Error! Reference source not found.]. Others received greater stylistic treatment with details from the Arts and Crafts style, as seen in the c. 1920 residence at 147 E. Harvard Avenue [Error! Reference source not found.], and the Prairie School style, as seen in the c. 1920 residence at 457 E. Edith Avenue [Error! Reference source not found.].

Toward the latter part of this period, a number of period cottages were constructed within the Liberty Area (56 contributing properties). The vast majority were constructed after 1925. Such cottages were another very popular architectural form constructed by developers within the streetcar suburbs. Nearly all of the cottages were constructed of brick, mostly striated brick, and many exhibited designs that were conducive to "mass production" within subdivisions. These designs frequently incorporated only the very basic period revival elements such as multiple steeply pitched gables. Others incorporated elements of English Tudor and English Cottage design. An example of such a building is the 1929 residence at 265 E. Herbert Avenue [Error! Reference source not found.].

Also during the latter part of the period, an architectural form emerged that combined elements of the Bungalow and Period Cottage forms. This form is referred to locally as the Clipped Gable Cottage. These buildings often incorporate Colonial Revival elements and clipped gables, as well as deep porches and wide eaves. The c. 1925 residence at 252 E. Belmont Avenue [Error! Reference source not found.] is a good example of such architecture.

In addition to the many single-family dwellings that are associated with this period are several double houses (duplexes). These double houses are somewhat unique within streetcar suburbs such as the Liberty Area, as they represent higher density housing that was typically found in more urban settings. However, several streetcar suburbs around downtown Salt Lake City are known to have included a surprising number of such multi-family residences, including the existing Wells Historic District and the historic Forest Dale neighborhood. Roughly 26 contributing double houses representing this period are present in the district. Most double houses from the period, such as the c. 1925 property at 122-124 E. Williams Avenue [Error! Reference source not found.], exhibit elements of Period Revival style. Others, such as the c. 1925 residence at 359-361 E. Williams Avenue [Error! Reference source not found.], incorporated the highly popular Bungalow style or the Clipped Gable Cottage style, such as the c. 1925 residence at 964 S. Denver Street [Error! Reference source not found.].

Commercial development continued to be focused along the major roadways of State Street and 900 South. Typical 1-Part Block commercial buildings, such as the c. 1915 building at 274-282 E. 900 South [Error! Reference source not found.] were most common along these thoroughfares; however, small, neighborhood groceries and specialty stores were also built during this period, most frequently as commercial additions to residential structures.

Brick was by far the most common building material used in structures from this period. Regular, fired brick continued in high frequencies, but striated brick clearly began to rise in popularity as a preferred material given its relatively extensive use on houses within the Liberty Area as well as in other contemporary residential developments.

The Era of Infilling (1930 to 1945)

Housing construction decreased dramatically during the Great Depression. Throughout the Salt Lake Valley, new house starts dwindled to record low numbers as financing became increasingly difficult to obtain. Fewer than 113 (14 percent) of the contributing buildings remaining in the Liberty Area today were constructed between 1930 and 1945. Construction during this period was distributed throughout the area and consisted of individual buildings on the few remaining open lots in the area. The relative number of multi-family housing units to single-family houses increased during this period, as renting versus buying became the norm for cash-strapped residents. Of the nearly 113 contributing properties from this period, 14 (approximately 12 percent) are multi-family units. This is in comparison to a proportion of multi-family units to single family units of just over 4 percent of all contributing buildings during the previous period in the district's history.

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While Period Cottages continued in popularity during the early years of the period, they soon gave way to more modern forms, including World War II Era Cottages. The transition between the two forms is evident in residences such as the c. 1940 home at 1123 S. 400 East [Error! Reference source not found.], which possess a roof pitch between the steep pitch of a Period Cottage and the moderate to shallow pitch of a World War II Era Cottage and muted elements of Period Revival ornamentation on a World War II Era Cottage plan.

The World War II Era Cottage forms present in the Liberty Area are primarily small, simple residences with a square plan or a rectangular plan oriented with the long axis parallel to the street. Most are only minimally adorned and have narrow to absent eaves. The 1939 residence at 241 E. Herbert Avenue [Error! Reference source not found.] is a good example of the typical unadorned World War II Era Cottage in the area. Others have slight eaves and incorporate elements of Colonial Revival design; this combination of elements is often referred to as Minimal Traditional style. The 1942 residence at 443 E. 1300 South Avenue [Error! Reference source not found.] is typical of such buildings.

As noted, multi-family housing was more common as a ratio of all new housing construction in this period than in previous periods. Examples of such housing in the Liberty Area can be seen in the c. 1931 and c. 1945 double houses at 1242 S. 300 East [Error! Reference source not found.] and 424-428 E. Williams Avenue [Error! Reference source not found.]. As can be seen from these examples, multi-family housing constructed early in the period exhibited the more common Period Revival style while such properties constructed later in the period took on the elements of more modern styles, such as Minimal Traditional and Early Ranch – the latter of which did not appear in earnest in the Liberty Area until after World War II.

Public and commercial construction increased slightly during this period. The Art Deco Morrison Bros. building at 905 S. State Street [Error! Reference source not found.] was completed early in this period, and a new form of commercial property, the motor lodge, appeared late in the period. The Uptown Motel was opened in 1941 at 1185 S. State Street [Error! Reference source not found.] and was one of the earliest motels in the area to cater to the growing popularity of the automobile in American culture and the emergence of the “road trip” as a specific type of leisure activity. The motel exhibits Minimal Traditional style.

Brick continued as a popular construction material, but frame construction and aluminum siding began to overtake it during the latter part of the period. Other cladding materials such as asbestos shingles also grew in use.

The Post-War Era (1946 to 1961)

The Liberty Area continued to grow and change following the close of World War II; however, the entire area, for all intents and purposes, had been developed on some level prior to the 1960s. Redevelopment occurred on a limited basis during the 1960s and 1970s. Older single family homes were demolished and replaced with multi-family dwellings or small commercial ventures. In some cases, former residential buildings were converted into commercial enterprises. The larger and more trafficked streets, such as State Street and 900 South have seen the most redevelopment within the Liberty Area.

Sixty (8 percent) contributing buildings affiliated with this time period are present within the area. Most are single-family residential structures in variations of World War II Era Cottage and Ranch/Rambler forms. By the early 1950s, the small, World War II Era Cottage plan was extended, making it longer, and cross-gables and cross-gable bays were added to create early versions of the Ranch house form. As time progressed, the plan was extended even further and took on the trappings of the more typical tract house version of the Ranch/Rambler form established in California by Clifford May. A good example of post-war World War II Era Cottages in the Liberty Area can be seen in the c. 1950 residence at 332 E. Williams Avenue [Error! Reference source not found.], while a good example of the Ranch/Rambler form can be seen in the c. 1955 house at 1150 S. Denver Street [Error! Reference source not found.].

Despite the redevelopment, the Liberty Area continues to retain a residential atmosphere and zoning ordinances allow very limited commercial development in the heart of the community. Historical buildings are being adaptively reused rather than replaced. However, this has not always been the case; the apartment buildings at 1140 and 1146 S. 500 East [Error! Reference source not found.] are typical examples of modern (non-historical) multi-family housing that has been constructed in small numbers within the district. With few exceptions, such buildings are scattered individually amongst single-family homes rather than in complexes or clusters. Not only is the massing of these properties out of proportion with the predominantly single-family housing of the rest of the neighborhood, but the focus on accommodating the modern automobile culture results in property configurations that are inconsistent with those of the majority of residential

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properties; that is, automobile parking is situated in front of or directly adjacent to the buildings whereas the majority of historical properties have garages at the rear of the parcels, accessed by mid-block alley ways. Additionally, because of the narrow but deep nature of the platted lots in the Liberty Area, construction of these large apartment complexes requires that they be oriented with their long axis perpendicular to the frontage road, creating a situation in which the primary public façade is the side of the building, devoid of doorways, porches, and windows that typify the single-family homes in the rest of the neighborhood.

New commercial construction during this period was designed to accommodate the automobile culture rather than pedestrian traffic. Historical commercial properties such as the c. 1960 commercial building at 270-272 E. 900 South **[Error! Reference source not found.]** and more recent businesses incorporate parking lots for drive-up traffic where little such need existed prior to World War II.

Construction materials varied more widely during this period than in previous periods. New material technologies developed during World War II gave way to inexpensive aluminum and other metal siding and a variety of veneers in synthetic materials, including imitation stone veneers developed in the eastern U.S. prior to 1940 but only really becoming popular in Salt Lake City during and after the war. Oversized brick and concrete block are also common in historical buildings from this period. Stucco and stacked stone veneers became popular during the 1990s and have been used to renovate older buildings and clad new ones.

Modern Era (1962-Present)

For the purposes of this history, the historical period is defined as ending 50 years before present, in 1961. The modern era is defined as beginning in 1962 and continuing at present. During the modern era, redevelopment appears to have occurred on a limited basis, primarily during the 1960s and 1970s. Older single-family homes were demolished and replaced with multi-family dwellings or small commercial structures. A number of historical residences along 900 South and several along State Street have been remodeled and converted to commercial buildings. Substantial commercial development has occurred along State Street and 900 South, primarily as tear-down-and-rebuild projects.

Despite modern infilling and redevelopment efforts, the Liberty Area retains much of its historical character. The highly desirable commercial areas, primarily along State Street and 900 South have seen the most change, with older residences and commercial structures being removed for the construction of modern commercial and municipal buildings. Zoning ordinances continue to maintain the residential nature of most of the area, allowing very limited commercial development in the heart of the community. Historical buildings are being reused rather than replaced. Community leaders have taken an intense interest in preserving the historical character of their neighborhood and addressing the growing issue of context insensitive infill and remodeling projects.

This history is included here to provide context for the Liberty Area. However, the modern era is not included in the period of significance for the Liberty Wells Historic District.

Architects and Builders

By and large, houses within the streetcar suburbs were constructed by a variety of different contractors using readily available commercial designs or simply constructed buildings based on past experience and accepted practice. Construction contractors were not the only ones contributing to the architectural development of the Liberty Area: land merchants, real estate developers, carpenters, and architects also played a large role. Many of the developers active in Salt Lake City during the late 1800s and early 1900s were out-of-state, non-Mormon developers and investors hoping to capitalize on the population boom in Utah.

Several prominent land merchants and developers were responsible for the development and promotion of subdivisions in the Liberty Area between 1900 and 1929. These merchants include Kimball & Richards, developer of the Jackson Square subdivision; Ashton Jenkins Co., developer of the Central Place and Walker Place Plat A and Plat C subdivisions; and Henry C. Hoffman, developer of the Carolina and Harvard Place subdivisions.

Summary

The historic resources of the Liberty Area illustrate the historical development of streetcar suburbs in Salt Lake City and provide a comprehensive collection of Early 20th Century American residences, typical of suburban development in the area between 1900-1929. These resources augment the significance of the existing Wells Historic District by reflecting the development of the historically broader Liberty Wells neighborhood. As a whole, the Liberty Area retains a high degree of integrity and its contributing resources create visual cohesion between the existing Wells Historic District and the Liberty Area. Taken together, the Liberty Area and the existing Wells Historic District are historically significant for their

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association with the historical development of streetcar suburbs in Salt Lake City and for their well-preserved collections of Early 20th Century American residential architecture.

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Statistical Summary of the Liberty Area Architecture

Evaluation/Status

	<u>Contributing</u>	<u>Non-Contributing</u>
Primary Resources (Total = 1,053)	75% (791)	25% (262; 196 altered and 66 out-of-period)
Outbuildings (Total = 660)	34% (227)	66% (433)

Construction Dates

	<u>1847-1870</u>	<u>1871-1899</u>	<u>1900-1929</u>
(contributing primary resources only; by Periods of significance)	<1% (2)	2% (12)	76% (604)
	<u>1930-1945</u>	<u>1946-1961</u>	
	14% (113)	8% (60)	

Original Use

	<u>Single-Family Dwelling</u>	<u>Multi-Family Dwelling</u>	<u>Commercial (Gen.)</u>
(contributing primary resources only)	89% (703)	8% (60)	12% (16)
	<u>Other</u>	<u>Recreation/Culture</u>	<u>Religious Facility</u>
	1% (5)	<1% (3)	<1% (3)
			<u>Agric Process.</u>
			<1% (1)

Architectural Style

	<u>Bungalow</u>	<u>Prairie School</u>	<u>Arts & Crafts</u>
(contributing primary resources only)	43% (533)	17% (204)	7% (82)
	<u>Minimal Traditional</u>	<u>Clipped-Gable Cottage</u>	<u>Period Revival</u>
	7% (81)	6% (78)	5% (57)
	<u>All Other</u>		
	16% (199)		

Construction Materials

	<u>Brick</u>	<u>Veneer</u>	<u>Wood</u>	<u>Concrete</u>	<u>Stone</u>	<u>All Other</u>
(contributing primary resources only)	47%	29%	22%	2%	1%	<1%

Height

	<u>1-story</u>	<u>1.5-story</u>	<u>2-story</u>
(contributing primary resources only)	94%	4%	2%

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes 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.

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

TRANSPORTATION

ARCHITECTURE

Period of Significance

1871-1961

Significant Dates

1871, 1900, 1930, 1946, 1961

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

EURO-AMERICAN

Architect/Builder

Henry C. Hoffman, D.C. Roberts, E.S. Hubbard,

Taute Bros., Kimball and Richards, Ashton

Jenkins Co.

Criteria Considerations

(Mark "x" in all the boxes 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 old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance for the Liberty Wells Historic District is 1871-1961. This nomination amends the period of significance of the existing Wells Historic District, which is currently listed as 1871-1957. Because the inventory of the Wells Area was conducted in 2007, a cut-off date of 1957 was used to determine whether buildings were historic. However, the inventory of the Liberty Area was conducted in 2011 and a cut-off date of 1961 was used accordingly. Buildings in the Liberty Area constructed during and prior to 1961 contribute to the historic significance of the district and this nomination will thus include the years between 1957 and 1961 in the period of significance. It is also important to note that the earliest extant buildings in the Liberty Area date to 1890. However, buildings constructed prior to 1890 are extant

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in the Wells Area and this nomination will retain a start date of 1871 for the period of significance for the Liberty Wells Historic District.

Residential development of the Liberty Wells Historic District began during the Initial Settlement period (1871-1899). During the 1890s, developers platted the area's earliest subdivisions and streetcar companies extended their lines from downtown Salt Lake City to the area south of 900 South. Residential development accelerated rapidly during the Streetcar Suburbs period (1900-1929), as the population of Salt Lake City grew and streetcar lines made living in the suburbs an attractive option. This rapid pace of development continued until the country entered the Great Depression in 1929. However, limited development in the area recontinued during the Era of Infilling period (1930-1945) and accelerated again with the onset of World War II. During the Post-War Period (1946-1961), development continued primarily as infill projects, but persisted at a slow pace until the end of the historical period in 1961.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Liberty Wells Historic District has been created through a boundary increase to the existing Wells Historic District, listed on the National Register in 2010 (NRIS II #10000210). The period of significance of the Liberty Wells Historic District is 1871-1961. The historic eras included in the period of significance of the district are: Initial Settlement (1871-1899), Streetcar Suburbs (1900-1929), the Era of Infilling (1930-1945), and the Post-War Era (1946-1961). The Liberty Wells Historic District is historically significant in the following areas: community planning and development, transportation, and architecture.

The Liberty Wells Historic District is historically significant at the local level under Criterion A, for its association with the historical development of streetcar suburbs in Salt Lake City. The association of the Liberty Wells Historic District with the expansion of the streetcar system and subsequent development of suburban subdivisions reflects the historic significance of community planning and development, as well as transportation. The Liberty Wells Historic District is also significant at the local level under Criterion C, for its well-preserved collection of Early 20th Century American architecture. The area's collection of Early 20th Century American residences reflects architectural and building trends of the period. The district is thus also historically significant for its architecture.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Significance of the Liberty Wells Historic District

The Liberty Wells Historic District is historically significant for the same areas of significance as the existing Wells Historic District: community planning and development, transportation, and architecture. These areas of significance reflect the defining characteristics held in common by both the Liberty and Wells areas. Taken together, the Liberty Area and the existing Wells Historic District are historically significant at the local level under Criterion A, for their association with the historical development of streetcar suburbs in Salt Lake City and under Criterion C, for their well-preserved collections of Early 20th Century American architecture.

Under Criterion A, the Liberty Wells Historic District is significant for its association with suburban streetcar development in Salt Lake City. The Liberty Wells neighborhood itself is a major contributing resource in the overall history of streetcar subdivisions in the city. The incorporation of the interurban streetcar system as a necessary and integral component of the subdivision paved the way for future development of streetcar suburbs in the surrounding area (e.g., the subdivisions in the West Sugarhouse area), thereby establishing a distinctive pattern of community expansion for the southeastern portion of Salt Lake City. The Liberty Wells Historic District is thus historically significant at the local level for its association with community planning and development, as well as for its relationship to transportation.

The Liberty Wells Historic District contains an impressive collection of Early 20th Century American residences that render the area significant under Criterion C. The residences of the Liberty and Wells areas, the majority of which are considered

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contributing resources within the district, are among the most well-preserved collection of early 20th century residential architecture in the Salt Lake Valley. The district is thus historically significant for its architecture. Furthermore, the residential architecture of the area lends a visual cohesiveness to the district, maintains continuity between the Liberty Area and the existing Wells Historic District, and distinguishes the two areas from surrounding neighborhoods to the north and west, and to a lesser extent, from the neighborhoods to the east. The patterning of architectural types and styles on the landscape within the Liberty Wells Historic District clearly demonstrate how the area developed over time.

As representative of the Early 20th Century American movement in architecture, the Liberty Wells Historic District contains an impressive collection of well-preserved bungalow, period cottage, and clipped-gable cottage residences. Collectively, buildings of these types represent approximately 552 (70 percent) of the 791 contributing properties in the Liberty Area. The housing stock in the Liberty Area exhibits several different variations of these architectural forms and the application of myriad styles to them, illustrating how they were adapted to evolving residential needs and concepts of acceptable space, functional utility, and aesthetic appeal.

The period of significance of the Liberty Wells Historic District will be amended slightly from the period for the existing Wells Historic District. The period of significance for the existing district is 1871-1957. This nomination will amend the period of significance of the Liberty Wells Historic District to 1871-1961, to include buildings that came into historic age (50 years or older) between the 2007 inventory of the Wells Area and the 2011 inventory of the Liberty Area. Although the earliest extant buildings in the Liberty Area date to 1890, buildings constructed prior to 1890 are extant in the Wells Area and this nomination will retain the start date of 1871 for the period of significance.

The Liberty Area's building stock and development patterns reflect the history it shares with the existing Wells Historic District. The similarities in their history and architecture are well represented by the buildings in the Liberty Area. Furthermore, buildings in the Liberty Area retain sufficient integrity to contribute to the existing Wells Historic District and to justify expansion of the district boundaries. Collectively, the buildings of the Liberty Wells Historic District, their architectural types and styles, their construction materials, and their organization on the landscape, reflect the broader development of Salt Lake City over time. They represent its development from a small, centralized frontier outpost that used the future Liberty Wells area as agricultural lands to a fully urbanized city with a burgeoning middle class that strove to take advantage of advancements in transportation (e.g., the electrified streetcar system) to escape the perceived crowding and pollution of the city to live in the more idyllic and presumably healthier semi-rural environs of the suburbs.

Justification for a Boundary Increase to the Existing Wells Historic District

While the previous section described the general historical significance of the Liberty Area, this section aims to compare and contrast the Liberty Area with the existing Wells Historic District. It will provide the justification for expanding the existing historic district to include the Liberty Area, rather than creating a new historic district for the Liberty Area.

The Liberty Area is directly north of the existing Wells Historic District. The Wells Area extends south from 1300 South, the southern boundary of the Liberty Area, to 2100 South. With the exception of Liberty Park, the Liberty and Wells areas share essentially the same history and similar patterns of development occurred in both areas. Both were originally part of the Big Field area, which was used for agriculture during the early settlement of Salt Lake City. Following the extension of streetcar lines south of 900 South, the two areas were served by the same streetcar lines, which ran along State Street, 400 East, and 700 East. The Liberty and Wells areas both experienced rapid residential development as the population increased and improved transportation allowed residents to move to the suburbs. The two areas provided residents with a suburban setting for their homes as well as easy access to the downtown core. Subdivisions and individual buildings were developed specifically to appeal to residents' interest in suburban life. Thus, both areas have a distinctively suburban feel, in both their building stock and their streetscapes. The predominance of Early Twentieth Century American buildings, as well as narrow streets, sidewalks, mature shade trees, and uniform setbacks, create a sense of cohesion between the two areas and reflect their common history.

During the Initial Settlement period (1871 to 1899), the Liberty and Wells areas were both characterized by residential development dispersed within a primarily agricultural area. Development was concentrated along the major through streets and consisted primarily of individual buildings rather than subdivision development. A large number of subdivisions were platted in both areas toward the end of the period, as developers began to anticipate the growing need for housing. However, the majority of these subdivisions were not built until the 1900s. Sanborn maps dating to 1898 do not include the Liberty or Wells areas, which may indicate that at the time, the areas did not contain concentrations of buildings at risk for

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fire. In the Wells Area, 3.3 percent ($n = 63$) of the contributing buildings were constructed during this period. Of these, more than two-thirds represent Victorian forms and styles. Residences from the Initial Settlement period occur less frequently in the Liberty Area. Only 1.5 percent ($n = 12$) of the contributing buildings in the Liberty Area date to this period. Two-thirds of these represent Victorian forms and styles and the remaining buildings represent Classical styles. The lower frequency of buildings from the settlement period in the Liberty Area is somewhat unexpected. The Liberty Area is closer to the downtown core than the Wells Area, suggesting that early buildings should perhaps be more common in the Liberty Area. The Liberty Area was divided into smaller plots for artisans during the Big Field survey, rather than large agricultural tracts; these plots may have been used by artisans for temporary shop locations, rather than permanent residences. This would have contributed to the low number of early residences in the Liberty Area. The lower than expected frequency of early residences in the area may indicate that early buildings were demolished and replaced during subsequent development, or that early buildings have been modified to the extent that their original forms can no longer be identified.

Both the Liberty and Wells areas experienced a dramatic increase in residential development during the Streetcar Suburbs period (1900 to 1929). The concurrent growth in population and expansion of the streetcar system around the turn of the century set the stage for the rapid residential development in the Liberty and Wells areas. Developers began to build houses in subdivisions and on individual lots at a rapid pace in the early 1900s. They promoted the suburban setting of these houses and presented the houses as an attractive alternative to living in the downtown area. Both the Liberty and Wells areas had access to several different streetcar lines that could quickly carry residents to the downtown core, while allowing them to live away from the pollution and crowding. In the Wells Area, 77 percent ($n = 1,479$) of the contributing buildings were constructed during this period while 76 percent ($n = 604$) of contributing buildings in the Liberty Area date to this period. The similar percentages indicate that the residential boom had a similar result in both areas. Bungalows, foursquares, period cottages, and central blocks with projecting bays were the most common architectural types in the Wells Area. Similarly, bungalows and period cottages (including clipped-gable cottages) were the most common types in the Liberty Area. Central blocks with projecting bays and rectangular blocks were also common in the Liberty Area. However, few foursquares from this period were observed in the Liberty Area.

Bungalow residences are the predominant building type in both areas, occurring in far greater numbers than any other types. The ubiquity of the bungalow form is the defining feature of the Liberty and Wells areas. Most bungalows in the two areas are fairly generic versions of the form, with little exterior adornment. These buildings could be constructed inexpensively and were frequently marketed as affordable residences. Period cottages occur more frequently toward the end of the period in both areas. The Liberty and Wells areas each have a number of excellent examples of period and clipped-gable cottages, some of which also represent elements of the bungalow form. Duplexes built during the early 1900s are more frequent in the Liberty Area than in the Wells Area, but generally reflect the period cottage and bungalow forms that are common to both areas. The rapid residential development that occurred during the Streetcar Suburbs period is the defining feature of both the Liberty and Wells areas. The building stock in the two areas is most similar during this period, creates visual cohesion between the areas, and strongly reflects their shared history.

Construction in both areas slowed dramatically with the onset of the Great Depression. Residential development continued, but consisted primarily of infill around existing development. The Era of Infilling (1930 to 1945) is reflected in the Wells Area by several small-scale subdivisions and individual buildings, while development in the Liberty Area during this period consisted only of individual buildings. However, infill development from this period appears to have been more frequent in the Liberty Area, where 14 percent ($n = 113$) of contributing buildings were constructed between 1930 and 1945. By contrast, 10 percent of contributing buildings ($n = 200$) in the Wells Area were built during this period. Both areas experienced an increase in the number of multi-family dwellings. In the Liberty Area, 12 percent ($n = 14$) of contributing buildings from this period are multi-family dwellings, compared with 6 percent ($n = 12$) of those in the Wells area. The frequency of multi-family dwellings may be associated with shorter travel times to the downtown area from the Liberty Area. Period cottages persisted in the two areas during this period, and were gradually replaced by World War II era cottages. Both areas include buildings that represent the transition from period cottages to World War II era cottages. The massing of these houses is similar to that of the Early Twentieth Century American residences, and the houses do not detract from the historical character of the two areas. The infill development is itself an important part of the neighborhood's history. Although residential development slowed during this period, commercial development increased slightly. Commercial buildings remained concentrated along the major through streets that bound the two areas. In both areas, motels were built on State Street during this period, along with other businesses that reflected the national shift toward a more automobile-centered culture.

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Both areas were almost completely developed by the Post-War Era (1946 to 1961). Additional development occurred at a slow pace in both the Liberty and Wells areas. In the Wells Area, 8 percent (n = 147) of contributing buildings were constructed during this period and 8 percent (n = 60) of contributing buildings in the Liberty Area date to this period. World War II era cottages persisted in the two areas through the end of the 1940s, but were gradually replaced by ranch/ramblers. Large scale multi-family dwellings began to appear in the Liberty Area, with 16 apartment buildings built during the period. Both areas experienced limited redevelopment in the form of tear down and rebuild projects and the conversion of residences to commercial use. However, redevelopment and commercial uses continued to occur primarily along the through streets.

The residential areas in the interior of the Liberty Area retain a high degree of integrity, to which both buildings and streetscapes contribute. The majority (75 percent) of buildings within the study area is of historical age and retains sufficient integrity to be considered eligible in their own right or contributing to a historic district. They represent one of Salt Lake City's best collections of well-preserved Early Twentieth Century American residences. The historical integrity of two of the boundary streets of the Liberty Area – State Street and 900 South – has been compromised by modern development, the conversion of historical residences to commercial use (along 900 South), and the removal of historical residences and commercial buildings (along State Street). More recent development along these corridors is of a different scale than historical development and interrupts the cohesion of the neighborhood. However, these streets still reflect the mixture of residential and commercial development that once characterized these major thoroughfares.

In summary, the Liberty Area's building stock and development patterns reflect the history it shares with the existing Wells Historic District. The similarities in their history and architecture are well represented by the buildings in the Liberty Area. Furthermore, buildings in the Liberty Area retain sufficient integrity to contribute to the existing Wells Historic District and to justify expansion of the district boundaries. Because the Liberty and Wells areas share the same history and have a very similar distribution of architectural types and styles, they should be included in a single historic district. Residents of the two areas identify their neighborhood as Liberty Wells, a broader neighborhood that encompasses both the Liberty and Wells areas. Collectively, the buildings of the Liberty Wells neighborhood, their architectural types and styles, their construction materials, and their organization on the landscape, reflect the broader development of Salt Lake City over time. They represent its development from a small, centralized frontier outpost that used the future Liberty Wells area as agricultural lands to a fully urbanized city with a burgeoning middle class that strove to take advantage of advancements in transportation (e.g., the electrified streetcar system) to escape the perceived crowding and pollution of the city to live in the more idyllic and presumably healthier semi-rural environs of the suburbs. The Liberty Wells neighborhood is historically significant at the local level under Criterion A, for its association with the historical development of streetcar suburbs in Salt Lake City, and under Criterion C, for its well-preserved collection of Early 20th Century American architecture.

Developmental history/additional historic context information (if appropriate)

N/A

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

See continuation sheets for Bibliography.

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: _____

Historic Resources Survey Number (if assigned): _____

Liberty Wells Historic District (Boundary Increase)
Name of Property

Salt Lake County, Utah
County and State

10. Geographical Data

Acreage of Property 217
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

1	<u>12</u>	<u>425983</u>	<u>4511351</u>	3	<u>12</u>	<u>425014</u>	<u>4510447</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u>425971</u>	<u>4510443</u>	4	<u>12</u>	<u>425018</u>	<u>4511355</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The Liberty Area is bounded on the south by the centerline of 1300 South from 500 East to State Street, on the west by the centerline of State Street from 900 South to 1300 South, on the north by the centerline of 900 South from State Street to 500 East, and on the east by the centerline of 500 East from 900 South to 1300 South. The Liberty Area and the existing Wells Historic District share a boundary street: 1300 South is the southern boundary of the Liberty Area and the northern boundary for the existing district. The Liberty Area includes the following subdivisions: Carolina Sub, Central Place, Denver Place, Gordon Plat, Harvard Place, Jackson Square, Leadville Place, Linden Park, Linden Park No. 2, Lyndale, McLean Sub, Pendletons, South Carolina Sub, Walker Place Plat A, and Walker Place Plat C.

The Liberty Wells Historic District has been established by extending the boundaries of the existing Wells Historic District to include the Liberty Area. The Liberty Wells Historic District is thus bounded on the south by the centerline of 2100 South from 700 East to State Street, on the west by the centerline of State Street from 2100 South to 900 South, on the north by the centerline of 900 South from State Street to 500 East, and on the east by the centerline of 500 East from 900 South to 1300 South, the centerline of 1300 South from 500 East to 700 East, and the centerline of 700 East from 1300 South to 2100 South.

Boundary Justification (Explain why the boundaries were selected.)

The boundary described above encompasses the existing Wells Historic District and the cohesive component of the Liberty Area, which has development patterns and building stock in common with the existing district. State Street and 900 South are heavily traveled streets that border the Liberty Wells Historic District; these streets separate the district from distinctly different areas to the west and north. Five-hundred (500) East, which separates the Liberty Area from Liberty Park, forms a distinct boundary to the east for the northern portion of the district. South of 1300 South, the eastern boundary of the Liberty Wells Historic District is 700 East, a major travel corridor. The southern boundary of the Liberty Wells Historic District is 2100 South. There is historical and modern commercial development along 2100 South and it separates the Liberty Wells Historic District from a distinctly different area to the south. Within the boundaries described above, narrow residential roadways, lanes, and alley streets, as well as uniform setbacks and residential streetscapes, create a sense of community and connectedness. Thirteen-hundred (1300) also runs through the Liberty Wells Historic District. Although this street is heavily traveled, it remains primarily residential in nature and similar types of building stock and streetscapes are present both north and south of the street.

Liberty Park is located immediately east of the Liberty Area. The park is already listed as a historic district (NRIS #80003926) on the National Register. The park is not included in the boundary increase area for the Liberty Wells Historic District because the park was not a critical factor in the residential development of the Liberty Wells neighborhood. Similar development patterns occurred elsewhere in Salt Lake City as expansion of the streetcar system resulted in the rapid rise of suburban residential development.

Liberty Wells Historic District (Boundary Increase)

Salt Lake County, Utah

Name of Property

County and State

11. Form Prepared By

name/title Sara Meess, Project Manager/Historian

organization SWCA Environmental Consultants

date August 31, 2011

street & number 257 East 200 South, Suite 200

telephone 801-322-4307

city or town Salt Lake City

state UT

zip code 84111

e-mail smeess@swca.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See continuation sheets for Photographs.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name District Nomination - 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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Liberty Wells Historic District (Boundary
Increase)

Name of Property
Salt Lake County, Utah

County and State
N/A

Name of multiple listing (if applicable)

Section number 9 Page 1

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**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)
Name of Property Salt Lake County, Utah
County and State N/A
Name of multiple listing (if applicable)

Section number 11 Page 1

PHOTOGRAPHS

Common Label Information:

Name of Property: Liberty Wells Historic District

City: Salt Lake City

County: Salt Lake County

State: Utah

Photographer: Jesse Kisman and Sara Meess

Date Photographed: Various, March-June 2011



Photograph 1. 1246 S. 500 East, facing southwest.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 2



Photograph 2. 1166 S. 500 East, facing west.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 3



Photograph 3. 352 E. Harvard Ave., facing southwest.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property
Salt Lake County, Utah

County and State
N/A

Name of multiple listing (if applicable)

Section number 11 Page 4



Photograph 4. 318 E. Hampton Ave., facing southeast.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 5



Photograph 5. 147 E. Harvard Ave., facing northwest.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property
Salt Lake County, Utah

County and State
N/A

Name of multiple listing (if applicable)

Section number 11 Page 6



Photograph 6. 457 E. Edith Ave., facing northeast.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 7



Photograph 7. 265 E. Herbert Ave., facing northwest.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 8



Photograph 8. 252 E. Belmont Ave., facing southwest.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)
Name of Property
Salt Lake County, Utah
County and State
N/A
Name of multiple listing (if applicable)

Section number 11 Page 9



Photograph 9. 122-124 E. Williams Ave., facing southwest.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 10



Photograph 10. 359-361 E. Williams Ave., facing northwest.

**United States Department of the Interior
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Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property
Salt Lake County, Utah

County and State
N/A

Name of multiple listing (if applicable)

Section number 11 Page 11



Photograph 11. 964 S. Denver St., facing southwest.

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Continuation Sheet**

Section number 11 Page 12

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)



Photograph 12. 274-282 E. 900 South, facing southeast.

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Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 13



Photograph 13. 1123 S. 400 East, facing northeast.

**United States Department of the Interior
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Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 14



Photograph 14. 241 E. Herbert Ave., facing northwest.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)
Name of Property Salt Lake County, Utah
County and State N/A
Name of multiple listing (if applicable)

Section number 11 Page 15



Photograph 15. 443 E. 1300 South, facing northeast.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 16



Photograph 16. 1242 S. 300 East, facing southwest.

**United States Department of the Interior
National Park Service**

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Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 17



Photograph 17. 424-428 E. Williams Ave., facing southwest.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property
Salt Lake County, Utah

County and State
N/A

Name of multiple listing (if applicable)

Section number 11 Page 18



Photograph 18. 905 S. State St., facing southeast.

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Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 19



Photograph 19. 1185 S. State St., facing northeast.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property
Salt Lake County, Utah

County and State
N/A

Name of multiple listing (if applicable)

Section number 11 Page 20



Photograph 20. 332 E. Williams Ave., facing south-southeast.

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Liberty Wells Historic District (Boundary Increase)

Name of Property
Salt Lake County, Utah

County and State
N/A

Name of multiple listing (if applicable)

Section number 11 Page 21



Photograph 21. 1150 S. Denver St., facing southwest.

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**National Register of Historic Places
Continuation Sheet**

Liberty Wells Historic District (Boundary Increase)

Name of Property
Salt Lake County, Utah

County and State
N/A

Name of multiple listing (if applicable)

Section number 11 Page 22



Photograph 22. 1140 S. 500 E., facing west-northwest.

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Liberty Wells Historic District (Boundary Increase)

Name of Property

Salt Lake County, Utah

County and State

N/A

Name of multiple listing (if applicable)

Section number 11 Page 23



Photograph 23. 270-272 E. 900 South, facing south-southeast.