



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Janice Lew, Senior Historic Preservation Planner

Date: April 25, 2013

Re: **National Register of Historic Places – Avenues Historic District
(amended)**

Attached please find the amended National Register nomination for the Avenues Historic District. The Utah State Historic Preservation SHPO is requesting input and a recommendation from the Historic Landmark Commission on the amended nomination.

Several years ago, the Avenues historic district area was re-surveyed, but the National Register nomination was never amended with the updated information. As a Certified Local Government (CLG), the City received federal funding through the Utah State Historic Preservation Office (SHPO) to hire a consultant to complete this work. Nominations are 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 conduct their review during their June meeting.

The CLG program was created by the National Historic Preservation Act of 1966 (as amended in 1980). It establishes a partnership between local governments, the federal historic preservation program, and each state's historic preservation office.

Attachments:

- A. National Register Nomination (amended)

Attachment A

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.

1. Name of Property

Historic name: Avenues Historic District (amended)

Other names/site number: _____

Name of related multiple property listing: _____

N/A

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

2. Location

Street & number: bounded roughly by "A" Street, Virginia Street,
Sixth Avenue & South Temple Street

City or town: Salt Lake City State: Utah County: Salt Lake

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ 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 ___ 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

Applicable National Register Criteria:

X A ___ B **X** C ___ D

<hr/>	<hr/>
Signature of certifying official/Title:	Date
<hr/>	
State or Federal agency/bureau or Tribal Government	
<hr/>	
In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

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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.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>118</u>	<u>169</u>	buildings
<u>1</u>	<u>3</u>	sites
<u>0</u>	<u>0</u>	structures
<u>3</u>	<u>6</u>	objects
<u>123</u>	<u>178</u>	Total

Number of contributing resources previously listed in the National Register:

4 resources individually listed prior to the district listing
1,859 contributing resources within the original district

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

COMMERCIAL: specialty store

COMMERCIAL: business

RELIGION: religious facility

EDUCATION: school

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

COMMERCIAL: specialty store

COMMERCIAL: business

RELIGION: religious facility

EDUCATION: school

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY

LATE VICTORIAN & VICTORIAN REVIVAL

LATE 19TH & 20TH CENTURY REVIVALS

LATE 19TH & EARLY 20TH CENTURY MOVEMENTS

MODERN MOVEMENTS

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, WOOD, STUCCO, VENEER

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The *Avenues Historic District*, located northeast of Salt Lake City's historic city center, was listed on the National Register of Historic Places (NRHP) on August 27, 1980 (NRIS #80003915). This form amends the original nomination with additional documentation to extend the period of significance and update the count of contributing resources. The Avenues neighborhood is a primarily residential neighborhood comprising almost 100 square blocks (approximately 494 total acres) along the north foothills of Salt Lake City. In the 1980 nomination form, the inclusive dates for the period of significance spanned the 1850s to 1930s. For this amended nomination, the period of significance has been defined as 1857, the year the survey plat for residential development was recorded, to 1965, after which date no single-family residences were constructed in the neighborhood for over a decade.

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The 1980 nomination noted a total of 2,238 primary resources within the district. The nomination categorized 143 resources as significant and 116 as intrusions.¹ The *Avenues Historic District* currently includes 2,136 primary resources, of which 1,967 (92 percent) contribute to the historic character of the neighborhood. With the exception of one structure, one site, and three objects, all of the contributing resources are buildings. Of the 169 (8 percent) non-contributing resources, 54 are altered historic resources and 115 are considered out-of-period. The historic district also includes 1,009 outbuildings, primarily garages, of which 536 (53 percent) are contributing and 473 (47 percent) are non-contributing.² Over fifty percent of the resources are Victorian-style cottages and larger Victorian-era residences built between 1890 and 1910.

Narrative Description

Boundary Description of the Avenues Historic District

The boundaries of the original *Avenues Historic District* were drawn to encompass the late nineteenth and early twentieth-century development of the north bench neighborhood, which was limited by the topography and the need for water and streetcar access. This area is traditionally known as the Lower Avenues. The south, east, and west boundaries of the district are fairly distinct. The north boundary is less-defined with similar development patterns continuing from the historic district into the Upper Avenues neighborhood. The boundaries include nearly all of west-to-east running avenues from First through Seventh Avenue, and a small portion of Eighth and Ninth Avenue.³ The north-to-south alphabet streets ("A" "B" "C" etc.) are included from "A" to Virginia Street (1350 East).⁴

¹ The original nomination narrative uses the term "sites" for primary resources. With the exception of a family cemetery and a series of retaining walls, all of the described resources were buildings. Four of the significant resources were listed individually in the NRHP prior to the district listing in 1980 (see Architectural Styles section). The 116 intrusions refer to out-of-period resources. The narrative did not mention historic buildings that may have been altered, so the exact number of contributing resources was not explicitly stated in the original nomination.

² The current resource count is based on a recent update of a Reconnaissance Level Survey (RLS) of the area prepared in 2008. The survey found that 41 contributing resources were demolished between 1980 and 2008. The outbuildings are not included in the official resource count.

³ The original nomination cited an 1870 drawing by Albert Koch indicating the early development of the neighborhood ended at Seventh Avenue. The west ends of Eighth and Ninth Avenue were included in the district because of architectural and family ownership patterns tied to the historic district. The numeric ordinals (e.g. 1st, 2nd, 3rd, etc.) for the street names are used interchangeably with the written ordinals (e.g. First, Second, Third, etc.) The numeric ordinals appear in the SHPO database and most city records. The county records use the written ordinals. Written ordinals were used in the original nomination, and that convention has been followed in this document.

⁴ The alphabet streets end at "V" (later known as Virginia Street). Quotation marks around the alphabetic name are used in this narrative to help distinguish the street names (e.g. a street confused with A Street). Quotation marks can be found in many historic records. All addresses in the Avenues are in the northeast quadrant; however, since the letters E (for east) and N (for north) do not appear in the addresses in most historic records and in the original nomination form, this document does not use the directional indicators in order to prevent confusion (e.g. 119 N. "N" Street).

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The south boundary of the *Avenues Historic District* is a jagged line that runs between State Street (100 East) and Virginia Street (1350 East) along the rear property lines of the large churches and mansions on South Temple Street, Salt Lake's most prominent residential boulevard.⁵ The *South Temple Historic District* was listed on the NRHP as a district on July 14, 1982 (NRIS #82004147). The west boundary begins at State Street and First Avenue, then jogs east to Canyon Road, where it is partially contiguous with the boundary of the *City Creek Canyon Historic District*, which was listed on the NRHP in 1980 (NRIS #80003919). Between Fourth and Sixth Avenues, the west boundary proceeds north along the rear of the frontage properties on the west side of "A" Street. Above Sixth Avenue, the boundary extends along the center line of "A" Street to Ninth Avenue, where there are no buildings on the west side of "A" Street due to a precipitous drop into City Creek Canyon. The east boundary is fairly straight running north along the center line of Virginia Street from *South Temple Historic District* to just north of Fourth Avenue. A portion of the east and north boundaries are contiguous with the south and west boundaries of the Salt Lake City Cemetery. The north boundary between "B" and "N" Street runs along the rear property lines of the south-facing buildings on Seventh Avenue (see map).⁶

Development Patterns in the Avenues Historic District

The Avenues neighborhood is located in the north curve of the crescent formed by the Wasatch Mountains along the eastern boundary of the Salt Lake Valley. The slope of the topography begins at South Temple and becomes fairly steep above Third Avenue. The area was surveyed for residential development in the early 1850s; however, Plat D, as it was known, was not formally recorded until February 7, 1857. Salt Lake City's Plat D was the first residential area to deviate from the original city plan of ten-acre blocks resulting in a pattern of development that is considerably different from the rest of the city. Each of the 56 blocks was 2½ acres instead of ten, and the streets were half as wide at 82.5 feet instead of 165 feet.

Development began in the southwest corner of the district in the 1850s and 1860s, but had spread throughout the district by the 1890s. The older residences are mainly found at the corner of the blocks, which were later subdivided into family enclaves [Photograph 1]. In the late nineteenth century, numerous large mansions were built on the corner lots [Photograph 2]. However, the majority of houses in the district were part of the accelerated speculative construction boom that occurred after the city extended streetcar lines throughout the Avenues and formalized the subdivision plat process in 1888 [Photograph 3]. Because of existing patterns of land ownership in the Avenues, most potential developers were unable to acquire whole blocks, and only two formal subdivisions were platted within the district boundaries during

⁵ The boundary used in this documentation was provided as a shapefile by the Utah Automated Geographic Reference Center (AGRC). On the USGS map submitted with the original map, the south boundary appears straighter than the shapefile. The shapefile boundary avoids passing through buildings and parcels as much as possible. In order to preserve the integrity of the Salt Lake City GIS data, the outbuilding appear on the map, but are not counted in the official resource count.

⁶ In 2004, a proposal was made to extend the *Avenues Historic District* north to Eleventh Avenue, however, the boundary increase was not pursued.

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the historic period.⁷ The majority of speculative developers acquired one lot at a time [Photograph 4]. Both the subdivisions and smaller tracts were characterized by narrow lots, usually with alley access in the rear.⁸

The pattern of small-scale development continued through the 1920s. A number of duplexes and walk-up apartment blocks were built in the Avenues in the 1920s and 1930s, particularly near the downtown city center [Photograph 5]. Between 1940s and the 1950s, development was limited to mostly to single-family dwellings or duplexes built as infill [Photograph 6]. During the suburban flight of the 1960s and 1970s, many of the neighborhood's larger residences were converted to apartments [Photograph 7]. Several high-rise apartment buildings appeared in the southwest corner, while more modest Modern-style apartment blocks were scattered throughout the neighborhood [Photographs 8 & 9]. During this period, a large number of historic residences were demolished to make room for higher-density development.

Historic commercial buildings appear throughout the Avenues, mostly on corner lots along the former streetcar lines (e.g. Third Avenue). Many incorporated residential space for the shop owners [Photograph 10]. The largest commercial development within the district is the Smith's supermarket complex, which developed in the 1970s to fill the entire block between Fifth and Sixth Avenue, and "E" and "F" Street [Photograph 11]. There are seven substantial institutional properties within the district. The three school properties began on half a block at in the nineteenth century and eventually expanded to fill an entire block [Photograph 12].⁹ There are six religious facilities, five LDS Church meetinghouses and one Lutheran church that utilize both partial and full blocks [Photographs 13 & 14].¹⁰

In 1978, the Avenues Historic District was established as a Salt Lake City local historic district as part of the Salt Lake City Register of Cultural Resources.¹¹ The Salt Lake City Planning Division staff and Historic Landmark Commission (HLC) continue to administer planning and design review policies for properties within the local historic district. As a result, there have been only forty historic buildings within the district that have been demolished since 1979 and new development has been restricted to a scale compatible with the existing historic buildings [Photograph 15]. There has been some large-scale development that has occurred in the Upper Avenues just north of the NRHP and local historic district, primarily in the area of the LDS Hospital [Photograph 16].

⁷ The Cooke Subdivision was platted in 1888 on the block between Fifth and Sixth Avenue, and "L" and "M" Street. Victoria Place was platted in 1892 between Second and Third Avenue, and "U" and Virginia Street. Seven similarly small subdivisions were platted in the Upper Avenues outside of the district.

⁸ A comparison of the 1898 and 1911 Sanborn maps shows this development pattern in progress. The 1898 map features many lots subdivided into narrow parcels, but with no buildings. By 1911, nearly all of these lots had been developed.

⁹ The schools are Lowell Elementary School ("D" to "E" Street between Second and Third Avenue), Wasatch Elementary School ("R" to "S" Street between South Temple and First Avenue, partly in the *South Temple Historic District*), and the Madeleine Choir School complex ("A" to "B" Street between First and Second Avenue). The Madeleine Choir School was originally the Rowland Hall-St. Mark's School, a multi-resource property listed on the NRHP in 1979 (NRIS #79002504).

¹⁰ Three of the churches are historic: 1) Danish Lutheran First Avenue at 387 First Avenue; 2) 27th Ward LDS Meetinghouse 187 "P" Street; and 3) 20th Ward LDS Meetinghouse at 475 Second Avenue.

¹¹ The local historic district and the NRHP district have slightly different east and north boundaries. The east boundary of the local historic district includes a portion of the City Creek Canyon NRHP Historic District. The north boundary of the local historic district runs east to west mid-block between 6th and 7th Avenue.

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Streetscapes and Landscape Features in the Avenues Historic District

The original nomination for the *Avenues Historic District* cited five characteristic streetscape and landscape features of the neighborhood: density, setback, retaining walls, fences, and street trees. Because of the smaller blocks and subdivided lots for speculative housing, the Avenues neighborhood has a higher pattern of density than other Salt Lake City neighborhoods. Houses in the Avenues were typically built with the narrow ends facing the street and very small (in some cases, almost non-existent) side yards, which gives a row or townhouse feeling to many of the streets [Photograph 17]. In addition to the dense development pattern, a uniform setback was established at an early date in the district and has been mostly adhered to by later infill. The high percentage of pattern book houses built by speculative builders produced a number of side-by-side duplicate and mirror image variations of the same house [Photographs 4 & 18]. The characteristics of density, setback, and repetition have produced what the original nomination described as "walls of continuity" throughout the historic district.

The landscape of the *Avenues Historic District* is dominated by the street trees along the Avenues, many planted as a result of city ordinances in 1923. In the Lower Avenues are a number of historic plane and maple trees [Photograph 4, 10 & 13]. In 1932, a city ordinance assigned specific species to each street, with the addition of elms and lindens. With a few exceptions, front side and back yards are minimal with landscape varying by individual owners. Historic fencing includes wrought-iron and stone retaining walls [Photographs 19 & 20]. Above Third Avenue, the retaining walls become more prominent on the steeply-sloped streets [Photograph 21].

The major recreational spaces for the neighborhood are just outside of the district boundaries. Memory Grove, a war memorial park established in the 1920s, lies just below "A" Street in City Creek Canyon. Lindsey Gardens is located just northwest of the Salt Lake City Cemetery. The Lindsey Gardens area was used for recreation by the Avenues first residents and became a city park in 1923. There is some historical open space within the district associated with the three LDS meetinghouses, but like the Smith's commercial complex, most of the space is currently devoted to parking. The 20th Ward meetinghouse has several historic trees, including a European linden dating from before 1869 [Photograph 14].

There is a small private statuary park at 140 First Avenue where Brigham Young's grave is located (contributing historical site with one contributing object and five non-contributing objects) [Photograph 22]. There are also two public pocket parks named for prominent residents of the Avenues: the Richard Kletting Park at 164 "B" Street and the Dr. Ellis Shipp Park at 579 Fourth Avenue (non-contributing sites). The two tennis courts at 308 Fifth Avenues were first built in 1928, but although the court amenities have been upgraded several times (non-contributing site). Within the historic district, there are also contributing historic markers to commemorate Brigham Young's Garden wall at approximately 129 "A" Street, and Lowell School 102 "D" Street. There are also five non-historic commemorative markers (non-contributing objects).

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Architectural Styles of the Avenues Historic District

Stylistically, the *Avenues Historic District* provides a wide range of architectural diversity, particularly in the housing stock; however, the former streetcar suburb has a solid core of Victorian-era residences. Only three percent of resources predate the Victorian period. Fifty percent of resources are classified as Victorian in the Utah SHPO database of resources. Victorian types and styles are found throughout the historic district. In addition to the characteristic of density, the aforementioned "walls of continuity" are reinforced by the repetition of style (i.e. similar front porches and roof pitches) [Photographs 4, 17 & 18]. The bungalow period accounts for twenty-eight percent of resources. The Avenues' bungalows are mostly one-story brick with similar porches and roof pitches, although there are numerous 1½-story frame examples. The bungalows are found primarily above Third Avenue, and many examples are built on raised basements to accommodate the steep topography [Photograph 21]. Approximately ten percent of contributing resources represent various stylistic variations of the Period Revival cottage. Nine percent of resources represent Modern, World War II-era, and Post-War styles.

Building height provides a measure of variation in the streetscapes. Forty-one percent of the buildings are one-story tall, while 1½ and two-story buildings account for twenty-six and twenty-seven percent respectively. While there are a number large Victorian mansions that are two to three stories-high, the majority of taller buildings are historic apartment buildings. The tallest contributing buildings within the district are four and five-story apartment buildings [Photograph 23].

The descriptive narrative for the original nomination was not organized by contextual periods. Furthermore the nomination did not include any examples of architectural types or styles built after the 1920s. In this document, contextual periods have been provided in order to give a better sense of the district over time. Each contextual period includes a statistical breakdown of the resources, as well as representative or significant examples of specific architectural types and styles. Each period also includes a brief discussion of modification trends that have impacted the resources over time.

Early Settlement Period, 1857-1879

Only thirty buildings (one percent) in the historic district were identified from this period. Most are located in the southwest quadrant of the district, but a few can be found further east. Adobe or early brick covered with stucco is the most common material of the period. The most common building types from this period are hall-parlors and simple cross wings with elements of the Gothic Revival and Italianate styles [Photograph 1]. The Greek Revival-style temple form brick house at 185 "E" Street was built in 1872, and later attached to a commercial building in 1906 [Photograph 24]. The large adobe and wood-sided home at 385 Fifth Avenue is a rare classically symmetrical central passage (circa 1874) [Photograph 25]. In-depth research conducted in the early 1980s identified most of the extant buildings from this period, though it is possible that settlement-era dwellings may have been incorporated into later expansions and

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remodeling.¹² There have been no documented demolitions for resources of this period since 1980. The most common exterior modification was façade updates during the period-revival era [Photograph 26]. The Brigham Young grave from 1877 is a contributing site for this period [Photograph 22]. The Rowland Hall-St. Mark's School was established during this period, but the complex is a multi-resource site that includes buildings from later periods [Photograph 12].

Victorian Urbanization Period, 1880-1908

Sixty percent of resources within the *Avenues Historic District* were constructed during the Victorian contextual period and represent the development of the neighborhood as a streetcar subdivision. An additional six percent of resources were constructed outside of this historic period, but stylistic influences of the Victorian period. The 1,213 contributing buildings from this period are eclectic and reflect a period of transition from the pioneer builder's vernacular to more standardized types and styles as executed by pattern book builders and professional architects. While the majority of resources are single-family dwellings, this period also represents the first extant examples of multi-family housing stock, commercial buildings, and institutional buildings. This is also the first period where tract housing or speculative development took place. The tract developments of two to five similar Victorian cottages are ubiquitous for this period. The development pattern used during this period favored the tall, narrow house, with 1½ and two-story houses outnumbering one-story houses by a large margin, a pattern that is not characteristic of most Salt Lake neighborhoods. The William F. Beer house, built 1898-1899, is a good representative of the period's tall narrow Victorian residence [Photograph 20]. The NRHP-listed Beer estate also includes the oldest and largest intact collection of nineteenth-century outbuildings in the district, including a stable, workshop, and carriage house. Other surviving outbuildings from this period are rare and scattered throughout the district [Photographs 27 & 28].

The exposed stone foundations of this period are an important feature of the Avenues neighborhood. The majority of buildings of this period are brick, but there are many frame examples with drop-novelty or other wood siding. Adobe brick was used in this period, but only as the inner-wall lining of residences built of fired brick, drop-novelty siding and other veneers. As was typical of Victorian Eclectic architecture, two or more materials were frequently used. For example, the Avenues has a vast collection of residences with shingle siding in the gable ends of a brick house [Photograph 29]. In the more elaborate examples, a variety of shingle imbrication is used above a brick base [Photograph 19].

Two-thirds of the contributing residences are variations of the Victorian central-block-with-projecting-bays house type. Only nine percent of the contributing residences are Victorian-era cross-wings, which includes a few examples of cross wings as later additions to houses possibly constructed in the previous period [Photograph 30]. Other common types include the rectangular-block, and side-passage houses, which were ideally suited to the narrow lots of the typical Avenues development [Photograph 31]. Many of the central and rectangular blocks have notched porches that represent a precursor to the bungalow style [Photograph 30]. There are also numerous two-story foursquare houses, including extra-wide ornate examples [Photograph

¹² Research is currently being conducted by Laurie J. Bryant to find all of the load-bearing adobe dwellings in the Avenues.

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4]. One-story four-square cottages are less frequent, but also found in the district as precursors to the bungalow style [Photograph 32]. Approximately ten percent of residences from the early 1900s have elements of the bungalow type and style, but many still have Victorian-era decorative porches or segmental-arched brick window hoods.

Stylistically, this contextual period includes a vast range of architectural diversity. In general, the more elaborate examples are found in the Lower Avenues with more modest variations on the steeper slopes. For example, compare the NRHP-listed William H. Culmer House (an Italianate mansion built in 1881) to the simple brick home in the Upper Avenues built around the same time [Photographs 16 & 33].¹³

This contextual period is dominated by the Victorian Eclectic style, representing more than one-third of total resources and accounting for three-quarters of all buildings constructed during this period. In addition to a variety of materials, the Victorian Eclectic details are found mostly in porches, cornices, and windows [Photographs 3, 10, 17, 18, 19, 20, 29, & 30]. The characteristic Victorian porch contributes to the "walls of continuity" described in the original nomination [Photographs 4, 17, & 31].

The original nomination also noted that while less than two percent of buildings within the district have been documented as architect-designed, these prominent residences are some of the best examples of late nineteenth and early twentieth-century popular architectural styles in the state of Utah: 73 "G" Street (Queen Anne, H. H. Anderson), 181 "B" Street (Richard K. A. Kletting), 140 E. 2nd Avenue (Queen Anne & Romanesque, unknown Chicago architect), 1037 First Avenue (Queen Anne, Frederick Albert Hale), 30 "J" Street (Eastlake, unknown architect), 1007 First Avenue (Shingle Style, Ware & Cornell), 1184 First Avenue (Colonial Revival, Walter E. Ware), 111 "O" Street (Tudor Arts & Crafts, Ware & Treganza) and the NRHP-listed 259 Seventh Avenue (Walter E. Ware) [Photographs 2, 19, 20, 28, 34, 35, 36, 37 & 38].¹⁴

Forty of the contributing buildings of this period are double house/duplexes. The majority are the side-by-side double-house types as described by Carter and Goss [Photograph 39].¹⁵ There are twenty-four examples of other multi-family housing types, including four-unit blocks, row houses, walk-ups, and a few double-loaded corridors. These buildings are built of brick, with most exhibiting elements of the Victorian Eclectic style. The Caithness Apartments, built in 1908, are an early example of the Prairie School-style [Photograph 5].

During this period, the extant neighborhood-scale commercial blocks (mostly groceries and markets) first appeared, including several attached to residences [Photograph 10]. The trend for the Avenues district appears to be residences attached to commercial buildings on the side, rather than residential space on the upper floors, which was typical for two-part urban blocks closer to the city center [Photograph 24]. This period includes two Victorian Gothic-style institutional buildings of note: the Danish Lutheran Church (1907-1911) and the 27th LDS Ward Meetinghouse at 187 "P" Street (built in 1903, enlarged in 1927) [Photographs 13 & 40].

¹³ The Culmer House at 33 "C" Street is significant for several murals painted on the interior by the original owner William Culmer (State and SLC landmark register, NRIS #74001935).

¹⁴ The McIntyre House at 259 Seventh Avenue was listed on the NRHP in 1978 (NRIS #78002677). It is located within the NRHP historic district, but outside of the SLC local historic district.

¹⁵ Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, (Salt Lake City, Utah: University of Press, 1988): 75-79. There are only two examples of the Victorian stacked double house.

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The Salt Lake City local historic district design review process has had a marked effect on the Avenues district since its designation in 1978. The 2008 survey encountered numerous examples of older veneers (most often asbestos or aluminum siding) that have been removed and replaced with a more appropriate veneer. In some cases, the original materials were found underneath, salvaged and restored. In other cases newer wood siding has been installed. The newer siding can often be identified by the joint work, which falls somewhere between historic drop-novelty and ship-lap siding, but when viewed from a distance is indistinguishable from the historic material. One of the more interesting developments was the number of Victorian-style porches (i.e., lathe turned supports, spindle, fans, etc.) that had been replaced in the past two decades. The replacement porches were responsible for many residences being reclassified from "no style" in the SHPO database to the more period-appropriate and descriptive Victorian Eclectic category. In a few cases, during recent renovations non-historic porch closures were removed, allowing a residence to return to contributing status. Design review has also helped with mitigating the impact of additions to smaller homes as owners attempt to adapt the historic buildings to modern needs. Most major additions have been limited to dormers or rear additions, and in most cases are compatible with the original structure and the historic character of the neighborhood [Photograph 41]. Very few historic garages have survived from this period, but a recent trend has been the updating of an existing garage or construction of a new garage with materials, ornamentation, and colors to match the associated house.

Bungalow and Period Revival Cottage Infill Period, 1909-1931

There are 388 contributing single-family residences from this period. The resources can be divided by type and style into the following categories: 322 bungalows, 34 foursquare houses, 44 traditional period revival cottages, and 8 clipped-gable cottages. During this period, more homes were built on the higher slopes, and there was a greater need to adapt traditional building technology. The contextual period is particularly notable for raised basements and the advent of the below-grade garage [Photograph 21].

The bungalow was the most popular house type in Utah by 1915. Salt Lake City's bungalows are mainly found in and around the neighborhoods where streetcar lines were located in the first quarter of the twentieth century. In the older Avenues neighborhood, the bungalows are scattered as infill throughout the district. Most of the Avenues' bungalows exhibit modest stylistic elements of the Prairie School and the Arts & Crafts movements [Photographs 42, 43 & 44], although there are more elaborate examples [Photographs 21 & 40]. Most foursquare houses built during this period have some bungalowoid elements [Photograph 13]. Of note, are several older house types updated in the early twentieth century with a bungalow porch [Photograph 41]. The vast majority of outbuildings in the Avenues are one-car frame garages built during this period, although only about one-fourth have survived without alterations [Photograph 45]. Most have street access, but a few can only be accessed via an alley or court. Rehabilitated and replacement garages have been subjected to design review for compatibility since 1980 [Photograph 46].

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The neighborhood includes eight residences that illustrate a transition from the bungalow to the period revival cottage. These hybrid houses usually have colonial revival or neo-classical elements with clipped gables and were built in the mid-1920s [Photograph 46]. The more traditional cottages were built in the late 1920s to the mid-1930s. The most common type is the English-style cottage made of brick. Other period revival styles from this period include the English Tudor and the Colonial Revival. As with the bungalows, the period cottages are found as infill or in small tracts throughout the survey area. Most are modest examples found on narrow lots, but there is a row of larger English Tudor style residences on the west side of Virginia Street [Photograph 47]. Several older Victorians homes were updated in period revival style, mostly with stucco-covered round-arch entrances [Photograph 26].

The fifty-seven multi-family residences from this period are divided more evenly than the previous period, between twenty-three double house/duplexes and thirty-four larger apartment blocks. The duplexes are mostly period cottage styles from the mid to late 1920s and many are located at the corner of blocks. The apartment buildings, in particular the double-loaded corridors, include an impressive range of styles such as Neo-Classical, Prairie School, Mission, Spanish Colonial, and Jacobethan Revival [Photographs 5, 23, 50 & 51].¹⁶ There are a few historic carports and garages that are associated with both large and small multi-family buildings.

Only eight commercial buildings, mostly small groceries and specialty stores, were built during this period. The commercial buildings are all self-contained and do not include attached residences or residential space above as was the trend in the previous period. Only one older building was attached to a residence [Photograph 24]. The most important institutional building of this building is the LDS Church 18th Ward meetinghouse, a Jacobethan Revival edifice, constructed in 1924 [Photograph 14].

Depression and War Domestic Adaptation Period, 1932-1946

Approximately five percent of contributing resources (65) are from this period. Lack of available space, as well as the depression and war years, account for the relatively low percentage. The single-family residences of this period fall into two main categories: the continuation of period revival cottages (English and Colonial Revival styles) and the emergence of the Minimal Traditional style associated with the small boxy houses promoted in the years just before and just after World War II [Photographs 6, 50, & 51]. As with the previous period, some of these traditional house types were adapted with high foundations and below-grade garages, mostly because there was more room for infill on the higher slopes [Photograph 6]. Individual infill was the trend and there are no examples of single-family tract housing.

There are a number of apartment blocks built in this period, mostly eclectic in type and style, and therefore difficult to categorize as a whole. It was significant to note the relatively high number of multi-car garages associated with apartment blocks from this period. This period is also notable for the appearance of International Style and Art Moderne style buildings, of which there are only a handful of examples in the district [Photograph 52]. There were only four one-

¹⁶ Many of the apartment buildings in the Avenues have been declared eligible for the NRHP under the Salt Lake City Urban Apartments MPS.

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part block commercial buildings constructed during this period, including one of the two service stations in the district. The Daughters of Utah Pioneers (DUP) marker for Brigham Young's garden wall was placed on "A" Street in 1946.

Post-War Infill, Multi-Family Conversion and Apartment Block Period, 1947-1965

There are 124 (7 percent) contributing resources built during this period. As with the previous period, there were few vacant lots in the area and most new construction followed demolitions of older homes. There are only six commercial buildings from this period, including a second service station. The remaining resources are divided fairly evenly between single-family and multi-family residences. There is a bump in construction in the late 1940s, which slows down through the 1950s. A second rise in construction occurs at the end of the period in the 1960s with an upsurge in the construction of apartment blocks. The most common house type for the late 1940s was the World War II-era, Minimal Traditional style cottage, although there are a few examples of Early Ranch-style residences [Photograph 47]. By the 1950s, the Ranch/Rambler styles were popular in Salt Lake City, though few appear in the Avenues because the narrow lots required adaptations such as reorientation and basement level garages.

There is a noticeable increase in the number of multi-family units housing built during this period. In the late 1940s and early 1950s, the trend was toward two-story four-unit blocks with a wide facade, a central entrance and an interior corridor. The boxcar apartment block first appears in 1953, but increased quickly in popularity to a peak in the mid-1960s [Photograph 54]. There were twenty-three built in the district between 1953 and 1965. The boxcar, with its perpendicular orientation, could be easily adapted to the narrow lots of the Avenues. The most common examples are two-stories with exterior entrances facing a driveway. Low-slope hipped roofs were popular on the apartment blocks of the 1950s, giving them a Post-War style. However, by the late 1950s, the trend was toward flat roofs and more modern styles. By the early 1960s, decorative concrete block was as popular as brick for the construction of apartment buildings. There are several good examples of the Post-War Modern style built during this period [Photograph 9]. By the late 1950s and early 1960s, there were some conversions of houses to multi-unit apartments, mostly with minor modifications such as exterior fire escapes and porch enclosures [Photographs 2, 28 & 55]. The Lowell Elementary School was replaced in 1964, and a marker was placed to commemorate the demolished school in 1965 [Photograph 56].

The period of significance ends in 1965, which marks the beginning of multi-unity apartments with no single-family dwellings constructed until after the implementation of public policies designed to preserve the historic character of the Avenues neighborhood. The final two contextual periods are outside of the period of significance and presented for informational purposes only.

Decline and High-Density Development, 1966-1977

This period of high-density development is represented by 39 resources (2 percent), all non-contributing. Most are large-scale apartment blocks with only one example of single-family infill

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[Photograph 8]. There were only two commercial buildings and two institutional buildings (both LDS churches). This period is remarkable as the peak period of conversion of older houses to multiple apartment units, including major renovations that completely enveloped the historic materials [Photograph 7]. In addition, a few of the neighborhood markets were converted to residential use.

Conversion Reversal and Gentrification, 1978-2008

The 25 resources (less than one percent) built during the era of district designation and design review have mostly proven the program has been effective in promoting compatible infill. Prior to the 1980s, two large over-scale high-rises were built in the center of the *Avenues Historic District*; but by the 1990s, high-rises were only allowed in the southwest corner. These few examples, more than anything, illustrate that over-scale (particularly high-rise) development is a detriment to the historic fabric of the neighborhood. Even the large-scale commercial block at "E" Street and Sixth Avenue has benefited from a more sensitive renovation in the 1990s [Photograph 11]. An analysis of the resources built during this final period suggests that scale rather than style or materials has been a more effective factor in compatibility. Recent construction in the area has been scale appropriate while utilizing a variety of both modernistic and traditional styles [Photograph 15].

The numerous rehabilitation projects have preserved and restored many historic features of the neighborhood's earlier periods [Photographs 3 & 28]. An estimated one-fifth of substantial rehabilitations within the district have included the return of a divided residence to a single-family residence [Photograph 2]. One noticeable change was a reduction in the incidence of asbestos siding from 149 examples to 39 examples. A general observation is that over half of the older residences appear to have been repainted within the last decade. There has been a dramatic increase in the number of rehabilitations using compatible materials for porches, fenestration, additions, and new garages. Despite the recent downturn in the US economy, the *Avenues Historic District* has continued to remain one of Salt Lake City's most desirable neighborhoods, partly due to its proximity to the city center, but also the revitalization of its historic resources.

Summary

When the *Avenues Historic District* was nominated for the National Register of Historic Places in 1980, the neighborhood was a strong candidate for listing because of its easily defined boundaries and architectural character, providing it with historic integrity of location and setting. Since 1980, the policies of Salt Lake City have helped to preserve, rehabilitate, and restore many of the qualities of design, materials, and workmanship for the district. The district currently has a 92 percent ratio of contributing to non-contributing resources. Moreover, the historic feelings and associations of the neighborhood have been maintained by the individual property owners within this extremely cohesive community.

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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.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- 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

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Areas of Significance
(Enter categories from instructions.)

COMMUNITY PLANNING & DEVELOPMENT
ARCHITECTURE

Period of Significance

1857-1965

Significant Dates

1857

1889

1907

1921

1940

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Various

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The *Avenues Historic District*, located northeast of Salt Lake City's historic center, was originally listed on the National Register of Historic Places in 1980 (NRIS #8003915). The period of significance for the original nomination spanned the 1850s to the 1930s. The objectives of this amended nomination include expanding the historic period to include mid-twentieth century resources, providing contextual periods for understanding the neighborhood's development, and updating the tally of contributing resources. The period of significance for the *Avenues Historic District* has been refined to begin at 1857, the year the neighborhood plat was formally filed, to 1965, the year the last single-family dwelling was built prior to a period of multi-family residential conversions and apartment block construction.

The primarily residential Avenues neighborhood, comprising 2,238 buildings and other resources, is locally significant under Criterion A and Criterion C in the areas of Community Planning & Development and Architecture. The original nomination also included Education, Religion, and Social Trends, as areas of significance; however, in this amended nomination these areas are recognized as secondary to the broader themes of physical development and architectural character. The Avenues began as a pioneer-era gridiron plat in the late 1850s, but quickly assumed the character of a Victorian-era streetcar suburb by the turn of the twentieth century. The development of the area is significant in Salt Lake City as the first residential neighborhood to differ from the traditional city plat. The smaller blocks and narrower streets of the Avenues area were a consequence of the steeper slopes and lack of water. As with most rectilinear suburbs, the constricted lots were cheaper to develop and a period of aggressive speculative construction in the Avenues created Salt Lake City's most densely urban neighborhood.

The *Avenues Historic District* is architecturally significant for its richness of architectural character and range of architectural diversity. Although the area functioned primarily as a middle-class suburb for the downtown commercial district, the *Avenues Historic District* represents contributing architectural types and styles built over more than a century. The district features vernacular adobe dwellings built by the first residents, as well as palatial mansions designed for the city's titans of industry and commerce by Salt Lake's most notable architects. Throughout the district are small tracts of Victorian Eclectic cottages, built mostly by small-scale speculative developers for the city's professionals, artisans, and laborers. The neighborhood includes an impressive collection of late-nineteenth and early-twentieth century duplexes and walk-up apartment blocks for the middle and working class, built along streetcar lines for easy access to the downtown business district. Later infill includes individually-designed bungalows, period revival cottages, as well as mid-century single-family housing stock and apartment blocks. The original nomination noted that the characteristics of setbacks, density, and repetition of elements created "wall of continuity" along many of the streets within the district. A number of landscape features, such as stone retaining walls, wrought-iron fences, and mature street trees strengthens the traditional feeling of the neighborhood.

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Only ten out of 2,136 contributing resources may qualify with the following Criteria Considerations: five resources owned by religious entities (Criterion Consideration A), two properties that have been moved within the district (B), Brigham Young's grave and family cemetery (C & D), and two historic commemorative markers (G).

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

This amended nomination presents a brief narrative history of the *Avenues Historic District* organized by contextual periods. The majority of historic resources with exceptional significance from the first two contextual periods were extensively researched prior to the original nomination prepared in 1979. This narrative does not seek to replicate the intensive research of the original nomination, but rather to define parameters for contextual periods that reflect the distribution of historic resources temporally and spatially within the historic district. This is especially true for buildings constructed between the 1930s and the early 1960s that have recently been identified as contributing resources. A discussion of the major areas of significance is incorporated into each contextual period.

Early Settlement Period, 1857-1879

On July 24, 1847, a small contingent of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) entered the Salt Lake Valley under the direction of Brigham Young. The first survey of the area known as the north or "dry" bench was undertaken in the early 1850s. Plat D was formally recorded in February 1857. It was the first plat to deviate from the original layout of the city. Salt Lake City was patterned after the City of Zion plat, drawn by Joseph Smith, founder of the LDS Church, with variations approved for use by Brigham Young for settlements throughout the Intermountain West. The City of Zion plat called for ten-acre blocks with large lots, a house set back from the wide streets, and room for lawn, trees, vegetable gardens and orchards. The distinctive patterns of Plat D are summarized in Karl T. Haglund and Philip E. Notarianni's book about the Avenues:

Possibly because of the slopes and lack of water, the Avenues have narrower streets and smaller blocks than those of Salt Lake City proper. Instead of 40-rod square for city blocks, Plat D contained 56 blocks, each 20 rods square (2½ acres). Blocks were then subdivided into four lots instead of eight as in the greater Salt Lake City area; streets were 5 rods wide, and sidewalks were to be 10 feet wide as opposed to the 20-foot-wide sidewalks of the larger city.¹⁷

The four east-west streets of the plat were originally named Fruit, Garden, Bluff and Wall. Wall Street (Fourth Avenue) marked the first northern boundary of the neighborhood where a fortification of mud and vegetation had been built between 1853 and 1854. The north-south

¹⁷ Karl T. Haglund and Philip F. Notarianni, *The Avenues of Salt Lake City*, (Salt Lake City, Utah: Prepared by the Utah State Historical Society for the City of Salt Lake, 1980): 3.

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streets were named for various trees. The earliest dwellings were log or adobe, built by the earliest subsistence-level settlers. Much of the area's water had to be hauled by man or pack animals. Cisterns and wells also helped provide water to the family orchards and gardens. Small herds of livestock were taken out to pasture in the foothills through a hole in the fortification. The garden wall of Brigham Young's estate ran along the west edge boundary of the Avenues, and in 1877, Brigham Young was buried in a small family plot on what is known First Avenue.

Salt Lake City grew quickly in the two decades between 1847 and 1869 and has been described by many historians as an "instant city."¹⁸ The population increase was steady, supported by the annual influx of LDS Church convert immigrants, mostly from England and Scandinavia, and the characteristically high Mormon birthrate. While the arid soil and necessity of irrigation systems made crop production difficult, the cash crop of gold dust left in Salt Lake City by "fofty-niners" traveling to and from California gave rise to a thriving mercantile district in the center of town. The overall economy benefited by this traffic, and early Utah settlers gradually became more prosperous. The city was incorporated in 1851 with many lines of the original charter devoted to regulating burgeoning commerce. By the time the mule-drawn streetcar line began its route along Third Avenue in 1875, the area had already become a choice location for merchants, clerks, and artisans wishing to live close to the downtown commercial business district.

The 1869 Salt Lake City directory lists 48 occupations for the early residents of the Avenues.¹⁹ George Romney, a builder, lived close to downtown at 134 "C" Street (demolished), as did William B. Barton, a bookkeeper, who built his own home at 157 "B" Street. John H. Picknell, a butcher, built a house at 1216 First Avenue, at the east end of the north bench, an area originally known as "Butcherville" for the number of slaughterhouses. Numerous polygamous families lived in the Avenues. The majority of polygamous wives lived in separate homes. For example, sisters and wives to Joseph M. Simmons, Henrietta Woolley Simmons and Rachel Emma Woolley Simmons, who had their own homes at 379 and 385 Fifth Avenue respectively.

The earliest permanent dwellings were plain with classical symmetry and simple architectural elements such as Gothic Revival gables or Greek Revival cornice returns. By the late 1860s, Salt Lake City had several brickyards, including one in the area of the Upper Avenues. Though small adobe houses were built up until the 1880s, brick became the preferred building material. The contributing buildings from this period were simple buildings, constructed using a local builder's vernacular. Only one institutional-use building is extant: a circa 1862 two-story adobe house on "A" Street used by the Episcopal Church's Rowland Hall boarding school beginning around 1870.

The northeast boundary of the future Avenues neighborhood was partially set by the creation of the Salt Lake City Cemetery prior to this period. By 1860, the wall on Fourth Avenue was crumbling. It was eventually demolished completely by the mid-1870s. Because of the steep topography and lack of water, the north bench area developed very gradually until dramatic improvements to the municipal infrastructure began in the 1880s.

¹⁸ Linda Sillitoe, *A History of Salt Lake County*, (Salt Lake City: Utah State Historical Society and the Salt Lake County Commission, 1996), 3.

¹⁹ *The Avenues of Salt Lake City*, 8.

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Victorian Urbanization Period, 1880-1908

This period represents the most prolific building period and the period during which the *Avenues Historic District* attained most of its defining characteristics as a streetcar suburb of Salt Lake City. In 1885, the street names were changed to the current numerical and alphabetical system (First Street and "A" Street). Plat D was extended to include the upper bench lands in the late 1890s. In 1907, the city council approved the designation of the east-west streets as avenues and the neighborhood became collectively known as the Avenues. Additional water mains and pipes (replacing well water) were laid in the 1890s, and City Creek was partially channeled underground. Water was also piped from Red Butte and Dry Canyon northeast of the Avenues.

By the 1880s, the population of Salt Lake City had grown exponentially with speculative development taking place throughout the city, particularly after 1888 when the city formalized the subdivision plat process. The mule-drawn streetcar line on Third Avenues was electrified in 1889 and parallel lines installed on Sixth and Ninth Avenue by the turn of the century. The smaller lots of the north bench were conducive to denser urban development and the area was popular with artisans, clerks, professionals, and merchants who worked in downtown Salt Lake City. By the turn of the twentieth century, the Avenues neighborhood was a fairly dense middle-class suburb with a range of housing stock from tract cottages for the families of laborers to stately mansions for the families of wealthy businessmen. The majority of residents in Avenues during this period were descendants of the original settlers. There numerous family ties in the Avenues where a majority of the residents were Utah-born, though the census records indicate a marked increase in the number of immigrants living in the Avenues between 1800 and the early 1900s.

At the time of the publication of the 1889 Salt Lake City directory, the number of different occupations for Avenues residents had reached 145.²⁰ By the early 1900s, the diversity of occupations in the Avenues represented many of the most prominent and influential residents of Salt Lake City, including the following: physicians (Dr. Panagestes Kassnikos, 903 First Avenue; Dr. Alice E. Houghton, 911 Third Avenue; Dr. Ellis R. Shipp, 711 Second Avenue); lawyers and judges (Eugene Lewis, 929 First Avenue, and William M. McCarty, 1053 Third Avenue); LDS Church officials (Brigham H. Roberts, 77-79 "C" Street, James E. Talmage, 970 First Avenue; Priscilla P. Jennings, 87 "B" Street); educators and politicians (Noble Warrum, 1153 Second Avenue; Dr. Christian N. Jensen, 1202 Fourth Avenue; Orson F. Whitney, 764 Fourth Avenue; Lydia D. Alder, 320 First Avenue; Heber M. Wells, Governor of Utah, 1896-1904, 182 "G" Street; and George H. Dern, Utah Governor, 1925-1933, and U.S. Secretary of War, 1936-1940, 36 "H" Street); musicians, artists, photographers (Anton Pedersen, 509 Third Avenue.; James J. McClellan, 688 First Avenue.; Joseph J. Daynes, 38 "D" Street; Henry Culmer, 33 "C" Street; and Charles R. Savage, 80 "D" Street); merchants (Castleton Brothers, 740 Second Avenue, and J.C. Penney, 371 Seventh Avenue). William H. McIntyre, a prominent mining magnate, purchased a mansion at 259 Seventh Avenue, deviating from the traditional pattern of mining entrepreneurial families living on Salt Lake City's palatial South Temple Street.²¹

²⁰ Ibid.

²¹ *Avenues Historic District*, Salt Lake City, Salt Lake County, Utah (National Register of Historic Places nomination, 1980, Section 8, Page 2).

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The Avenues neighborhood was also home to hundreds of clerks, salesmen, laborers, and small businessmen (John Flowers, 611 Fifth Avenue, James M. Barlow Jr., 178 "A" Street; Orrin Morris, 19 "G" Street; David A. Coombs, 1216 First Avenue.; Oscar H. Cools, 83 "Q" Street; William Stoneman, residence and grocery at 226-228 "B" Street). In addition to the prominent women listed in the previous paragraph, the 1900 census included occupations for many of the middle and working-class women living in the Avenues: Florence K. Hall (stenographer, 160 "C" Street); Janet McMurry (nurse, 318 Fourth Avenue); Hannah Christensen (washerwoman, 186 "B" Street); Abbie Bishop (school teacher, 73 "Q" Street); Edith Mounteer (dressmaker, 1026 Second Avenue), Hannah Gay (servant, 25 "S" Street), to name a few. Many of the widows and married women managed rental properties or worked from home: Clara Cottle (landlady, 907 Third Avenue) and Martha Evans (music teacher, 207 Fourth Avenue).²²

Many of Salt Lake City's most prolific builders and contractors lived in the Avenues during this period, for example, William L. H. Allen, John G. Anderson, Charles J. Brain, and John W. A. Timms. Several prominent architects of the period, such as Richard K. A. Kletting, architect of the Utah State Capitol building, and Walter E. Ware, lived in the Avenues as well as designing many homes for their Avenues neighbors. Numerous speculative builders and developers worked in the Avenues during this period, although only two formal subdivision plats were filed: Cooke Subdivision was platted in 1888 on the block between Fifth and Sixth Avenue, and "L" and "M" Street; and Victoria Place was platted in 1892 between Second and Third Avenue, and "U" and Virginia Street.

One of the earliest and most successful examples of speculative development was Darlington Place, a collection of non-contiguous parcels from "N" to "S" Street, between First and Third Avenues. Elmer E. Darling, an Avenues resident, began Darlington Place in 1890, and by 1892, it was described as "one of the most popular residence portions of the city."²³ The extant residences of Darlington Place are architect-designed two-story brick and shingle dwellings. The speculative development was not limited to men. Rachel McMaster was an Avenues resident and real estate agent, while Lillias T. Staines built homes such as the duplex at 434 Third Avenue.

The coming of the transcontinental railroad in 1869 ended Salt Lake City's short era of isolation, and within a decade, the local pioneer builders' vernacular would be augmented by a variety of sources. The coming of the railroad, access to a variety of materials, and the availability of pattern books and builder's guidebooks allowed local builders to produce replicas of the Victorian cottages being built all across the United States. Speculative builders were particularly busy in the Avenues during this period and it is common to see tracts of two to four similar houses in a row. Ornamentation such as lathe-turned porch posts, spindle work and sometimes "gingerbread" cut woodwork was found on Victorian cottages throughout the district. In general, the types and styles of Victorian cottages were identical to the homes built throughout the city, but with narrow-lot and slope-derived adaptations where necessary. During this period, many of the older homes were converted to cross wings or "dressed up" with Victorian ornamentation.

²² *The Avenues of Salt Lake City*, 104.

²³ Quoted in *The Avenues of Salt Lake City*, 15.

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The nomination for the district noted that the majority of residences would not be considered high style architecture:

While incorporating a few elements of various styles for example, the irregular plans and massing of the Queen Anne style most Avenues homes lack the elaborate detailing and decorative trim of even the more plain pattern book designs of the period. These houses might more accurately be called "Victorian Builders' Eclectic." While such a phrase lacks the defined characteristics of traditional stylistic categories of the period, it indicates the casual and general approach to house design reflected in most Avenues homes. While not landmarks themselves, these eclectic designs form a consistent background for the more elaborate examples of pattern book and architect-designed homes.²⁴

In the Avenues, the most common house type is the Victorian Eclectic brick cottage, most being the central-block-with-projecting-bays type. The rectangular block and the side-passage plan house types were also popular and well-suited to the narrow lots. During this period, a number of high-style mansions were built, mainly on intact corner lots. Toward the end of the period, early bungalows began to appear as infill as many of the intact family lots were subdivided.

Multiple-family housing began to appear in the district in the early 1890s. According to one report, in April of 1888 there was a "scarcity of rentable houses and a great demand for them," particularly four-room cottages for small families.²⁵ Row houses, small apartment buildings (mostly four-unit blocks) and double houses (i.e. duplexes) were built throughout the district during this period. A few multi-story walk-up apartment blocks were built toward the end of this period. Commercial buildings were mostly one and two-part commercial blocks, including groceries, markets, and specialty shops, on the corners of several prominent intersections. Emma C. McIntyre operated a grocery at the corner of "I" Street and First Avenue while the Goddard Tailor Shop was at the corner of "Q" Street and Second Avenue. Institutional buildings constructed within the district during this period included three LDS Church ward meetinghouses (one extant, one demolished, one demolished and replicated outside of the district on Capitol Hill), a Danish Lutheran church (extant), one LDS school (demolished) and five public schools (20th District, 21st District, Longfellow, Lowell, and Wasatch, all demolished with the latter two replaced).

Bungalow and Period Revival Cottage Infill Period, 1909-1931

By 1910, Salt Lake City's population had grown to approximately 100,000. The 1911 Sanborn Fire Insurance map of the *Avenues Historic District* reveals a fairly densely populated urban neighborhood of brick and frame residences. Although streetcar lines spurred suburban development throughout the city, the Avenues remained an attractive place to live close to downtown. The final expansion of the streetcar system came in 1921. In the early part of the

²⁴ *Avenues Historic District*, Salt Lake City, Salt Lake County, Utah (National Register of Historic Places nomination, 1980, Section 7, Page 3).

²⁵ Quoted in Charles Brooks Anderson, *The Growth Pattern of Salt Lake City, Utah, and Its Determining Factors*, (PhD Thesis, New York University, 1945), 88.

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twentieth century, the housing stock of the Avenues was similar to most Salt Lake neighborhoods. The streets were lined with sturdy homes, with shade trees in the front yards and gardens in the rear. The main differences were topography, density, and lot size. Within a few years of the 1907 name change from streets to avenues, the neighborhood was commonly called "the Avenues" by residents and outsiders alike.

In 1911, an 18-inch water main was built from City Creek to Thirteenth Avenue, giving a boost to development in the Upper Avenues. Four years later, in 1915, a water main was installed on Third Avenue with the goal of providing adequate water pressure for the surrounding neighborhoods. Between 1916 and 1922, the city provided curb and gutter for most of the streets in the Lower Avenues. All the streets were graded and the most heavily used were paved by the 1920s. An early sign of automobile usage was the construction of several service stations along South Temple and Third Avenue. Numerous single-car garages were built mostly behind homes where space was available. On the upper slopes, the below-grade garage was a common adaptation to the topography. Even as automobile usage increased, the Avenues remained an essentially pedestrian neighborhood with small markets found every few blocks. Examples constructed during this period include 564 Third Avenue (built 1909), 166 First Avenue (1916), 82 "E" Street (1918), 752 Sixth Avenue (1923), and 1136 Third Avenue (1925). One of the architectural jewels of this period was the construction of the Jacobethan-style LDS 20th Ward on Second Avenue in 1924.

An important trend which began in the 1920s was the conversion of single-family dwellings to multi-family housing. The impact on the neighborhood was minimal with the city directories and building permits suggesting that most of the early conversions occurred in the form of basement apartments. The need for housing stock close to the city during this period is indicated by the relatively high-number of multi-housing units constructed between 1910 and 1931. By the time Salt Lake City passed its first zoning ordinance in 1927, this increased density was reflected in zoning that allowed for multi-family dwelling and commercial uses on the most trafficked intersections.²⁶ Most of the apartments blocks built during this period were three to four-story walk-ups and double-loaded corridors decorated in popular styles of the period: for example, the Hillcrest Apartments on First Avenue (Neo-Classical, 1915), or the Piva-Quincy-Ontario blocks at 156-162 "I" Street (Prairie School, 1917). By the late 1920s, the period revival cottage duplex was the most popular multi-housing property type in the Avenues.

New housing stock for single-family dwellings in this period followed the traditional types throughout Salt Lake City, and the development pattern was one of infill. Single-family brick bungalows and period cottages are scattered throughout the Avenues neighborhoods. Many were built for family members on subdivided lots. Others were built by developers as speculative housing, mostly small tracts of bungalows. As the number of available lots decreased, there were fewer tracts of speculative period revival cottages. There were several prominent architects designing Avenues homes during this period: David C. Dart, Charles Onderdonk, Cannon & Fetzer, Pope & Burton, etc. However, the majority of residences were built by local contractors, like John Anderson Jr., who built dozens of homes in the Avenues in the 1920s. Toward the end of this period almost no high-architecture mansions were constructed, partially due to a paucity of large available lots. Furthermore Salt Lake's wealthiest

²⁶ Haglund and Notarianni, 50.

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citizens were attracted to several newer planned subdivisions in the city, such as Federal Heights and Gilmer Park, which featured curving streets in a park-like setting.

By the late 1920s, the Avenues had become solidly middle-class. The census enumerations of the 1920s and 1930s illustrate a more diverse neighborhood in terms of occupation, nativity, and mobility than the previous period. There was also a decrease in the rates of home ownership, and decrease in family size. These demographic shifts in the Avenues reflected similar shifts throughout Salt Lake City's urban neighborhoods in the 1930s and 1940s.

Though most of the professional developers had left the area, Salt Lake City continued to invest in the neighborhood with municipal improvements. Street tree planting programs were implemented in 1923 and expanded in 1932. Tennis courts were installed on Fifth Avenue in 1928. Lindsey Gardens, a pioneer-era family-owned picnic area near the cemetery, was obtained by the city in 1923, and later hired landscape architect and Avenues resident, Barbara Vorse Hoag (later Fealy), to implement a long-range landscaping program.²⁷

Depression and War Domestic Adaptation Period, 1932-1946

Because of the proximity of the Avenues to the downtown commercial center, the neighborhood did not experience a precipitous economic decline with high unemployment during the depression years. The area did experience a general decline in construction due in part to the lack of available lots, economic instability during the depression, and difficulties in acquiring materials and/or labor during the war years. In general, the houses of the early part of the period are smaller than in previous period. Houses built in the 1930s and 1940s are typically found as infill only with no tracts. During the 1930s, the period-revival style continued to be popular for individual residences, duplexes and small apartment blocks. There is a lot of variation in the individual styles. Although rare, the handful of Art Moderne buildings, such as the fourplex at 604 First Avenue built in 1936-1937, are exceptional examples of the style.

During the 1940s, several builders adapted Federal Housing Administration (FHA) designs for small houses used to promote home ownership after the depression. The steep slopes of the Avenues made it necessary to adapt typical house designs of the era to the topography. In the Avenues, many FHA "small houses" built during the 1940s sit on high foundations with below-grade garages.

Although difficult to track through the building permit records, there is anecdotal evidence that conversions of whole residences to rental housing was more prevalent than the simple basement apartments of the previous period. Updating the look of some older homes was accomplished by the application of newer materials such as asbestos and asphalt siding. There are some duplexes and triplexes constructed during this period, but no large-scale development. Only a handful of one-part blocks were built during this period: commercial building at 976 Fourth Avenue (built 1934), a service station at 502 Third Avenue (circa 1940). The most dramatic physical change to the neighborhood was the removal of the streetcar tracks from the neighborhood in the 1940s.

²⁷ *Salt Lake Telegram*, March 29, 1941: 4.

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The depression years may have forced more working-class families to move from the Avenues to less expensive areas of Salt Lake City. The 1940 census enumerations of the area indicate shows a slight shift toward more white-collar and service-industry jobs than the previous period. The home ownership rates remained steady, but family size decrease and the number of immigrant families also decreased. With no defense industry in the vicinity, the Avenues residents' participation in the events of World War II was similar to their counterparts in other historic Salt Lake neighborhoods.

Post-War Infill, Multi-Family Conversion and Apartment Block Period, 1947-1965

After World War II, subdivision development in Salt Lake City exploded. Ambitious developers and low-interest mortgages for new construction helped fuel the suburban boom in the thousands of acres of open land surrounding Salt Lake City. The completion of interstate freeway system, I-15 in 1956 and I-80 in 1962, provided easy commute routes from the suburban developments throughout the Salt Lake Valley. As a result of this "suburban flight," the neighborhoods close to the city center declined rapidly. In the Avenues, there was some stability provided by nearby institutions. As state government expanded, a new office building was constructed in 1956 behind the capitol building. Many state government employees owned or rented in the Avenues. The hospital complexes in the Upper Avenues (LDS, 1904; Veterans' Administration, 1932; and the Primary Children's Hospital, 1952) were a draw for many residents employed in the field of medicine. Likewise the University of Utah, just beyond the east end of the district, employed many Avenues residents. Unfortunately, the presence of these institutions created traffic problems that still plague the neighborhood today.

In 1956, changes in the zoning ordinance increased the density of residential units and encouraged demolitions of older properties for new apartment blocks. Beginning in the 1950s, a few of the small neighborhood groceries began to close as Avenues residents were able drive to larger supermarkets, particularly the large Smith's complex in the center of the neighborhood. The few non-residential buildings constructed during this period include the concrete-block storefront at 1030 Second Avenue (built in 1955, now a laundry), an Modern-style office building at 24 "M" Street (1962), and a service station at 860 Third Avenue (1962, remodeled non-contributing). Around 1955, the Salt Lake City Fire Station #4 was upgraded and remodeled (now a residence). In 1964, the Lowell School on Second Avenue was demolished and replaced by a Modern-style school block in 1965.

The widespread suburban boom of the late 1940s and 1950s in the Salt Lake Valley had little physical effect on the Avenues neighborhood. Most of the vacant lots had been developed in the first half of the twentieth century. The housing types built during this period vary in scale, but are primarily stylistically tied to the post-war ranch and post-war modern. A comment on the Capitol Hill neighborhood is applicable to the Avenues: the existing housing stock was considered "too eclectic and too old to compete with the postwar attitude that valued new goods and conformity."²⁸ In addition, the ranch or rambler-style, popular in the 1950s and 1960s could simply not be built on the narrow lots in the Avenues. The few ranch-style houses built in the Avenues were typically adapted to include an attached garage, the hallmark of domestic architecture in the 1950s.

²⁸ "Salt Lake City Design Guidelines," 161.

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In the late 1950s and early 1960s, numerous apartment blocks were constructed. The building type depended on the amount of available land. In some cases, an undivided lot or several contiguous lots were purchased, the existing houses razed and a two or three story four-unit block with a central interior entrance was built (mostly 1950s). Where only one or two narrow lots were available, a boxcar type apartment block was built. Boxcar apartments are typically two-story narrow buildings with exterior stairs/doors and the narrow end facing the street (mostly 1960s).

As owner-occupancy rates began to drop, a high percentage of the larger Victorian-era residences were subdivided into several apartment units. Many of these units were occupied by students at the University of Utah. According to one source, "By the 1960s absentee landowners owned much of the property [in the Avenues] and the resulting deterioration was obvious."²⁹ The original nomination for the district estimates by 1963 as much as "two-thirds of the all Avenues housing were rentals."³⁰ Because zoning ordinances encouraged high-density and multi-unit residential construction in the Lower Avenues, after 1965 no single-family dwellings were built within the boundary of the historic district for over a decade.

Decline and High-Density Development, 1966-1977

The following discussion is provided to help understand the development of the neighborhood outside of the period of significance. Construction slowed dramatically in the Avenues after 1965. Only a handful of single-family residences were built during this period, all after 1975. This period saw the highest rate of conversion of older homes to multi-unit apartments, particularly to house students at the university, which had increased enrollment dramatically during this period. The majority of new buildings constructed during this period were apartment blocks, including several high-rise structures between four and seven stories. These high-density buildings have been decried as "inconsistent with the scale of the surrounding buildings."³¹ The emergence of these over-scale buildings and the demolitions that preceded them became part of the impetus for the preservation and revitalization movement that began in the late 1970s.

More important, however, were market forces that valued the original appeal of the Avenues: closeness to the city, views of the valley, well-built homes and a pleasing neighborhood scale. In addition, higher gas prices and long commute times on crowded freeways helped entice higher-income families back to the city center. The eclectic architectural resources of the Avenues, once seen as a detriment to the neighborhoods, became an asset as many home buyers who wished to avoid the "cookie-cutter" homes of late-twentieth century suburban development. The first survey of the historic resources of the *Avenues Historic District* was completed in 1977.

²⁹ Ibid, 147.

³⁰ Avenues Historic District, NRHP nomination, item 8, page 5.

³¹ Ibid.

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Conversion Reversal and Gentrification, 1978-2013

Individual preservation efforts began in the Avenues even before the area was listed as a local historic district in 1978. After 1978, there was a more unified effort, joining old and new residents and the city organization in the revitalization of the neighborhood. The Greater Avenues Community Council was organized as an advocacy group with a primary objective of preserving the quality of life in the Avenues neighborhood. The group was instrumental in the preparation of the area's first master plan in 1979. That year, residents successfully petitioned the city to down-zone the Avenues to a land-use designation more compatible with the historic character. A city-wide review of zoning practices in 1995 further strengthened the down-zoning efforts. Low interest loans were provided by the city to assist renovation projects. The current Design Guidelines for Residential Historic Districts in Salt Lake City were adopted in 1999. Since that time, the *Avenues Historic District* has become the "poster child" for historic preservation in the city. Design review as overseen by Salt Lake City's Historic Landmark Commission has guided many of the renovation projects of the last two decades. The Utah Heritage Foundation (UHF) has made numerous investments in the neighborhood through its low-interest loan program. The foundation currently holds thirty-one easements for buildings in the Avenues community. Many recent rehabilitation projects in the neighborhood have been facilitated by state and federal historic preservation tax credit programs.

Since 1980, the *Avenues Historic District* has enjoyed a renaissance of popularity as one of the city's most fashionable residential neighborhoods. The result has been an increase in owner occupation and the general maintenance of the properties. The increase in ownership rates can be seen in both single-family dwellings and in the number of apartment blocks (both historic and non-historic) converted from residential units to condominiums. The overall appearance of the district augmented the rise in home values throughout the Salt Lake Valley in the past decade making the Avenues neighborhoods among the highest-valued homes per square foot in the city. There are still a high number of smaller homes and rental units that keep the neighborhood residents mixed in socio-economic status. There has also been an up-swing in the ethnic diversity of the neighborhood, which has followed a general trend toward more diversity in the downtown neighborhoods. The most dramatic change to the physical character of the historic district is the number of restorations and rehabilitations of the historic housing stock, including numerous large residences converted to multiple units that have since been reversed. The term gentrification has many connotations, but can be fairly accurately applied to the revitalization of the *Avenues Historic District*.

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9. Major Bibliographical References

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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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

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Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 494.38 acres

Use either the UTM system or latitude/longitude coordinates

UTM References (from Original District submission)

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Fort Douglas—Utah Quad 1975 & North Salt Lake—Utah Quad 1975

1.	Zone: 12	Easting: 425090	Northing: 4513380 [A]
2.	Zone: 12	Easting: 425090	Northing: 4513520 [B]
3.	Zone: 12	Easting: 425210	Northing: 4513520 [C]
4.	Zone: 12	Easting : 425250	Northing: 4513750 [D]
5.	Zone: 12	Easting: 425420	Northing: 4513750 [E]
6.	Zone: 12	Easting: 425510	Northing: 4514350 [F]
7.	Zone: 12	Easting: 425650	Northing: 4514350 [G]
8.	Zone: 12	Easting : 425650	Northing: 4514250 [H]
9.	Zone: 12	Easting: 427130	Northing: 4514200 [I]
10.	Zone: 12	Easting: 427130	Northing: 4513820 [J]
11.	Zone: 12	Easting: 428120	Northing: 4513850 [K]
12.	Zone: 12	Easting : 428120	Northing: 4513360 [L]

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

Various parcels and multiple owners. See Section 7 for a verbal boundary description.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are based on the boundaries of the original nomination.

11. Form Prepared By

name/title: Korral Broschinsky/Preservation Documentation Resource
organization: prepared for Salt Lake City Corporation
street & number: 4874 Taylors Park Drive
city or town: Taylorsville state: Utah zip code: 84123
e-mail: : k.broschinsky@att.net
telephone: 801-913-5645
date: March 15, 2013

Additional Documentation

Submit the following items with the completed form:

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

Photographs

Avenues Historic District (amended)

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Avenues Historic District
City or Vicinity: Salt Lake City
County: Salt Lake County State: Utah
Photographer: Korral Broschinsky
Date Photographed: 2008-2012

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photograph 1 of 56

East elevation of 157 "B" Street (William Barton house, built circa 1860). Camera facing west.

Photograph 2 of 56

South elevation of 1007 First Avenue (shingle-style residence, designed by architects Ware & Cornell in 1893, part of Darlington Place development). Camera facing north.

Photograph 3 of 56

South elevation of 1240 Second Avenue in Victoria Place subdivision (built in 1890). Camera facing north.

Photograph 4 of 56

View of tract housing, 853 to 867 First Avenue (tract of two-story foursquares built by contractor John Dorius in 1903). Camera facing northwest.

Photograph 5 of 56

Walk-up Prairie-School-style Caithness Apartments at 80-82 "B" Street (designed by architects Ware & Treganza, built in 1908). Camera facing northeast.

Photograph 6 of 56

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Name of Property

East elevation of 237 "E" Street (built in 1940 with below-grade garage). Camera facing northwest.

Photograph 7 of 56

East elevation of 81 "S" Street (non-contributing, built in 1890, converted to triplex in 1967).

Photograph 8 of 56

North elevation of high-rise apartment building at 266 Fourth Avenue (non-contributing built in 1973). Camera facing southwest.

Photograph 9 of 56

South elevation of 425 Third Avenue (Plaza Apartments built in 1964). Camera facing north.

Photograph 10 of 56

West elevation of commercial building (built in 1902) and attached residence at 82-88 "Q" Street (built in 1893). Camera facing east.

Photograph 11 of 56

View of non-contributing commercial development at 402 Sixth Avenue (Smith's supermarket complex, built 1970s, later remodeled circa 2005). Camera facing southwest.

Photograph 12 of 56

View of Madeleine Choir School complex (historic Rowland Hall-St. Mark's School, NRIS #79002504) between "B" & "C" Streets, and First & Second Avenues. Camera facing southwest.

Photograph 13 of 56

South and east elevations of 387 First Avenue (Danish Lutheran Church built 1907-1911, parcel address 61 "E" Street). Camera facing northwest.

Photograph 14 of 56

South elevation of 475 Second Avenue (20th Ward LDS Meetinghouse built in 1924, aka 107 "G" Street). Camera facing north.

Photograph 15 of 56

North elevation of 986 First Avenue (non-contributing infill residence, built in 2000). Camera facing southeast.

Photograph 16 of 56

South elevation of 323 Sixth Avenue (built in 1886) with LDS Hospital in background. Camera facing north.

Photograph 17 of 56

South elevations of 179 & 187 "F" Street (built in 1903). Camera facing northwest.

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Photograph 18 of 56

West elevations of 170-190 "S" Street (built circa 1895). Camera facing northeast.

Photograph 19 of 56

South and east elevations of 1037 First Avenue (designed by an unknown architect in 1896) with original wrought-iron fence. Camera facing north.

Photograph 20 of 56

East elevation of 181 "B" Street with stone retaining wall (built in 1898-1899, William F. Beer Estate with multiple resources, NRIS #77001306, also SLC Landmark Register). Camera facing east.

Photograph 21 of 56

West elevation of 203 Fourth Avenue (built in 1909 by architect Charles Onderdonk) with cobblestone walls and below-grade garage. Camera facing east.

Photograph 22 of 56

View of Brigham Young Cemetery Park at 140 First Avenue (1877 grave and 1936 marker on left). Camera facing south.

Photograph 23 of 56

South elevation of Fontenella Apartments at 155 Second Avenue (built in 1930). Camera facing northwest.

Photograph 24 of 56

East elevation of 185-187 "E" Street (residence built circa 1872, commercial building built in 1909). Camera facing northwest.

Photograph 25 of 56

South elevation of 385 Fifth Avenue (built circa 1874). Camera facing north.

Photograph 26 of 56

East elevation of 161 "C" Street (built in 1878 with a circa 1930s period revival entry). Camera facing west.

Photograph 27 of 56

East elevation of outbuilding behind 821 Third Avenue (access from "N" Street, built circa 1892). Camera facing west.

Photograph 28 of 56

North elevation of 140 Second Avenue (designed by an unknown Chicago architect, built in 1891, converted to apartments) with carriage house on left. Camera facing southwest.

Photograph 29 of 56

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West elevation of 314 "K" Street (built in 1902). Camera facing east.

Photograph 30 of 56

South elevation of 613 Third Avenue (built in 1888). Camera facing north.

Photograph 31 of 56

View of 204 to 218 "M" Street (central-block tract houses built in 1906). Camera facing northeast.

Photograph 32 of 56

East elevation of 115 "U" Street (built in 1904). Camera facing southwest.

Photograph 33 of 56

East and north elevations of 33 "C" Street (William H. Culmer House, built in 1881, State and SLC Landmark Register, NRIS #74001940). Cathedral of the Madeleine School (built in 1946) on left. Camera facing south.

Photograph 34 of 56

East elevation of 73 "G" Street (designed by architect Richard Kletting, built in 1892). Camera facing west.

Photograph 35 of 56

West elevation of 30 "J" Street (Eastlake, designed by an unknown architect in 1892). Camera facing east.

Photograph 36 of 56

South and east elevations of 259 Seventh Avenue (designed by Frederick Albert Hale, built in 1898, McIntyre House NRIS #78002677, now reception center). Camera facing northeast.

Photograph 37 of 56

North and east elevations of 1184 First Avenue (built in 1905, designed by Walter Ware). Camera facing southwest.

Photograph 38 of 56

South and east elevations of 111 "O" Street (built in 1906, probably designed by Ware & Treganza). Camera facing east.

Photograph 39 of 56

South elevation of 207 Fourth Avenue (double house, built in 1907). Camera facing north.

Photograph 40 of 56

East elevation of 27th Ward LDS Meetinghouse at 185 "P" Street (built in 1903, enlarged in 1927). Camera facing southwest.

Photograph 41 of 56

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East elevation of 272 "C" Street (built in 1895 with a later bungalow porch, and recent rear dormer). Camera facing east.

Photograph 42 of 56

South and east elevations of 101 "L" Street (built in 1914). Camera facing northwest.

Photograph 43 of 56

West elevation of 166 "Q" Street (built in 1916). Camera facing east.

Photograph 44 of 56

East and north elevations of 189 "M" Street (built 1913). Camera facing southwest.

Photograph 45 of 56

North and west and north elevations of the frame garage behind 189 "M" Street (built circa 1913). Camera facing southeast.

Photograph 46 of 56

South elevation of 733 Second Avenue with newer garage to right (built circa 1925). Camera facing northeast.

Photograph 47 of 56

East elevation of 153 Virginia Street (built in 1927). Camera facing west.

Photograph 48 of 56

South elevation of the Emma Apartments at 1119 First Avenue (built in 1913). Camera facing north.

Photograph 49 of 56

West and south elevations of 156 to 168 "I" Street (Piva, Ontario & Quincy Apartments built in 1917). Camera facing northeast.

Photograph 50 of 56

West elevation of 160 "D" Street (built in 1936). Camera facing northeast.

Photograph 51 of 56

North and east elevations of 732 Sixth Avenue (built in 1941). Camera facing southwest.

Photograph 52 of 56

South elevation of 603 First Avenue (built in 1936-1937). Camera facing northeast.

Photograph 53 of 56

East elevation of 255 "C" Street (built in 1947). Camera facing west.

Photograph 54 of 56

West and south elevations of 180 "C" Street (built in 1963). Camera facing northeast.

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Photograph 55 of 56

South and east elevations of 637 Third Avenue (built circa 1915, porch enclosed circa 1955). Camera facing northwest.

Photograph 56 of 56

Lowell School marker on first and Lowell Elementary School on left. Camera facing northeast.

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 100 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.