



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Janice Lew, Senior Historic Preservation Planner

Date: August 29, 2013

Re: Central City Historic District Reconnaissance Level Survey (RLS) Update

Purpose

Certus Environmental Solutions, LLC was contracted by Salt Lake City to perform a reconnaissance level architectural and historic resource investigation of the properties located in the Central City Historic District for the purposes of updating the 1994 historic resource survey. As part of the Historic Landmark Commission's recently adopted protocol for accepting such surveys, this public hearing is intended to present the final report of the survey, provide an opportunity for public participation in the process, and allow the Commission to make comment.

Recommendation

Based upon a review of the 2013 Central City Historic District Reconnaissance Level Survey, Planning staff recommends the Historic Landmark Commission accept the survey.

Public Process

A neighborhood meeting was held at the Ladies Literary Club on July 30, 2013. Notice of the meeting was sent to all property owners in the historic district. Presenters included:

- Sheri Murray Ellis, Certus Environmental Solutions, LLC
- Cory Jensen, State Historic Preservation Office
- Kirk Huffaker, Utah Heritage Foundation

Building Surveys

Maintaining a statewide inventory of Utah's historic and archaeological properties is one of the responsibilities of the State Historic Preservation Office (SHPO) as mandated by the National Historic Preservation Act of 1966, as amended. The surveys that contribute to this inventory provide important support to citizens, local government and federal agencies for identifying and protecting Utah's historic and cultural resources. The information gained

from documenting historic resources forms the foundation for integrating historic preservation into planning. It is most useful for quickly analyzing opportunities and constraints for future development as part of a larger planning effort.

Survey methodology varies depending on the level of survey. A reconnaissance level survey is a broad-brush look at a study area to indicate what is potentially historic, what is not historic, and what needs additional study to make a determination of historical significance. It is designed for dealing with large groups of buildings in a given area that appear to be eligible for listing in the National Register of Historic Places.

A research design is prepared that states the objectives of the survey (identifying National Register eligible properties, for example), serves as a preliminary outline of the project and provides sources of research. Fieldwork involves the physical collection of data and photographs are taken of each surveyed resource. Their location is noted on a map that includes the survey boundary.

Property data is uploaded to the SHPO's data base. Documentation may include information available through public records, like building or water permits. The building's condition is noted, including obvious exterior improvements and alterations, with dates, if known. The survey also records the architectural style, materials and method of construction. The property is also evaluated for potential historical significance, based upon its condition and architectural merit. Finally, the survey report discusses the results of the project. A RLS also provides baseline data for further research and more intensive study. It does not necessarily reveal information about significant persons or historical events associated with documented properties.

A preservation professional must direct all aspects of a historic resource survey. A preservation professional is defined as someone who meets the Secretary of the Interior's Professional Qualifications in architectural history or history as outlined by the federal government in 36 CFR 61. Non-professionals may assist with certain parts of the survey, including historic research, address checking, mapping, photography, data entry, and word processing. If nonprofessionals are to be utilized, they should be trained in proper survey methods by preservation professionals.

Intensive Level Surveys are prepared for individual properties that include in-depth research. They involve three separate tasks: (1) research on the property and its owner, (2) documentation of the property's physical appearance, and (3) completion of Historic Site Forms.

This survey is supported in part by a Certified Local Government (CLG) grant. The CLG program is administered by the Utah State Historic Preservation Office (SHPO), a division of Utah State History. The study is funded with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service.

Attachments:

- A. Photo Sheets
- B. Final Survey Report

Attachment A Photo Sheets



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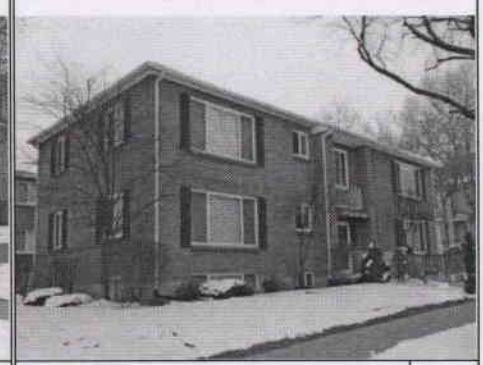
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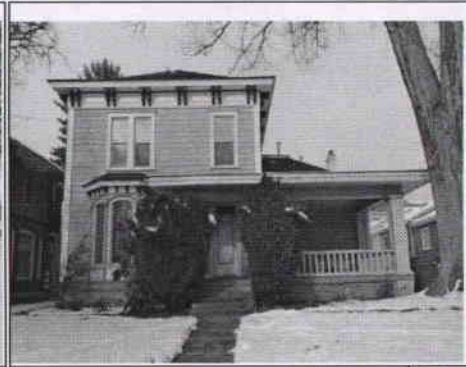
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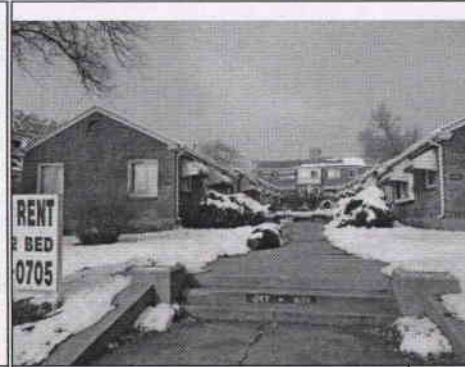
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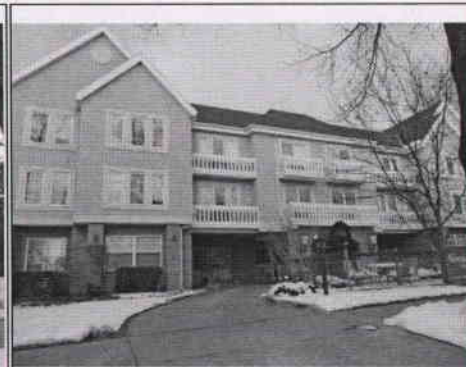
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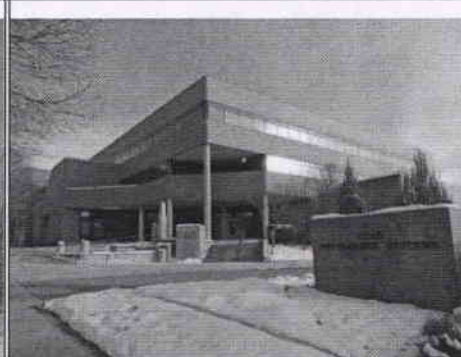
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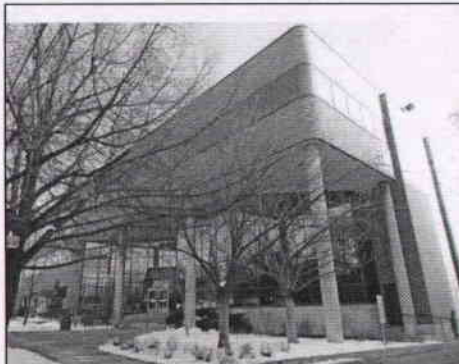
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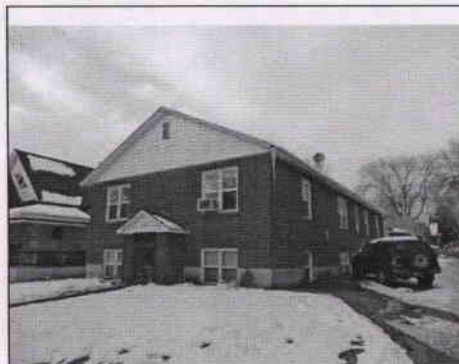
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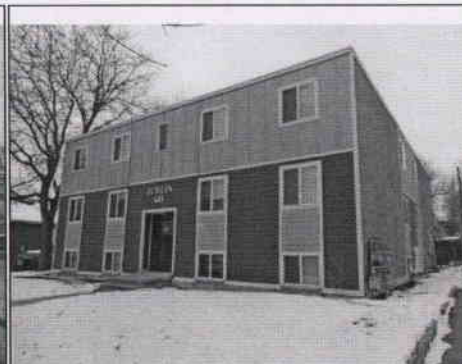
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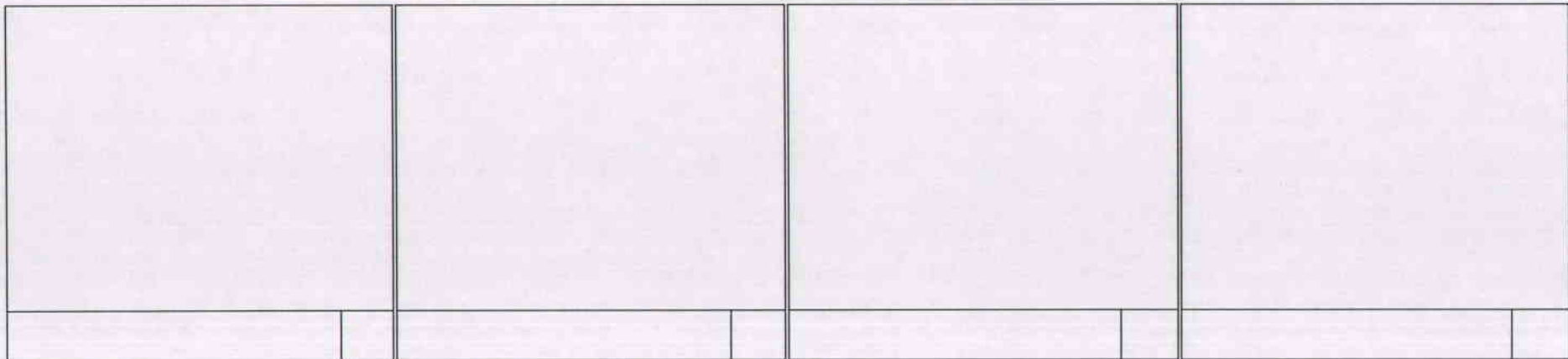
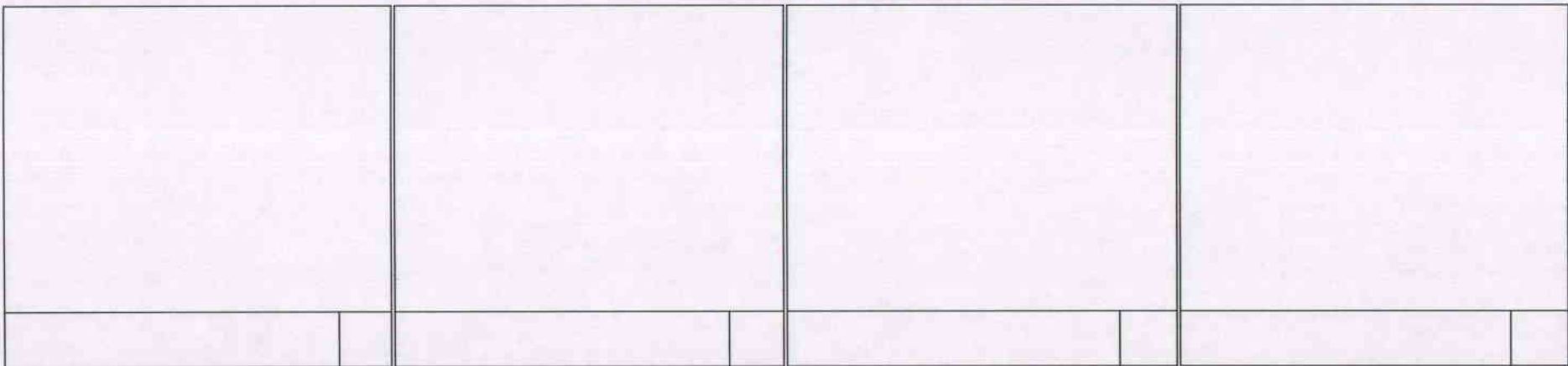
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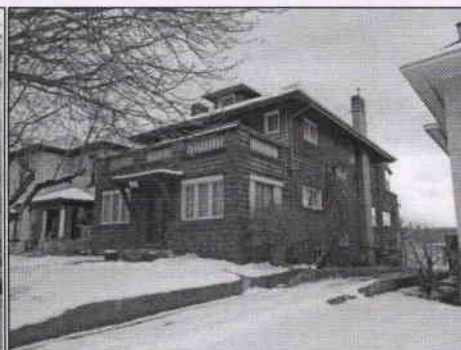
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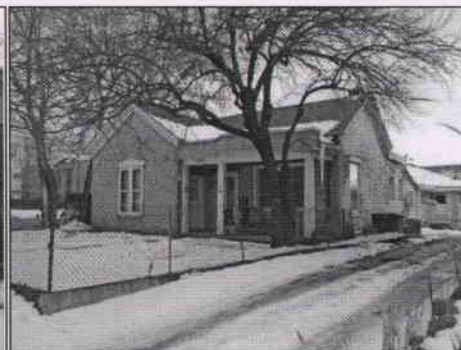
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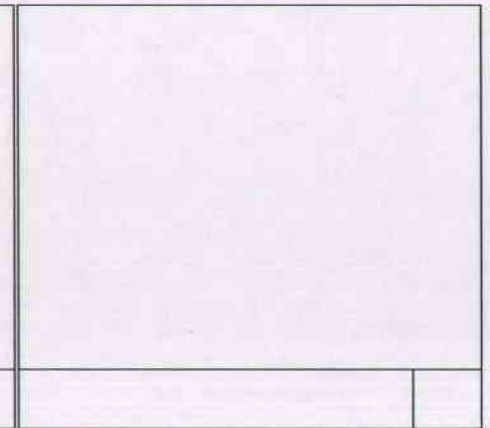
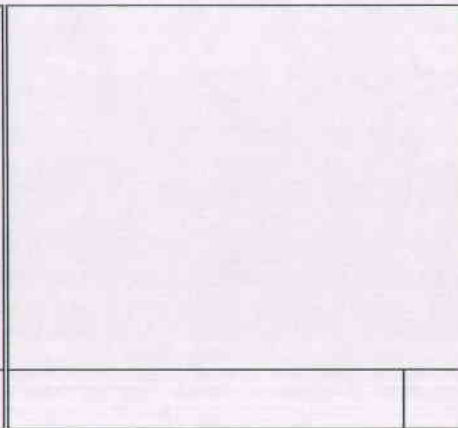
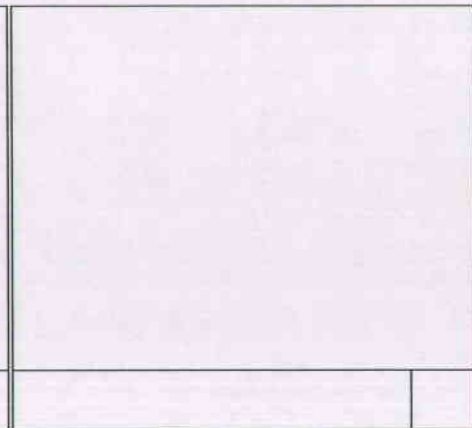
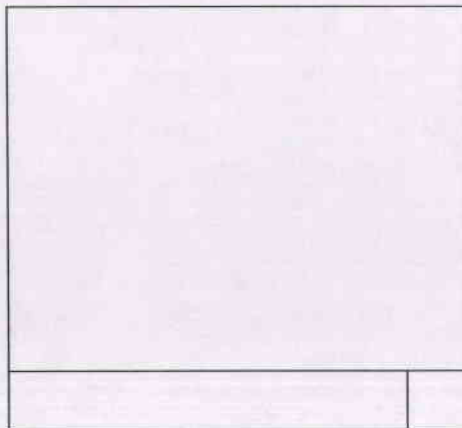
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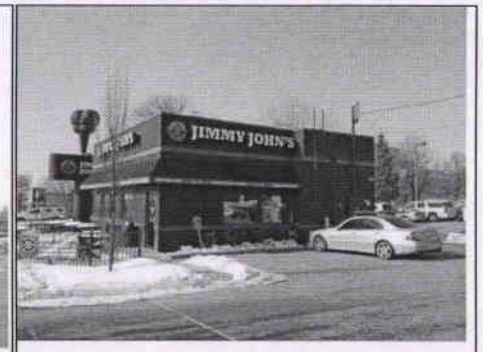
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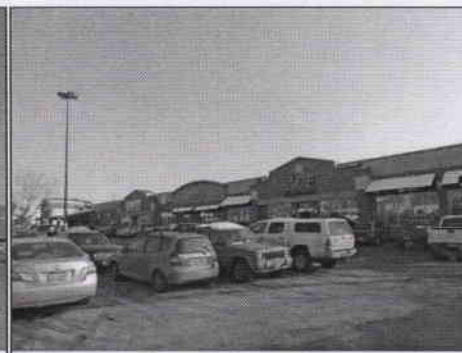
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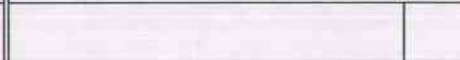
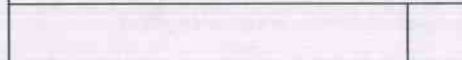
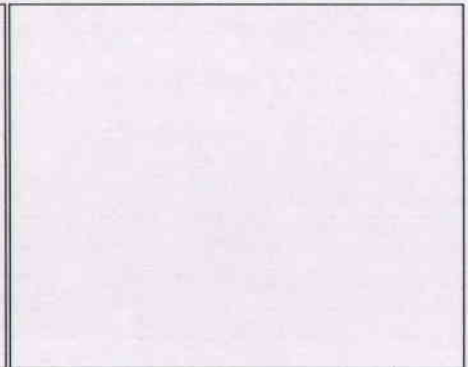
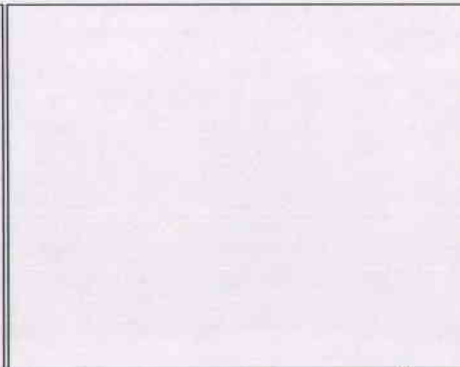
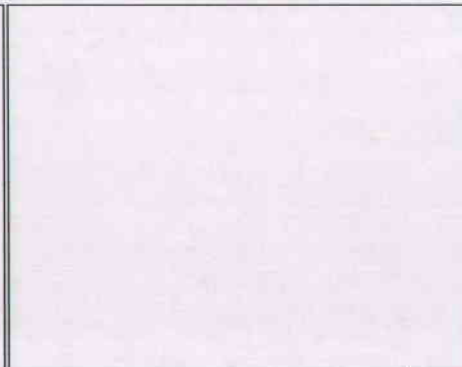
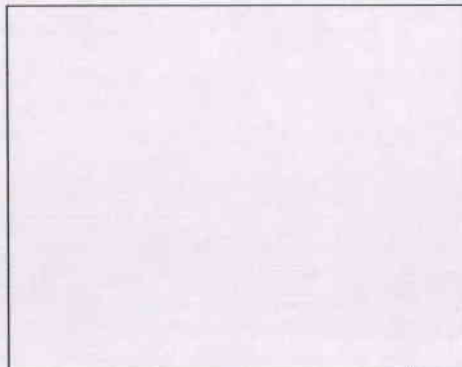
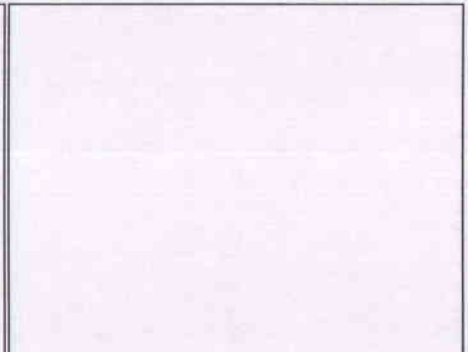
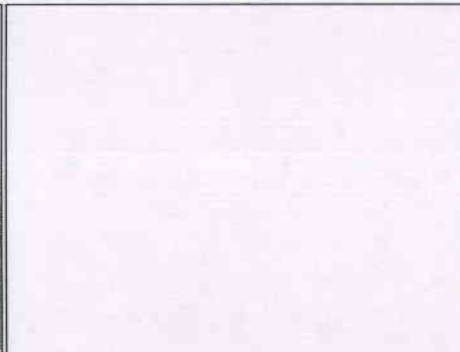
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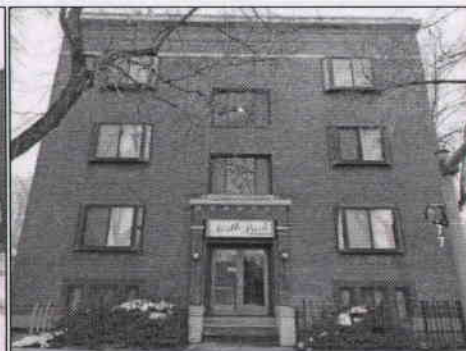
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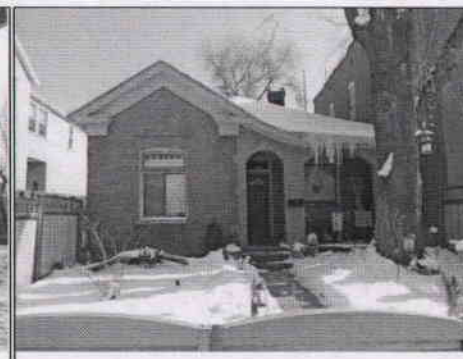
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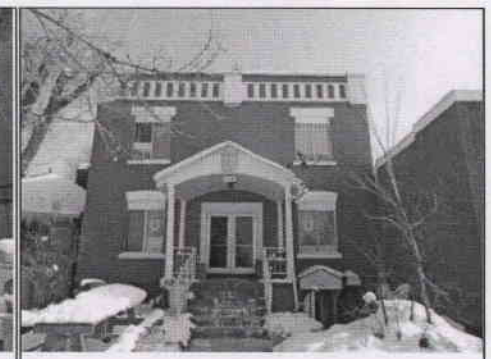
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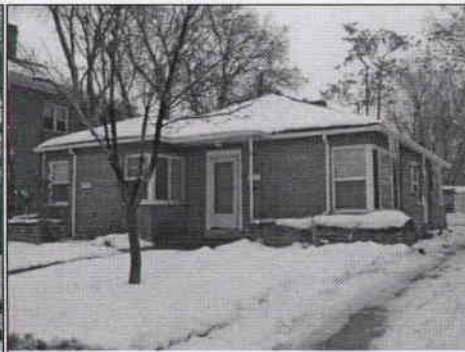
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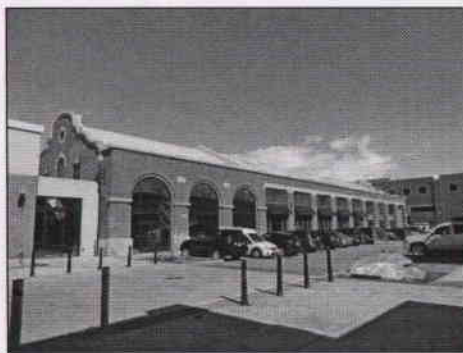
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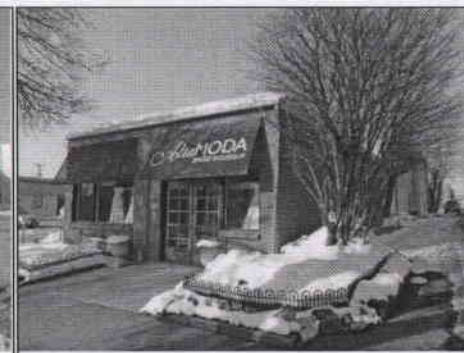
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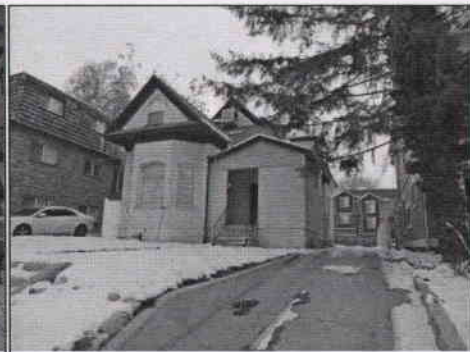
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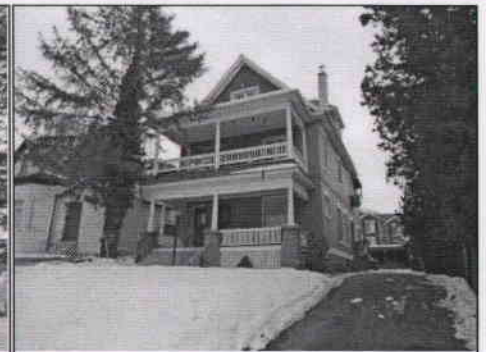
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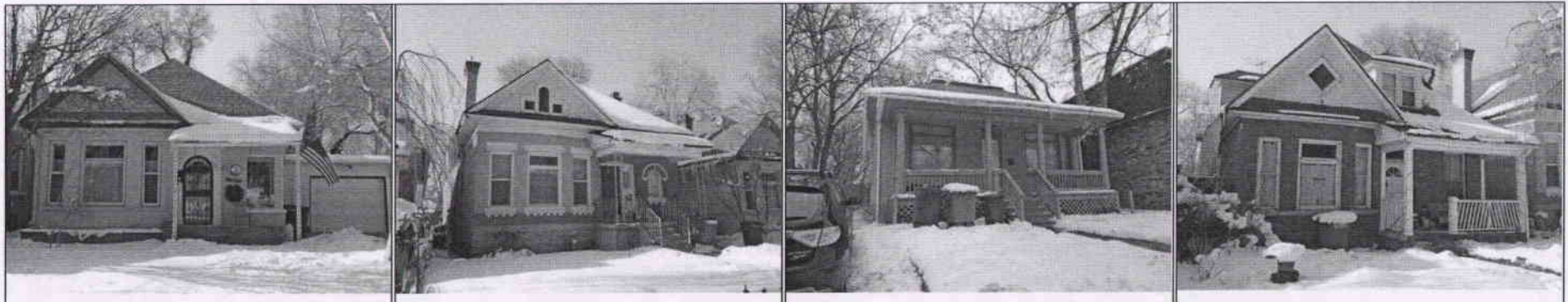
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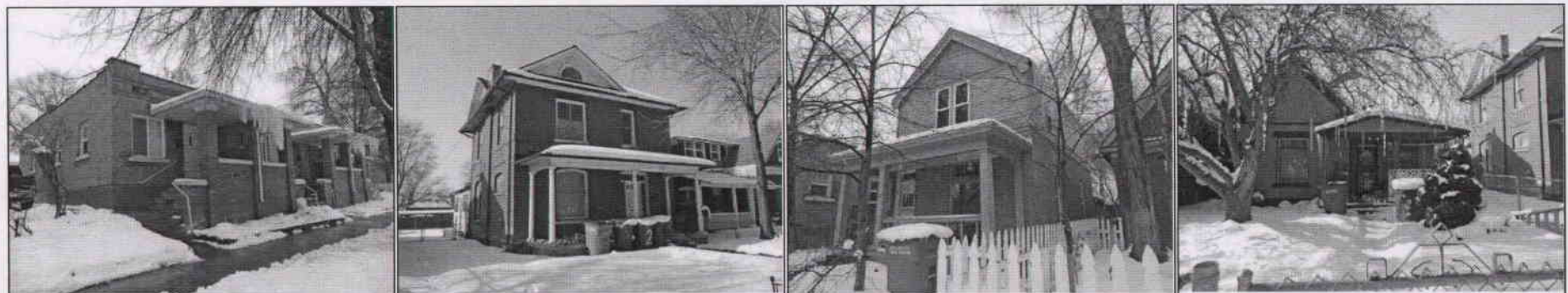
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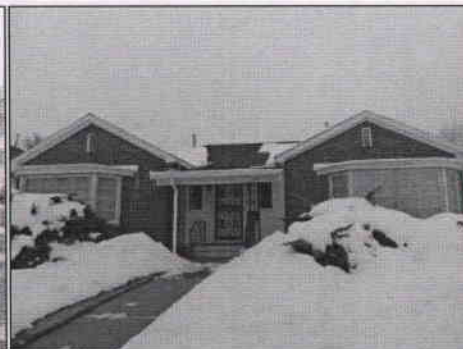
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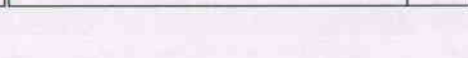








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<p>851 S. 600 E. EC</p>	<p>852 S. 600 E. EC</p>	<p>855-859 S. 600 E. EC</p>	<p>860 S. 600 E. EC</p>
<p>861-863 S. 600 E. EC</p>	<p>866 S. 600 E. EC</p>		



518 E. 600 S.	EC	519 E. 600 S.	EC	523 E. 600 S.	EC	529 E. 600 S.	EC
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530 E. 600 S.	EC	532 E. 600 S.	EC	533 E. 600 S.	EC	537 E. 600 S.	EC
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543 E. 600 S.	EC	545 E. 600 S.	EC	549-551 E. 600 S.	EC	553 E. 600 S.	EC
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561 E. 600 S.

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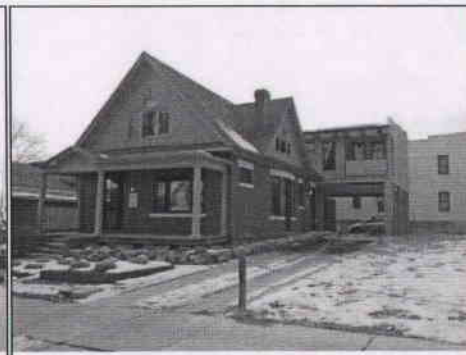
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680 E. 600 S.

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54 S. 700 E.

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130 S. 700 E.

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210 S. 700 E.

NC

							
<p>?216 S. 700 E.</p>	<p>OP</p>	<p>220 S. 700 E.</p>	<p>NC</p>	<p>?230 S. 700 E.</p>	<p>OP</p>	<p>302 S. 700 E.</p>	<p>NC</p>
							
<p>314 S. 700 E.</p>	<p>EC</p>	<p>320 S. 700 E.</p>	<p>OP</p>	<p>328-330 S. 700 E.</p>	<p>NC</p>	<p>358 S. 700 E.</p>	<p>OP</p>
							
<p>424 S. 700 E.</p>	<p>OP</p>	<p>440 S. 700 E.</p>	<p>EC</p>	<p>444 S. 700 E.</p>	<p>ES</p>	<p>470 S. 700 E.</p>	<p>EC</p>



538 S. 700 E.

ES



540 S. 700 E.

ES



544 S. 700 E.

OP



630 S. 700 E.

EC



632 S. 700 E.

EC



634 S. 700 E.

NC



7634 S. 700 E.

EC



644 S. 700 E.

EC



652-654 S. 700 E.

EC



656 S. 700 E.

EC



680 S. 700 E.

EC



702 S. 700 E.

OP



722 S. 700 E.

EC



724 S. 700 E.

EC



726 S. 700 E.

EC



728 S. 700 E.

EC



730 S. 700 E.

NC



734 S. 700 E.

NC



740 S. 700 E.

NC



744 S. 700 E.

EC



750 S. 700 E.

EC



756 S. 700 E.

EC



760 S. 700 E.

EC



766 S. 700 E.

EC



772 S. 700 E.

EC



778 S. 700 E.

EC



804 S. 700 E.

EC



808 S. 700 E.

EC



812 S. 700 E.

NC



816 S. 700 E.

EC



824 S. 700 E.

EC



826 S. 700 E.

NC



832-834 S. 700 E.

EC



842 S. 700 E.

EC



844 S. 700 E.

EC















846 S. 700 E.

EC



850 S. 700 E.	EC	852 S. 700 E.	EC	856 S. 700 E.	EC	
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511-515 E. 700 S. NC	516 E. 700 S. OP	523 E. 700 S. EC	527 E. 700 S. EC
			
530 E. 700 S. EC	533 E. 700 S. EC	537 E. 700 S. EC	545 E. 700 S. NC
			
548 E. 700 S. EC	550 E. 700 S. EC	553 E. 700 S. EC	?553 E. 700 S. EC



555 E. 700 S.

OP



556 E. 700 S.

EC



560 E. 700 S.

EC



566 E. 700 S.

EC



567 E. 700 S.

EC



608-610 E. 700 S.

EC



612 E. 700 S.

EC



615 E. 700 S.

EC



616-618 E. 700 S.

EC



621 E. 700 S.

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622 E. 700 S.

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630 E. 700 S.

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631 E. 700 S.

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632 E. 700 S.

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634 E. 700 S.

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645 E. 700 S.

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646 E. 700 S.

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650 E. 700 S.

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652 E. 700 S.

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665 E. 700 S.

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669 E. 700 S.

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682 E. 700 S.

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688 E. 700 S.

EC



509 E. 800 S.

EC



523 E. 800 S.

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525 E. 800 S.

NC



527 E. 800 S.

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529 E. 800 S.

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529½ (7529) E. 800 S.

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531 E. 800 S.

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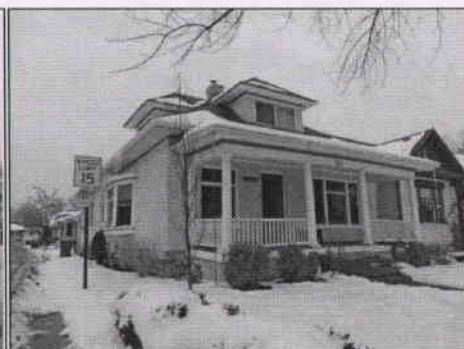
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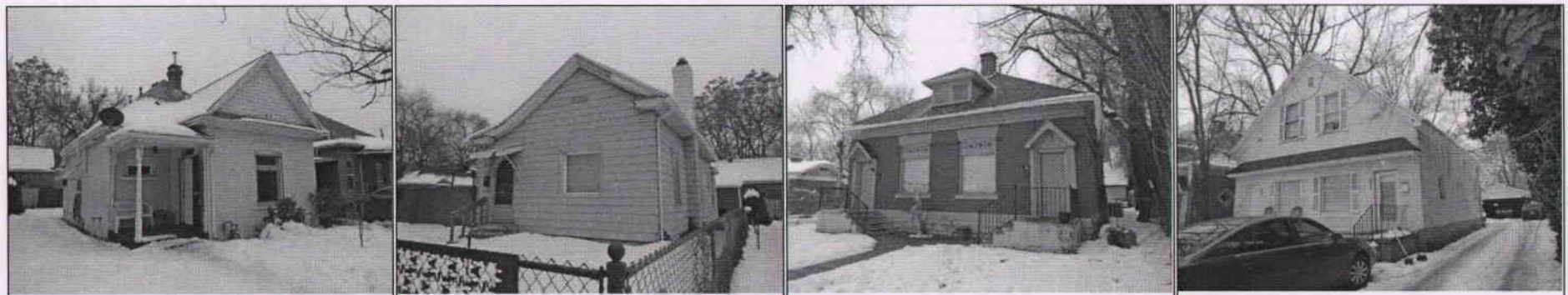
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564-566 E. 800 S.	EC	604-608 E. 800 S.	EC	614 E. 800 S.	EC	615 E. 800 S.	OP
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625 E. 800 S.	EC	629 E. 800 S.	EC	633 E. 800 S.	EC	634 E. 800 S.	EC
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636 E. 800 S.	EC	640 E. 800 S.	NC	647-649 E. 800 S.	EC	651-653 E. 800 S.	EC
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656 E. 800 S. NC

659 E. 800 S. OP

665 E. 800 S. EC

668 E. 800 S. EC

			
503 E. 900 S. EC	511 E. 900 S. EC	517 E. 900 S. NC	521 E. 900 S. EC
			
533 E. 900 S. EC	537 E. 900 S. EC	539 E. 900 S. NC	545 E. 900 S. EC
			
553 E. 900 S. EC	555 E. 900 S. EC	557 E. 900 S. EC	561 E. 900 S. EC



567 E. 900 S.

EC



575 E. 900 S.

EC



603 E. 900 S.

EC



609 E. 900 S.

EC



611 E. 900 S.

EC



615 E. 900 S.

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625 E. 900 S.

NC



629 E. 900 S.

EC



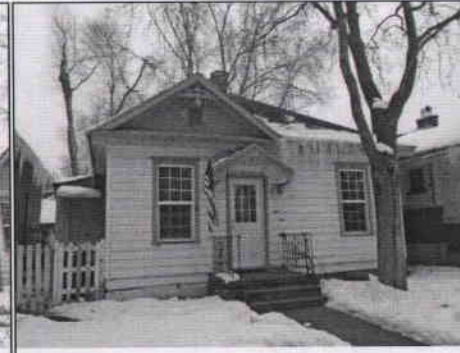
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647 E. 900 S.

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655 E. 900 S.

EC



659 E. 900 S.

EC

667 E. 900 S.

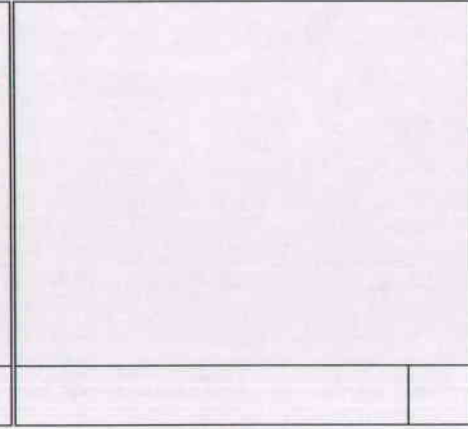
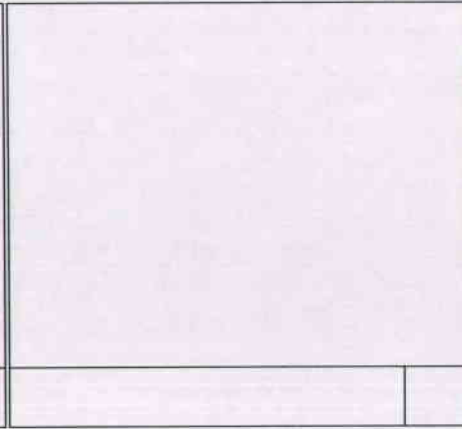
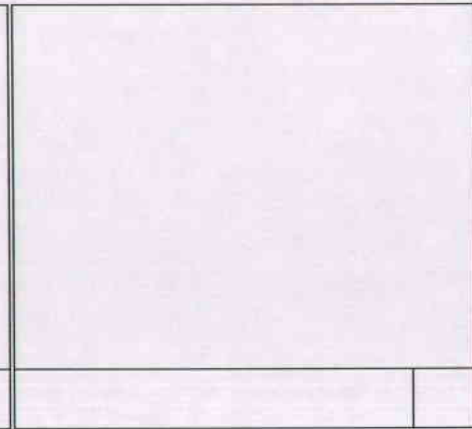
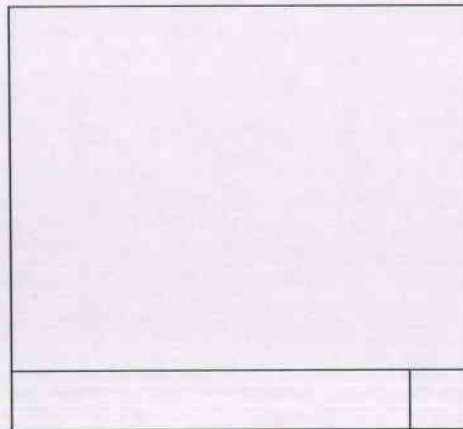
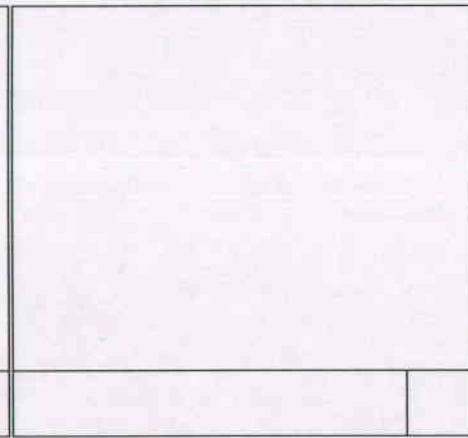
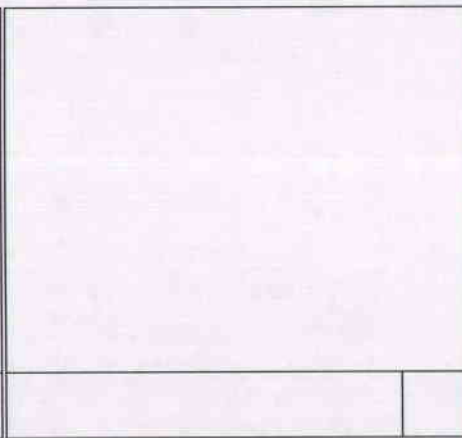
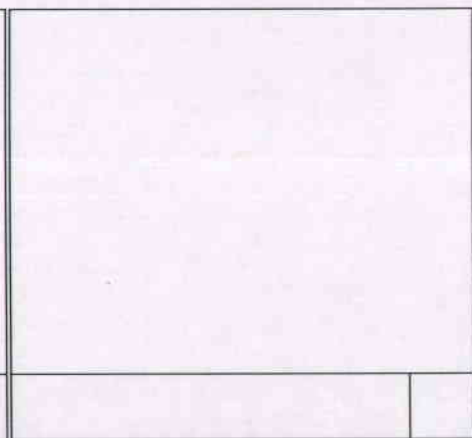
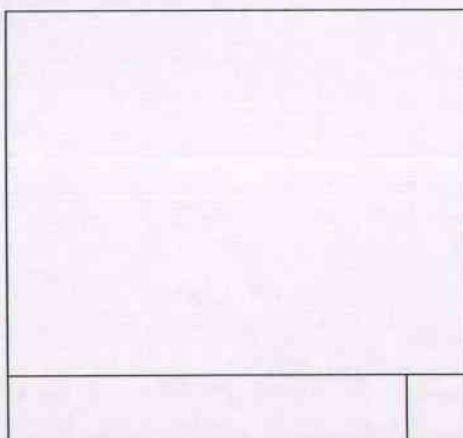
EC

679 E. 900 S.

NC

679 E. 900 S.

NC





516-520 E. ELWOOD PL.

EC

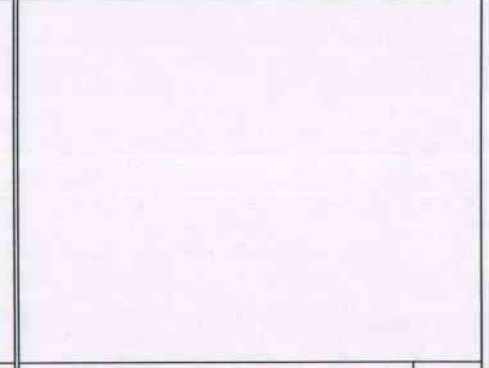
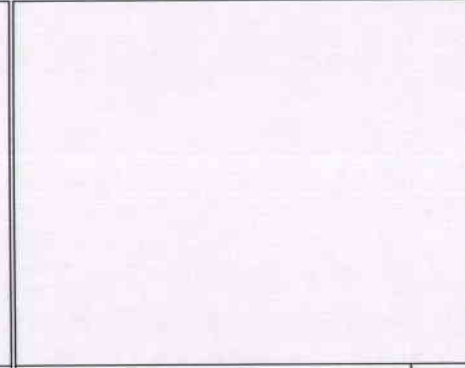
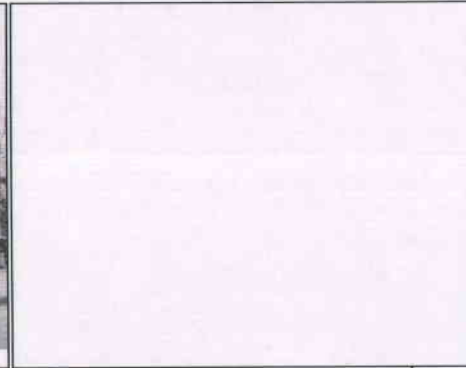


642-644 E. ELY PLACE EC

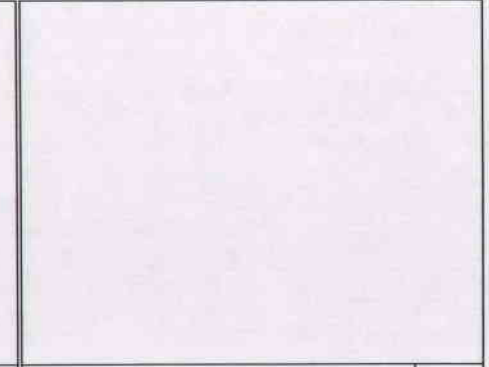
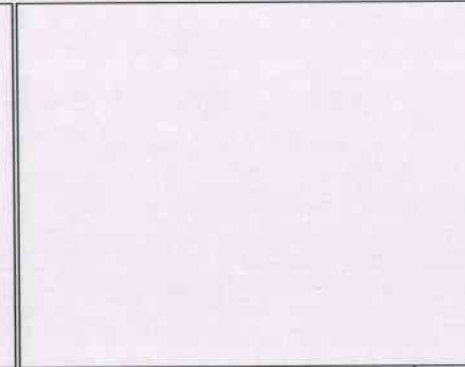
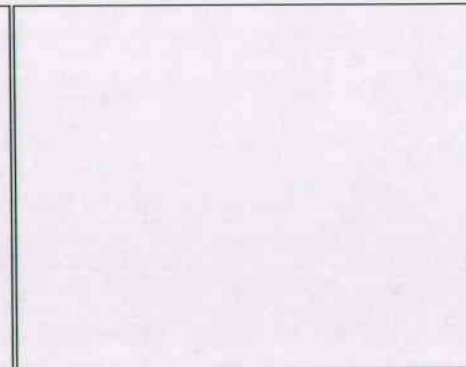
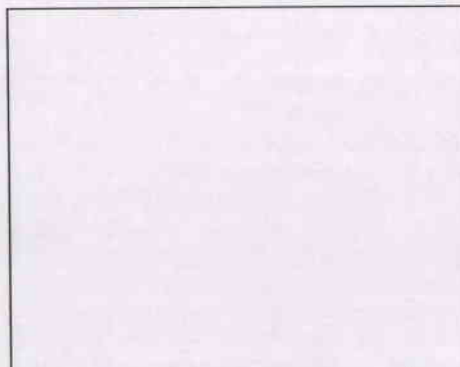
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650-654 E. ELY PLACE NC

658 E. ELY PLACE EC



662 E. ELY PLACE EC



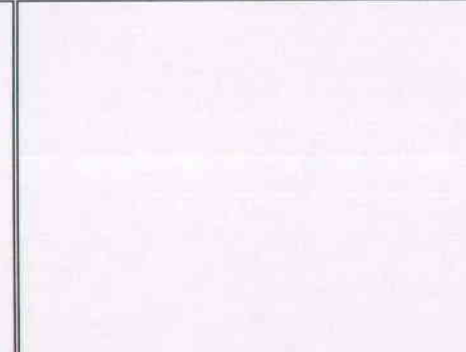
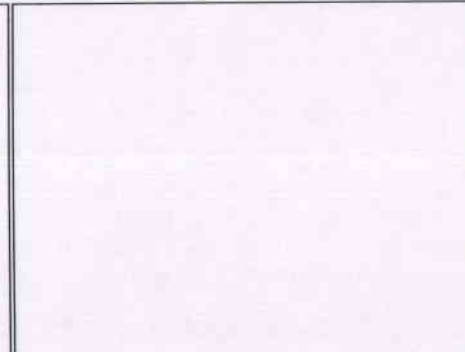
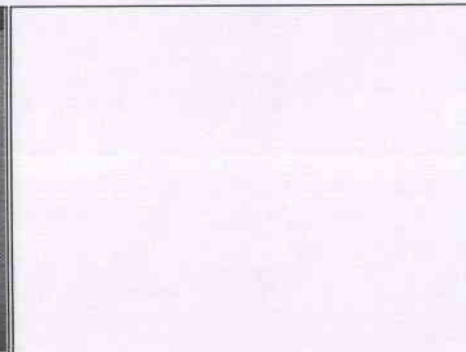


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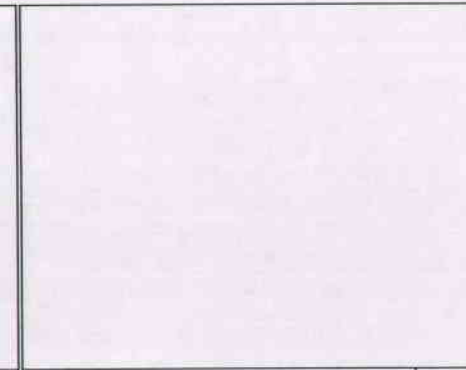
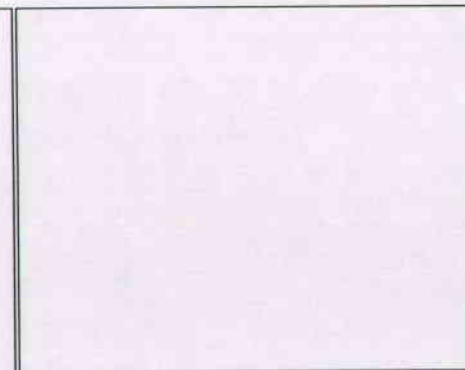
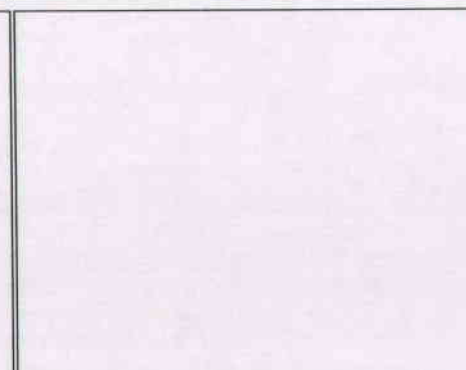
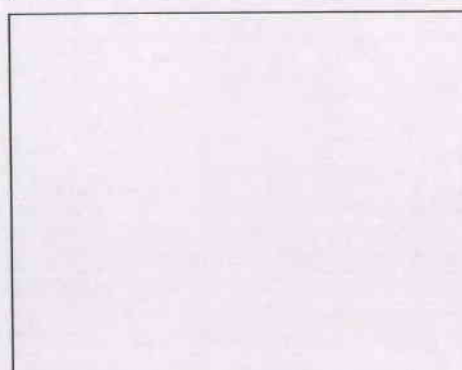
521-523 E. GALLACHER PL. EC

522 E. GALLACHER PL. EC

525-527 E. GALLACHER PL. EC



526 E. GALLACHER PL. EC





7451 S. GREEN ST.

OP



7460 S. GREEN ST.

OP



661 S. GREEN ST.

ES



661 S. GREEN ST.

ES



715 S. GREEN ST.

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721 S. GREEN ST.

EC



723 S. GREEN ST.

NC



724 S. GREEN ST.

NC



726 S. GREEN ST.

EC



728 S. GREEN ST.

EC



729 S. GREEN ST.

NC



732 S. GREEN ST.

EC



733 S. GREEN ST.

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741 S. GREEN ST.

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743 S. GREEN ST.

EC



744 S. GREEN ST.

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747 S. GREEN ST.

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748 S. GREEN ST.

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749 S. GREEN ST.

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753 S. GREEN ST.

EC



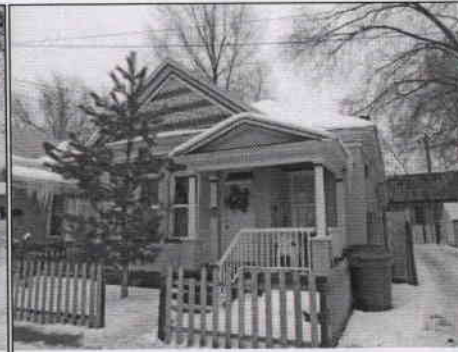
755 S. GREEN ST.

EC



756 S. GREEN ST.

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759 S. GREEN ST.

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803 S. GREEN ST.

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808 S. GREEN ST.

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809-811 S. GREEN ST.

EC



810 S. GREEN ST.

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819 S. GREEN ST.

EC



821-823 S. GREEN ST.

EC



822-826 S. GREEN ST.

EC



825 S. GREEN ST.

EC



829 S. GREEN ST.

NC



830 S. GREEN ST.

EC



831 S. GREEN ST.

EC















834 S. GREEN ST.

EC



836 S. GREEN ST.

EC

			
837 S. GREEN ST. EC	7839 S. GREEN ST. EC	843 S. GREEN ST. EC	844 S. GREEN ST. EC
			
845 S. GREEN ST. EC	847 S. GREEN ST. EC	848 S. GREEN ST. EC	852 S. GREEN ST. EC
			
856 S. GREEN ST. EC	857 S. GREEN ST. EC	859 S. GREEN ST. EC	864 S. GREEN ST. NC



141-143 S. HAWKES CT.

EC



142 S. HAWKES CT.

EC



148 S. HAWKES CT.

EC



149 S. HAWKES CT.

EC



150 S. HAWKES CT.

EC



155 S. HAWKES CT.

EC



157 S. HAWKES CT.

EC



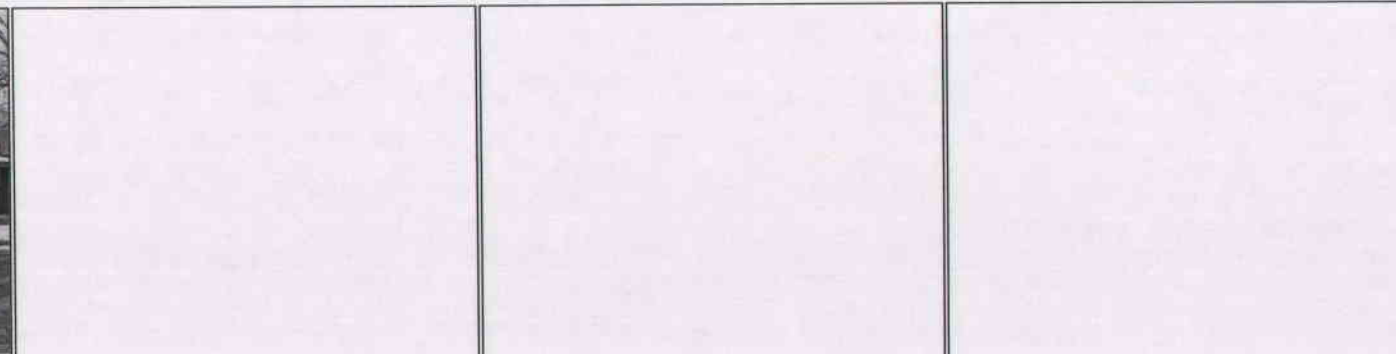
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EC



164 S. HAWKES CT.

EC







511 E. HAWTHORNE AVE.	EC	512 E. HAWTHORNE AVE.	EC	515 E. HAWTHORNE AVE.	NC	516 E. HAWTHORNE AVE.	EC
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521 E. HAWTHORNE AVE.	EC	522 E. HAWTHORNE AVE.	EC	525 E. HAWTHORNE AVE.	EC	526 E. HAWTHORNE AVE.	EC
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529 E. HAWTHORNE AVE.	EC	530 E. HAWTHORNE AVE.	NC	533 E. HAWTHORNE AVE.	EC	534 E. HAWTHORNE AVE.	EC
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538 E. HAWTHORNE AVE.	EC	539 E. HAWTHORNE AVE.	EC



153-155 S. HEATHER ST.

EC

153-155 S. HEATHER ST.	EC		



759 S. KILBOURNE CT. NC	760 S. KILBOURNE CT. EC	763 S. KILBOURNE CT. EC	764 S. KILBOURNE CT. EC
------------------------------	------------------------------	------------------------------	------------------------------



519-521 E. LOWELL AVE.

EC



520-522 E. LOWELL AVE.

EC



523 E. LOWELL AVE.

EC



524 E. LOWELL AVE.

EC



529-531 E. LOWELL AVE.

EC



530 E. LOWELL AVE.

EC



535 E. LOWELL AVE.

EC



536 E. LOWELL AVE.

EC



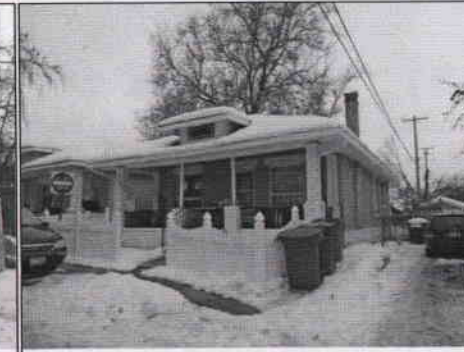
539 E. LOWELL AVE.

EC



540 E. LOWELL AVE.

EC



544 E. LOWELL AVE.

EC



548 E. LOWELL AVE.

EC



648 E. MARKEA AVE.

EC



652 E. MARKEA AVE.

EC



656 E. MARKEA AVE.

EC



660 E. MARKEA AVE.

EC



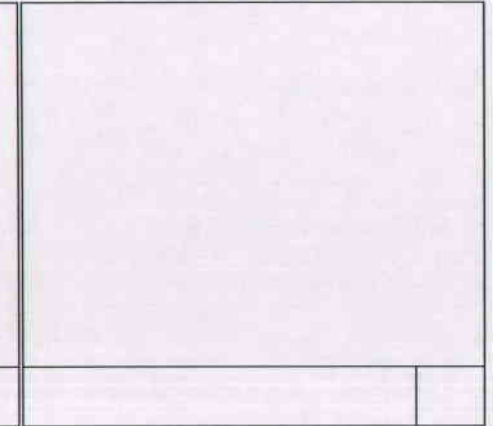
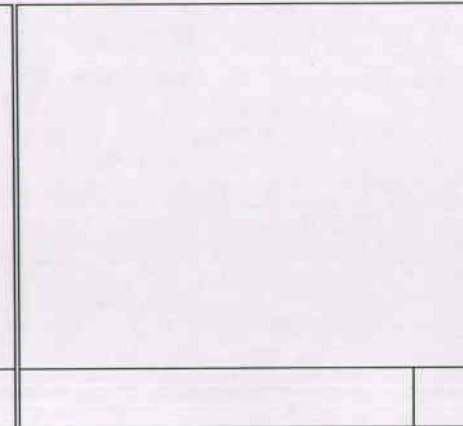
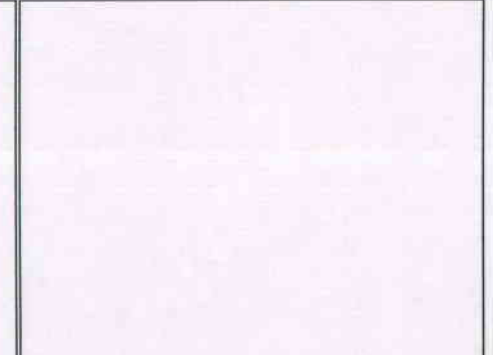
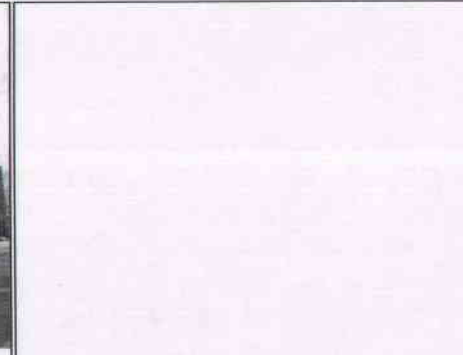
?670 E. MARKEA AVE.

EC



676 E. MARKEA AVE.

OP





602-604 S. PARK ST.

EC



607-611 S. PARK ST.

OP



608-612 S. PARK ST.

EC



620-632 S. PARK ST.

ES



629 S. PARK ST.

EC



631 S. PARK ST.

EC



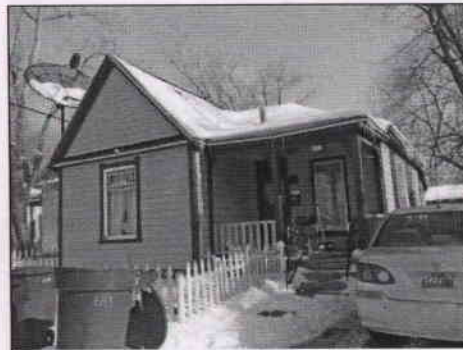
637 S. PARK ST.

EC



640 S. PARK ST.

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643 S. PARK ST.

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647 S. PARK ST.

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653 S. PARK ST.

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655 S. PARK ST.

EC



661 S. PARK ST.

EC



662 S. PARK ST.

EC



668 S. PARK ST.

EC



713-715 S. PARK ST.

EC



717 S. PARK ST.

EC



721 S. PARK ST.

EC



729 S. PARK ST.

EC



735 S. PARK ST.

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739 S. PARK ST.

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743 S. PARK ST.

EC















747 S. PARK ST.

EC



751 S. PARK ST.

EC

			
755 S. PARK ST. EC	756 S. PARK ST. EC	759 S. PARK ST. EC	760 S. PARK ST. NC
			
764 S. PARK ST. EC	765 S. PARK ST. EC	801 S. PARK ST. EC	802 S. PARK ST. EC
			
804-806 S. PARK ST. NC	805-807 S. PARK ST. EC	808 S. PARK ST. EC	809 S. PARK ST. EC



816-818 S. PARK ST.

EC



821 S. PARK ST.

EC



822 S. PARK ST.

EC



825 S. PARK ST.

EC



828 S. PARK ST.

EC



840 S. PARK ST.

NC



844 S. PARK ST.

OP



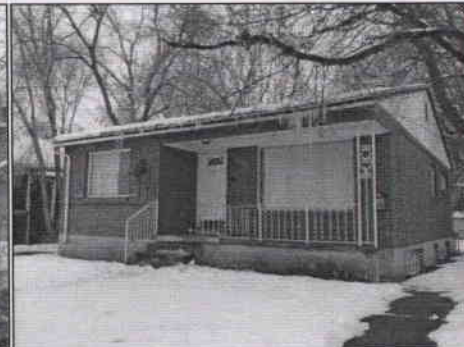
845 S. PARK ST.

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847 S. PARK ST.

EC



848 S. PARK ST.

EC



849 S. PARK ST.

NC



851 S. PARK ST.

EC



852 S. PARK ST.

EC



853 S. PARK ST.

EC



856 S. PARK ST.

EC



857 S. PARK ST.

NC



859 S. PARK ST.

NC



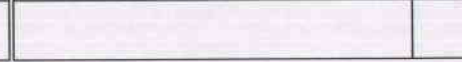
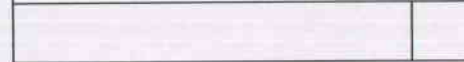
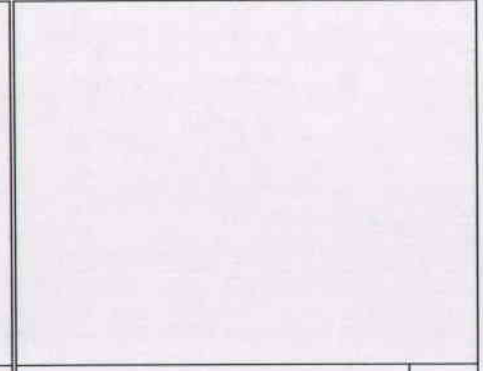
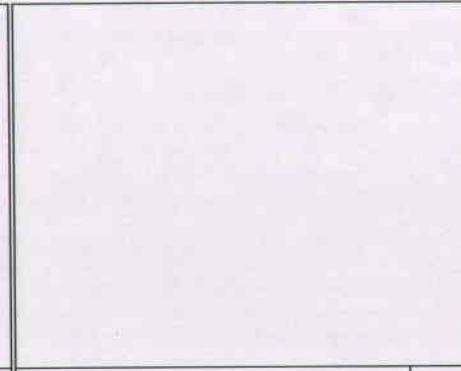
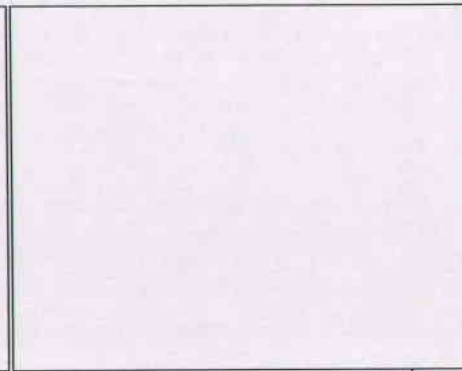
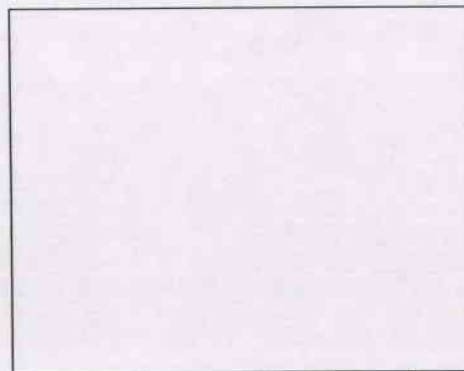
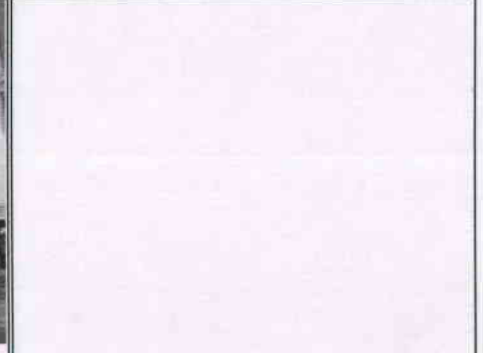
860 S. PARK ST.

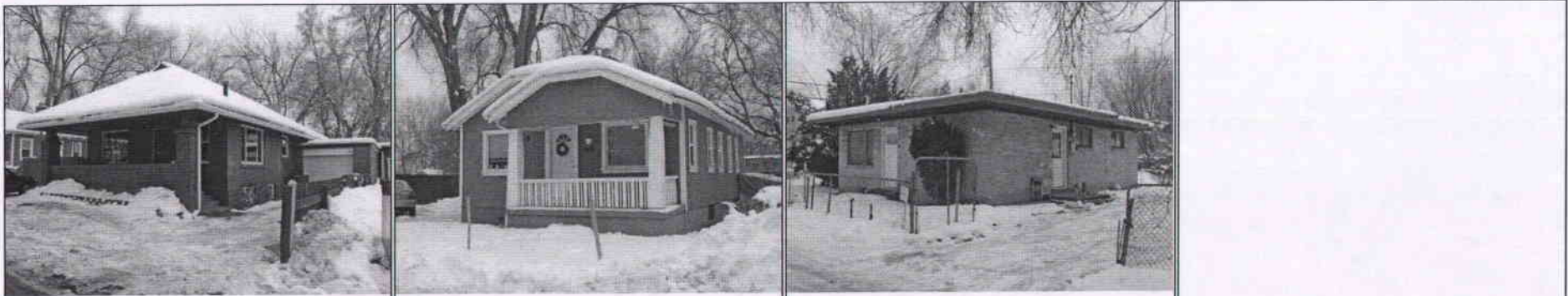
EC



864 S. PARK ST.

EC





612 E. SEGO AVE.	EC	618 E. SEGO AVE.	EC	636 E. SEGO AVE.	EC	
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315-317 S. VINCENT CT.	EC
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316 S. VINCENT CT.	EC
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325-327 S. VINCENT CT.	EC
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331 S. VINCENT CT.	EC
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Attachment B
Final Survey Report

**Central City Standard Reconnaissance-Level Survey
Salt Lake City, Utah:
Survey Report
REVISED FINAL**

Prepared for

Salt Lake City Corporation
Planning Division

Prepared by

Sheri Murray Ellis, MS, RPA
Manager/Sr. Consultant



Certus Environmental Solutions, LLC
Salt Lake City, Utah

Certus Project Number SLC01

April 25, 2013

TABLE OF CONTENTS

Introduction	1
Survey Objectives	1
Survey Area Boundaries	2
History of the Central City Neighborhood	2
Initial Settlement (1847 to 1869).....	5
Transition (1870 to 1899)	6
Mature Community (1900 to 1922).....	8
Depression and Decline (1923 to 1955).....	9
Erosion of Residential Character (1956 to 1995).....	10
Preservation vs. Progress (1996 to 2013)	11
Survey Methods.....	12
Survey Results	12
Periods of Construction	13
Architectural Types and Styles.....	16
Construction Materials	24
Key Characteristics of the Central City Neighborhood	25
Integrity of the Local Historic District	26
Recommendations	30
Amend the Local District Boundary	30
Amend the National Register District Boundary and Update Nomination.....	30
Conduct Additional Research on Select Properties	31
Conduct Public Outreach and Owner Education	32
References Cited	33
Appendix A: Property location maps.....	Attached
Appendix B: Photo index and property data sheets.....	Detached

LIST OF TABLES

Table 1. Buildings that will reach 50 years of age during 2014 to 2018	16
Table 2. Architectural Types for Contributing Properties	17
Table 3. Architectural Styles for Contributing Properties	18
Table 4. Cladding Materials for Contributing Properties	25
Table 5. Buildings for which a change in contributing status is warranted	28
Table 6. Properties recommended for additional research	31

LIST OF FIGURES

Figure 1. Location of Central City reconnaissance level survey area, Salt Lake City, Utah.	3
Figure 2. Location of Central City reconnaissance level survey area (Topo Map).....	4
Figure 3. Location of buildings and eligibility ratings, Central City Historic District (Map 1 of 3).	A-2
Figure 4. Location of buildings and eligibility ratings, Central City Historic District (Map 2 of 3).	A-3
Figure 5. Location of buildings and eligibility ratings, Central City Historic District (Map 3 of 3).	A-4
Figure 6. Construction trends by decade showing numbers of properties currently represented in the district.....	14
Figure 7. Number of current properties by thematic period.....	14
Figure 8. Construction by Historic Context Period, Central City neighborhood.....	15
Figure 9. Original uses of current building stock	17
Figure 10. 2013 eligibility ratings of buildings in the Central City local historic district.	28

INTRODUCTION

The Planning Division of Salt Lake City Corporation (the City) contracted with Certus Environmental Solutions, LLC (Certus) to conduct a standard reconnaissance-level survey (RLS) of the Central City neighborhood of Salt Lake City, Utah. Funding for the survey is from a matching grant provided to the City through the Utah State Certified Local Government program. Field studies for the project occurred during winter 2012. This report details the results of the survey. The report will be followed by presentations of the results to the Salt Lake City Historic Landmarks Commission and residents of the Central City neighborhood.

In accordance with the standard operating procedures of the Utah Division of State History (UDSH) for standard RLSs, a research design to guide the survey was prepared prior to field studies (Ellis 2012). The research design included information about the purpose of the survey, the boundaries of the survey, the history of the survey area, and information about the architectural (and other) resources that were expected to be encountered during the survey. The research design was reviewed and approved by the City and the UDSH prior to fieldwork.

SURVEY OBJECTIVES

The objective of this survey effort is two-fold: 1) update the documentation of properties in the Central City Historic District to reflect current conditions and historical integrity; and 2) determine if a boundary adjustment is warranted for the local historic district based on changes in the historical integrity of the district.

The Central City Historic District was designated a local (Salt Lake City) historic district in 1991. In 1996, the district was listed on the National Register of Historic Places (NRHP) (NRIS 96000940), but with different boundaries than that of the local district. In 2001, the boundaries of the NRHP historic district were expanded through the East Side Historic District Boundary Increase, but those of the local historic district were not. Field studies to support the designation of the local historic district and the National Register district were completed in the 1980s and 1990s (A/P Associates Planning & Research 1983; Miller 1994). No new comprehensive surveys of the district have been conducted since that time, making the most current available data on individual properties at least 18 years old. At the time the National Register district was created, the period of significance ended in 1946, the 50-year mark for the listing of the district in 1996. Since that time, additional buildings have reached the 50-year historical age criterion (i.e., built during or before 1962 as measured from the date of this research design). These buildings were considered out-of-period for the surveys supporting the district designations, and their historical integrity was never evaluated; the information about these buildings is, therefore, incomplete. Additionally, to provide for future actions associated with the districts, the City wishes to evaluate properties that will come of age in the next 5 years (i.e., evaluate all properties constructed during or before 1967). For these reasons, the City wishes to gather updated information on all properties in both the local and NRHP districts.

The local Central City Historic District is bounded on the north by roughly 50 South, on the south by the centerline of 900 South, on the east by the centerline of 700 East, and on the west by the centerline of 500 East. The NRHP district boundaries, excluding the boundary increase, are irregular but roughly bounded by South Temple Street on the north, 900 South on the south, 700 East on the east, and 500 East on the west. The boundary is shaped like a dumbbell, with larger block areas at the north and south ends connected by a narrow corridor in the middle. The local historic district's boundaries encompass those of the NRHP district and contain additional buildings beyond those listed as part of the NRHP district. The City wishes to better understand the historical integrity of those buildings located outside the NRHP district but inside the local historic district.

SURVEY AREA BOUNDARIES

The survey boundaries are as follows (see also Figures 1 and 2):

- The southern boundary of the South Temple Historic District (at approximately 50 South)
- The centerline of 500 East
- The centerline of 700 East
- The centerline of 900 South

These boundaries encompass the entirety of the local historic district and the NRHP district, excluding the boundary increase.

HISTORY OF THE CENTRAL CITY NEIGHBORHOOD

The Central City neighborhood is one of the oldest in Salt Lake City, being part of the original plat for the city. The following outline history of the neighborhood's long and illustrious development is derived from the 1996 National Register nomination for the Central City Historic District (McKenna and Miller 1996) and the nomination for the National Register district boundary increase (Giraud 2001). The nomination for the primary Central City National Register District established a single period of significance from 1870 to 1946 and did not subdivide the historical overview by period. The 2001 boundary increase nomination by Giraud, however, did establish sub-periods of significance based on the same general history of the neighborhood, and these sub-periods are used here to discuss the area's history. The periods, with minor modification of a few overlapping and terminal dates, are: Initial Settlement (1847 to 1869); Transition (1870 to 1899); Mature Community (1900 to 1922); Depression and Decline (1923 to 1955); and Erosion of Residential Character (1956 to 1995). For the purpose of this reconnaissance-level survey, a final period—Preservation vs. Progress (1996 to 2013)—has been added to discuss more recent trends occurring in the neighborhood.

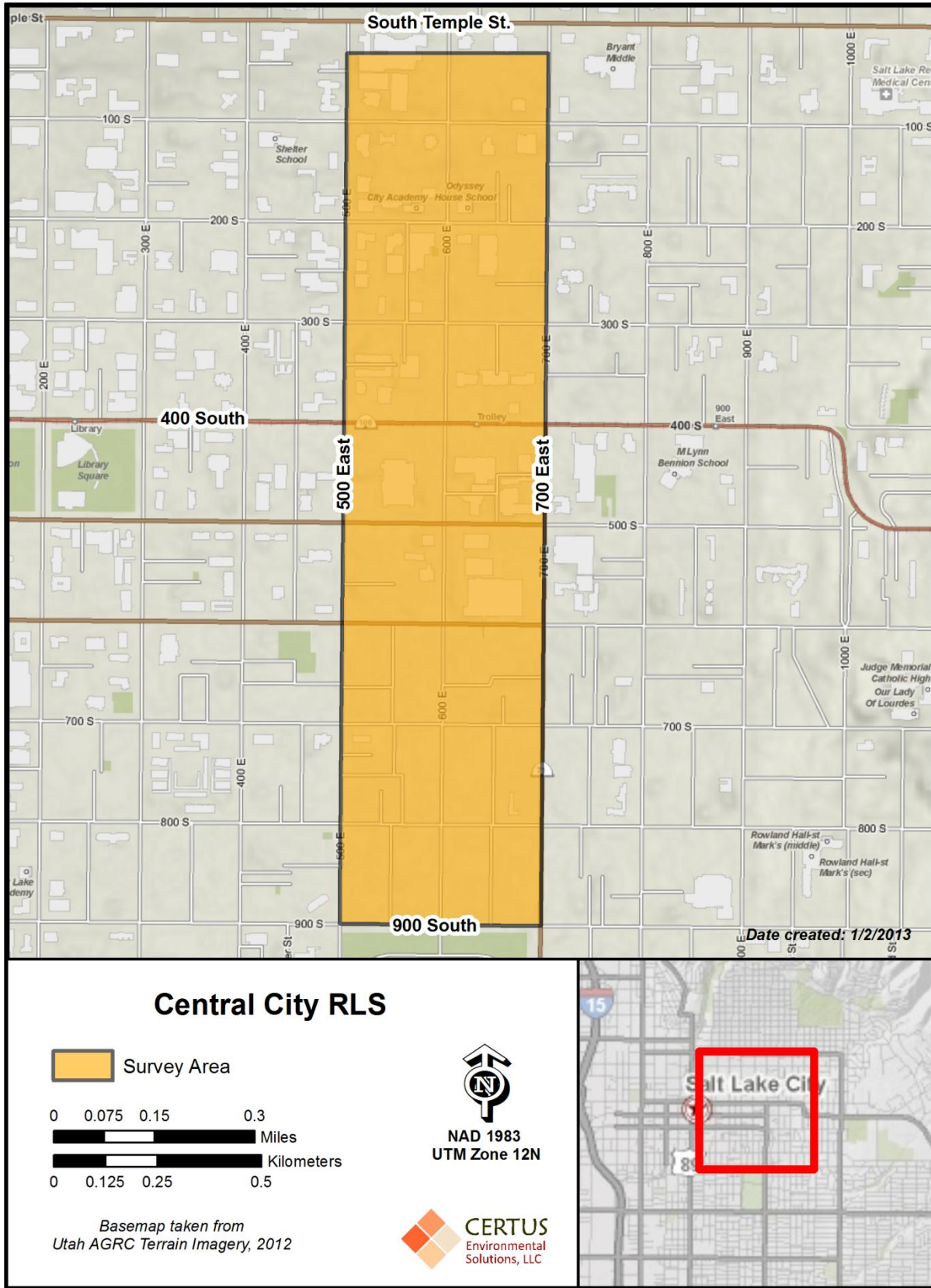


Figure 1. Location of Central City reconnaissance level survey area, Salt Lake City, Utah.

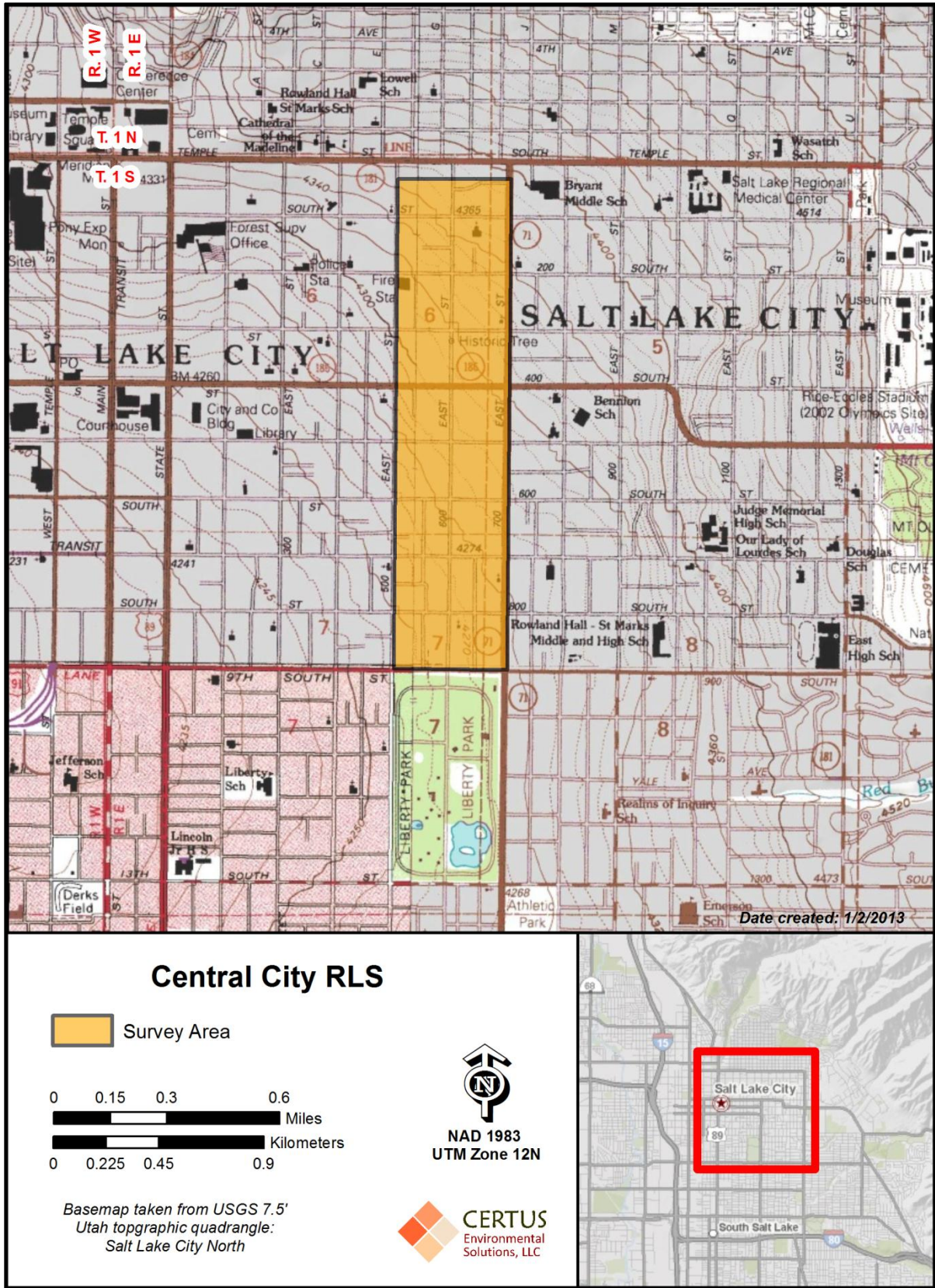


Figure 2. Location of Central City reconnaissance level survey area (Topo Map).

Initial Settlement (1847 to 1869)

The Central City neighborhood was part of the second wave of settlement that followed after the Mormon pioneers arrived in the Salt Lake Valley in 1847. The initial settlement of the city took place to the west of the neighborhood, closer to the newly created temple square. However, the lands of the neighborhood were platted as part of one of the first several plats of the city (specifically Plat B), which divided the city into 10-acre blocks arrayed according to LDS Church founder Joseph Smith's Plat for the City of Zion. The platted city extended as far south as 900 South; the area south of that was known as the "Big Field" and was generally used for agricultural purposes in support of the new settlement. The platted blocks north of 900 South were divided into numerous wards, an ecclesiastical subdivision of the LDS Church. The Central City survey area was part of the 2nd, 9th, and 12th Wards.

By the 1860s, scattered settlement had spread to the east, a few blocks beyond 700 East, the eastern boundary of the current survey area, and south to 900 South. By 1870, as depicted in a Birdseye View of Salt Lake City, Utah map by Augustus Koch that year, the blocks between 500 East and 700 East from South Temple to 300 South were the most intensely settled in the survey area at that time.

Dwellings on these lots were located along the platted roads, and support structures and personal-use gardens and livestock were kept to the interior of the blocks. On the whole, these earliest dwellings were simple, vernacular, 1-story, single cell or Hall-Parlor structures built of locally produced adobe bricks or logs hewn from the surrounding foothills. Classical styling, an apparent favorite of early Mormon settlers (Giraud 2001), was the most common named form of adornment on these dwellings.

The spread of the Salt Lake City population east from its core area near the LDS Temple was made possible by the resolution of the Utah War and the forced removal of Native Americans to reservation lands. It was made necessary by the near continual influx of new settlers arriving annually. While the majority of these new arrivals were Mormons, some were non-Mormons who settled in the area following the establishment of the federal military outpost of Fort Douglas in the foothills northeast of the city in 1862 and who hoped to find employment or other financial gain in support of military personnel. Others arrived on the encouragement of Colonel Patrick Connor, the commander of troops at Fort Douglas, who actively sought the dilution of Mormon influence in the Utah Territory by recruiting non-Mormons business and community leaders to settle in the area. Connor also encouraged pursuit of mining in the mountains around Salt Lake City as a means of drawing additional non-Mormon settlers to the area. In 1863, several of Connor's troops discovered veins of silver and gold in the nearby Wasatch Mountains. It didn't take long for news of the discovery to spread, and would-be miners began flocking to Utah. However, it was the completion of the Transcontinental Railroad through Utah in 1869 that dramatically opened up the Salt Lake Valley, and the West in general, to a mass of emigration that would forever change the complexion of the city. The railroad made emigration easier but also provided access to national, and even international, markets for ore being extracted from northern Utah's mountains.

Transition (1870 to 1899)

By the close of 1870, Brigham Young, ever the entrepreneur, had overseen the construction of the Utah Central Railroad, which connected Salt Lake City to the transcontinental rail line. Almost immediately, the population of Salt Lake City boomed, increasing by nearly 62% between 1870 and 1880, the third highest growth rate in the city's history (Powell 1994; Moffatt 1996); the subsequent two decades showed a comparably impressive level of growth in the city as well.

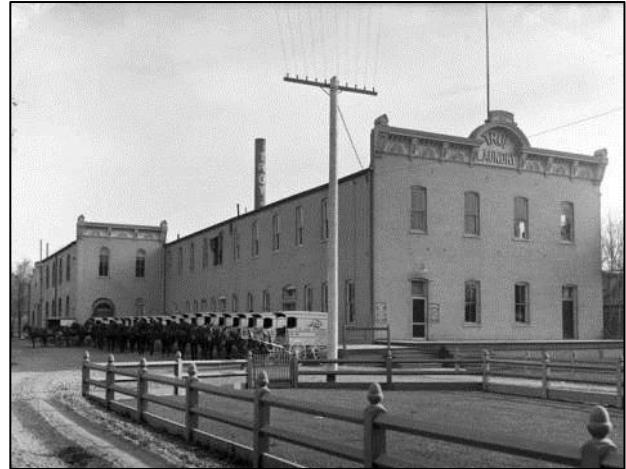
As the population grew, the city's infrastructure grew along with it. By the 1870s, a horse-drawn streetcar system had been established over a few miles of roads in downtown Salt Lake City, east of the Central City survey area. Over the next 20 years, the streetcar system developed into an extensive complex of electrical trolleys operated along parallel lines by competing companies. At its apex shortly after the turn-of-the-century, the system provided passenger service to much of the eastern and southern parts of the Salt Lake Valley. By 1891, eight trolley/streetcar routes headed east out of downtown Salt Lake City. Of these, the majority passed through and served the residents and commercial purveyors of the Central City survey area. In the survey area, routes extended along portions of South Temple, 100 South, 200 South, 300 South, 500 South, 900 South, 500 East, and 700 East.

The availability of public transit, the influx of new people and access to national markets and aesthetics, and the wealth accruing to both Mormon and non-Mormon businessmen and mining magnates in the burgeoning economy had a profound effect on both the density and type of land use in the Central City neighborhood and on the building stock. As wage labor and commercial access to food products grew, Salt Lake City's dependence on an agrarian lifestyle waned. Many of the larger lots in the Central City neighborhood were subdivided to provide for residential development of block interiors. Multi-family housing also increased in number in the area as population density increased along with the easy transit access to employment in downtown Salt Lake City and elsewhere in the valley. Residential buildings became more diversified, larger, and more permanent during this period. Along South Temple (just north of the survey area) and 100 South, large mansions were constructed by wealthy families, most of whom were involved in banking, mining, or large-scale business ventures. These architect-designed mansions reflected a range of forms and styles, though most would be categorized as Victorian representations. To the south of these formidable homes grew the small and moderate sized homes of middle and labor class residents. While most of the mansions were constructed of brick, a large number of the smaller homes were constructed of adobe or wood framing.

Platted residential subdivisions also appeared in large numbers during this period, particularly during the 1880s and 1890s. While many were platted by out-of-state developers, several were platted by local craftsman/builders who had begun to specialize in tracts of small, affordable housing with a handful of identical floor plans. Subdivisions were particularly common in the vicinity of 900 South. This was due in part to the formal platting of the Big Field by the city that occurred around this time. Four subdivisions were platted in the Central City RLS survey area during this period. They include the 74-lot Ehrich's Subdivision (1888) between 500 and 600 East and 800 and 900 South;

the 13-lot Connor's Subdivision (1889) between Green Street and 700 East between 800 and 900 South; the 28-lot Hollister's Subdivision (1890), also between Green Street and 700 East between 800 and 900 South; and the 26-lot Pearson's Subdivision (1890) on the south side of 700 South between 600 East and Park Street (McKenna and Miller 1996).

Building stock during this period was overwhelmingly residential in nature, and of those, the vast majority were single-family dwellings. The 1889 and 1898 Sanborn fire insurance maps for the survey area depict only a handful of commercial and public use buildings in the Central City survey area. It should be noted, however, that the maps did not necessarily capture all mixed used properties that included house stores—small stores incorporated into single- or multi-family dwellings. The purely commercial enterprises consisted of the Harris Candy Factory, which occupied a small building on a residential lot on



Troy Steam Laundry, built ca. 1883. Photo courtesy of Utah State Historical Society.

the east side of 600 East between 100 and 200 South, the Troy Steam Laundry, which occupied the interior block on the east side of 600 East between 400 and 500 South, and a small drug store incorporated into a series of contiguous dwellings (the Park Terrace development) on the southeast corner of 300 South and 500 East. The remaining non-residential buildings were the Industrial Christian Home on the east side of 500 East between 100 and 200 South, the East Side Baptist Church on the northwest corner of 300 South and 700 East, and the Utah Exposition building and grounds occupying the entirety of Block 325 between 500 and 600 South and 600 and 700 East (the current location of Trolley Square).

The Industrial Christian Home was built by the Industrial Christian Home Association of Utah between 1889 and 1890. The association, which was run by non-Mormons and received \$50,000 in federal funding to construct the building, was an organization focused on providing refuge to women whom they presumed wanted to flee from polygamous marriages in Utah in the wake of the LDS Church, under intense national political and legal pressure, declaring the official end to church sanctioning of the practice (McKenna and Miller 1996). Few “refugees” made use of the home, and the building was abandoned by June 1893.

The Utah Exposition Building, which was designed by famed architect Richard Kletting (who also designed the Utah State Capitol and Saltair) was constructed during the late 1880s on the 10th Ward Square, which is now home to Trolley Square. The building and grounds were operated under the jurisdiction of the Deseret Agricultural and Manufacturing Society (DAMS), which was started in 1856 by an act of the then Territorial Legislature but was, for all intents and purposes, an ecclesiastical board of the LDS Church. DAMS was assigned the duty of promoting the agricultural

self-sufficiency of Mormon settlers in Utah and extolling the religious virtues of domestic industry. The society held annual expositions in conjunction with the general conference of church members. The exposition was held in numerous locations over the years until finding what appeared to be a permanent home with the construction of the elaborate Exposition Building and grounds at the 10th Ward Square in 1888. The annual gatherings were held at the Exposition building until ca. 1902, at which time they moved to their current location at the Utah State Fair Grounds.



Utah Exposition Building, ca. 1888. Photo courtesy of Utah State Historical Society.

Mature Community (1900 to 1922)

By the turn of the 1900s, Salt Lake City had matured into a typical western city connected to the rest of the nation by rail, offering numerous amenities, and no longer dependent on an agrarian lifestyle. Greater religious and ethnic diversity, and greater diversity of employment opportunities, followed the evolving economy of the city. The religious diversity is reflected, in part, by the appearance of the Swedish Mission Church and the Seventh Day Adventist Church buildings in the Central City survey area by 1911.

The mining industry still provided substantial employment and wealth (to a few individuals) to the area's residents. As the population of the area continued to diversify and grow, and the streetcar system continued to expand and improve its efficiency, the popularity of the "suburbs" surrounding the downtown business center of the city rose, as did the attractiveness of suburbs further away. By 1911, few vacant lots remained in the Central City survey area. Those that were available were primarily located in the southern half of the survey area and appear to have been associated with platted subdivisions that had yet to be developed. These trends brought interesting, almost contrasting, changes to the neighborhood of the Central City survey area.

On the one hand, single-family housing construction boomed as more residents flooded the neighborhood. Larger lots were subdivided and platted subdivisions were built out. Residential courts consisting of multiple attached single-family dwellings also became popular in the area, as did residential courts of small, detached Bungalows. On the other hand, a slow exodus of single-family homeowners also began during this period. This is evidenced, in part, by the increase in the number of single-family dwellings being used as rental properties (Giraud 2001).

Construction of multi-family housing, particularly in the form of multi-story apartment buildings, also increased during this period. These apartments, along with the residential courts, served to increase the population density of the neighborhood.

While the neighborhood of the Central City survey area was never a historically dense commercial area (as opposed to its current status), there was a minor increase in commercial services during the first decade of this period. In many cases, these commercial ventures were small grocery stores, drug stores, butcher shops, and bakeries that served the local residents. Other commercial enterprises served a broader population and included a carpet cleaner, the Paris Hand Laundry, and a cigar box factory. Also by 1911, the once abandoned Industrial Christian Home had reopened as the Hotel Fifth East.

Two major efforts prior to 1910 served to create an identity for the Central City neighborhood. One was the rise of the City Beautiful movement in 1906, and the other was the construction of the Utah Light & Railway Company (UL&R) car barns and shops in 1908 at what is now Trolley Square.

The City Beautiful movement was a national movement intended to improve the aesthetic appeal of cities and, by extension, the living conditions of urban residents. In Salt Lake City, the movement, which extended into the 1920s, was heavily promoted by Mayor Ezra Thompson and the Improvement League. Local beautification efforts included such projects as paving streets, installing curb and gutter and street lighting, creating parks, and planting trees, flowers, and other ornamental landscaping in public spaces. In the Central City neighborhood, the movement manifested itself in raised and landscaped medians that extended along many of the neighborhood's major streets, including 600 East. The 600 East median extended from the Governor's mansion on South Temple to the northern entrance of Liberty Park at 900 South. The median, which is still present today and remains as one of the few medians still fully intact along its original length, serves as a unifying element tying the northern and southern portions of the Central City survey area together.

The development of Trolley Square as the center of operations for the UL&R established the Central City neighborhood as a transit-oriented neighborhood. The square, which had previously held the Utah Exposition Building, was purchased by E.H. Harriman, the wildly successful leader of the Union Pacific Railroad Company and all-around railroad magnate. Harriman, who for years had been engaged in buying up small, local rail companies to add their capacity and geography to his massive Union Pacific system, had purchased controlling interest in the UL&R. In 1908, he invested more than \$3 million to construct a series of Mission style trolley barns, maintenance buildings, and support structures at what would then become Trolley Square. The complex also included the iconic water tower that stands on the property today.

Depression and Decline (1923 to 1955)

As much as the streetcar system had spurred the growth and influenced the development of the Central City neighborhood during its early history, the rise of the automobile may have changed it even more. As they always have, automobiles brought a form of geographic freedom that had not really existed, particularly in the interior West, prior to their "arrival". While railroads and transit lines offered increased mobility to those without horses and wagons, they followed prescribed routes and required transfers or walking by passengers to get to many locations. By contrast, automobiles could take travelers wherever they wanted to go. As automobiles became more affordable over time,

this freedom accrued to middle class workers, who soon began to eye the more distant suburbs of the Salt Lake Valley as viable residential locations away from the congestion and pollution of the city. As a result, the exodus of single-family homeowners that had started in the Central City neighborhood in the 1910s increased. In Central City and surrounding neighborhoods, such as the Avenues and the Bryant neighborhood, numerous single-family homes were renovated to contain multiple apartments or turned into boarding houses (Giraud 2001). Such apartments and boarding houses became increasingly popular during the 1930s, while the city writhed in the throes of the Great Depression. Stand-alone, multi-story apartment building construction also increased dramatically during this period, particularly during the 1920s, with at least 10 major apartment buildings, and many smaller ones, being constructed in the Central City survey area alone.

New construction of single-family housing did not completely disappear during this period, though. Most such construction occurred during the latter part of the period, following the return of soldiers from World War II. The vast majority of the Central City survey area had been completely built-out by the 1930s, with essentially no vacant space available for new construction. However, a few interior blocks had not been subdivided during earlier periods in the area's history, and when they were subdivided during the 1940s, small tracts of World War II Era housing (WWII Era Cottages) were constructed. During the early post-war period, several of the older homes in the neighborhood were demolished to make way for new single-family and multi-family dwellings.

New zoning ordinances during this period also made possible the change in the composition of the Central City neighborhood. These ordinances shifted the focus of the neighborhood away from primarily residential uses toward an increasing mixture of uses and allowed encroachment on historical residential neighborhoods (Giraud 2001). The ordinances provided for the presence of fraternal organizations and clubs, medical facilities, and other non-residential uses. A handful of new office buildings, clinics, and other professional service buildings, all adorned in the distinctive post-war architectural styling of the time, appeared in the survey area during the latter part of the period and were (are) oddly juxtaposed against the picturesque single-family cottages and historical 3-story apartment buildings. Among these are the former Moose Lodge at 607 East 200 South, the medical office building at ca. 31 South 500 East, and the office building at 511 East 300 South.

Truly reflective of the burgeoning automobile culture was the construction during this period of a "tourist court" with drive-up motel units on the southwest corner of 400 South and 600 East and an auto service center on the southeast corner of 400 South and 500 East. None of the buildings associated with these uses remain today.

Erosion of Residential Character (1956 to 1995)

The trend away from owner-occupancy toward rental housing continued in the Central City neighborhood during the 1960s, 1970s, and 1980s. An increasing number of historical single-family dwellings, particularly the larger homes in the northern part of the neighborhood, were subdivided into multiple apartments and converted to rental properties. Redevelopment and affordable housing projects saw the demolition of numerous historical residences to make way for new apartment

buildings. Additional zoning ordinance changes opened the door for increased commercial development in the central portion of the neighborhood, particularly in the area between roughly 200 South and 500 South. In this area, many office buildings, restaurants, retail outlets, and other commercial and institutional building have been constructed, the majority of them after 1990.

Not all modern business development has resulted in the demolition of historical buildings in the Central City survey area. A number of both larger mansions and smaller single-family dwellings were converted into office or other business uses, retaining the historical character of the public view while applying concepts of adaptive reuse to the buildings. An example of this type of reuse is the Kimball mansion on 600 East, which now houses executive suites and other small office suites. A similar example of such adaptive reuse, though it occurred prior to 1950, was the conversion of the large, Neoclassical style O.J. Salisbury mansion on the corner of 100 South and 600 East, to a mortuary and funeral home.

During the 1990s, the Central City neighborhood saw a small return of single-family homeowners and a resulting slight shift away from renter occupancy of single-family dwellings. This may have been, in part, a response to renewed interest by the City in the preservation of the historical character of the city's older neighborhoods and the designation of the Central City local historic district in 1991. A demolition ordinance put in place by the City in 1995 was part of the focus on preserving the historical character of the area but did not have the desired effect. Much of the modern commercial development that has taken place in the central portion of the neighborhood occurred after 1995.

Preservation vs. Progress (1996 to 2013)

The most recent period in the history of the Central City neighborhood—between 1996 and 2013—has been a struggle between preservation of the area's historical resources and the furtherance of modern economic development. On the one hand, the re-establishment of a streetcar system (now represented by light-rail) through and within walking distance of most of the Central City neighborhood in the late 1990s and early 2000s, added to the attractiveness of the neighborhood for single-family occupancy, as residents who wanted to experience urban living but with a minimization of their experiences with traffic congestion, have been able to take advantage of the expanding modern transit system. This has led to a modest return to owner-occupied properties in contrast to rental properties.

New housing construction has also occurred in the area, primarily in the form of multi-family apartment and condominium complexes built upon lots once occupied either by historical single-family dwellings, such as the case of Vernier Avenue (335 South) where eight Victorian-era residences were demolished for the construction of a new apartment/condominium complex. However, a small number of new single-family dwellings and attached single-family residential courts (primarily comprised of condominiums) have also appeared in the area in recent years, primarily in the northern portion of the neighborhood.

Commercial development during this period has been most active in the area between 300 South and 500 South. Much of this development was accomplished by demolishing other modern (i.e., post-1968) commercial properties, but some, particularly in the vicinity of 300 South and 500 East, required the demolition of older buildings. Such instances have served to erode the cohesiveness of the Central City neighborhood, creating two distinct historical residential areas separated by a modern commercial district.

SURVEY METHODS

Certus conducted the reconnaissance-level survey of the Central City neighborhood in accordance with the 2012 standard operating procedures issued by the UDSH. All primary buildings, regardless of age, were documented.

Because digital photography allows for the reorganization of data after fieldwork—as compared to standard 35mm photography that generates negatives in the order in which photographs are taken—buildings were documented in a systematic fashion on a block-by-block, rather than street-by-street, basis. After fieldwork, digital data was grouped by street to ensure consistency with both the UDSH records requirements and the City’s preferred format for ease of use. As each building was documented, its location was entered into a hand-held GPS unit. Where property addresses were unclear or estimated, Certus indicated such with a “?” in front of the address.

Digital photographs of each building were captured with the image resolution set at 3648 × 2736 pixels and 350 pixels per inch. All images were captured in 24-bit color JPEG format.

During the survey, each building was evaluated for its architectural type and style, its dominant exterior construction materials, and the degree to which it retains its integrity of location, design, materials, and workmanship (i.e., its historical integrity). Because most of the buildings in the Central City neighborhood have been surveyed before as part of the both general resource identification surveys and the establishment of the local and national historic districts, Certus paid special attention to comparing the current evaluation of the buildings with their previous evaluations and to the numbers of demolitions of historical buildings to assess the degree to which the historical integrity of the overall neighborhood has changed since the establishment of the historic districts.

Following the survey, data for each building was entered into the UDSH Preservation Pro database according to standard procedures. For buildings that had been documented prior to the current survey effort and for which data already existed in the database, existing data were updated rather than new entries being added.

SURVEY RESULTS

A total of 637 primary buildings were documented during the reconnaissance-level survey of the Central City local historic district. Of these, roughly 86%—or 551 buildings—date to the historical period. Figures 3-5 (in Appendix A, attached) illustrate the locations of each of the documented

properties. Photographic index sheets and individual property records are provided in Appendix B (detached) of this report.

The discussions that follow describe key elements of both the individual building stock in the Central City district and the overall integrity of the district itself. These key elements include construction timing trends, architectural types and styles, construction materials, defining characteristics of the district, and an assessment of the overall integrity of the district. Where appropriate, discussions also compare existing survey data with data gathered at the time the local historic district was established.

Periods of Construction

The known and estimated construction dates for the building stock of the Central City district very clearly reflects the patterns of development discussed in the historical context, above. That is, the largest boom in construction occurred during late 1800s and early 1900s (see Figure 6, below), when development outside the initial core area of the city began and the streetcar system spread east and south of the downtown area. This development occurred as both individual construction projects and subdivision projects. The earliest of the development was largely focused at the extreme north end of the district, just south of South Temple. By 1920 most of the Central City area had either been developed or platted for development; residential development had shifted to the south and east of 900 South and 700 East with the expansion of the streetcar system and platting of the Big Field area. During the Depression era, new construction was limited, largely by economic constraints, and consisted largely of in-fill projects (new buildings constructed on individual lots that had been platted but not developed). World War II and the economic resurgence brought about a small increase in new construction, primarily residential construction, in the neighborhood, but the vast majority of the development during this period occurred well beyond the Central City neighborhood in newly emerging suburbs. In the decades that followed, new construction remained low and shifted away from single family dwellings to multi-family affordable housing and commercial properties, such as grocery and department stores, offices, convenience stores, and gas stations.

Relative to the chronological periods of the historical context for the Central City district (see Figures 7 and 8, below), the greatest volume of development coincides with the Mature Community period of 1900 to 1922. During this period, the vast majority of development consisted of single family dwellings. None of the current buildings in the survey area could be identified as representing the Initial Settlement period, the earliest period in the neighborhood's historic context. This is not surprising given the small and often temporary nature of the earliest structures built in the Salt Lake Valley and the concentration of the first residential and commercial development around Temple Square, to the west of the Central City area. Residential construction comprising both single family and multi-family dwellings continued at a muted level into the Depression and Decline period but was supplanted by primarily commercial development during the Erosion of Residential Character and Preservation vs. Progress periods that followed.

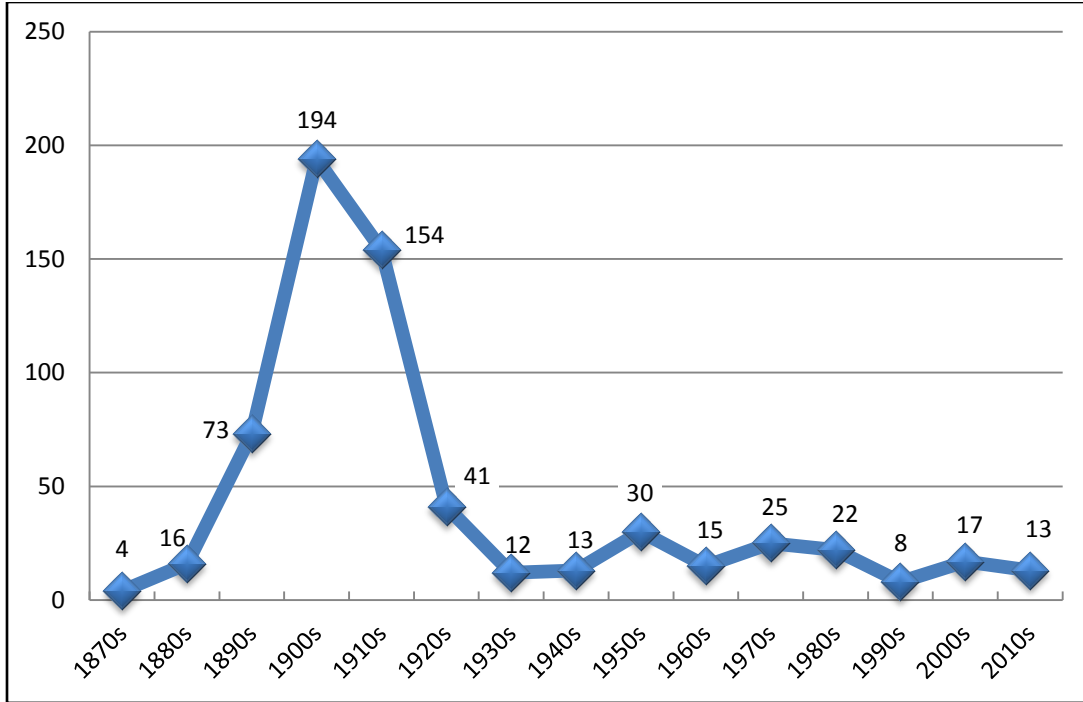


Figure 6. Construction trends by decade showing numbers of properties currently represented in the district.

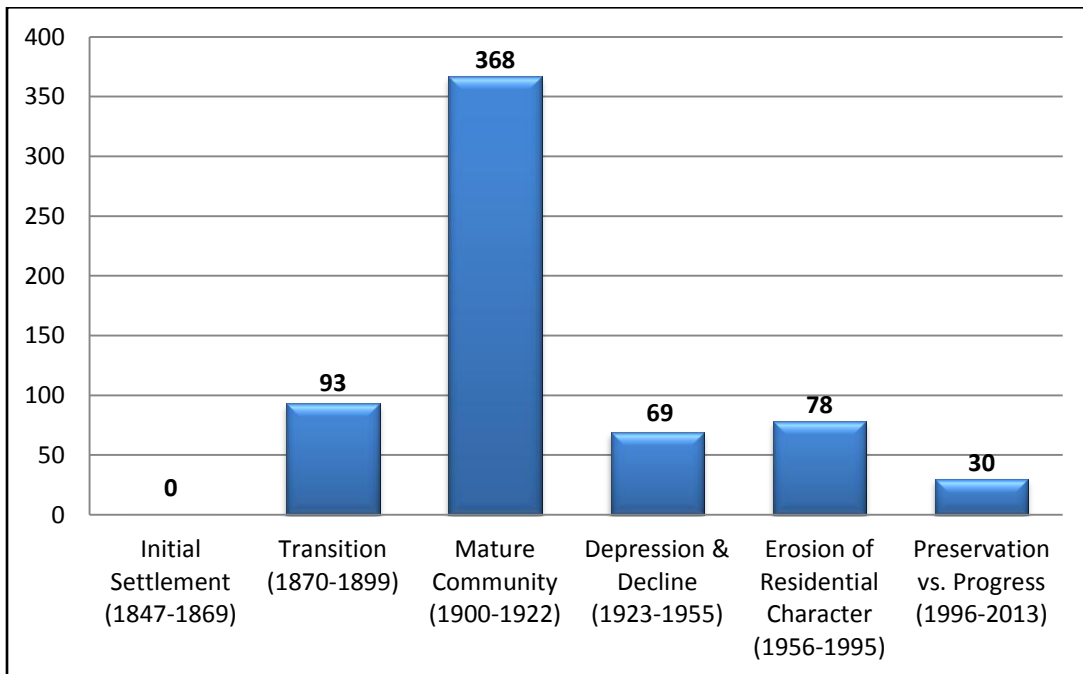


Figure 7. Number of current properties by thematic period.

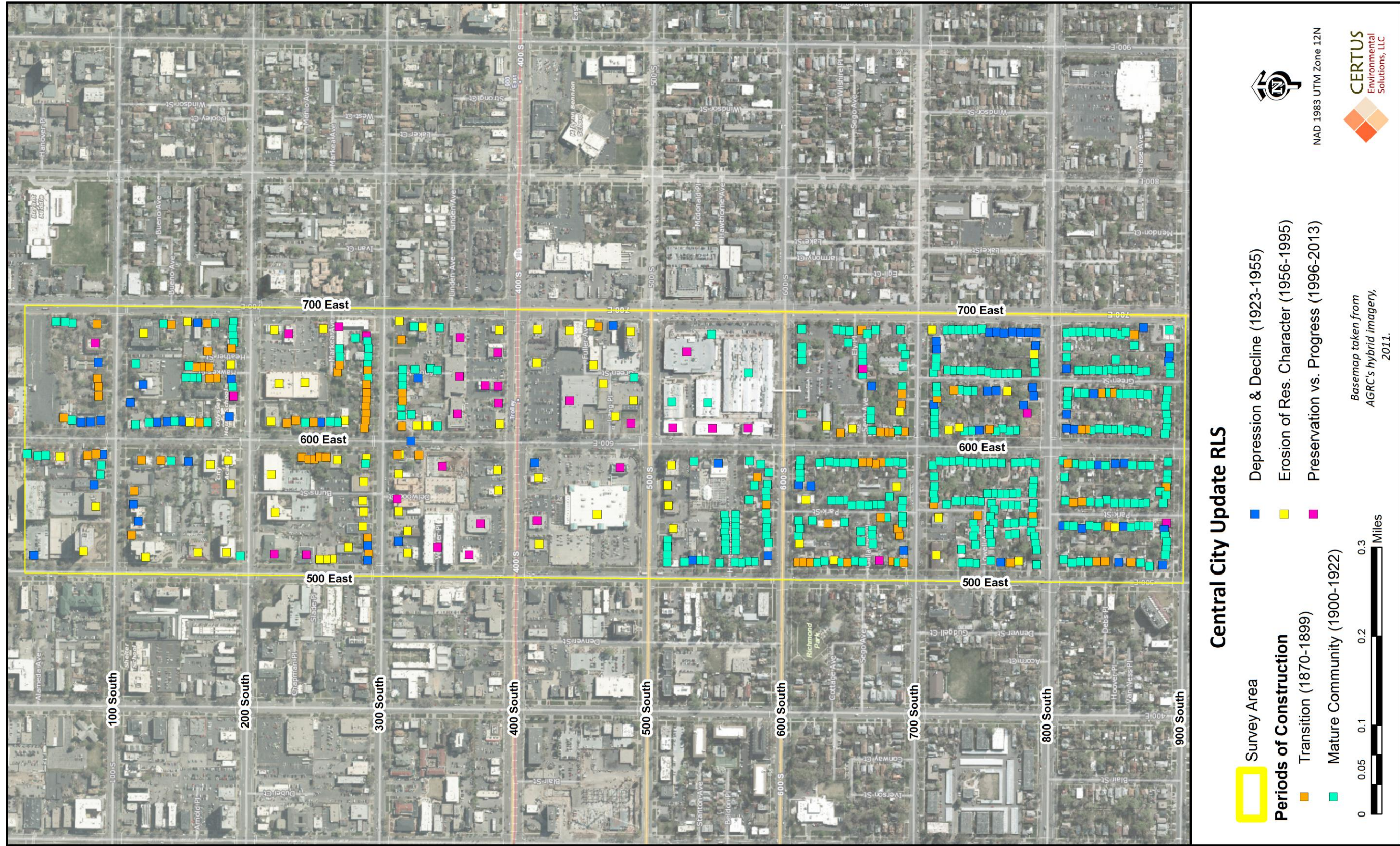


Figure 8. Construction by Historic Context Period, Central City neighborhood.

Among the properties documented during this update RLS are 11 that are between 45 and 49 years of age—that is, built between 1964 and 1968. These properties do not presently meet the 50-year age standard of the National Register, but reach that standard in the next several years. As such, the City wished to have them identified and evaluated relative to the eligibility and integrity standards applied to buildings 50 years old or older. Table 1, below, lists those properties in the survey area that will reach the age standard over the next 5 years.

Table 1. Buildings that will reach 50 years of age during 2014 to 2018

Address	Date of Construction
255 South 600 East	1964
440 South 700 East	1964
530 East 500 South	1965
540 East 500 South	1965
560 East 500 South	1965
518 East 600 South	1965
144 South 700 East	1965
530 East 700 South	1966
525 East 300 South	1967
210 South 700 East	1967
220 South 700 East	1967

Architectural Types and Styles

As it has been throughout its history, the pre-modern era building stock (i.e., built during or before 1968) of the Central City district remains primarily residential. Of the 551 historical primary buildings in the district, 93% were built as, and are still used as, residential properties (see Figure 9). Of these, 75% were constructed as single family dwellings, and 18% were constructed as multi-family dwellings—mostly duplexes or apartments. Among the buildings constructed as single family dwellings, an estimated 2% have been converted to multi-family units. Such converted properties are scattered throughout the district and almost exclusively represent rental properties. The remaining 7% of the historical buildings in the district represent commercial and other uses, including public agency and private offices, retail properties, churches, monuments/markers, and transportation-related properties.

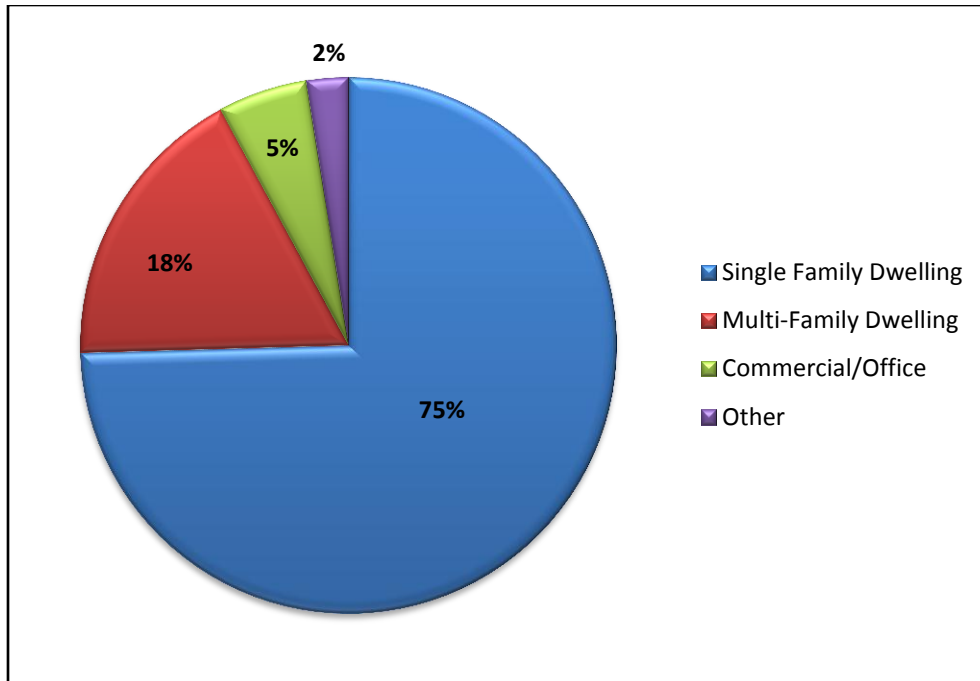


Figure 9. Original uses of current building stock

The architectural types and styles of the building stock in the Central City neighborhood vary according to the period in which any given building was constructed. These types and styles reflect the architectural trends that occurred throughout the Salt Lake Valley and much of Utah during the same time periods and mirror national trends introduced to the Wasatch Front as communication and transportation connections expanded. The types and styles of buildings present in the district are discussed below as they relate to the periods of construction of the buildings. The types and styles of the contributing resources in the survey are summarized in Tables 2 and 3.

Table 2. Architectural Types for Contributing Properties

Architectural Type	#	% of Contributing Properties
SINGLE DWELLINGS	386	77%
Hall-Parlor	6	1%
Foursquare	19	4%
Central Block w/ Projecting Bays	144	29%
Side Passage/Entry	25	5%
Other Victorian Types	43	9%
Bungalow	102	20%
Period Cottage	7	1%

Table 2. Architectural Types for Contributing Properties

Architectural Type	#	% of Contributing Properties
Clipped Gable Cottage	2	<1%
WWII-Era Cottage	10	2%
Other Residential Type	28	6%
MULTIPLE DWELLINGS	91	18%
Double House/Duplex	59	12%
Apartments	32	6%
COMMERCIAL PROPERTIES	23	5%
1-Part Block	10	2%
Other Commercial	13	3%

Table 3. Architectural Styles for Contributing Properties

Architectural Style	#	% of Contributing Properties*
Classical	48	9%
Victorian	239	45%
Early 20 th Century	143	27%
Period Revival	34	6%
Minimal Traditional/Post-WWII	38	7%
Late 20 th Century: Other	9	2%
Other/Undefined	17	3%

* Note: Total % of styles is greater than 100% as buildings may reflect multiple styles

Initial Settlement (1847 to 1869)

No properties from this period were identified in the survey area; however, it is possible that some structures from this period do remain, either as outbuildings or deeply buried amongst more recent additions and not readily identifiable to reconnaissance-level inspection.

Transition (1870 to 1899)

Ninety-three (93) buildings estimated to date to this period are present in the Central City district. As with all periods, the building stock of this period is dominated by residential properties, and specifically by single family dwellings. Most are small structures in Victorians form, especially central-blocks-with-projecting-bays and rectangular blocks. Classical forms, such as single cells and hall-parlors are also present but in somewhat surprisingly small numbers. Other forms, such as crosswing and foursquare, are also present but equally rare. As anticipated, larger buildings, including both single family dwellings and a handful of walk-up apartments, are present in the neighborhood. Most of these single family structures are located in the area between 100 South and 300 South, with the largest concentration in the 100 South area. A handful of such structures are scattered elsewhere in the district, particular in the extreme southern portion of the district, near Liberty Park. The majority of these larger dwellings comprise the central-block-with-projecting-bays form, though some larger crosswings also exist in the area. The walk-up apartments from this period are primarily located in the northern portion of the district.

The architectural styles applied to the residential properties of this period overwhelmingly reflect the Victorian era aesthetic. While most of the Victorian style buildings of this period can best be categorized as Victorian Eclectic architecture, several Queen Anne, Italianate, and Stick style buildings are present in the district. These latter two architectural styles were applied to both large buildings, such as the 2.5-story Queen Anne style dwelling at 667 East 100 South, and small ones, such as the single-story Italianate dwelling at 630 East 700 South.

The Victorian styles were created through use of a number of different materials. Decorative shingle siding in a variety of patterns from straight to fish scale to diamond and others are common on structures of all sizes and forms as are decorative bargeboards. Local red sandstone, in both foundations and in other features such as lintels and quoins, was incorporated into many of the Victorian designs, reflecting the adaptation of these styles to locally available materials.

Classical styles, particularly Greek Revival, are also reflected in the building stock of this period but are a distant second to the Victorian styles in frequency. In nearly all cases of Greek Revival buildings in the district, the style is a muted exhibition of the quintessential aesthetic; that is, most of the Greek Revival style buildings in the Central City area reflect that style solely in their returning eaves or in minimally pedimented window and door openings.

The few commercial structures that date to this period almost entirely comprise 1-part block forms. Most lack an identifiable architectural style while others exhibit the most modest details (e.g., brick corbelling) hinting at Victorian style.

Mature Community (1900 to 1922)

Within the building stock of the Central City district are 367 buildings that appear to date to this period. Victorian forms, particularly the central-block-with-projecting-bay form, persisted well into this period amongst the single family dwellings, but other forms, such as the hall-parlor, all but

disappeared by the middle of the period. The central-block-with-projecting-bay form was popular in subdivisions, such as Hawkes Court on 200 South between 600 and 700 East, and amongst speculative housing developments, such as portions of Park Street between 700 and 900 South. The Victorian style elements persisted along with the forms, with the Victorian Eclectic “style” remaining the most prevalent.

New single family residential building forms—bungalow and period cottage—rose to favor during the middle and late part of this period, supplanting the Victorian forms by the end of the period. The bungalow form in particular lent itself well to speculation and rental property development, both of which were rampant during this period. Its relatively simple design was ideal for builder-carpenters and didn’t require the services of a professional architect. This contributed to the affordability and relatively quick completion of hundreds of new dwellings throughout the Central City neighborhood. The southern portion of the neighborhood—the area south of 600 South contains the majority of the bungalow buildings constructed during this period. Most were constructed in subdivisions or housing tracts, such as those along the southern extents of Park Street and Green Street, while others were constructed as in-fill projects amidst Victorian buildings or as residential courts, such as the ten-unit bungalow court at 661-680 South Green Street, designed by architect August Matson. In the central part of the district, 14 single family bungalow residences were constructed along Hawthorne Avenue, a mid-block street between 500 and 600 East and 500 and 600 South. In most cases, the bungalow dwellings were simple tract-style homes reflecting the very basic elements of the Bungalow style—deep eaves and prominent porches. However, numerous examples of Prairie School and Arts & Crafts style bungalows are present in the district. The residences along Hawthorne Avenue represent a particularly nice collection of vernacular Arts & Crafts style residences. These styles were also applied to numerous duplexes constructed during this period.

Unlike neighborhoods to the south where period cottages and clipped gable cottages stand in roughly equal numbers with bungalows, these building forms are not particularly common in the Central City district. No identifiable subdivisions or housing tracts of either period cottages or clipped gable cottages were found during the reconnaissance-level survey. Those cottages that are present appear to represent individual in-fill projects. The architectural styles applied to these period and clipped gable cottages can best be described as vernacular version of “true” (architect-designed) styles. Among the period cottages, muted expressions of English Cottage and English Tudor Revival styles are seen in such elements as small exposures of half-timbering, arched entryways, and steeply pitched roofs. Among the clipped gable cottages, clipped primary and secondary gables, occasional use of stucco cladding and half-timbering, and decorative wood shingles in straight patterns are all that reflect the typical Clipped Gable Cottage style applied to such structures in the Salt Lake Valley.

True expressions of Period Revival styles can be found in the Central City district on multi-family dwellings, particularly walk-up apartments, or in other types of multi-family units, such as hotel courts. The Neoclassical style apartments at 68 South 500 East and the Spanish Colonial Revival style hotel court at 614 East 600 South—designed by architect A.O. Treganza—are good examples

of the application of Period Revival styles to buildings in the district. Walk-up apartments dominate the apartment forms of the period, though an occasional early double-loaded corridor apartment, such as the North Park apartments at 577 South 500 East, can also be found in the area.

Commercial and public structures from this period are still dominated by 1-part block forms. Most exhibit simple stylistic elements captured under the category of 20th Century Commercial style; however, the most notable commercial/public structures in the district are those of Trolley Square, which were constructed in the Mission style. Also unique among the public structures of this period is the Arts & Crafts style Swedish Baptist Church (now the Sacred Light of Christ Church) nestled amongst Victorian and bungalow residences at 823 South 600 East.

The building stock from this period in the development of the Central City neighborhood reflects the work of numerous locally and nationally prominent architects and developers. In the northern part of the neighborhood—from 300 South north—the designs of Walter Ware, John Headlund, and C.B. Onderdonk can be seen in the buildings at 57 South 600 East, 68 South 600 East, and 135 South 600 East, respectively. Other architects focused their efforts in the southern part of the neighborhood—south of 500 South—during this period. Here, the designs of W.J. Camomile, David C. Dart, and F.M. Ulmer, among others, can be seen. Camomile was particularly active in the area, designing numerous homes, including those at 742 South 600 East and 603 East 900 South.

Beyond architect-designed buildings, a large number of builder-developers were also active in the Central City neighborhood. Buildings still standing in the area include the works of the Anderson Real Estate Company, which built 15 speculation houses on 300 South between 600 and 700 East and on 600 East between 200 and 300 South. Other developers known to have worked in the area include Frank Losee, Glenn R. Bothwell, the Ashton-Jenkins Company, and Herrick and Company. The Ashton-Jenkins Company was an especially prevalent developer in the streetcar suburbs of Salt Lake City to the south and east of the Central City neighborhood during the early 1900s.

As noted previously, the Central City neighborhood was home to a number of prominent Salt Lake City residents. Most of them resided in the larger mansions along 100 and 200 South, immediately south of the wealthy South Temple Street corridor. Among the noted residents of this period are Anton Boxrud, a prestigious local businessman, civic leader, and member of the Salt Lake City Chamber of Commerce, who lived in the Ware-design house at 57 South 600 East, and O.J. Salisbury, a banker, politician, and businessman, who lived in the mansion (designed by Frederick Hale) at 574 East 100 South. Simon Bamberger, a business magnate and transportation mogul, lived in his stately mansion at 623 East 100 South throughout his term as governor of Utah. William Hawkes, responsible for the housing development at Hawkes Court, Francis Armstrong, a two-term mayor of Salt Lake City, and Jeremiah Beattie, a noted local physician, also called the 100 South – 200 South area home during this period. Prominent Salt Lake City entrepreneur W.H. Chipman and Park City and Nevada mining magnate W.F. Snyder took up residence during this period in the Anderson Real Estate Company development in the 300 South/600 East area.

Depression and Decline (1923 to 1955)

Sixty-nine (69) buildings documented during the Central City survey are estimated to date to this period. The buildings are a mixture of commercial (retail, service station, and office) properties and residential properties. Among the residential properties, single family dwellings dominate the building stock of the early part of the period while multi-family apartment complexes dominate the residential construction during the latter part of the period. Because the parcels of the Central City neighborhood were almost fully developed by this period, the limited amount of new construction that did occur generally consisted of individual in-fill projects rather than subdivision or housing tract development.

Bungalow and period cottage forms persisted into the very early part of the period but in much diminished numbers compared to the previous period. By the early 1930s such forms were no longer constructed in the Central City area.

In single family dwellings, the period cottage form transitioned into the World War II Era Cottage form, though only a handful of such buildings were constructed in the Central City area. Such dwellings are primarily located in the southern half of the area and generally consist of single buildings amongst dwellings of earlier forms. One exception to this is a tract of World War II Era Cottages located along 700 East between 744 South and 772 South. These dwellings exhibit Minimal Traditional style with narrow or absent eaves and muted expressions of Colonial Revival elements.

Many multi-family dwellings were constructed in the Central City neighborhood during this period. Most are apartment complexes, though a few duplexes and triplexes are also present. In the early part of the period double-loaded corridor apartments and corner entrance apartments were the most common form used, and these properties often exhibit Period Revival styles. Examples include the Colonial Revival style Armista apartments at 555 East 100 South, a second Colonial Revival complex at 125 South 600 East, and the English Tudor Revival style Park Manor apartments at 841 South 500 East. Later in this period, other (undefined) apartment forms appeared in the area, and these took on the stylistic designs of the 1940s and early 1950s—Minimal Traditional and Early Ranch styles. Examples of such properties include Minimal Traditional style apartments at 607 East 100 South and 633 East 200 South and the Early Ranch style apartments at 511 East 700 South.

Commercial and other non-residential development was all but absent during the Depression years of this period. It wasn't until the economic recovery spurred by World War II that commercial development saw resurgence in the Central City area. By this time, the 1-part block forms of the earlier periods had largely given way to other forms that accommodated the burgeoning automobile culture in America. Such properties included service bay businesses, such as the ca. 1950 building at 503 East 900 South. In general, the commercial and public properties of the latter part of the period exhibit either non-specific architectural styles or styles that can best be categorized as either Minimal Traditional or general Post World War II styles. An example of the former style can be seen in the ca. 1941 church building (designed by architect Alton B. Paulson) at 630 East 100 South, and an

example of the latter style applied to a commercial structure can be seen on the ca. 1954 former Moose Lodge building at 607 East 200 South.

Erosion of Residential Character (1956 to 1995)

Seventy-eight (78) buildings documented during the Central City survey are estimated to date to this period. The majority of these buildings are commercial structures and multi-family apartment units, many constructed as part of redevelopment and affordable housing projects. Most of the new construction during this period occurred in the central and southern portions of the neighborhood, south of 300 South. In several cases, such as that of four houses along 400 South and at least three houses along 300 South, the new construction resulted in the demolition of historical buildings.

Residential properties in the Central City district from this period are almost exclusively multi-family dwellings. No single family dwellings were identified. The multi-family dwellings comprise apartment complexes exhibiting Ranch/Rambler and Post World War II style during the early part of the period and general Late 20th Century and Mansard styles in the latter part of the period, after 1970. Unlike the apartment complexes of the late 1800s and early 1900s, the complexes of this period typically incorporate off-street parking areas, including carports and similar vehicle shelters. Examples of ca. 1960s Ranch/Rambler style complexes can be seen at 564 East 600 South and 615 East 700 South.

Commercial development increased in the Central City district during this period compared to earlier periods and was largely focused in the center of the district, between 200 South and 600 South. Strip malls, grocery stores, drive-thru restaurants, and office buildings proliferated in this area, particularly after 1980. In the early part of the period, non-residential developments employed Post World War II styles then transitioned in the application of Modern and Contemporary elements and then to general Late 20th Century styles. Many of the non-residential properties incorporated new construction materials and techniques, including relatively extensive use of window walls and pre-cast concrete panels.

Preservation vs. Progress (1996 to 2013)

Thirty (30) buildings documented during the Central City survey are estimated to date to this period. Nearly all of the buildings constructed during this period are commercial structures, though a few are residential properties. Of the residential properties constructed during the period, all but two are multi-family dwellings comprising multi-story apartment courts or condominium courts.

The two single family dwellings from this period are located at 648 East Ely Place and 667 East 300 South. Both buildings were constructed using Victorian era forms and applying Victorian period stylistic elements to mimic the features of the surrounding properties.

The multi-family dwellings from this period include modern revivals of the historical U-plan concept as well as simple “block” apartments. One example of a U-plan development can be found at 335-343 South 500 East, where a row of Victorian era single family homes along Vernier Avenue were

demolished to make way for the Emigration Court development. Other new developments include the townhouse/condominium tract at 625 East 200 South.

Non-residential development during this period largely consisted of strip malls. Key among such development was the addition of numerous new structures to the Trolley Square complex.

In general, properties from this period exhibit Late 20th Century styles, which typically incorporate extensive use of stucco and rock veneers and sometimes reflect modern corollaries of Period Revival styles.

Construction Materials

The materials used in construction of the building stock of the area exhibit similar changes over time but demonstrate far less variation than do the architectural styles applied to the buildings. While logs and adobe bricks represent the earliest construction materials used in buildings in the area, such materials were not identified in any of the extant building stock. These materials may well be present but are obscured by other types of cladding applied to the exteriors of the buildings.

Regular brick is by far the most common material applied to historical buildings in the Central City neighborhood and was used in both residential and commercial construction. In residential construction, shingle siding in Victorian era patterns was also used extensively, though primarily in limited quantity on any given building to provide decorative emphasis. Striated bricks are common in the residential building stock of the late 1920s to early 1960s, and multi-color brick is common on specific types of residential properties (e.g., bungalows and period cottages) of the 1910s, 1920s, and 1930s.

Wood cladding, beyond the aforementioned shingle siding, is relatively rare amongst the historical buildings of the Central City district. That which is present is dominated by drop/novelty siding. Other veneers, such as stucco/plaster, are present with moderate frequency and have primarily been used in decorative accents rather than as cladding for the entire structure. Amongst the historical buildings, stucco is most commonly seen in the half-timbering of Period Revival buildings, on the upper half of the exterior walls of Prairie School bungalows, or in the cladding of older Victorian and Classical style buildings. Synthetic stucco cladding is prevalent on modern commercial and residential properties built after the mid-1990s and on relatively recent remodels of historic buildings.

Unlike other neighborhoods of Salt Lake City and the surrounding Salt Lake Valley, the Central City neighborhood is largely devoid of aluminum and vinyl siding. This is no doubt due in large part to the design standards developed for the districts by the Salt Lake City Planning Division, which generally prohibit the use of such cladding when applied to an original or historic material.

Table 4 summarizes the exterior cladding materials identified during the survey of the Central City neighborhood.

Table 4. Cladding Materials for Contributing Properties

Material Type	#	% of Contributing Properties*
Brick	414	52%
Shingle	187	23%
Wood	55	7%
Stucco/Plaster (historic)	49	6%
Stone	28	4%
Asbestos	13	2%
Aluminum/Vinyl	20	3%
Concrete	4	1%
Other Veneer	27	3%

* Note: Total % of materials is greater than 100% as buildings may exhibit multiple materials

Key Characteristics of the Central City Neighborhood

There are several historical features of the Central City neighborhood that warrant mentioning as part of what makes the area its particular character. These features are:

- Building scale/massing:** The majority of historical buildings in the Central City neighborhood are small to moderately sized single family dwellings. These buildings are typically single-story and one-and-a-half-story structures. Larger single family dwellings with maximum heights of two-and-a-half-stories are also present in the neighborhood and are generally concentrated in the extreme northern and southern portions of the historic district. Single- and one-and-a-half-story dwellings dominate the southern portion of the district, with the exception of larger homes along 900 South, and taller structures stand out as anomalies in this area. Historical multi-family dwellings in the district range from single-story duplexes to three-story apartments. Historical commercial properties, save for the Trolley Square development, are consistent in scale with the residential building stock. Larger and taller structures tend to represent modern intrusions into the district and are readily identifiable as unusual amidst the historical building stock.
- Uniform set-backs:** Residential properties in the Central City neighborhood exhibit uniform set-backs. The depth of the set-back varies somewhat between perimeter streets (i.e., the main east-west and north-south roads) and interior streets (i.e., mid-block roads) but are uniform on any given street. In general, the set-backs for residential properties are relatively shallow. Set-backs for non-residential properties exhibit much greater variation

depending on the period of construction of the given property. Pre-1920s non-residential properties exhibit similar set-backs to their residential counterparts, as they were dependent on a walk-up customer base. Post-1920s, and particularly post-1940s, non-residential properties were more dependent on a drive-up or drive-thru customer base and, therefore, incorporate more street-side and off street parking that causes the set-backs of the buildings to vary more widely than those of earlier commercial properties and residential properties.

- **Mid-block alleys:** The southern portion of the Central City district is characterized by a series of mid-block and other alleys to access garages and other accessory structures. Frontage access to garages is extremely limited in this area, placing prominence on the historical residential building stock and enhancing the “park-like” aesthetic created by a reduction in pavement (i.e., driveways) visible in the main public view.
- **Interior streets:** Interior streets are an important component of the urban design of the southern portion of the Central City neighborhood, south of 700 South. While a few such streets exist north of 700 South, they are far more rare, and several have been eliminated to make way for modern development. In the southern part of the district, the interior streets remain intact and reflect historical urban planning in Salt Lake City, increasing residential density, and a transition away from the deep lots to accommodate gardens and small numbers of livestock that typified the pioneer era city plat.
- **Fences:** Historical fences, though relatively rare, are present in the Central City district. These fences tend to be low—only a few feet tall—and composed of wood pickets or wrought iron. Occasional chain-link fences are also present and are primarily located in side and rear yards. In a few cases, such as the fence located between 643 East and 647 East 900 South, the chain-link fences appear historical.
- **Raised and landscaped medians:** One of the hallmark features of the Central City neighborhood are the raised and landscaped medians along 600 East from South Temple to 900 South. This median is not only a rare feature of this type in the general area but is, perhaps, the single historical element that maintains continuity between the northern and southern portions of the district, which have been visually separated from each other by modern development in the central portion of the district.

Integrity of the Local Historic District

At the level of individual and collective building stock, the historical resources of the Central City district retain excellent integrity. As can be seen in Figure 10, below, the overwhelming majority of buildings in the district would be considered either individually eligible for the National Register or contributing to the district. A much smaller number of properties would be considered non-contributing to the district due to either structural alterations with resulting loss of historical integrity or lack of sufficient age (i.e., they are out-of-period).

In comparing current conditions to the previous documentation of buildings in the local historic district, Certus found only 30 cases where the integrity of a given historical building had changed sufficiently to warrant a new classification relative to its contributing or non-contributing status within the district. These properties are listed in Table 5, below. Of these, 19 are cases in which the integrity of a building has diminished enough to warrant changing the status from contributing (EC rating) to non-contributing (NC rating). In six cases, the opposite situation is present, and previous alterations to buildings have been reversed sufficiently to warrant re-categorization of the property from non-contributing (NC rating) to contributing (EC rating) or from merely contributing (EC rating) to individually significant (ES rating). Finally, in five cases, the current condition of properties warranted a re-categorization from individually significant (ES rating) to contributing status (EC rating). On the whole, however, the historical resources of the local district remain intact and unchanged from the time the district was created. This speaks to the effectiveness of the design guidelines applied to the district in maintaining the historical character of existing building stock as well as to both the desire of property owners to maintain their historical buildings or their lack of sufficient funding to undertake substantial alterations to their properties.

Because the current reconnaissance-level survey is updating the district records to include buildings constructed during or prior to 1968 as historical resources, a large number of buildings categorized during previous surveys as out-of-period are now in-period. Many of these buildings retain sufficient historical integrity for their architectural type and style and their period of construction to warrant contributing status (EC ratings). As a result, the total number of contributing resources within the district has increased since the establishment of the district.

The local historic district has seen several losses of historical resources. Approximately 50 historical buildings have been demolished since the reconnaissance-level surveys for the establishment of the district. Of these, the majority were contributing resources. Areas most affected by the demolition of historical buildings include 500 East between 200 South and 500 South, 600 East between 300 South and 500 South, 700 East between 100 South and 300 South, and Vernier Avenue in the 500 East block, where all of the historical buildings on the street were demolished.

When the local historic district is examined as a whole, the picture is somewhat less encouraging. The central portion of the district—between 300 South and 500 South—has been substantially compromised by the intrusion of modern commercial and multi-family residential development. The intrusion is so substantial as to effectively create two separate historical areas: North Central City and South Central City. Aside from the landscaped median along 600 East, there is very little to visually tie the two areas together as a single historical neighborhood, let alone a cohesive district. Recommendations for how to address this condition are provided below (see Recommendations).

In conducting the reconnaissance-level survey update for the local historic district, the surveyor interacted with numerous property owners and area residents and observed a fair amount of restoration, rehabilitation, and renovation work underway amidst the historical building stock. In the course of these interactions, two facts became apparent—many property owners and residents are unaware of the historic district and most are unaware of potential tax credits for historically

appropriate repair, rehabilitation, and restoration projects. This general lack of information is likely due in large part to owner and resident turn over since the time the district was initially established. New outreach to property owners and residents of the area may provide increased opportunities to preserve both individual historical properties and the overall historical character of the area.

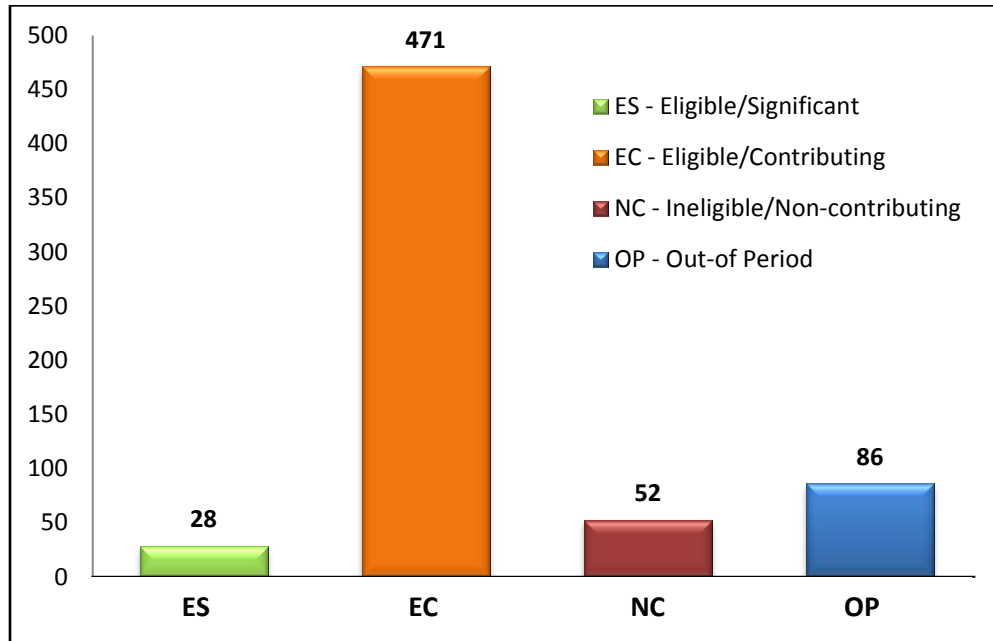


Figure 10. 2013 eligibility ratings of buildings in the Central City local historic district.

Table 5. Buildings for which a change in contributing status is warranted

Address	Previous Status Recommendation ¹	Current Status Recommendation ¹
544 East 100 South	ES	EC
546 East 100 South	NC	EC
602 East 300 South	EC	NC
721 South 500 East	EC	NC
833 South 500 East	NC	EC
40 South 600 East	ES	EC
72 South 600 East	NC	EC

¹ ES = Eligible/Significant; EC = Eligible/Contributing; NC = Ineligible/Non-contributing

Table 5. Buildings for which a change in contributing status is warranted

Address	Previous Status Recommendation ¹	Current Status Recommendation ¹
121 South 600 East	ES	EC
125 South 600 East	ES	EC
739 South 600 East	EC	NC
755-757 South 600 East	EC	NC
818 South 600 East	ES	EC
328-330 South 700 East	EC	NC
734 South 700 East	EC	NC
545 East 700 South	EC	NC
634 East 700 South	NC	EC
525 East 800 South	EC	NC
640 East 800 South	EC	NC
517 East 900 South	EC	NC
625 East 900 South	EC	NC
661-678 South Green St.	EC	ES
724 South Green St.	EC	NC
729 South Green St.	EC	NC
808 South Green St.	EC	NC
829 South Green St.	EC	NC
864 South Green St.	EC	NC
759 South Kilbourne Ct.	EC	NC
804-806 South Park St.	EC	NC
851 South Park St.	NC	EC
857 South Park St.	EC	NC

RECOMMENDATIONS

Based on the integrity of the local historic district and interactions with district residents, Certus recommends several actions: amend the boundary of the local historic district, amend the boundary of the National Register district and update the nomination to extend the period of significance, pursue additional research on select individual properties that may merit individual National Register listing, and conduct educational outreach to residents.

Amend the Local District Boundary

The boundary of the local historical district should be adjusted in one of two ways—either to create a single district with two separate sections or to more closely match that of the National Register district. As noted above, the modern intrusions in the central portion of the local historic district have created two visually distinct areas within the district—a North Central City area (north of 300 South) and a South Central City area (south of 500 South). The only element connecting these two areas and lending some indication they are historically associated with each other is the landscaped median along 600 East. The local historic district boundary could be adjusted to exclude the central area—i.e., the area between 300 South and 500 South—and exist as the north and south areas described here.

Alternatively, the local district boundary should be adjusted to approximate that of the National Register district, which is a better reflection of the historical integrity of the area. Some refinement of this National Register district boundary would be appropriate to exclude areas where contributing historical buildings have been demolished (e.g., along Vernier Avenue) and to include resources (e.g., Ambassador Plaza at 150 South 600 East) that were considered out-of-period at the time the National Register district was established but are now in-period and contributing to the local historic district.

Amend the National Register District Boundary and Update Nomination

The National Register district nomination for the Salt Lake City Eastside Historic District should be reviewed for possible amendment to extend the period of significance to 1968, update the list of contributing and non-contributing properties to reflect current conditions, and adjust the district boundaries to account for both the demolition of once-contributing properties and the inclusion of properties now of historical age or about to achieve that standard. Amendment of the nomination will allow additional property owners to take advantage of potential federal tax credits and would better reflect the changes that have occurred in the area since the district was listed.

Because the National Register district was amended to include areas outside the survey area reported here, additional survey of that portion of the district would be appropriate prior to any amendment to the nomination or the district boundaries. Such survey would ensure resource data for the entire district is current and assessed by the same standards and would allow any amendments or adjustments to appropriately apply to the entire district and not merely a subset of it.

Conduct Additional Research on Select Properties

Numerous properties in the Central City neighborhood warrant additional research and documentation of their histories and architecture. Table 6 provides a brief listing of select properties that could be considered for additional research; note that some of the properties listed in the table may have already been researched in detail, and said documentation could be compiled into publically available media about the Central City neighborhood. Many other properties could potentially be researched under thematic groupings, such as walk-up apartments or double house/duplexes of the early 1900s, and provide meaningful documentation of Salt Lake City’s urban architectural development over time.

Table 6. Properties recommended for additional research

Address	Comment
574 East 100 South	O.J. Salisbury House
679 East 200 South	Abner Luman House
624 East 300 South	2-story Italianate
653 East 300 South	George Apartments
669 South 500 East	John Gallacher House
34 South 600 East	Louis Simon House
53 South 600 East	Alfred J. Bettles House; Designed by Walter Ware
57 South 600 East	Anton Boxrud House; Designed by Walter Ware
124 South 600 East	Kimball Mansion
150 South 600 East	Ambassador Court
780 South 600 East	Rudine-Lyons House
810 South 600 East	Morton B. Cutler House
680 East 600 South	George T. Spokes House; Designed by David C. Dart
130 South 700 East	Ellenor Jones/Frank Crocker House
444 South 700 East	Thomas Mulloy House
629 East 900 South	Imer Pett House; 2-story Prairie School
637 East 900 South	Niels Christensen House; 2-story Prairie School
661-680 South Green St.	Bungalow court
620-632 South Park St.	Campbell Row Houses

Conduct Public Outreach and Owner Education

A new effort to inform current property owners and residents of the district boundaries, design guidelines, potential tax credits, and process for obtaining approval for planned construction projects would go a long way toward increasing resident support for the district, pride in the district, and preservation of its historical resources. Most residents encountered during the field survey appeared willing to preserve their properties but unsure of district design guidelines and intimidated by the process of working with the City to obtain approval for their undertakings. Informational mailers providing recommendations for how to work with the City to accomplish renovation projects and the types of tax credits available for historically appropriate efforts could reap effective returns in preservation of district resources and dispel the rumors that run counter to this effort.

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**Central City Standard Reconnaissance Level Survey
Salt Lake City, Utah:
Survey Report**

**APPENDIX A –
Property Location Maps**

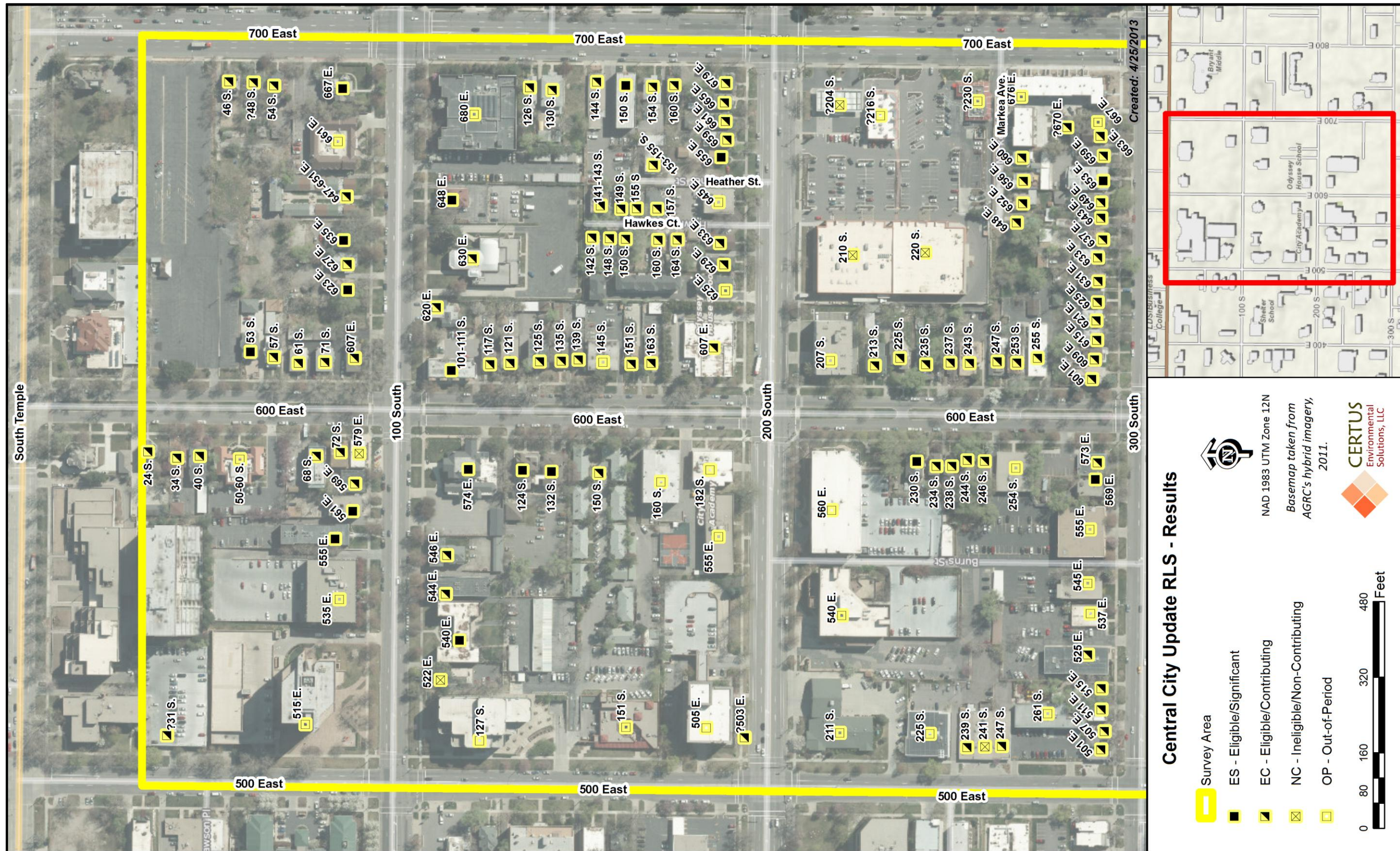


Figure 3. Location of buildings and eligibility ratings, Central City Historic District (Map 1 of 3).

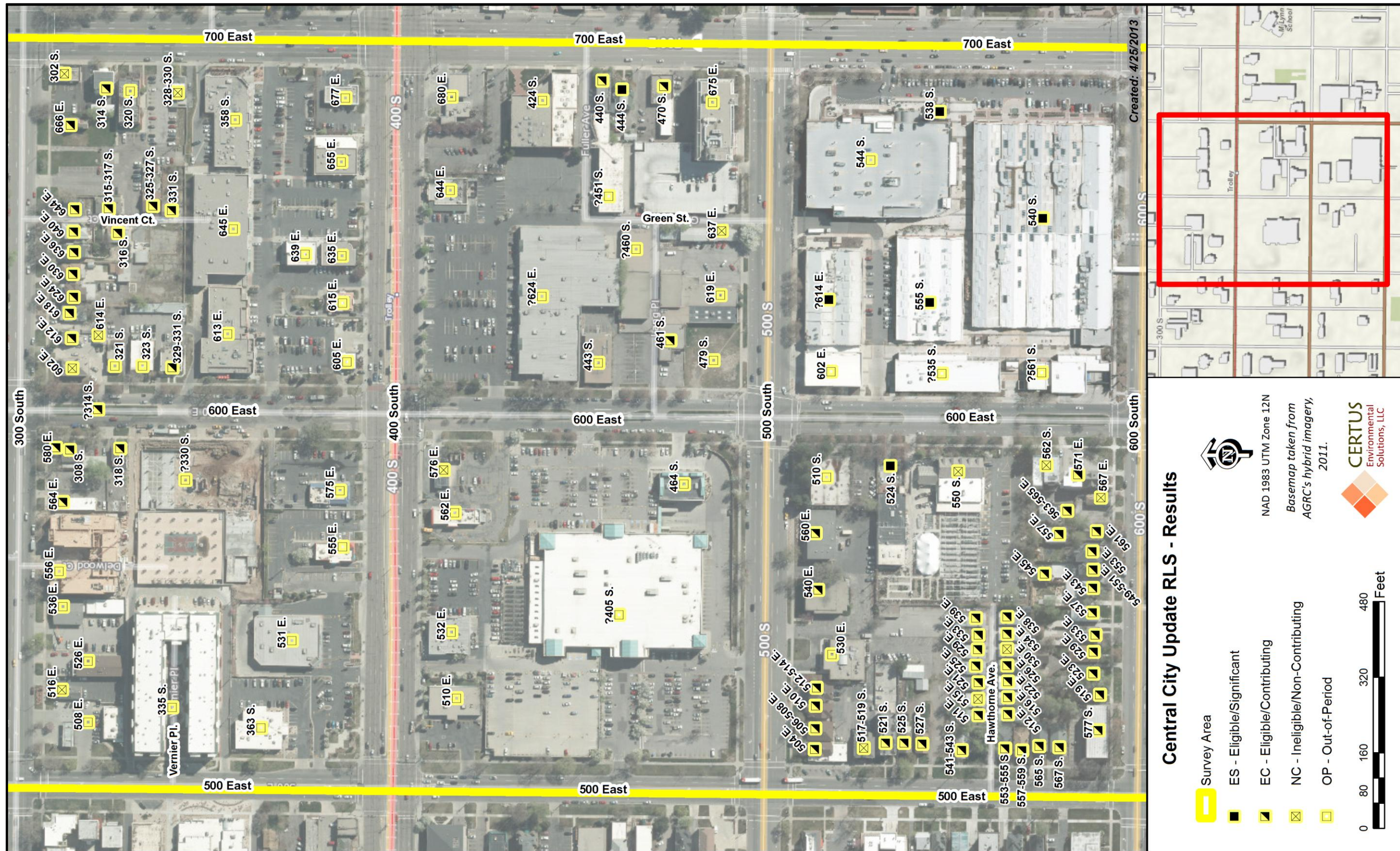


Figure 4. Location of buildings and eligibility ratings, Central City Historic District (Map 2 of 3).

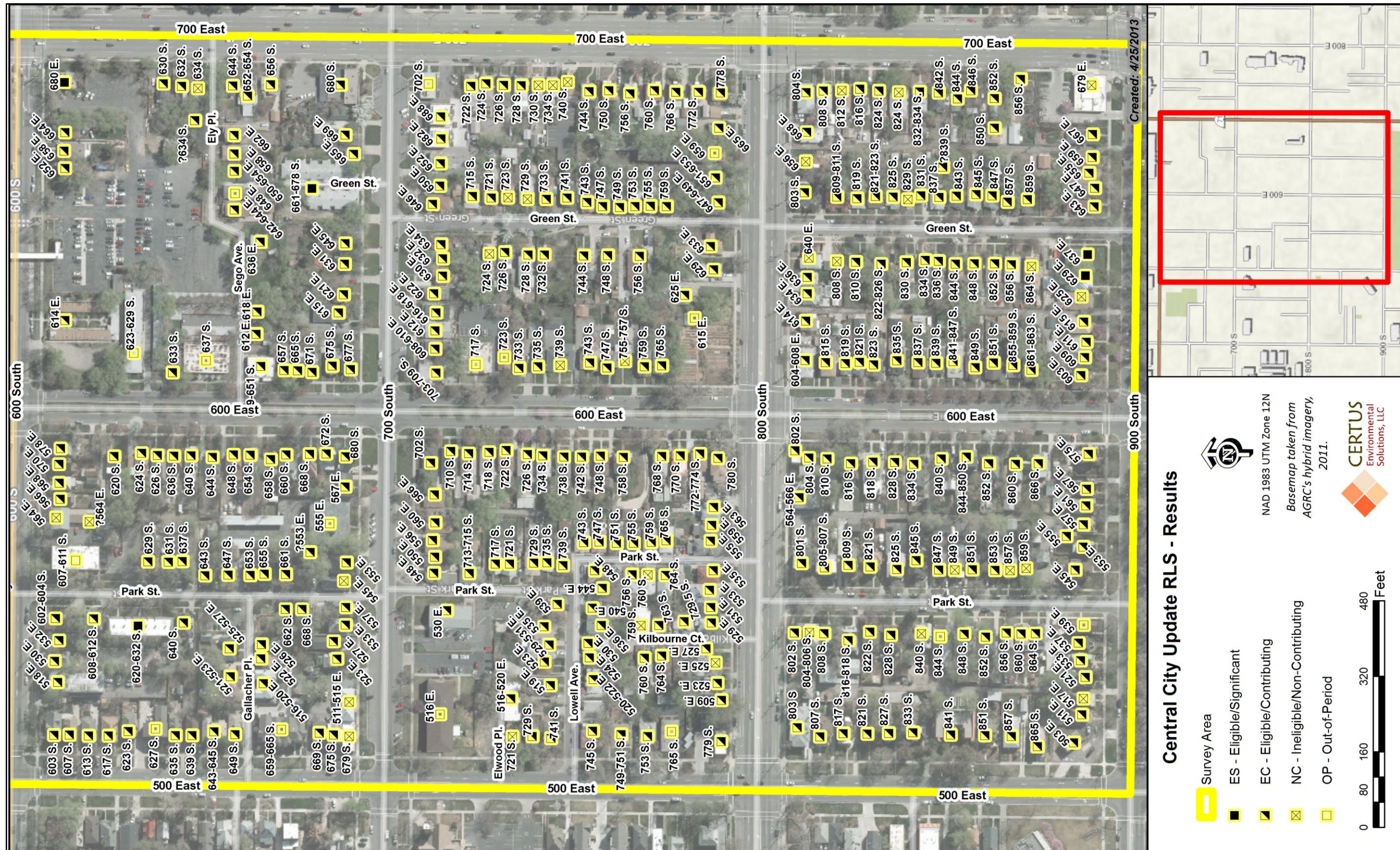


Figure 5. Location of buildings and eligibility ratings, Central City Historic District (Map 3 of 3).

**Central City Standard Reconnaissance Level Survey
Salt Lake City, Utah:
Survey Report**

**APPENDIX B –
Photo Index and Property Data Sheets
(Detached)**

