



Memorandum

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Historic Landmark Commission
From: Amy Thompson, Senior Planner
Date: April 4, 2019
Re: National Register of Historic Places Nomination:
Eagles Building, 404 S West Temple

Attached is the National Register of Historic Places nomination for the Eagle Building, located at 1102 W 400 North. The Utah State Historic Preservation Office (SHPO) requests input from the Historic Landmark Commission, a Certified Local Government (CLG), regarding National Register nominations within the Salt Lake City's boundaries. Commission Members should focus their review and comments on whether a reasonable case has been made for the significance of this property and forward a recommendation to the Board of State History.



Eagles Building circa 1940
© 2009 Utah State Historical Society



Eagles Building - 2019

National Register

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic



property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply. Listing in the National Register does not place restrictions or regulations on the property by the federal or state government.

Background

The Salt Lake Eagles building is a two-story commercial building with a raised basement designed by architect, Neil Edward Liljenberg that exhibits modern interpretations of both Classical and Renaissance Revival style. The building was constructed in 1916 for the Fraternal Order of the Eagles (F.O.E.) as a clubhouse and social meeting hall for the Aeire No. 67. The building's original floor plan was designed to accommodate the specific functions of the F.O.E., including a formal dining room, meeting rooms, and the banquet hall/event space on the second floor.

F.O.E. occupied the building until the late 1930's. During the Great Depression, the building was vacant for several years until being leased by the American Legion in 1941. From 1950 to the 1980s, it was

home to the Equitable Life & Casualty Insurance Company. In the early 1990s, the building underwent a major renovation and became what many people know the building as, *The Bay*, which was a nightclub. The building went on to house several different dance clubs over the next 20 plus years.

In 2017, rehabilitation began on the Eagles Building to be the new home for Café Molise and BTG Wine Bar. All work was done in accordance with the Secretary of Interior's Standards for rehabilitation. The Eagles Building is locally designated as a Landmark Site and was listed on the Salt Lake City Register of Cultural Resources in 1975. Landmark sites are subject to the Standards of the H. Historic Preservation Overlay zoning district and Certificates of Appropriateness were issued for all the improvements and rehabilitation work completed on the building.

Criteria for Nomination

The Eagles Building is significant under Criterion A of the National Register Criteria, for being associated with events that have made a significant contribution to the broad patterns of our social history because of its affiliation with the Fraternal Order of the Eagles, Aerie #67. The building was the first building constructed specifically as the local headquarters for the organization and serves as a symbol of the widespread role of such organizations in the establishment of government subsidized welfare and retirement programs.

Like many fraternal organizations, the Eagles received free medical attention, but the Eagles were unique in that those services were also extended to immediate family members. Members also received benefits such as weekly payments in case of sickness and funeral. These services were extremely valuable in a time before public welfare or medical, disability, and life insurance. Unlike other fraternal organizations, the Eagles were politically engaged and consistently lobbied for various types of social reform that would benefit the average working class person. The F.O.E. played a significant role in the development of important social legislations such as the Workman's Compensation Act, Mother and Old Age pensions, Social Security laws, the "Jobs After 40" bill, and Medicare. Furthermore, a past Grand Worthy President, Frank E. Hering, leveraged his connection with the Fraternal Organization of Eagles to organize its members in promoting a national day to honor mothers, and in 1914, the second Sunday in May was designated as Mother's Day.

The Eagles provided social and recreational opportunities for people isolated from mass American society. In Utah, these groups were mostly non-Mormon institutions, and served to provide social and cultural alternatives for the minority population in the state and also provided opportunities for majority and minority communities to connect. The Eagles Building was host to many social events for the organization and the larger Salt Lake City community, providing a place to gather aside from churches, boarding facilities, or coffee shops. As a strategy to increase a declining membership, Ladies Auxiliaries were created in 1926, thus opening the all-male organization up to women. Women were not fully incorporated into the organization until 1951 with the formation of the Grand Auxiliary.

Today, the Eagles continue to stand by their slogan of "people helping people" by donating more than \$10 million a year to local communities, fundraisers, charities and more.

The building is also significant under Criterion C in the area of Architecture because it is the best surviving example of an early twentieth century F.O.E. Clubhouse in Utah. Additionally, the Eagles Building, is the only fraternal clubhouse architect Niels Edward Liljenberg's designed, and therefore serves as a unique example of his work. However, the Eagles Building is similar in style and follows the same Classical proportions as Liljenberg's other work throughout Utah. Further, the Eagles Building is one of just a few remaining examples of Neil Edward Liljenberg's work in Salt Lake City.

The Fraternal Order of Eagles building has a commanding presence on the southwest corner of 400 South and West Temple Streets. The building's Classical Revival styling is in strong contrast to the surrounding modern buildings. The emblems that adorn the building are permanent reminders of the role of the Fraternal Order of Eagles in the United States but more importantly of the order's contributions to the surrounding Salt Lake City community.

Next Step

The Board of State History will review the National Register nomination during their May 2, 2019 meeting prior to submittal to the National Park Service.

Attachments:

- A. CLG Review Request from the State Historic Preservation Office
- B. National Register Nomination
- C. National Register Nomination Evaluation Sheet



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Utah Division of
State History

Don Hartley
Director
State Historic Preservation Officer

March 1, 2019

MOLLY ROBINSON
SALT LAKE CITY CLG
PO BOX 145480P
SALT LAKE CITY, UT 84114-5480

Dear Molly:

We are pleased to inform you that the historic property listed below will be considered by the State Historic Preservation Review Board for nomination to the National Register of Historic Places:

EAGLE BUILDING, 404 S WEST TEMPLE, SALT LAKE CITY

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply.

Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. Please have your historic preservation commission review the draft nominations which were emailed to you and return the enclosed review form with the appropriate signatures. We would appreciate hearing back from you prior to the board meeting.

You are invited to attend the State Historic Preservation Review Board meeting at which the nomination will be considered. The Board will meet on **Thursday, May 2, 2019**, at 1:00 p.m. in the Zephyr Room of the historic Rio Grande Depot located at 300 South Rio Grande (440 West), Salt Lake City. Should you have any questions about this nomination before the meeting, please contact Cory Jensen of the Historic Preservation Office at 801/245-7242, or coryjensen@utah.gov.

Sincerely,


Roger Roper
Deputy State Historic Preservation Officer

Enclosure

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Eagles Building

Other names/site number: Equitable Building, Aerie #67

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 404 S West Temple Street

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

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p>Signature of certifying official/Title: <u>Utah Division of State History/Office of Historic Preservation</u> State or Federal agency/bureau or Tribal Government</p>	<p>Date</p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>Signature of commenting official:</p>	<p>Date</p>
<p>Title :</p>	<p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

SOCIAL: meeting hall
COMMERCE/TRADE: business

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: restaurant
WORK IN PROGRESS

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:
CLASSICAL REVIVAL

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE, CONCRETE, TERRA COTTA

Narrative Description

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

Summary Paragraph

The Eagles/Equitable Building (also known as Aerie #67), constructed in 1916 is a two-story commercial building with a raised basement exhibiting a rectangular footprint. The building is set on a raised, concrete foundation and crowned with an overhanging cornice and simple parapet. Above the raised foundation, all elevations are constructed of brick laid in a stretcher bond pattern, but the primary elevations on S. West Temple and 400 South exhibit a formal dark red, brick type. The east and west elevations are divided into three bays while the north and south are divided into five. The private elevations, west and south, are randomly organized by a fenestration pattern dictated by the interior spaces. The primary elevations are further divided with horizontal belt courses and decorative brickwork. The architect, Neil Edward Liljenberg, designed the building with modern interpretations of both the Classical Revival Style.

The floor plan was designed to accommodate the specific functions of the Fraternal Order of the Eagles, including a formal dining room, meeting rooms, and the banquet hall/event space on the second floor. The Classical Revival style is translated on the interior in the form of square pillars, beamed ceilings, and decorative moldings. In 2017, after sitting vacant for roughly four years following the building's use as a night club, the Eagles/Equitable building underwent rehabilitation for its new use as a restaurant and wine bar. Prior to rehabilitation, the exterior of the building was unaltered with the exception of minor changes to the northeast entry and decking on south elevation. Renovations to the interior maintained the original division of spaces

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on all levels, yet the original stairs were replaced, and a new stair was inserted in the southeast corner connecting the first and second levels. Most of the interior finishes including columns, beams, wainscoting, and windows were in good condition and thereby retained. However, plaster-mounted mirrors placed a significant amount of stress on the original plaster on the first and second level and the walls were highly damaged throughout. During vacancy, the second level sustained water infiltration from a deficient skylight. The water damage affected the flooring and the original plaster ceiling, which collapsed during vacancy. Despite these changes, the building retains a high level of integrity.

The Eagles Building sits at the northeast corner of West Temple and 400 South within the urban core of Salt Lake City. The building is located immediately southwest from the southwestern most boundary of the Exchange Place Historic District and is closely located east of the eastern boundary of the Salt Lake City Warehouse Historic District. The site contains two lots, and the building is isolated from the adjacent historic districts by new construction and asphalt parking lots. The neighborhood consists of predominantly commercial uses with most of its historic fabric lost to new development and Salt Lake City's growth outward from the downtown center.

The current property contains two lots, 402 and 404 (the building site) reaching .22 acres in total. Lot 402 hosts the Eagles Building, while Lot 404 contains an outdoor plaza. The existing sitework dates from the 1990s with subsequent changes in the 2000s. The outdoor plaza area features a metal landing and stair connecting the first floor level to the plaza level. The metal deck and stair are not original and its condition was failing at the time of purchase (2017). A timber frame lookout tower is connected to the metal landing and faces east. At grade level, a concrete wall with occasional arched openings featuring ornate metal fencing borders the plaza. The plaza contains a rectangular pool with a concrete stepping sculpture that overhangs the south side of the pool. In the southwest corner of the plaza, sits a non-contributing Classical temple-formed concrete covered shelter (ca. 1990s) with a prominent pediment supported on columns. The pediment features a human figure motif. Four 20-foot Doric order columns are positioned along the south property line. The sitework condition is poor due to lack of maintenance and vandalism.

Narrative Description

Exterior

The Eagles building sits at the northeast corner of 400 South and West Temple streets in an urbanized area of Salt Lake City. Uniquely patterned brick paver and concrete sidewalks define the street's edges around the building. The building is located immediately southwest from the southwestern most boundary of the Exchange Place Historic District and is closely located east of the eastern boundary of the Salt Lake City Warehouse Historic District. The building is isolated from the adjacent historic districts by new construction and asphalt parking lots. Both streets adjacent to the property are major corridors within the downtown center. In 2017, after sitting vacant for a number of years, a local restaurateur who intends on rehabilitating the space for a restaurant and wine bar purchased the building.

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The Eagles/Equitable building was constructed in 1916 for the Fraternal Order of the Eagles as a clubhouse and social meeting hall for Salt Lake City Aerie No. 67. The building sits on a corner lot and faces east onto S. West Temple Street. In 1911, the block still primarily hosted residential uses and a street named Kendall Avenue, which hosted a chain of boarding houses, divided the block in two halves, north and south. As the city expanded to the south and west, the use types shifted to commercial. These pressures encouraged redevelopment of the block that resulted in major changes. For example, Kendall Avenue was closed and converted to a large market in the center of the block and the block periphery was lined with commerce. At that same time, the northeast corner was subdivided for denser development. The lot subdivision created an opportunity to build multiple structures close together with a common alley access. Historically, the Eagles Building was positioned on the corner with the Holland Apartment building closely positioned four feet to the south and a large one-story commercial building to the west across the ten-foot alley ("Salt Lake City Sanborn," 1911).

The brick building is two-stories over a raised basement and typical of a commercial building, the roof is flat and the form and massing is rectangular. Both Classical and Renaissance Revival styles are represented in this building including the horizontal separation of stories by pronounced belt courses, the repetition of round arch windows, the combination of various window types to extenuate each floor, and the symmetrical arrangement of classical ornamentation. The building is divided into three major and distinguishable horizontal units: a stuccoed raised basement, a first floor, and a second floor. There are two additional support levels: the mezzanine open to the second floor below and the sub basement level used for storage. A cast terra cotta band separates the first and second stories and a projecting boxed cornice defines the upper edge of the second story. Above the cornice is a simple parapet wall capped with precast concrete coping. The facade (east) is organized into three bays and the north (400 South) has five bays. These primary, street-facing elevations feature elaborate ornamentation and brickwork. While private elevations, west and south are functional and non-decorative.

The building has five window types. The most common is a 1/1 double hung wood sash window. Featured in both straight headed and arched openings, this window type is predominantly positioned on the basement and first floor levels. The second window type is a fixed wood sash window also featured in both straight headed and arched openings. This window type is most commonly located on the west facade or on the west end of the south and north elevations. On the north elevation, this window type is also located on the second level flanking the large arched windows. These two, small straight-headed openings are set into elaborate frames combining cast terracotta and brick ornamentation topped with gold stone eagles. The third window type is an arched multi-pane casement window, which is featured on the east, north, and south elevations on the basement level beneath the front porch. The fourth window type is highly ornamented and reserved for the second story to accent the event space. The base of the window is a six light casement window with 3 pane casement windows on either side. The top portion of the window is an eight pane arched window frame capped with a seven light fan window pattern. On the exterior, these windows have decorative terra cotta elements featuring geometric forms. Also, this window type has an inverted triangle key stone on the building's public faces, i.e., the east and north elevations. On the east facade these windows are set into a square frame, but all present a contrasting cream, green, and red color scheme accented with gold. Masonry pilasters

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are attached to the lower half of each window. The central window on the east facade is a blind opening, and there is a small pediment that divides that window into sections. Within this type, selected windows on each elevation only exhibit the top portion of the window with masonry filling the area below.

The West Temple Street facade is comprised of three bays with a stuccoed raised foundation and dark red brick forming the walls. Three horizontal units are clearly visible on this elevation. The first floor is recessed behind an open porch with brick piers accented with the use of brackets and capitals as well as floral and geometric forms made of brick, terra cotta, and stone. The raised basement level features an arched multi-pane casement window on either side of the central, front stair. Spanning equidistantly on the first floor level porch are four square brick structural columns supporting the level above. On both ends of the porch, unique, non-structural polygonal columns are positioned to the interior of the two structural brick columns. The polygonal columns are tapered featuring a decorative, geometric belt detail and a simple, polygonal capital. In between the polygonal columns sits a freestanding, solid brick porch railing with a concrete base and cap. These east facing railings are crowned with two square protrusions, one on either end of the concrete cap. The centered front stair has large, scroll bracket with floral ornament framing the entrance. The face of each brick structural column features foliage ornamentation. The square structural column capitals are plain and T-shaped. The entablature above is plain, painted brick featuring terra cotta circle ornaments along the frieze above each of the polygonal columns. Historically, in the center of the frieze, above the entrance, was a sign with the letters "F.O.E." inset on the surface. The outline of that signage is still visible. The first-floor openings are recessed behind the front porch. The south and north ends of the east facade exhibits a three-window chain framing double-hung 1/1 wood sash windows. The center window has a higher central rail height than the two exterior windows in both chains. The front entrance features a large-panel wood double door with one lite per panel. Above the door is a clerestory window with the numbers 404 centered on the glass surface.

Above the belt course, the second-story features three elaborate windows set into square frames filled in with decorative terra cotta corner sections. Colors such as cream, mauve, and green accent those openings, as do the pilasters attached to the lower half of each window. Each window has a prominent keystone. The central window on the facade is a blind opening, and there is a small pediment that divides the window into two sections. A gold leafed stone eagle is perched on the pediment. The projecting cornice is boxed and plain and the parapet wall above is capped with concrete coping. The exterior has not been altered since its original construction, with the exception of painting the exterior and a small entry below the northeast portion of the front porch. This space was originally open for basement entry of West Temple Street, but the opening was filled in at some point and later reopened as an entry.

The 400 South Street elevation (north) is comprised of five bays with a stuccoed raised foundation and dark red brick forming the walls. Three horizontal units are clearly visible on this elevation. Visible from the north elevation is the recessed front porch and a basement level entry on the west end. The original sheet metal and iron awning located over the north entrance is still in place although in noticeably poor condition. The basement level features eight window openings all featuring the primary window type in the building, a wood sash, 1/1 double-hung, except for the northeast window opening which features an arched, multi-pane casement. The

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first level features ten openings all housing the building's primary window type. The second level of the north elevation exhibits five openings. The three central second-story windows are the highest-style in the building. Like this window type featured on the east facade, have been set into square frames filled in with decorative terra cotta corner sections. Colors such as cream, mauve, and green accent those openings, as do the pilasters attached to the lower half of each window. Each window has a prominent keystone. On this elevation, the lower half of each window on the north side was eliminated so that only the semicircular upper portion exists. The round arch windows on the north side are flanked by small straight-headed openings set into elaborate frames that combine cast terra cotta and brick ornamental surrounds. The north elevation exterior has remained unchanged with the exception of paint and the northwest door replacement in a 1990s remodel.

The west elevation is comprised of three bays with a stuccoed raised foundation and yellow brick walls. The west facade is located adjacent to the alley and exhibits no ornamentation. There is a simple parapet wall above the cornice capped with precast concrete coping. The mezzanine level is visible from this elevation. Windows on all levels have arched openings framing both wood sash, 1/1 double hung and fixed windows except on the basement level, which are straight headed openings with both double hung and fixed windows. This elevation exterior has not been altered since its original construction.

The south elevation is comprised of five bays with a stuccoed foundation and yellow brick walls. The windows are varied and frequent while the ornamentation is minimal similar to the west elevation. The mezzanine level is visible from this elevation. There is a simple parapet wall above the cornice capped with precast concrete coping. The features on the east elevation, such as the dark red brick, projecting cornice and belt courses, wrap around the building onto the southern elevation roughly the distance of the front porch depth. On the subbasement level, there are two openings on the west end of the south elevation, below grade and connected to exterior light wells. The basement level features three windows two of which are banked together on the west end of the south elevation. The third window is located under the front porch, on the east end of the level. The first level presents eight window openings, both arched and straight-headed, some of which are paired following no apparent rhythm. The second level features six openings. Moving west to east, there is a straight-headed, double hung window pair, a arched opening with a fixed window. Followed by three large, arched windows. The second story windows on this elevation are less decorative than its counterparts on the east and north elevations. None of the exterior decorative embellishments were added to the south elevation due to its private/rear status. On this elevation, the lower half of the central large window was infilled with masonry so that only the semicircular upper portion of the opening exists. The south facade historically served as the second rear of the building and was located just four feet north of the adjacent building. The fire escape was originally located on this elevation. This elevation has experienced the most changes such as the east most window opening being converted to a door opening to connect the first floor level to a non-original steel balcony and stair which ran along the south exterior wall. This change occurred during the 1990s remodel.

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Interior

The sub basement is small a concrete interior space that has a similar footprint and placement in the building as the mezzanine level. They are both located on the rear, west end of the building. There are two small openings on the south wall of this area connected to ground light wells. This interior has remained unchanged.

The interior of the basement area has been altered considerably from its original situation, but is in fair condition. Numerous partitions have been added, removed, etc. A raised floor was added near the rear of the large, central open space. The cold-riveted steel structure is exposed and runs along the central spine of the interior, east to west. The ceiling is currently unfinished exposing the first floor joists. The floors and walls are concrete. The current layout is open with divided space beneath the front porch and along the west wall or rear of the building. A non-original fireplace was added along the south wall. The original basement interior layout accommodated storage, entertainment/events, a bar, restrooms, and vertical circulation. Back of the house functions were loaded to the rear like the other levels. Storage, a bar, and a meeting room lined the south wall and special events were held in the remaining large opening space along the north wall. The east entry appears to have been original, but was further enclosed for added storage space likely during the 1990s alterations.

The first floor is entered through the front entry on the West Temple Street side of the building that opens into a large open space, originally the dining halls, with views to 400 South Street through the windows banked along the north wall. The Main room on the first floor was majorly altered in the 1990-2000s when utilized as a nightclub/dance hall. The original northwest stairway was updated during the 1990s remodel and new stairway was inserted into the southeast corner of the first and second levels. The hardwood floors are beyond reparation from extensive loads and refinishing. A modern bar was installed into the open dining room space along with three vertical supports that penetrate the beams above. Mirrors were mounted to the interior plaster surfaces on this level. A second staircase was installed in the southeast corner of the main level at the unknown date. A non-original fireplace was added along the south wall.

Meeting rooms were originally along the south wall with the kitchen, bathrooms, and stairs located along the west wall. The partitions currently in the building consist of a combination of both original and reproductions of the original birch and glass design. The character of the space is defined by hardwood floors, birch paneling, plaster molding finished with faux graining accent the interior woodwork. The ceilings are intact and in fair shape.

The second floor has an open floor plan with the same division of space as the other levels, with the west wall loaded with back-of-the-house functions. Exposed masonry walls exhibit dirt and staining as well as damage from the masonry being painted and improperly cleaned in the past. The plaster walls and wood moldings show significant damage or are missing entirely from mirrors mounted to the plaster walls. The original hardwood floors were replaced in the 1990s remodel. The replacement wood floors currently in place are severely damaged from water infiltration, heavy wear and refinishing. The ceiling is currently unfinished exposing both wood and metal trusses. The original plaster ceiling is no longer in place. It was likely in severe disrepair due to water damage and was removed or fell in the 1990s. Reportedly when The Bay

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Entertainment Co. purchased the building, the interiors were in poor condition including the second floor was housed birds which accumulated two inches of bird droppings on the floor (Williams, 1991). Historically, the event space was defined by an open layout finished with wood floors, plaster walls and ceiling, large, elaborate arched windows, and a mezzanine overlooking open plan. Under the mezzanine, loaded on the west wall were the main stair, lavatories, and janitor living.

The mezzanine interior primarily consists of private space loaded on the west wall with a small L-shaped balcony overlooking the event area on the second level. During the 1990s alterations, the balcony platform was extended out towards the east wall slightly. The exposed masonry walls exhibit dirt and staining as well as damage from the masonry being painted and improperly cleaned in the past. The plaster walls and moldings were significantly damaged from wall-mounted mirrors in the main space. The mezzanine maintains its original layout with a meeting room in the southwest corner, lavatories centered on the west wall and the main stair in the northwest corner.

The building served the Eagles until 1938, when it was sold to Utah Savings and Trust Co. but sat vacant until 1941 Commonwealth Syndicate Co. had purchased the property and leased it to the American Legion Post No.2. In 1950, the Equitable Life and Casualty Insurance Company purchased the building for their offices. Their occupation lasted through 1985 at which time the building was vacant again for roughly six years. In 1991, a The Bay Entertainment Company purchased the building and converted the building to a nightclub. The Bay Entertainment Company conducted a major remodel beginning in 1992 which included updating the building to meet code, replacing and adding stairways, repainting the exterior, seismically reinforcing the building, remodeling most of the interiors, altering a few openings and replacing doors. After 12 years of occupation, the property owner relocated their business. The building sat vacant again until it was purchased in 2017. The building was rehabilitated for use as a restaurant and bar. At the time of purchase, the exterior of the building had been unaltered and retained a high level of integrity. The renovation of the interior mostly maintained the original organization of spaces, partitions, and circulation routes. However, the 1990s remodel compromised most of the original plaster finish on the interior. The original ceilings, floors, and molding on the main floor were retained, but remained in varying conditions. On the second floor event space, most of the original finishes were lost to the 1990s remodel and water damage.

During the 2018 rehabilitation, which was completed in accordance with the Secretary of the Interior's Standards for Rehabilitation, the exterior masonry was repaired as needed and the building was cleaned and repainted with period-appropriate colors. The existing plaza was entirely remodeled to provide an area for outdoor seating at the restaurant. The building exterior sustained a few major changes. One, the existing metal decking was renovated and expanded to accommodate balconies on multiple levels on the south wall. Two, the construction of a new elevator/stair tower addition positioned near the southeast building corner, away from the original structure. The new, CMU construction tower is sheathed with local, recycled brick and features arched windows on three levels looking south onto the outdoor plaza area. The selected brick is clearly different from both the yellow and dark red brick used on the original building. From the east elevation, a visual and physical separation of modern glazing clearly distinguishes the transition from the original building to the new addition. Lastly, select window openings on

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the south elevation were expanded to accommodate doors to provide direct connections from the interior to the balcony spaces and plaza level. Despite these changes the building maintains a high level of integrity and all changes are easily reversible. The renovation of the interior resulted in the reconfiguration of some of the secondary spaces, the removal of a non-original stair in the southeast corner, and the addition of a modern elevator and stair in the northwest corner. The original division of spaces was respected on all levels with only small new space divisions, such as the new northwest elevator shaft, created to satisfy the demands of the new use. The interior finishes were retained and restored, including the columns, beams, wainscoting, and moldings. The sole exception is the interior plaster wall and ceiling finish on the second level, which was highly damaged due to insensitive renovations and water damage. The interior still retains a high level of integrity of design, materials, workmanship, and feeling. Historic Rehabilitation Tax Credits were utilized for the rehabilitation of the Fraternal Order of Eagles building.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery

Eagles Building

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E. A reconstructed building, object, or structure

F. A commemorative property

G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
SOCIAL HISTORY

Period of Significance

1916-1938

Significant Dates

1916

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Neil Edward Liljenberg, architect
O. Chytrous, builder

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

The Eagles Building is a Classical-styled building located at 404 S. West Temple Street. It was erected in 1916 for the Salt Lake City Chapter of the Fraternal Order of the Eagles, Aerie #67. The Fraternal Order of the Eagles, a national organization "dedicated to the ideas of democracy and brotherhood" was founded in 1898. The Salt Lake City chapter was established on July 12, 1900 and called Aerie No. 67. The Eagles organization remained in this building until 1938 when it was purchased by Utah Savings and Trust Co. The three-story, common bond brick building is a well-articulated example of the work of architect, N. Edward Liljenberg. Liljenberg, a Swedish-American, was regarded for institutional buildings, especially schools. The Eagles building was the only clubhouse associated with his practice in Salt Lake City. The Eagles building is of local significance and is significant under Criteria A and C. It is eligible under criterion A in the area of Social History because it was the local headquarters for the Fraternal Organization of the Eagles, Aerie #67 and is representative of the widespread role of such organizations in the arrangement of mutual aid before the advent of welfare. The building is also significant under Criterion C in the area of Architecture because of the quality of its architectural features and its association with the important local architect, Neil Edward Liljenberg. The building stands as the best surviving high-style example of a F.O.E. Clubhouse in Utah.

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

Significance for Social History

The Eagles Building is significant under Criterion A in the area of Social History because of its affiliation with the Fraternal Order of the Eagles (F.O.E), Aerie #67. The building was the first building constructed specifically as the local headquarters for the organization. It is a symbol of the widespread role of such organizations in the establishment of government-subsidized welfare and retirement programs.

The Eagles received free medical attention like many early fraternal organizations, but the Eagles were unique in they extended those services to the immediate family members, as well ("Eagles Auditorium Building" 2018). Members received benefits such as weekly payments in case of sickness and funeral. These services were extremely valuable in a time before public welfare or medical, disability, and life insurance. Unlike other fraternal organizations, the Eagles were politically engaged and consistently lobbied for various types of reform that would benefit the average working class person ("Eagles Auditorium Building," 2018). The Fraternal Order of the Eagles played a significant role in the development of the Workman's Compensation Act, Mother and Old Age pensions, Social Security laws, the "Jobs After 40" bill, and Medicare (John S McCormick, 1982). Furthermore, a past Grand Worthy President, Frank E. Hering, publically implored the U.S. government in 1904 for a national day designated to celebrate and honor mothers. Ten years later, the U.S. Congress passed legislation which President Woodrow Wilson signed making the second Sunday in May a national holiday--Mother's Day. Today, the F.O.E.

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still advocate and campaign to increase access to social benefits and fighting disease through their sponsorship of several charitable organizations.

Members of the F.O.E. were able to share their story and values because the majority of the initial group was made up of actors, playwrights, and stagehands who traveled the United States for a living theater. Within 10 years of its inception, the organization claimed more than 1800 Aeries spread across the United States, Canada, and Mexico, with membership exceeding 350,000 participants. The Seattle Aerie No. 1 grew to become the largest aerie in the country ("How It Began," 2018). In 1924, the F.O.E. constructed the Eagles Auditorium (NRIS #83003338), a large meeting hall, individually listed on the National Register of Historic Places, which pays homage to Seattle's role in the history of the Eagles. Several social and political leaders have been members of the Eagles, including seven presidents of the United States-- Theodore R. Roosevelt, Warren G. Harding, Franklin D. Roosevelt, Harry S. Truman, John F. Kennedy, Jimmy Carter, and Ronald Reagan. However, the true strength of the Eagles is a fraternal organization founded for and by the common man.

The Fraternal Order of Eagles was one of the first organizations to offer free medical care and was one of the few to extend that benefit to immediate family members. A lodge would often enter into a contract with a general practitioner to provide medical services on a flat fee basis. This system of "lodge practice" was particularly strong in urban areas. The fraternal benefits were so undeniable that the medical professionals began to push back. By 1910, the (medical) professionals initiated conflict against fraternal medical services, and local medical societies imposed various sanctions against doctors who accepted these contracts. One highly effective method of enforcement exercised was to pressure hospitals to turn away members of offending lodges. In response a number of organizations began to operate hospitals. Ultimately, the loss of medical benefits and the expansion of government-sponsored social services that the Eagles lobbied for contributed to a decline in membership (David T. Beito, 1996).

In 1915, the magazine of the Fraternal Order of Eagles observed, "the State is doing or planning to do for the wage-earners what our Order was a pioneer in doing 18 years ago. All this is lessening the popular appeal of our benefit features. With that appeal weakened or gone, we shall have lost a strong argument for joining the Order, for no fraternity can depend entirely on its recreational features to attract members" (David T. Beito, 1996, p. 3)

As a strategy to increase a declining membership, Ladies Auxiliaries were created in 1926, thus opening the all male organization up to women. Women were not fully incorporated into the organization until 1951 with the formation of the Grand Auxiliary. The organization and its leadership continued to be responsible for generating ideas and leading the fight for the passage of other important legislation including the Social Security Act (1935), Jobs After 40 (1965), and Medicare (1965). According to the September 2005 membership report there were 1,692 Aeries and Auxiliaries in the United States and Canada with 6,788 members. Today, the Eagles continue to stand by their slogan of "people helping people" by raising money for hospitals, schools, and aid for victims of national disasters (David T. Beito, 1996; "How It Began," 2018).

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Aerie No. 67

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Like other fraternal organizations, the Eagles provided social and recreational opportunities for people bothered by the isolation of American mass society. In Utah, these groups were mostly non-Mormon institutions, and served to provide social and cultural alternatives for the minority population in the state. Further, ethnic communities were provided another way to gather aside from places like churches, boarding facilities, or coffee shops. Mainly non-Mormon clubs and fraternal organizations provided opportunities for majority and minority communities to connect (Sillitoe, 1996). The Eagles provided a community with significant medical and financial support systems to Utah.

Aerie #67 was established in Salt Lake City on July 12, 1900 with 65 charter members ("The Eagles Elect Officers. Organization of the Lodge with Big Membership.," 1900; "Order of Eagles Organized. Aerie No. 67 Formed Yesterday by Organizer Merkel.," 1900). The first "worthy" president of the chapter was Delancey Wilson. According to the city directory, prior to building its hall at 404 S. West Temple, Salt Lake Aerie No. 67 was quartered in the Mackintosh block at 168 1/2 South West Temple (*Salt Lake City Directory*, 1900-1982). The Eagles contracted with the architect, Neil Edward Liljenberg to design their clubhouse on South West Temple Street. The cornerstone was laid on August 7, 1916 and Governor Spry spoke and participated in the ceremony. The ceremony was preceded by a parade in which virtually all members of the aerie and members of other fraternal orders participated. A metal box was prepared and placed in the center of the cornerstone. Within the metal box was placed a copy of the constitution and laws of Utah, constitution of the United States, a record of the officers of the grand aerie, a brief history of the order, photographs of the officers of the aerie, copy of the Eagles' magazine, a copy of the "Boosters" magazine published by the local Eagles, copies of the current issues of the four Salt Lake Dailies, and photographs of President Wilson, Governor Spry and Mayor Ferry. ("Eagles Lay Corner Stone of New Club," 1916; "Salt Lake Eagles Lay Corner Stone," 1916). Advertisements called all white citizens over the age of 21 and under the age of 45 to join with the promise of several health benefits including once inducted, individuals were called to report to the Aerie physician for a free medical examination ("Attention Eagles," 1901; "Branch of New Order. Seattle Man Here to Establish Aerie of Eagles.," 1900).

The Eagles met every Sunday at 7:30 pm and often hosted social events for the organization and larger Salt Lake City community. The Eagles organized balls, speaking events, picnics and city outings with programs complete with sports and amusement. Activities included ballgames, novelty races, and dancing and waltzing contests ("Eagles Conclude Two Weeks of Entertaining with a Grand Ball and Social," 1917; "Eagles Will Fly High. Will Have a Round-up in Salt Lake From All the Surrounding Aeries.," 1903). During its peak in the 1920s and 1930s, Aerie No. 67 had roughly 1200-1500 members ("Eagles Will Seek 2000 New Members," 1926). Salt Lake City provided the perfect central meeting place for the larger western region of Aeries. Tri-state conventions were a common event held by Aerie No 67 ("Eagles Prepare for Tri-State Convention," 1915). The SLC Eagles, Aerie No. 67 impressed a long-lasting impact on Salt Lake City and surrounding region. Members actively engaged in the larger community by participating in committees, which oversaw various community programs and civic improvements (Sillitoe, 1996).

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Aerie No. 67 occupied 404 S. West Temple from the building's completion in 1916 until selling under foreclosure to Utah Savings and Trust Co. in 1940. Aerie No. 67 then shifted its meeting place to the Newhouse Hotel (*Salt Lake City Directory*, 1900-1982). 404 S. West Temple remained vacant for a few years before being purchased by Commonwealth Syndicate, Inc. in 1941 and then leased to the American Legion Post for use as a meeting and social hall for Salt Lake Post No. 2. In 1948, the Equitable Life and Casualty Insurance Company purchased the building for their offices and continued to use it until they moved out in 1985.

Significance for Architecture

The Eagles Building is significant under Criterion C in the area of Architecture because it is the best surviving example of an early twentieth century F.O.E. Clubhouse in Utah. Cities Salt Lake City and Ogden were graced with grand F.O.E. clubhouses. Ogden's Clubhouse, Aerie # 118, was grander with more interior space and amenities, but unfortunately the building has since been razed. The dedication announcement headlines read, "Building Costing \$70,000 has Every Feature of the Most Elaborately Equipped Clubs in United States" ("Dedication of Eagles New Home," 1917). Additionally, the Eagles Building, Aerie #67 is the only fraternal clubhouse architect Niels Edward Liljenberg's designed. In that regard, it is a unique example of his work. However, the Eagles Building is similar in style and follows the same Classical proportions as Liljenberg's other work throughout Utah. Liljenberg established a marked career in Utah driven by the commissions he received and the partnerships with other prominent Utah architects he formed.

The Salt Lake City architect Neil Edward Liljenberg designed the Fraternal Order of Eagles Building in 1905. According to the building permit, the cost of the project was estimated to be \$50,000 and O. Chytrows was identified as the builder (*Salt Lake City Building Permit #8607*, 1916). Niels Edward Liljenberg was born in Sweden on February 10, 1869 (*Men of Affairs in The State of Utah*, 1914). He received his architectural training at the prestigious Royal Technical Institute at Stockholm with honors, graduating in 1888. Upon immigrating to America, he pursued further studies in New York City, where he later secured employment as chief draftsman with an architectural firm. Liljenberg was next employed by a firm, which sent him to work as architect for the building of military barracks and portable cottages in Europe, Russia, and South Africa for the use of troops (*Sketches of the inter-mountain states: 1847-1909*, 1909).

Settling in Utah in 1902, Mr. Liljenberg was initially employed as a draftsman for the Oregon Short Line Railroad. During his early days in Utah, Liljenberg also spent a period of time working as intern and later partner to esteemed John A. Headlund¹. The pronounced career Liljenberg cultivated in Utah emerged from a strong connection to established architect, J.A. Headlund.

¹ Headlund, a fellow Swedish immigrant, first resided in Salt Lake City in 1889, when he designed the George M. Cannon House (NRIS #83004419) designated to the National Register in 1983. Headlund's contribution to American architecture included the design and construction of more than five hundred buildings in Utah, Idaho, Nebraska and Wyoming. He is perhaps best remembered for his design of the Immanuel Baptist Church (NRIS # 78002668), 401 East 200 South, Salt Lake City, listed in the National Register in 1978, and the Woodruff-Riter-Stewart House (NRIS #79002507), 225 North State Street, Salt Lake City, listed in the National Register in 1979. The Cannon House may have been Headlund's earliest monumental building in Utah, having been designed during his first short residence in the state (Deborah Temme, 1984; Smith, 1978, 1979).

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By 1908, however, he had embarked upon an independent practice of his own based. Liljenberg quickly achieved a position of prominence among local architects by way of his early work, foremost drafting skills and formidable partnerships with esteemed local architects (Sargent, 1902). Many social institutions selected Liljenberg to design prolific public buildings throughout the Salt Lake City and greater Utah area. While the majority of Liljenberg's work included schools and public buildings, the Eagles Building was the one and only fraternal clubhouse in his Utah project portfolio. The Fraternal Order of the Eagles entrusted him with the design of their first established headquarters in Utah. As an architect, Liljenberg consistently utilized Classical proportions and elements in his designs and the Eagles Building example is no exception. This building is one of the few extant examples of Liljenberg's work and the only existing fraternal clubhouse that he designed.

He is reported to have had entire charge of the design and building of Westminster College facilities in the Salt Lake City's early years described as a \$300,000 project at the time. Mr. Liljenberg also designed a large number of public school buildings throughout the Salt Lake Valley, c. 1905-1910, among them Taylorsville School (1905), Sandy School (1908), Granger School (1908), Murray High School (c.1910) and others. In 1914, Liljenberg collaborated in design of the Alpine LDS Stake Tabernacle in Utah County. One year later, Liljenberg was selected to operate as the Principal Architect for Jordan School District. Collectively, Liljenberg designed commercial buildings, public and high schools, and many private residences in the Salt Lake City area. Further, Liljenberg was active in various lodges, including the Eagles Club, which may have been a factor in his involvement as architect for Aerie No 67. Personally he was a member of the Knights of Pythias and the Order of Odd Fellows and was also active in the Eagles' and the Elks' organizations. Mr. Liljenberg was married to Miss Anna Sundh of Salt Lake City, and they had three children: Irene, Melva, and Stanley Liljenberg (*Men of Affairs in The State of Utah*, 1914; *Sketches of the inter-mountain states: 1847-1909*, 1909). Around 1918, perhaps at the height of his career in Utah, Liljenberg and his family relocated to California.

The Fraternal Order of Eagles building has a commanding presence on the southwest corner of 400 South and West Temple Streets. The building's Classical Revival styling is in strong contrast to the surrounding modern buildings. The emblems that adorn the building are permanent reminders of the role of the Fraternal Order of Eagles in the United States but more importantly of the order's contributions to the surrounding Salt Lake City community. The building continued to host groups that advocated and supported Utah communities. Further, it is one of a few remaining examples of Neil Edward Liljenberg's work in Salt Lake City.

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Partial list of buildings designed by Neil Edward Liljenberg

* all buildings were designed solely by N.E. Liljenberg unless otherwise noted

Building Type	Name	Address	C. date/ status
Community Center	Y.M.C.A building	100 South State St. SLC, UT	1904/ razed
Commercial	I.X.L Furniture Company's building	48 East 200 South, SLC, UT	1906/ razed
Education/Institutional	Ferry Hall at Westminster College	1840 S 1300 E, SLC, UT	1908/ razed 1987
Education/Institutional	Jordan High School	9351 S. State St., Sandy, UT	1914/ razed 1996
Education/Institutional	Madison School (Liljenberg & Sundberg)	2465 S. State St., SLC, UT	1913/ razed
Education/Institutional	Taylorville Elementary School (Liljenberg/Erskin)	2010 Mantle Ave., Taylorville, UT	1905
Education/Institutional	Forest Dale Elementary School (Liljenberg/Erskin)	900 E. & 2100 S. SLC, UT	1905/ razed
Education/Institutional	Bonnyview Elementary School NR listed: 05/08/2001 Delisted: 02/21/2007	Commerce Drive, Murray, UT	1910/ razed
Education/Institutional	Madison Elementary School	41 East 3300 South, SLC, UT	1913/ razed
Education/Institutional	Draper Park School (NR listed: 05/07/80)	12441 South 900 East, Draper, UT	1912
Education/Institutional	Granger Building, Granite Schools Campus	Granger, West Valley City, UT	1908/ razed
Cultural	Beaver Opera House (NR listed: 02/11/1982)	81 (aka 55) E Center St, Beaver, UT 84713	1908
Fraternal	Eagle Building	404 S. West Temple St., SLC, UT	1905
Municipal	Beaver County Courthouse (NR listed: 10/06/70)	90 E. Center, Beaver, UT	1908
Religious	Alpine Stake Tabernacle (Liljenberg & Maeser) (NR listed [district]: 12/10/1998)	110 East Main St., American Fork, UT	1909
Religious	Murray LDS Second	5056 South 300	1909

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	Ward Meetinghouse (NR listed: 05/08/01)	West St., Murray, UT	
Public/Institutional	Carnegie Library Murray	160 East Vine St., Murray, UT	1916

<u>FIRM/PARTNERSHIP(S)</u>	<u>YEAR(S)</u>
Erksine & Liljenberg	1904-1907
Liljenberg & Sundberg	1910 & 1911
Emil Maeser may have been partner	1910
N. E. Liljenberg	1908-1909, 1914-1916
N. Edw. Liljenberg	1912-1913

ADDITIONAL DATA

- Architectural Registration records indicate his first name as Nils, later information indicates Niels.
- Architect for projects in Stockholm, Copenhagen & St. Petersburg.
- Utah Association of Architects, member 1910

Additional Historic Context

Mutual Aid

Mutual aid was one of the cornerstones of social welfare in the United States until the early 20th century. The fraternal society was a leading example. Fraternal societies and their members have played an important role in the establishment of national laws and social development in the United States. Most societies were founded on an ideal of mutual aid and "dedicated themselves to the advancement of mutualism, self-reliance, business training, thrift, leadership skills, self-government, self-control, and good moral character" (David T Beito, 2003). While societies differed in their methods and goals, the majority operated in a decentralized lodge system, had some type of ritual, and offered payments in times of sickness and death.

In 1894, the New Hampshire Bureau of Labor Report noted "The tendency to join fraternal organizations for the purpose of obtaining care and relief in the event of sickness and insurance for the family in case of death is well-nigh universal. To the laboring classes and those of moderate means they offer many advantages not to be had elsewhere"(David T Beito, 1990, p. 14). The activities of these societies overshadowed those of organized charity and governmental poor-relief programs. More Americans were membered to fraternal societies than any other kind of voluntary association, with the exception of churches. A large segment of the working class were involved, an estimated one of three adult males were membered in 1920 (David T Beito, 2003). The fraternal organizations provided a support device that addressed several societal needs. They permitted Americans to provide social welfare services unavailable to them otherwise. During the late nineteenth and twentieth century, the aid provided by the governments

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and organized charities was minimal and carried with it stigma. Alternatively, fraternal organizations offered aid that rested on an ethical principle of reciprocity.

By the late nineteenth century three fraternal types dominated: secret societies, sick and funeral benefit societies, and life insurance societies. The second and third common types are most relevant in relation to the Fraternal Order of the Eagles. These types devoted less attention to ritualistic practices but openly solicited recruits with the lure of health and life insurance protection (David T Beito, 1990).

Fraternal Order of the Eagles

On February 6, 1898, as a result of an ongoing musicians strike, six of Seattle's most prominent theater owners assembled to collaborate on a solution. They banded together to solve the strike and found they shared deeper concerns regarding life, society, and democracy. These shared interests provoked them to form an organization, which became known as the Order of Good Things. The founders included John Cort, brothers John W. and Thomas J. Considine, H.L. Leavitt, Mose Goldsmith and Arthur G. Williams. As their community expanded, the Order selected an official emblem, the Bald Eagle, and rebranded their organization as the Fraternal Order of Eagles. The Bald Eagle was chosen because it represents the virtues of liberty, truth, justice, and equality ("How It Began," 2018). The final representation depicted an eagle holding the scales of justice in its beak. The Order's founding mission was to "make human life more desirable by lessening its ills and promoting peace, prosperity, gladness and hope" (Eagles, 1898). Maintaining the eagle theme, the Order decided to designate the term Aerie to identify the individual chapters within the organization. Based in Seattle, the Grand Aerie was officially established in April 1898, after developing a constitution and electing a president. The majority of the members were actors, stagehands, and playwrights and it was these touring theater troupes that are credited for the rapid growth in membership.

Equitable Life and Casualty Insurance Co.

In 1950, the building was purchased by the National Housing + Finance Syndicate, an affiliate of Equitable Life and Casualty Insurance Co., which maintained its offices there until the mid-1980s. Roderick E. Ross, President and David E. Ross, secretary-treasurer, ran a family-operated enterprise, Equitable Life and Casualty, Co. during this period. The two served in their respective capacities for many years following initial occupancy of 404 S. West Temple Street. Other members of the Ross family have also been associated with the company in various positions over the years. In addition to their insurance business, Roderick and David Ross operated several related enterprises out of their offices at 404 South West Temple. These included Equitable Investment Co., Insurance Investment Co., and National Housing and Finance Syndicate (*Salt Lake City Directory*, 1900-1982).

Dr. Roderick Earl "Doc" Ross, who wanted to help Utah families, founded Equitable Life & Casualty in 1935. Life & Casualty's work initially provided assistance for funeral expenses primarily for poor miner families. After the Equitable Mutual Aid Protective Society was established Equitable Life & Casualty expanded into the insurance market. The company found a suitable position in the senior life and health insurance following the enactment of Medicare in

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1965 and they still maintain that focus today. Equitable Life & Casualty carried a progressive leadership stance by being one of the early companies to offer extended care benefits for nursing home stays, which extended into long-term care in 1970. Again in 1980, Equitable offered the first home care recovery plan for seniors. Equitable Life & Casualty is Utah's oldest active life insurer and remains Salt Lake City based today. However, now the company also serves 45 states and the District of Columbia ("Our History," 2018). Equitable Life & Casualty has a strong connection with the Eagle building as it served as the company's home from 1950-1983.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property .22 acres

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 40.760424 | Longitude: 111.894374 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The boundary for the Eagle building is described as Salt Lake City tax parcel 15-01-429-014-0000. The legal description of the property is BEG AT THE NE COR OF LOT 6, BLK 41, PLAT A, SLC SUR; S 0°01'10" E 99.00 FT; S 89°57'54" W 99.00 FT; N 0°01'10" W 99.00 FT; N 89°57'54" E 99.00 FT TO BEG. This parcel includes what historically was 402 and 404 S West Temple Street.

Boundary Justification (Explain why the boundaries were selected.)

The size of the parcel associated with the Eagle building has not changed over time and is currently described as Salt Lake City parcel number 15-01-429-014-0000.

Eagles Building
Name of Property

Salt Lake County, Utah
County and State

11. Form Prepared By

name/title: Mardita Murphy
organization: Rooted Preservation + Design, LLC
street & number: P.O. Box 270113
city or town: Superior state: CO zip code: 80027
e-mail: marditamm@gmail.com
telephone: 843-337-9079
date: April 25, 2019

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Eagles Building

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Photo Log

Name of Property: Eagles Building

City or Vicinity: Salt Lake City

County: Salt Lake County State: Utah

Photographer: Fred Moesinger

Date Photographed:

Current Photographs: February 2019

Pre-rehabilitation Photograph: January 2018

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

Eagles Building

Name of Property

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County and State

Current Photographs

Photo No. 1 of 30, East elevation. Camera facing west.



Eagles Building

Name of Property

Salt Lake County, Utah

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Photo No. 2 of 30, East elevation. Camera facing southwest.



Photo No. 3 of 30, East elevation. Camera facing west.



Eagles Building

Name of Property

Salt Lake County, Utah

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Photo No. 4 of 30, North elevation with context. Camera facing south.



Eagles Building

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Photo No. 5 of 30, North elevation. Camera facing east.



Eagles Building

Name of Property

Salt Lake County, Utah

County and State

Photo No. 6 of 30, West elevation. Camera facing southeast.



Eagles Building
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Photo No. 7 of 30, South elevation and plaza fence. Camera facing north.



Photo No. 8 of 30, Outdoor plaza space. Camera facing west.



Eagles Building

Name of Property

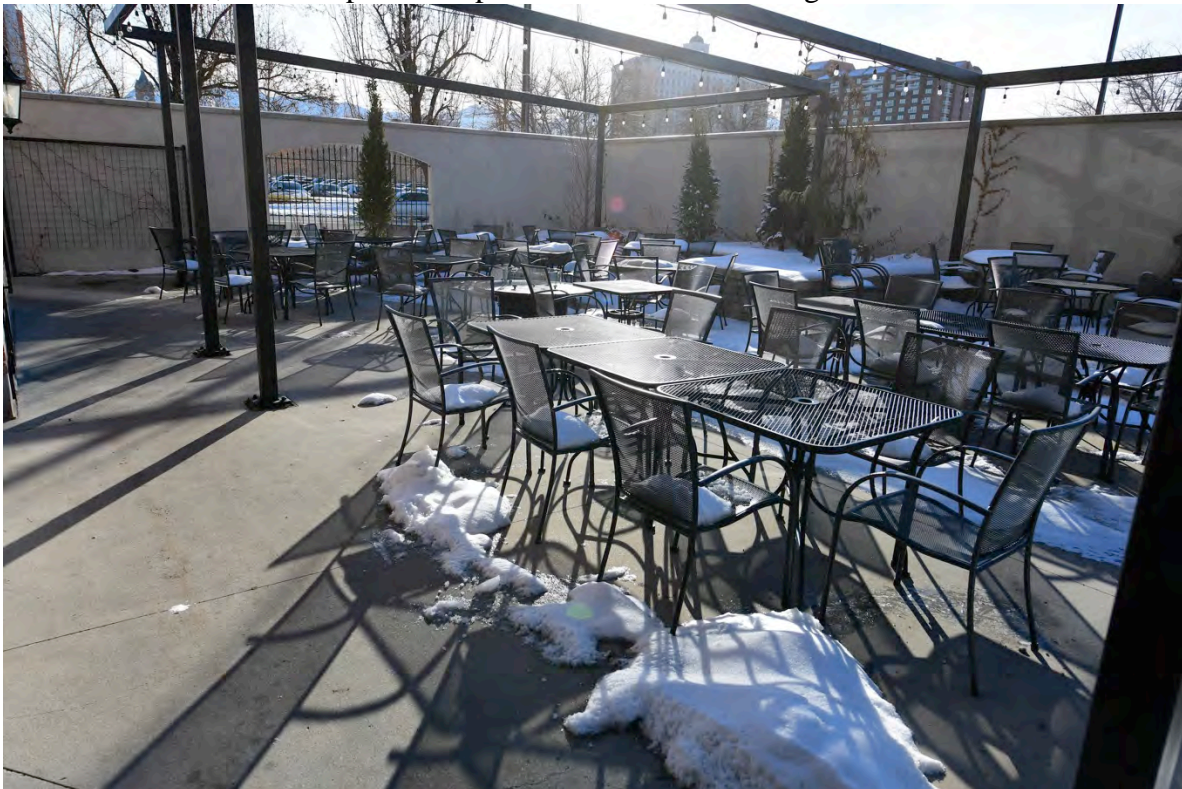
Salt Lake County, Utah

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Photo No. 9 of 30, Outdoor plaza and exterior decking. Camera facing west.



Photo No. 10 of 30, Outdoor plaza and patio fence. Camera facing southeast.



Eagles Building

Name of Property

Salt Lake County, Utah

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Photo No. 11 of 30, Elevator/stair tower and connection. Camera facing northwest.



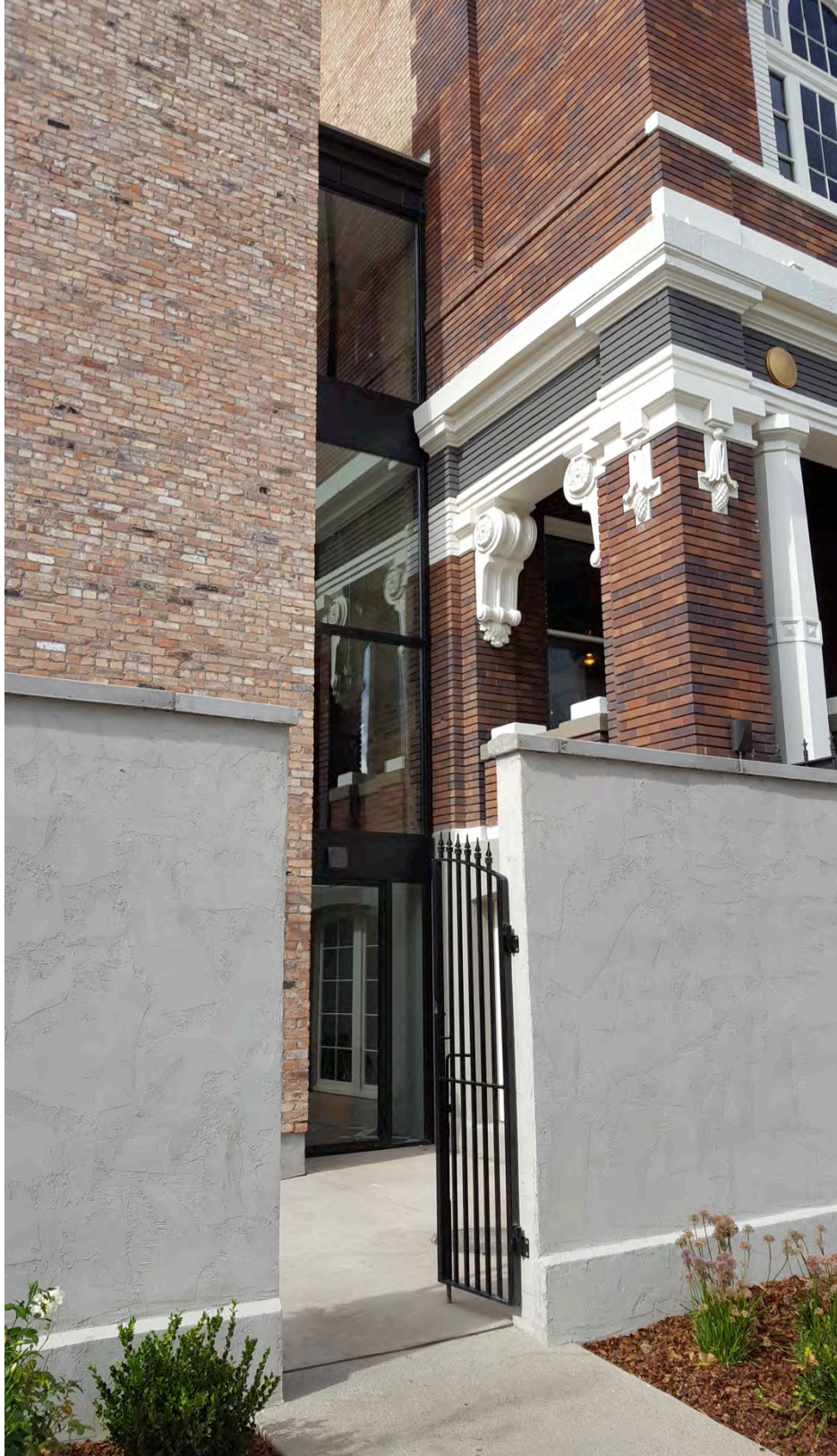
Eagles Building

Name of Property

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Photo No. 12 of 30, Elevator/stair tower, connection, and patio entrance. Camera facing northwest.



Eagles Building

Name of Property

Salt Lake County, Utah

County and State

Photo No. 13 of 30, Basement level interior. Camera facing east.



Photo No. 14 of 30, Basement level interior. Camera facing west.



Eagles Building

Name of Property

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Photo No. 15 of 30, Basement level interior. Camera facing west.



Photo No. 16 of 30, Basement level bathroom. Camera facing west.



Eagles Building

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Salt Lake County, Utah

County and State

Photo No. 17 of 30, First floor level front double door and vestibule. Camera facing east.



Photo No. 18 of 30, First floor level interior, original Dining Hall area. Camera facing west.



Eagles Building

Name of Property

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Photo No. 19 of 30, First floor level interior, new exit to exterior decking. Camera facing south.



Photo No. 20 of 30, First floor level kitchen. Camera facing southwest.



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Photo No. 21 of 30, First floor level. Camera facing southeast.



Eagles Building
Name of Property

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Photo No. 22 of 30, First floor level ceiling units with VRF diffuser. Camera facing north.



Eagles Building

Name of Property

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Photo No. 23 of 30, Second floor level interior. Camera facing south.



Photo No. 24 of 30, Second floor level interior. Camera facing east.

Eagles Building
Name of Property

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Photo No. 25 of 30, Second floor level interior. Camera facing east.

Eagles Building
Name of Property

Salt Lake County, Utah
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Photo No. 26 of 30, Mezzanine level interior. Camera facing north.

Eagles Building
Name of Property

Salt Lake County, Utah
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Photo No. 27 of 30, Second floor level interior. Camera facing east.



Eagles Building

Name of Property

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County and State

Photo No. 28 of 30, Second floor level bathroom. Camera facing south.



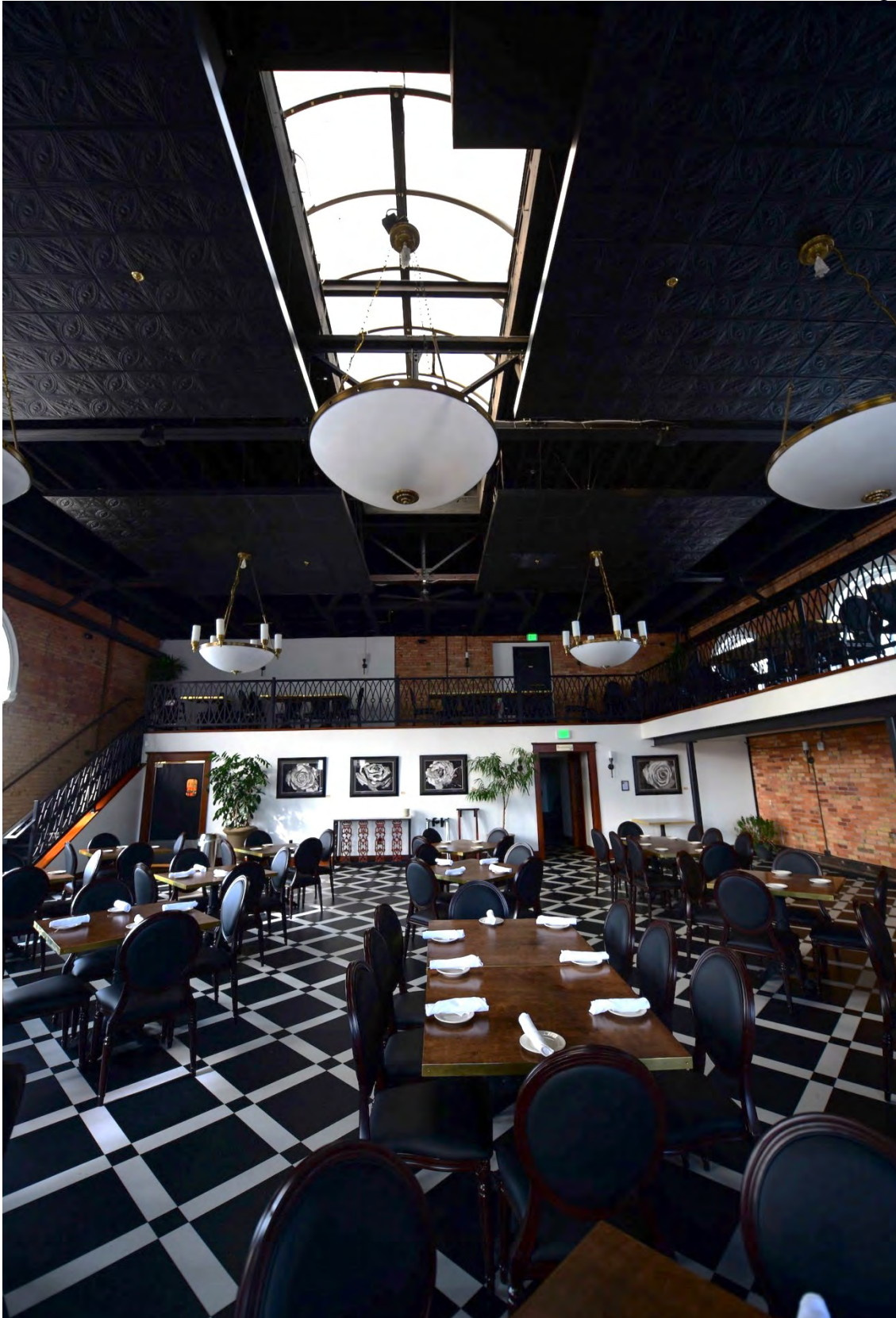
Eagles Building

Name of Property

Salt Lake County, Utah

County and State

Photo No. 29 of 30, Second floor level interior and view of Mezzanine level. Camera facing west.



Eagles Building

Name of Property

Salt Lake County, Utah

County and State

Photo No. 30 of 30, Mezzanine level interior. Camera facing east.



Eagles Building

Name of Property

Salt Lake County, Utah

County and State

Historic Photographs

Figure No. 1 of 5, Eagle Building. Camera facing southwest.

Source: Shipler Commercial Photographers. Eagles Hall P.1. April 12, 1940. Utah State Historical Society, Salt Lake City. <https://collections.lib.utah.edu/ark:/87278/s65q55kw>. Image. Accessed April 2018.



Eagles Building

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Figure No. 2 of 5, East elevation during American Legion Post No. 2 occupation.

Source: American Legion Bldg., SLC. February 21, 1941. Utah State History, Salt Lake City. <https://collections.lib.utah.edu/ark:/87278/s6jt1rm9>. Image. Accessed April 2018.



Eagles Building

Name of Property

Salt Lake County, Utah

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Figure No. 3 of 5, East elevation and historic neighbor to the south.

Source: Utah State Historic Preservation General Files. 1970. Utah State History, Salt Lake City. Image. Accessed April 2018.



Eagles Building

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County and State

Figure No. 4 of 5, East elevation and historic neighbor to the south.

Source: Utah State Historic Preservation General Files. 1988. Utah State History, Salt Lake City. Image. Accessed April 2018.



Eagles Building

Name of Property

Salt Lake County, Utah

County and State

Pre-rehabilitation Photograph

Figure No. 5 of 5, Second floor level, event space. Camera facing south.

*Photographed in January 2018.

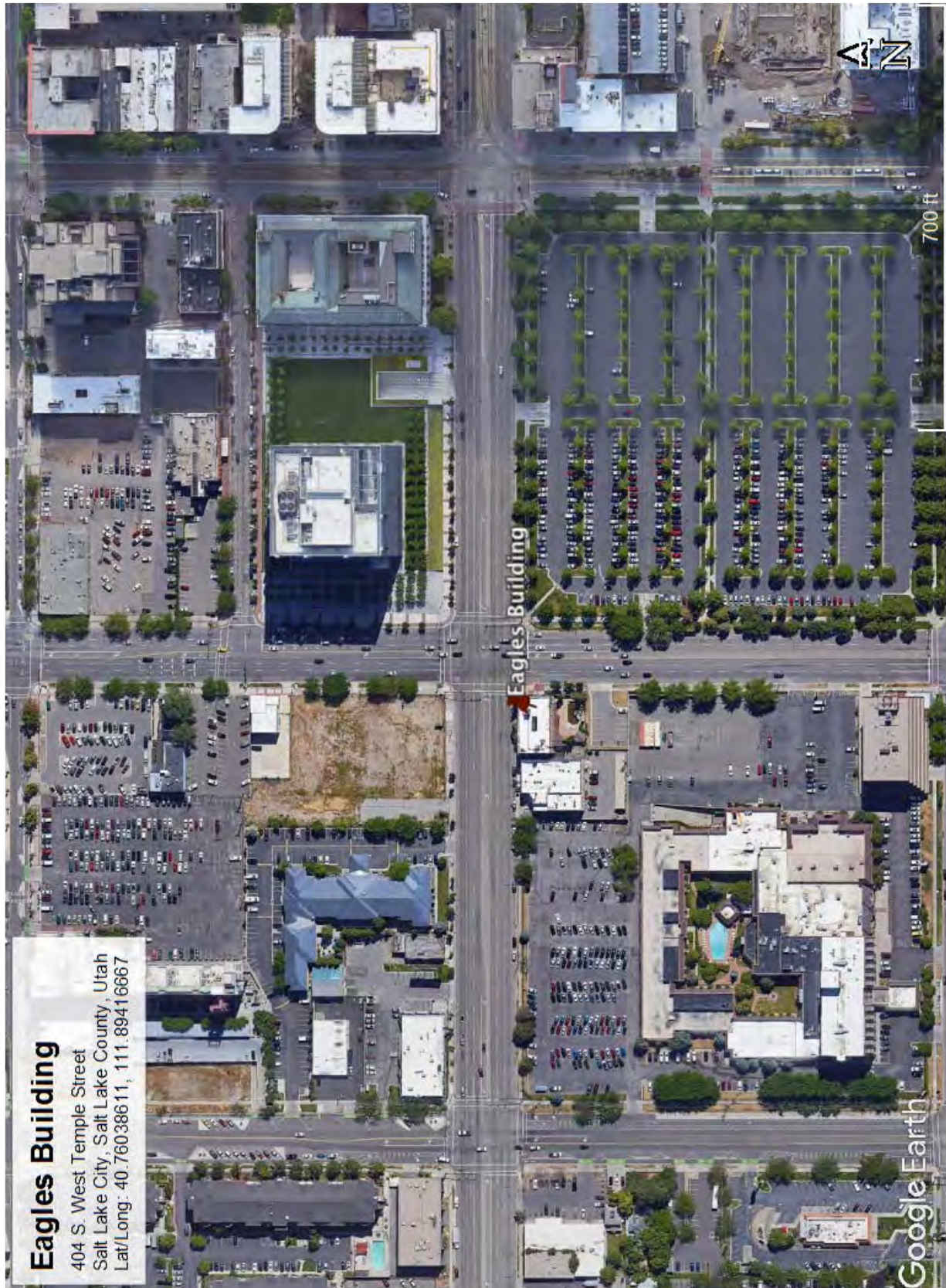


Eagles Building
Name of Property

Salt Lake County, Utah
County and State

Eagles Building
Name of Property

Salt Lake County, Utah
County and State



Eagles Building
Name of Property

Salt Lake County, Utah
County and State



Eagles Building
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Name of Property

Salt Lake County, Utah
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

NATIONAL REGISTER NOMINATION EVALUATION SHEET

Certified Local Governments / Historic Landmark Commissions

The following property is being nominated to the National Register of Historic Places and will be reviewed by the Utah State Historic Preservation Review Board at its next meeting

PROPERTY NAME:

ADDRESS:

 INTEGRITY: Major alterations or additions? New materials? Altered setting? Moved? etc.
OK Concerns

 DESCRIPTION: Is the property adequately described? Have contributing and non-contributing features been clearly identified?
OK Concerns

 SIGNIFICANCE and CONTEXT: Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?
OK Concerns

 FACTS AND SOURCES: Are the appropriate and best sources used? Are key dates and facts accurate?
OK Concerns

 SUPPORTING MATERIALS: Adequate photos, maps, drawings, etc.?
OK Concerns

 The Commission recommends that the property or properties appear to meet the National Register criteria and should be listed in the National Register.

 The Commission recommends that the property or properties do not appear to meet the National Register criteria and should not be listed in the National Register.

Signature of Commission Chair (or Designee)

Date

Return to: Utah Historic Preservation Office
ATTN: National Register Coordinator
300 S. Rio Grande Street
Salt Lake City, UT 84101

Name of Local Historic Preservation Commission