



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Lauren Parisi, Principal Planner
801-535-7226 or lauren.parisi@slcgov.com

Date: June 6, 2019

Re: **National Register of Historic Places Nomination:
Steiner American Building at 505 E. South Temple**

Please find the National Register of Historic Places nomination for the Steiner American Building, located at 505 E. South Temple, attached.

The Utah State Historic Preservation Office (SHPO) desires 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.

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 limitations on the property by the federal or state government.

STAFF RECOMMENDATION

Staff recommends forwarding a positive recommendation to the State Historic Preservation office and the National Park Service. The Steiner American Building retains its architectural integrity. While the property was last surveyed in 2006 and evaluated as out-of-period, it would very likely be a contributing resource if the area was reevaluated. The building is also located within Salt Lake City's South Temple National and Local Historic Districts.

BACKGROUND – The Steiner American Building is located on the northwest corner of South Temple and F Street at 505 E. South Temple in Salt Lake City, Utah. The building was constructed in 1967 and designed by Utah architect William Browning. It is a two-story office building with a Wrightian style of architecture mixed with some deconstructive concepts. The exterior consists of the concrete columns, brick laid in a vertical running bond pattern, floor to ceiling storefronts, and precast concrete canopies. The stair tower is a central feature to the building that connects the plaza of the building to the second floor. The exterior of the building remains unchanged from its original construction leaving its historic integrity intact. Karsten Hansen, a prominent landscape architect, designed the landscape features around the building.

The construction of the Steiner American building contributed to the expanding commercial district of South Temple extending out of Salt Lake City’s central business core. The building was originally designed as the headquarters for the American Linen Supply Company (ALSCO), a world-wide linen supply firm, of the prominent Steiner family. A computer room located off the east end of the open office east wing features interior windows which once provided ALSCO employees a view of one of the first supercomputers in Salt Lake City. The building was more recently purchased by Colvin Engineering to be used for their offices.



South elevation of Steiner American Building.
Camera facing north – 2006



South and east elevation of Steiner American Building.
Camera facing northwest – 2019.

CRITERIA FOR NOMINATION

Criteria C - *Property embodies the distinctive characteristics of a type, period, or method of construction.* The Steiner American Building has local significance under Criterion C in the area of Architecture as an important work of modernism by Utah Architect William Browning. The building is also significant as a unique-example of Wrightian architecture in the state of Utah with elements of Deconstructivism.

NEXT STEP

The Board of State History will review the National Register nomination during their July 18, 2019 board meeting prior to submittal to the National Park Service.

ATTACHMENTS:

- A. [Area Map](#)
- B. [Salt Lake County Archive Information](#)
- C. [National Register Nomination & Evaluation Form](#)

ATTACHMENT A: AREA MAP



ATTACHMENT B: SALT LAKE COUNTY ARCHIVE INFORMATION



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04-0112

Finish Nears For Firm's New Offices

Steiner American Corp., world-wide linen supply firm headquartered in Salt Lake City, will move into new offices Aug. 15, Richard R. Steiner, president, said Saturday.

The building at 505 E. South Temple is being constructed by Cannon Construction Co. at a cost of more than \$500,000, the company president noted.

Designed by Scott, Louie and Browning, Salt Lake City architects, the building features cocoa brick laid vertically.

Landscaped Plaza

A landscaped plaza with a stream and waterfall will highlight the front of the building.

Twenty-five-foot-high one-piece windows, the longest in the West and possibly in the nation, will extend from the lower parking level to the roof, also at the south side of the building, William Browning, architect, said.

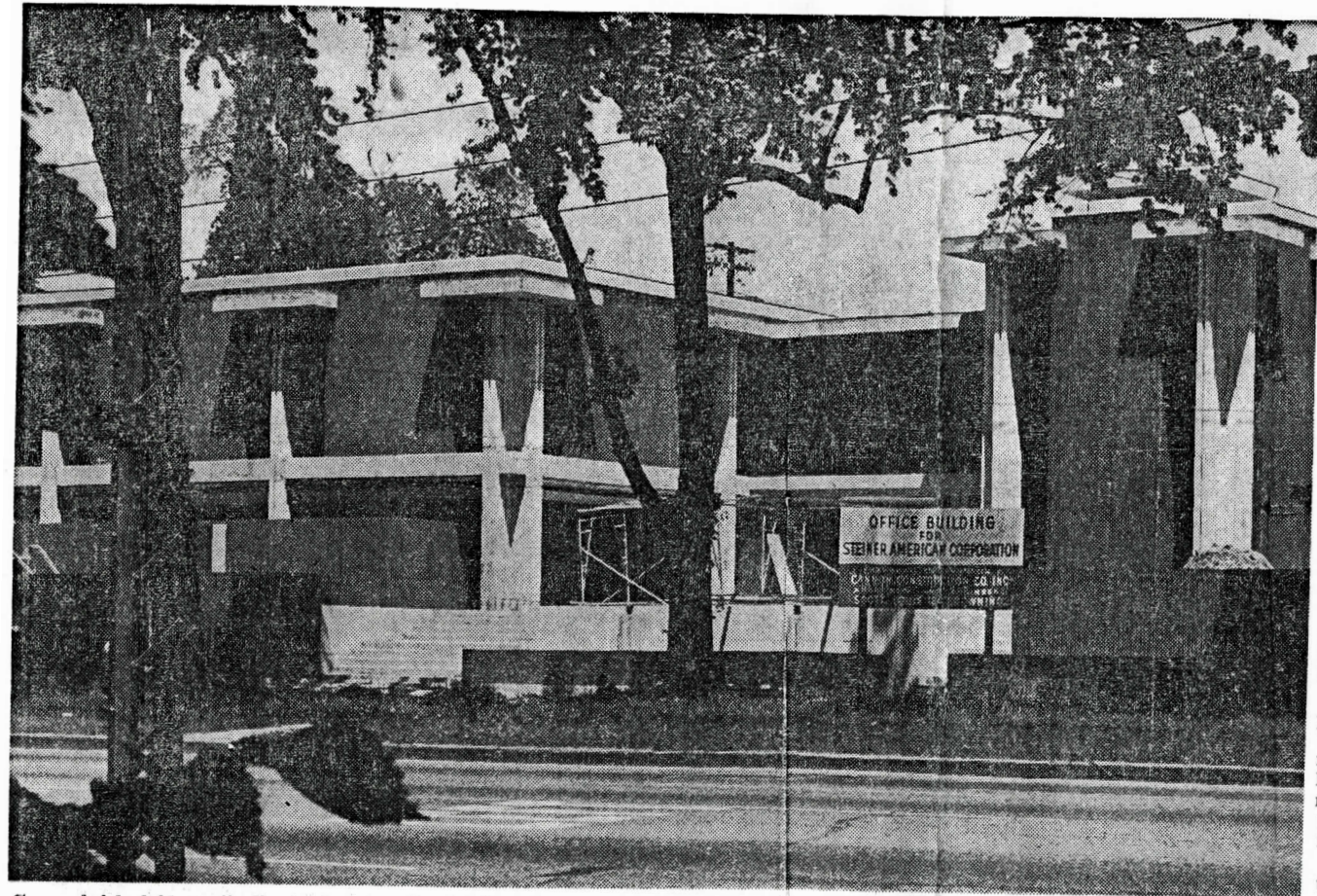
Suspended box lights, controlled by rheostats and clear-story windows will illuminate the center office area, surrounded by executive and other offices.

3-Ton Air Conditioner

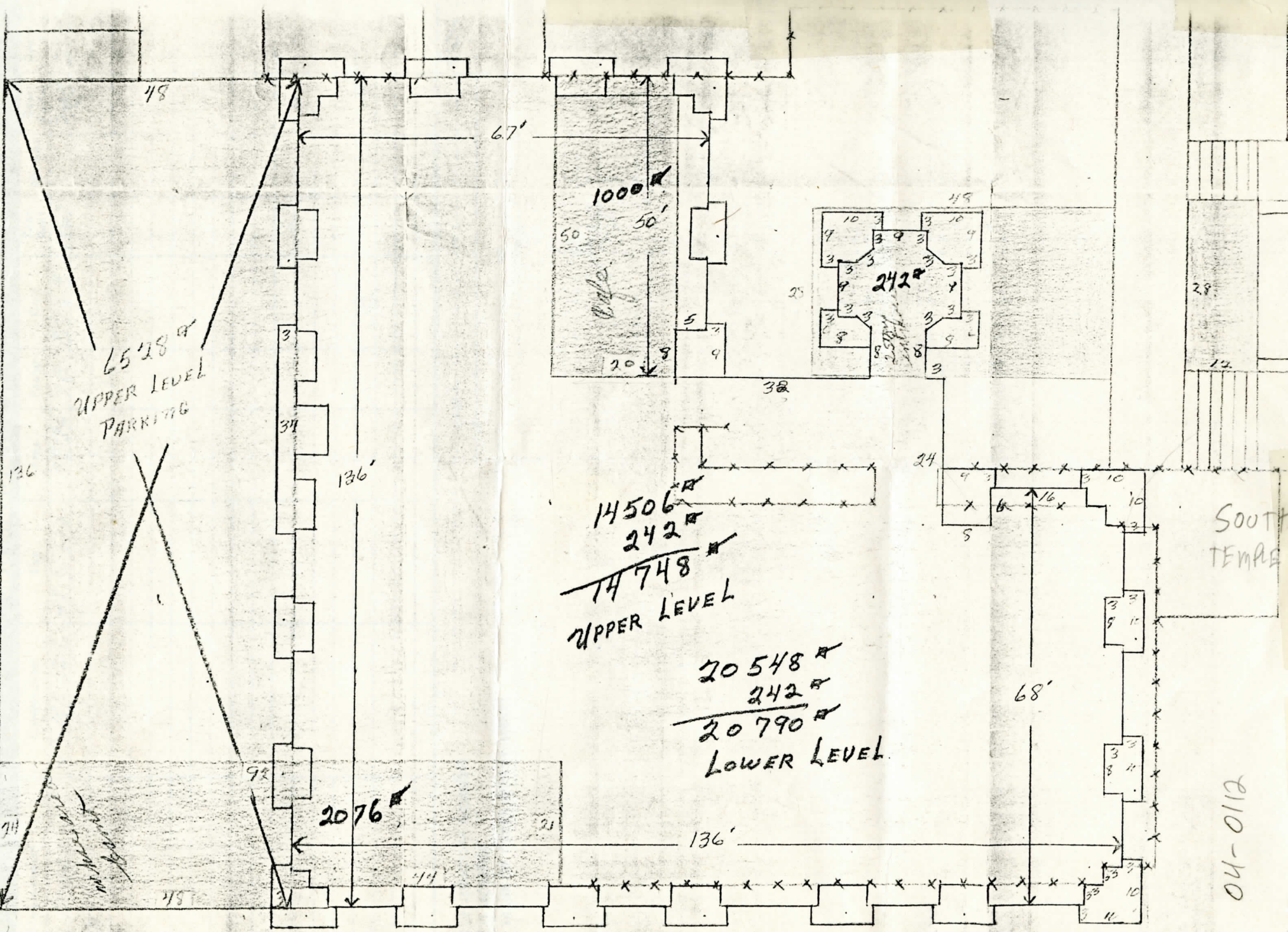
A three-ton air conditioner has been installed to cool a Minneapolis-Honeywell Model 200 series 120 computer housed at the northeast corner of the building near a 16-by-30-foot conference room. Six tons of air conditioning equipment is needed to cool the computer room, Mr. Browning said.

The firm, founded in 1889 by George A. Steiner, grandfather of the current president, has 30 U.S. plants, five each in Australia, and Germany, two in Brazil and one each in Italy, Switzerland and South Africa, the president said.

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the firm, which also does business as American Linen Supply Co., has been at 878 E. 9th South.



Cocoa brick laid vertically is feature of headquarters being completed at 505 E. South Temple. The worldwide linen supply firm with 45 plants is slated to move into the half-million dollar structure Aug. 15.



65'28"
 UPPER LEVEL
 PARKING

14506'
 242'
 14748'
 UPPER LEVEL

20548'
 242'
 20790'
 LOWER LEVEL

2076'

SOUTH
 TERRACE

01-012

Please film

A	KIND OF BLDG.	B	FRAMING	BOOK	PAGE	C	IMPROVEMENT RATING
1	Dwellings	1	Fireproof Steel	Year Bld. 1967	Av. Yr. Const.	1	Visual Appeal (1 2 3 4 5)
2	Medical	2	Load Bearing	Eff. Age 1970	Rem. E. Life	2	Utility (1 2 3 4 5)
3	Entertainment	3	Steel Frame	Bldg. No. 1	No. of Bldgs. 1	3	Resist. to Elements (1 2 3 4 5)
4	Mercantile	4	Reinf. Concrete	No. of Stories 1	Av. Story Ht. 10.	4	Mech. Equip. (1 2 3 4 5)
5	Garage	5	Masonry	Source of Inf. Owner	Tenant	5	Conformity (1 2 3 4 5)
6	Service Station	6	Non-Load Bearing	Neighbor Record	Est.	6	Bldg. Evaluation - Overall (1 2 3 4 5)
7	Food Store	7	Steel Frame	Appr. 5-13 1977	By 1953.	7	Phy./Component Eval. (1 2 3 4 5)
8	Lt. Industry	8	Reinf. Concrete	Diagram By 1953	Comp. By 351	8	Highest & Best Use (3 4 5)
9	Warehouse	9	Wood Frame	Review By 1887	Audit By 160	9	Quality of Construction (0 1 2 3 + —)
10	Office	10	Laminated Wood	AVERAGE YEAR OF CONSTRUCTION COMPUTATION			
11	Restaurant	11	Timber	Year	\$	=	% X
12	Miscellaneous	12	Other	Year	\$	=	% X
				AVERAGE YEAR OF CONSTRUCTION			

01 OTHER INFORMATION

1	CENSUS NO.	2	PARKING STALLS	SQ. FT. ÷	300 SQ. FT. / STALL =
3	BASIC USES		DESCRIPTION OF TYPE OF USE		
4	Retail	8	Service	<i>office</i>	
5	Wholesale	9	Institutional		
6	Manufacturing	10	Other		
7	Processing	MULTIPLE USE BUILDING OVER 3 USES			

1A INCOME ANALYSIS

Ec. Rt/Ut	
14662	
13420	
Other Inco	
Potential C	
Less Vacar	
EFFECTIV	
GRM: EFFECTIVE GROSS INCOME (125070) X GRM: (6.5	
LEASE TERMS: 1967 Const cost 625 000 included	
Bldg ow now operated, per Thomas H.	

MA MARKET ANALYSIS

Sale No.	Date	Sales Price	Less Chattel	Less Other Improvements	Less Land	Building Value	← ADJUSTMENTS →					Ind. Value of Subject
							Time	Loc.	Terms	Age	Char.	

CORRELATION BLDG. F.M.V.

LAND VALUE F.M.V. MARKET APPROACH

COMMENTS

*Boiler room incl in front parking
(Cafe) Lunch room incl in front parking area.
Bldg reinforced concrete fire proof.*

4-112

1 of 1 Cards
Card No.

SERIAL NO.

Owner's Name STEINER AMERICAN CORP.
 Location LOT 1 BLK 9 PLAT D
 Street No. 505 EAST SOUTH TEMPLE
 Kind of Bldg. OFFICE Bldg
 Class 2.30 (FLD) Type 1 2 3 4 Cost \$ 540852 X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
142	X X	235153		2.30	\$ 540852
	X X				
	21.3% FLOOR COV. ADJUSTMENT			-	7253
	X X VALUE FROM WORK SHEET				57788

Description of Building	Additions	RC
Foundation— Stone _____ Brick _____ Conc. <input checked="" type="checkbox"/> Piers _____		
Ext. Walls <u>VERTICAL BRICK & STONE</u>		
Insulation— Floors _____ Walls _____ Clgs. _____ Roof _____		
Roof— Type <u>FLAT</u> Mtl. <u>B21</u> on _____ Framing _____		
Dormers— _____ Skylights _____ Bays _____		
Roof— Exhaust Fans _____ Ventilators _____		
Projections— <u>961' @ 250</u>	2403	
Planters _____ O. S. Basement entry _____		
Basement— Size _____ Floor _____		
Basement— Rooms _____ Apt's _____ Office _____ Fin. _____ Unfin. _____		
Attic Rooms— Fin. _____ Unfin. _____ Mezz. _____		
Plumbing— Class. <u>3</u> Basins <u>10</u> Sinks _____ Kitchen _____ Slop <u>1</u>	1045	
Showers— O.T. _____ METAL Stall <u>10 @ 50"</u> Group _____	3640	
Toilets <u>10</u> Trays _____ Urinals <u>2</u>	156	
Fountains— Drinking <u>2</u> <u>125"</u> Eyewash _____ Circular Wash _____	500	
Heat— Stove _____ H.A. <input checked="" type="checkbox"/> Gravity _____ Forced <input checked="" type="checkbox"/>	350	
Hot Water— _____ Electric _____ Radiant _____ Unit _____	250	
Fuel— Gas _____ Oil _____ Coal _____ Stoker _____	T.C.	
Air Cond. _____ Fully <input checked="" type="checkbox"/> Zone _____	T.C.	
Finish— Fir _____ Hd. Wd. _____ Paneling _____		
Floors— Fir _____ Hd. Wd. _____ Plywood _____		
Concrete _____ Marble _____ Tile _____ Terrazzo _____		
Tile— Walls _____ Wainscot _____ Floors _____		
Electrical— Drop Lts. _____ Fixtures <u>SPRINKLED</u> Yd. Lts. _____	T.C.	
Outlets— Electric _____ Phone _____ Wall _____ Floor _____		
Elevators— Freight _____ Passenger _____ Hydraulic <u>1-DUMB W/ATER ELECT.</u>	3000	
Escalators— _____ Lifts _____ Dock _____ Service Sta. Lift _____		
Scales— _____ Signs _____ Pump Base _____		
Tanks— U.G. _____ Surface _____		

Year Built <u>1966</u>	Avg. Age <u>1967</u>	Replacement Cost	602731
Inf. by <u>PLATS</u> (Owner - Tenant - Neighbor - Record - Est. <u>MR. HARRIS</u>)		Obsolescence	
Remodel Year _____ Est. Cost _____		Adjusted Bldg. Value	
_____ Est. Cost _____		Conversion Factor	X .47
_____ Est. Cost _____		Repl. Cost 1940 Base	
_____ Est. Cost _____		Depr. Col. 1-23-4-5-6	
Other _____		Base Cost Minus Depr.	

NEW APPRAISAL BASE
INFORMATION BLANK

OWNER'S NAME	4-112	
LOCATION		
STREET NO.		
SCHEDULE	CLASS	
LOWER LEVEL PARKING	17472 ^{sq} @ 2.00	34944
UPPER LEVEL PARKING	6528 ^{sq} @ .50	3264
POOLS	1680 ^{sq} @ 2.50	4200
DBL. FACED BRICK RET WALL	460'x6' @ 15.25	7020
SINGL. FACED BRICK RET WALL	635'x4' @ 10.12	6420
CONC WALKS	4850 ^{sq} @ .40	1940
	TOTAL	57788

USE

CL. 3 1/2 FLR. CON. ADJ.

14506^{sq} @ .50 = 7253.

* OFFICE BUILDING CLASS WOULD
NOT PRODUCE THE VALUE IN THIS
SPECIAL PURPOSE BLDG USE * 2.30
PER CUBIC FOOT FROM MATERIAL

COST BREAKDOWN.

11-30-67

JZH

ATTACHMENT C: NATIONAL REGISTER NOMINATION & EVALUATION FORM

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: Steiner American Building

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 505 E. South Temple

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

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

 national statewide X local

Applicable National Register Criteria:

 A B XC D

Signature of certifying official/Title:

Date

Utah Division of State History/Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

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

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Business

Current Functions

(Enter categories from instructions.)

Commerce/Professional (Work in Progress)

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement/Wrightian

Modern Movement/Deconstructivism

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Concrete

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 Steiner American Building is located on the northwest corner of South Temple and F Street in Salt Lake City, Utah. It is a two-story office building with a Wrightian style of architecture mixed with some deconstructive concepts. It is a concrete structure with multiple flat roofs. The exterior consists of the concrete columns, brick laid in a vertical running bond pattern, floor to ceiling storefronts, and precast concrete canopies. The stair tower is a central feature to the building that connects the plaza of the building to the second floor. The construction of the Steiner American building contributed to the expanding commercial district of South Temple extending out of Salt Lake City's central business core. Karsten Hansen, a prominent landscape architect, designed the landscape features around the building. The exterior of the building remains unchanged from its original construction in 1967 leaving its historic integrity intact.

Narrative Description

Exterior

The Steiner American Building is a Wrightian-style two-story, L-shaped concrete building with multiple flat roofs. The overall dimension of the building is 132 feet square, with 64-foot-wide short ends of the L shape. Exterior walls are constructed of infill concrete masonry units clad in cocoa colored brick laid in an articulated vertical running bond pattern. Windows are full height storefront types and are generally recessed at exterior columns, with precast concrete canopies extending slightly past the exterior face of the brick. The site rises to the north, with ground level parking accessed off F Street, tucked beneath the main level offices and hidden behind matching brick walls. A stair tower within the negative space of the L shape connects a lower level plaza and parking with the second floor offices above.

There are also elements of early Deconstructivism visible in the façade of the American Steiner building. The recessed storefront windows occurring at the structural columns give the appearance of the envelope pulling away from the structure of the building. The stair tower appears to be pulled apart with the storefront windows separating the rectilinear form from the structural columns. The multiple flat roofs and canopies also contribute to the feel of the rectilinear form being deconstructed, especially at the stair tower and the clearstory above the interior office space.

The south elevation is the main, street-facing façade of the Steiner American Building. There are six structural bays in this south façade, which alternate between 20-foot and 24-foot column spacing. The three furthest west bays represent the south-facing short end of the L-shaped building. This section of the façade is composed of open-air lower level parking, screened by an 8'-2" tall brick wall, with typical brick infill walls on the main office level. Each structural bay in this west section contains two full-height windows, for a total of six. The fourth structural bay from the west (24-foot-wide) is recessed 28 feet back from three bays to the west and is open on the lower level to provide access from the plaza to the parking garage, with five windows and a small amount of brick on the upper level. The fifth structural bay from the west (20-foot-wide) contains the stair tower, which is formally vertical and distinct from the horizontally composed elements of the rest of the building (see below for stair tower description). The two easternmost structural bays of the south elevation are recessed 68 feet back from the southernmost face of the building. These two bays have recessed glass walls on the lower level and the typical brick infill walls on the main level.

The east elevation faces F Street, a significantly less busy road than South Temple, and it serves as a secondary elevation to the Steiner American Building. Similar to the south elevation, the east elevation contains six structural bays that alternate between 20-foot and 24-foot spacing, the southern half of which are recessed to carve out the stair tower and plaza. The southernmost bay is similar to the three western bays on the south façade: an 8'-2" tall brick screen wall on the parking level and a brick infill wall on the main office level, with full-height windows behind the

flanking concrete columns. The next bay to the north contains the standalone stair tower (see below for description). The next bay to the north on the east façade (third from the south) is unique to the building, with the standard screening wall on the lower level but a fully glazed floor-to-ceiling main level, at the large conference room. The three northernmost bays of the east façade contain the standard façade on the upper level – brick walls infilling the concrete structure with recessed full-height windows behind the columns – while the lower level features a ramp to the parking garage in the middle bay, flanked by the screening walls on either side.

Due to the sloped nature of the site and the parking garage on the lower level, only the upper floor of the north façade is exposed to view. It faces the property to the north, with an upper level parking deck built to the property line, and should be considered a tertiary façade. Like the south and east facades, the north façade contains six structural bays, alternating between 20-foot and 24-foot spacing. On the north façade, however, there are no recessed bays and the elements of each bay are aligned in the north-south direction. All six bays contain a brick infill wall, with recessed floor-to-ceiling windows behind concrete columns. The third bay from the east contains a double storefront door with an accessible ramp leading from the parking deck to the finished floor height (approx. 12” rise). This ramp was added after construction as accessibility standards developed; it is constructed of cast concrete with an aluminum handrail. The column second from the west features a double in-swinging door, rather than the standard recessed windows. The west façade lies about seven feet from the west property line, facing a parking lot on the adjacent property. It features six structural bays that alternate between 20-foot and 24-foot spacing. The grade moves up on the lower level from south to north; as a result, the four southern bays have the standard 8’-2” screening wall while the two northern bays are fully infilled with brick. These two northern bays on the lower level contain mechanical and storage rooms and the only fenestrations are mechanical grilles. The upper level on the west façade is composed of six standard bays, with infilling brick and recessed floor-to-ceiling windows.

Landscape

The landscape for the American Steiner Building was designed by Karsten Hansen, a prominent landscape architect. The entrance plaza consisted of several pools surrounded by planter boxes and trees. The stair tower that serves as the main entrance to the building was located in the center of the main pool in the plaza. A majority of Hansen’s original landscape elements have been removed over the years. Issues with the maintenance of the pools led to their removal from the site soon after the project was completed. The main pool was paved over with concrete and the two smaller raised pools were converted into planter boxes. A Japanese maple tree that was originally planted still remains as a prominent element in the landscape.

Stair Tower

The standalone stair tower, located in the cut out southeast corner of the otherwise square building, serves as the main access point from the lower level parking garage to the office level. Four L-shaped columns, spaced 16 feet on center and 25 feet tall, support the corner roof sections of the tower. 28’-8”-tall brick walls infill these columns on the south, east, and north facades, while the west façade is the access bridge between the tower and the office. Similar to

the upper level infill walls in the rest of the office, there is a gap between the brick infill walls and the columns. In the tower these gaps contain recessed floor to ceiling windows on a 45-degree angle to the walls, creating an octagonal interior space. These fixed windows do not contain intermediate mullions, and are very tall for a single pane of plate glass at 25'-8" tall by 4'-3" wide. A central, 5'-4" square clerestory rises above the exterior brick walls of the stair tower, giving the tower its 31'-2" height. At the 28'-8" roof level, four skylights bring additional natural light into the interior of the stair tower. The interior of the tower features four terrazzo stair runs, parallel to the large windows, with four triangular landings behind the south, east and north brick infill walls and at the west "bridge" into the reception area. The interior features of the stair tower maintain high integrity, including terrazzo stairs and landings, a metal-and-wood handrail, sconce light fixtures and interior brick finish. The tower originally included a water feature, but this was removed only a few years after construction in the 1970s due to maintenance issues. Cobblestone at the base of the stairs and trenches leading west under the main doors on the lower level are evidence of this removed water feature.

Interior

The bulk of the lower level interior contains the L-shaped parking garage, with a slab—on-grade concrete floor and exposed concrete columns. The ceiling of the parking garage is stucco over metal lath, suspended from the concrete slab above. There is a 44'-0"-by-20'-0" volume along the south edge of the east wing of the parking garage contains a lunch room and stairway leading to the second floor open office. The south and west facades of this volume are fully glazed, while the north and east facades are the articulated brick pattern. Another brick-clad volume punctures the northwest corner of the parking garage and contains a boiler room and storage.

The interior of the main level is organized around an open office with clerestory windows surrounded by private offices, a conference room, a computer room, and support space. Very little has changed in the interior organization of the building since its initial construction. Historic interior features include plaster-clad cubic light pendants, 9-foot-tall sliding wood doors and wood panel finishes. The four executive offices along to the south each includes a personal restroom. The offices and work rooms along the west façade vary in size and configuration. The band of rooms along the north façade are mostly for shared use, including restrooms, storage, a mailroom and the server closet. Private offices and a library border the south side of the east wing of the open office. A hallway connects the open office east wing and the reception room, with the large conference room accessed off the east side of this hallway. The computer room is located off the east end of the open office east wing, featuring interior windows to provide employees with a view of what was one of the first supercomputers in Salt Lake City at the time of construction. The super computer has since been removed from the building, but the storefront window into the room that housed the computer still remains.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1967

Significant Dates

1967

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Browning, William

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 Steiner American Building, located in Salt Lake City, Utah is locally significant under Criterion C in the area of Architecture as an important work of modernism by Utah architect William “Bill” Browning. Constructed in 1967, which is the period of significance, the building is also significant as a unique-example of Wrightian architecture in the state of Utah with elements of Deconstructivism. The construction of the building contributed to the transformation of South Temple Street from a grand residential thoroughfare to a thriving extension of Salt Lake City’s central business district. The design incorporated a modern style of architecture that fit within the surrounding historic residential context of the site. The interior reflects Steiner’s vision for how the office operates. Private offices along the exterior walls had views out into the city, with the central open office spaces being lit by the clearstory windows above. Although located within the boundaries of the South Temple Historic District (NRIS #82004147), the Steiner American Building is not contributing in the district because it was constructed outside the period of significance. However, it has significance in its own right as an iconic transitional building that blends aspects of the residential and commercial architecture on historic South Temple Street.

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

The Steiner American Building is architecturally significant under Criterion C as a significant work of modernism by Utah architect William "Bill" Browning, a principal of Salt Lake firm Scott, Louie & Browning. Browning was presented a 2007 Lifetime Achievement Award from AIA Utah, demonstrating his high regard within the local architectural scene. Many of his other significant designs have been demolished, including the nationally recognized East Elementary School in Tooele, Utah, which was featured in the March 1967 issue of Architectural Record. The 1980 Fifth Judicial Circuit Courts Building, another prominent Browning design, was demolished along with the rest of the Metropolitan Hall of Justice complex to make way for the new Salt Lake City Central Library in the 1990s. Most of the work Browning did for local school districts and colleges has been heavily remodeled or demolished. The Industrial Supply Company headquarters Browning designed in 1964 received an honor award from AIA Western Mountain Region, but it has since been expanded and the original design is no longer apparent from the street. Other than the Steiner American Building, intact significant Browning buildings include the JC Penny Building (1973; 301 S. Main Street, Salt Lake City), Bingham High School (1975; 2160 W. 10400 South, South Jordan), and Wilde Wood Tower (1981; 515 E. 100 South, Salt Lake City). Several of Browning’s buildings have been demolished or altered beyond their original construction. The Steiner American Building is one of Browning’s most intact buildings in regard to maintaining the original design.

The Steiner American Building is also significant as a rare Utah example of Wrightian commercial architecture that retains its historical integrity. Wrightian architecture is derived from Frank Lloyd Wright's Usonian style and is different from his Prairie Style. Docomomo US postulates,

"Fundamentally homogeneous though superficially varied, Wrightian architecture is more easily recognized than described. A prevailing horizontality is one characteristic of nearly all of it; another is the importance given to the roof as a character-giving feature, whether it is a flat slab or of some pitched or 'folded' form."¹

In the Steiner American Building, this horizontality is conveyed through the emphasized main floor slab edge, canopies over windows, and the flat roof with a pronounced parapet cap. Bands of full-height windows on the south and east facades reinforce the horizontality, while butt-joined corner windows represent another common element of Wrightian architecture. The textured brick pattern is a common material found in Wrightian buildings, as is an emphasis on bringing the exterior landscape into the building interior. At the Steiner American Building, this interior-exterior synthesis is achieved through lower level brick site walls that are expressed on the interior.

Deconstructivist elements also contribute to the significance of the Steiner American Building. The iconic stair tower of the building reflects the influence of Deconstructivism on the building. The flat roofs at varying levels, along with the separation of the walls from the concrete columns of the stair tower, conveys a visual appearance of controlled chaos that is characteristic of Deconstructivism. Elements of the building's architecture appear distorted and dislocated from the structure of the building, which is a defining characteristic of Deconstructivism. This is evident in the storefront windows that are recessed at the location of the exterior columns of the building.

The interior design reflects Richard Steiner's vision for the office operations, executive offices with the secretarial and accounting pools in a central, light-filled, open office. Steiner also wanted to place their new supercomputer on display, so it was housed in a room with large interior windows looking onto the accounting side of the open office. The quality of natural light supplied by the clerestory into the centralized open office and the treatment of the computer as an object to be exhibited impart a unique character on the interior spaces, and the building interior enhances its significance as a distinctive example of mid-century Wrightian commercial architecture.

There are very few other examples of Wrightian commercial architecture in Salt Lake City and Utah in general. The Tenth East Senior Center (1963; 237 S. 1000 East, Salt Lake City), designed by noted local architect Burtch Beall, also displays some of the similar stylistic traits of emphasized horizontality and indoor-outdoor connection. It also evokes Wright's use of textured

¹ Whiffen, Marcus. *American architecture since 1780: a guide to the styles*. The MIT Press, 1969.

block in his Mayan Revival Southern California houses (i.e. Hollyhock House). There are some Wrightian residences in the Salt Lake area, most notably the Stromquist House in Bountiful, Frank Lloyd Wright's only Utah building. However, the Steiner American Building is one of the most unique examples of commercial Wrightian architecture in the region, and its high integrity strengthens its contribution to Salt Lake City's architectural history.

Within the broader context of Salt Lake City's development, the building represents the transformation of South Temple Street from a declining grand residential thoroughfare composed of palatial mansions to a thriving commercial extension of the central business district. As land became increasingly expensive in downtown Salt Lake City, businesses began purchasing the aging mansions along South Temple. The land was valuable for its proximity to downtown but was affordable for medium-sized businesses. In some cases, the businesses were able to reuse South Temple mansions for their purposes, but demolition and replacement became commonplace in the 1950s and 60s. Previously the site of the Weir-Cosgriff Mansion, the property was purchased by Steiner American Corporation in 1965. Company President Richard Steiner initially approached architects Scott, Louie & Browning with the intention of repurposing the Cosgriff Mansion for their headquarters, but reuse was quickly determined to be inadequate.

George A. Steiner started the Lincoln Towel and Apron Supply Company in 1889 in Lincoln, Nebraska, moving to Salt Lake City in 1895 and eventually incorporating under the name American Linen Supply Company (Alsco). The company grew into many markets, with branches in Utah, Los Angeles, Portland, Milwaukee, Chicago, Minneapolis, St. Paul, Hibbing, and New York. George's son Frank G. Steiner took control of the company following his death in 1946 and consolidated all branches under the Alsco name, moving the headquarters to Chicago. After a decade of strong international growth, the board became "irreparably fractionalized," and Steiner American split off in 1959 to represent the western United States. Richard "Dick" Steiner (b. 2/26/1923 in Chicago), Frank's son, took the reins of Steiner American at this time. Originally headquartered in the 9th and 9th neighborhood, the rapid growth of the company required the new, larger headquarters in 1965.

Browning's design for the building focused on creating a modern headquarters that fit into the residential scale and historical context of South Temple. Concrete columns were designed to evoke the surrounding mansions, and brick was used to represent the solid masonry of the neighborhood. A December 10, 1965, Salt Lake Tribune article summarized, "In design it is a contemporary structure, suggestive of the work of Frank Lloyd Wright. But in materials and composition it evokes – but does not imitate some of the design and structural materials of E. South Temple's mansion row."²

² Woody, Robert H. "Center to Replace Cosgriff Mansion." *Salt Lake Tribune Business*, December 20, 1965: D7.

9. Major Bibliographical References

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

Arrington, Leonard J. *From Small Beginnings: A History of the American Linen Supply Company and Its Successors and Affiliates*. Salt Lake City: Steiner Corporation, 1991.

Deseret News. "Progress claims mansion." December 16, 1965.

Deseret News. "Richard Russel Steiner Obituary." February 3, 2005.

Deseret News. "Save the Cosgriff home?" December 28, 1965.

Scott, Louie, and Browning Architects records, Accn 1564, Box [206]. Special Collections and Archives. University of Utah, J. Willard Marriott. Salt Lake City, Utah.

Whiffen, Marcus. *American architecture since 1780: a guide to the styles*. The MIT Press, 1969.

Woody, Robert H. "Center to Replace Cosgriff Mansion." *Salt Lake Tribune Business*, December 20, 1965: D7.

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

Acreage of Property .834 Acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 40.769831 | Longitude: -111.876559 |
| 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 full parcel on which the building stands, legally described as: Commencing at southeast corner of lot 1 block 9 plat D Salt Lake Survey, north 13 1/3 rods, west 10 rods, south 13 1/3 rods, east 10 rods to the beginning (0.83 acres).

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the legal parcel, which has always been associated with the property.

11. Form Prepared By

name/title: Zach Heslop / Architectural Associate
organization: CRSA
street & number: 649 E. South Temple
city or town: Salt Lake City state: UT zip code: 84102
e-mail: zheslop@crsa-us.com
telephone: (801) 746-4974
date: July 18, 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.

Photo Log

Name of Property: Steiner American Building

City or Vicinity: Salt Lake City

County: Salt Lake

State: UT

Photographer: John Ewanowski

Date Photographed: 1/16/2019

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



Photograph 1 of 29

South and east elevation of Steiner American Building. Camera facing northwest.
(Zach Heslop, 5/15/2019)



Photograph 2 of 29
East elevation of Steiner American Building. Camera facing west.



Photograph 3 of 29
South and east elevation of Steiner American Building. Camera facing northwest.



Photograph 4 of 29
East elevation of Steiner American Building. Camera facing west.



Photograph 5 of 29

South elevation of Steiner American Building. Camera facing north.



Photograph 6 of 29

South and east elevation of Steiner American Building. Camera facing northwest.



Photograph 7 of 29

South elevation of Steiner American Building. Camera facing north.



Photograph 8 of 29

East elevation of Steiner American Building. Camera facing west.



Photograph 9 of 29

South elevation of Steiner American Building. Camera facing north.



Photograph 10 of 29

South and west elevation of Steiner American Building. Camera facing northeast.



Photograph 11 of 29

West elevation of Steiner American Building. Camera facing east.



Photograph 12 of 29
North and east elevation of Steiner American Building. Camera facing southwest



Photograph 13 of 29
Lobby of Steiner American Building. Camera facing west.



Photograph 14 of 29

Map of the world in lobby of Steiner American Building. Camera facing north.



Photograph 15 of 29

Interior storefront screen of Steiner American Building. Camera facing southeast.



Photograph 16 of 29

Lobby of Steiner American Building. Camera facing east.



Photograph 17 of 29

Open office of Steiner American Building. Camera facing southeast.



Photograph 18 of 29
Open office of Steiner American Building. Camera facing southwest.



Photograph 19 of 29
Open office of Steiner American Building. Camera facing northeast.



Photograph 20 of 29

Open office of Steiner American Building. Camera facing southeast.



Photograph 21 of 29

Computer Room of Steiner American Building. Camera facing southwest.



Photograph 22 of 29
Conference room of Steiner American Building. Camera facing southeast.



Photograph 23 of 29
Hallway of Steiner American Building. Camera facing south.



Photograph 24 of 29
Stairs of Steiner American Building. Camera facing east.



Photograph 25 of 29
Stairs of Steiner American Building. Camera facing west.



Photograph 26 of 29
Stairs of Steiner American Building. Camera facing east.



Photograph 27 of 29
Lunch room of Steiner American Building. Camera facing southeast.



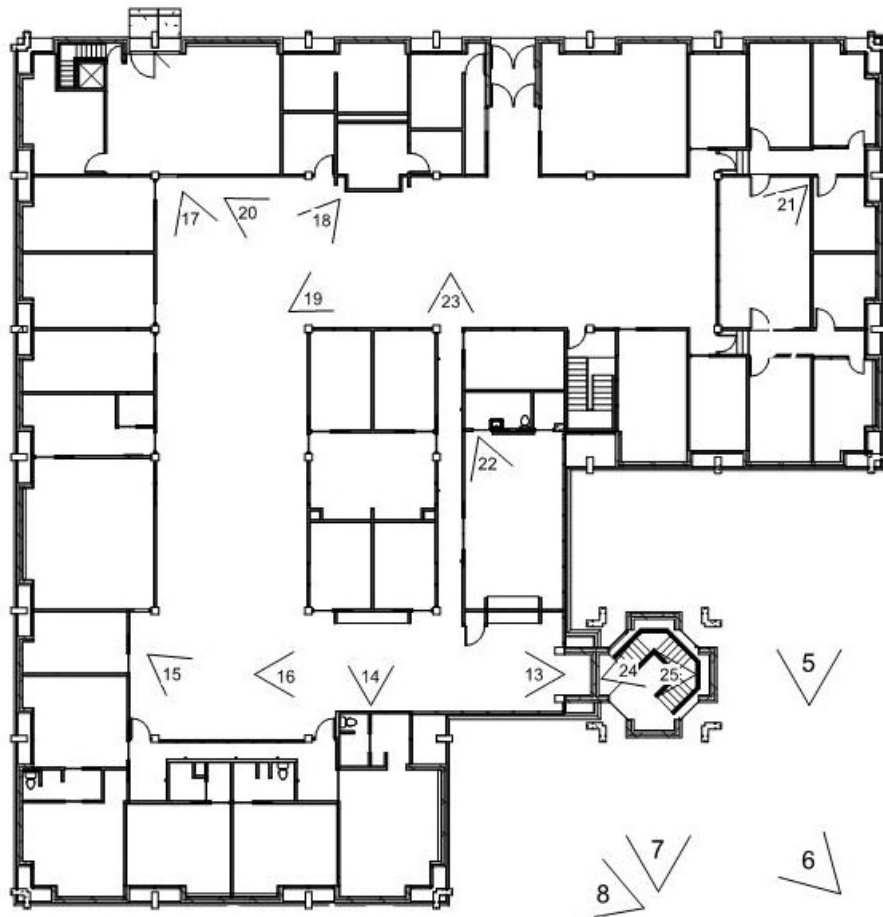
Photograph 28 of 29
Lunch room of Steiner American Building. Camera facing northwest.



Photograph 29 of 29
Parking garage of Steiner American Building. Camera facing northwest.

12

11



2

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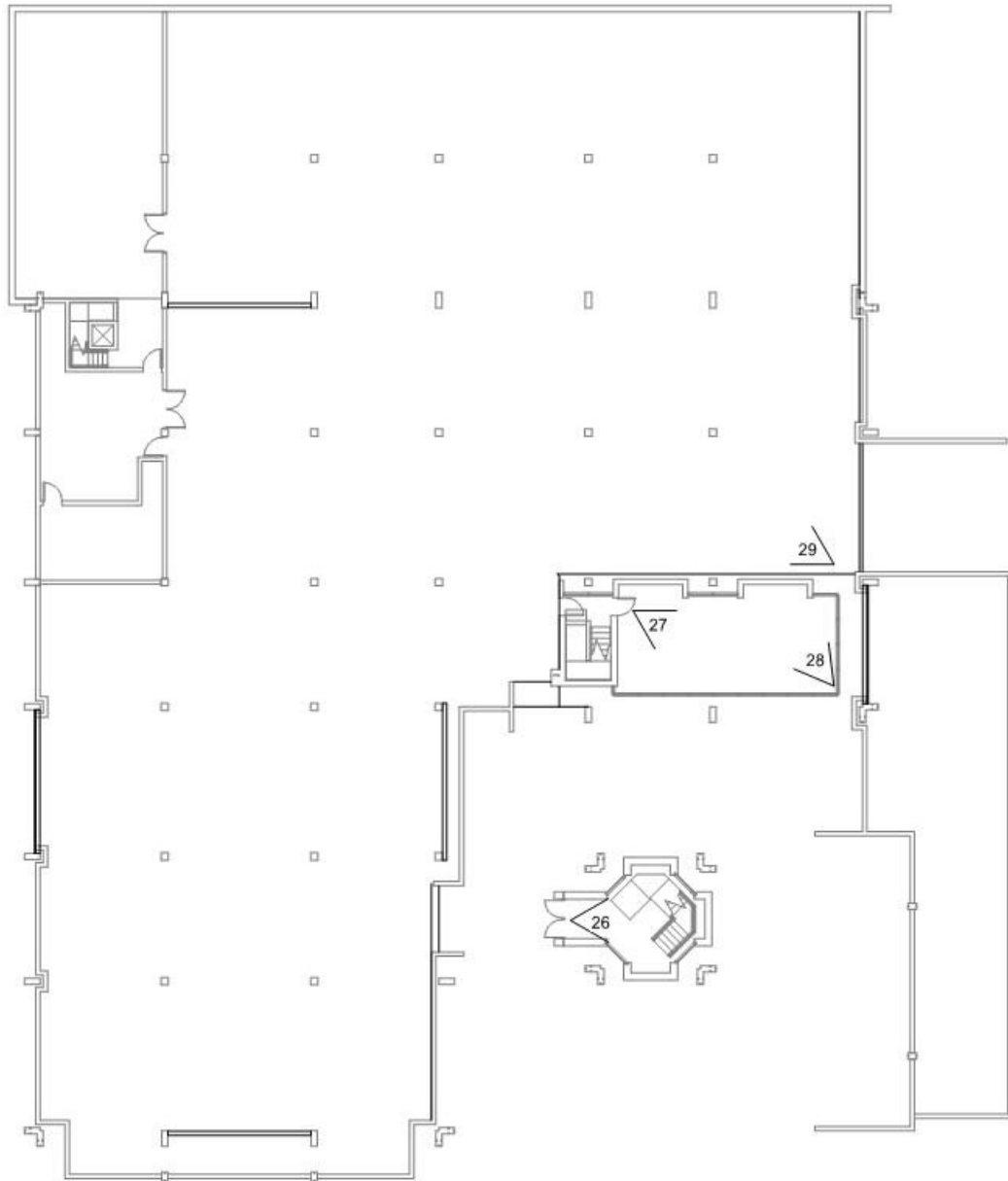
1

0ft 30ft

1 Photo Key



Steiner American Building
505 E. South Temple Street
Salt Lake City, Salt Lake County, Utah

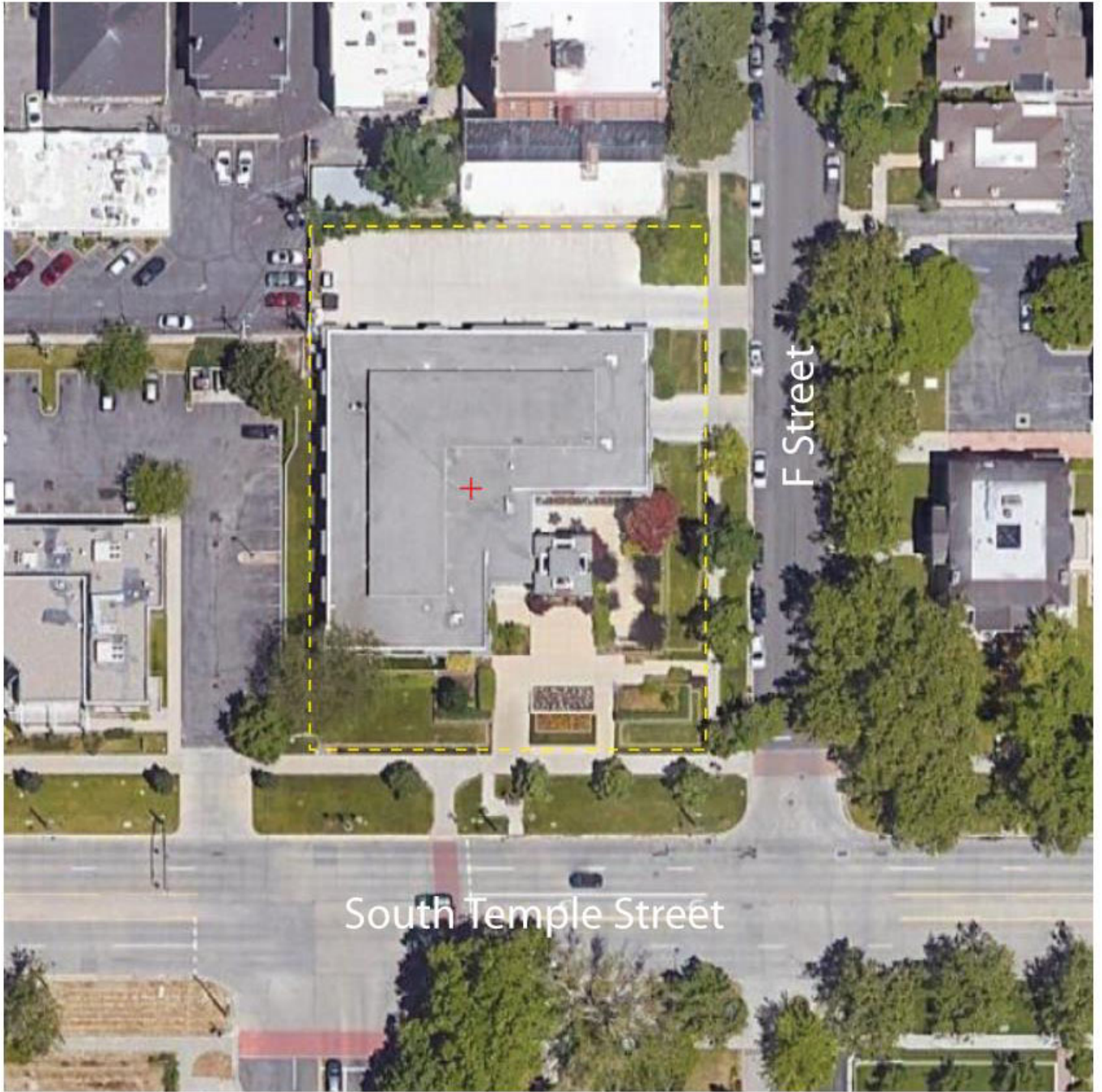


0ft 30ft

1 Photo Key



Steiner American Building
 505 E. South Temple Street
 Salt Lake City, Salt Lake County, Utah



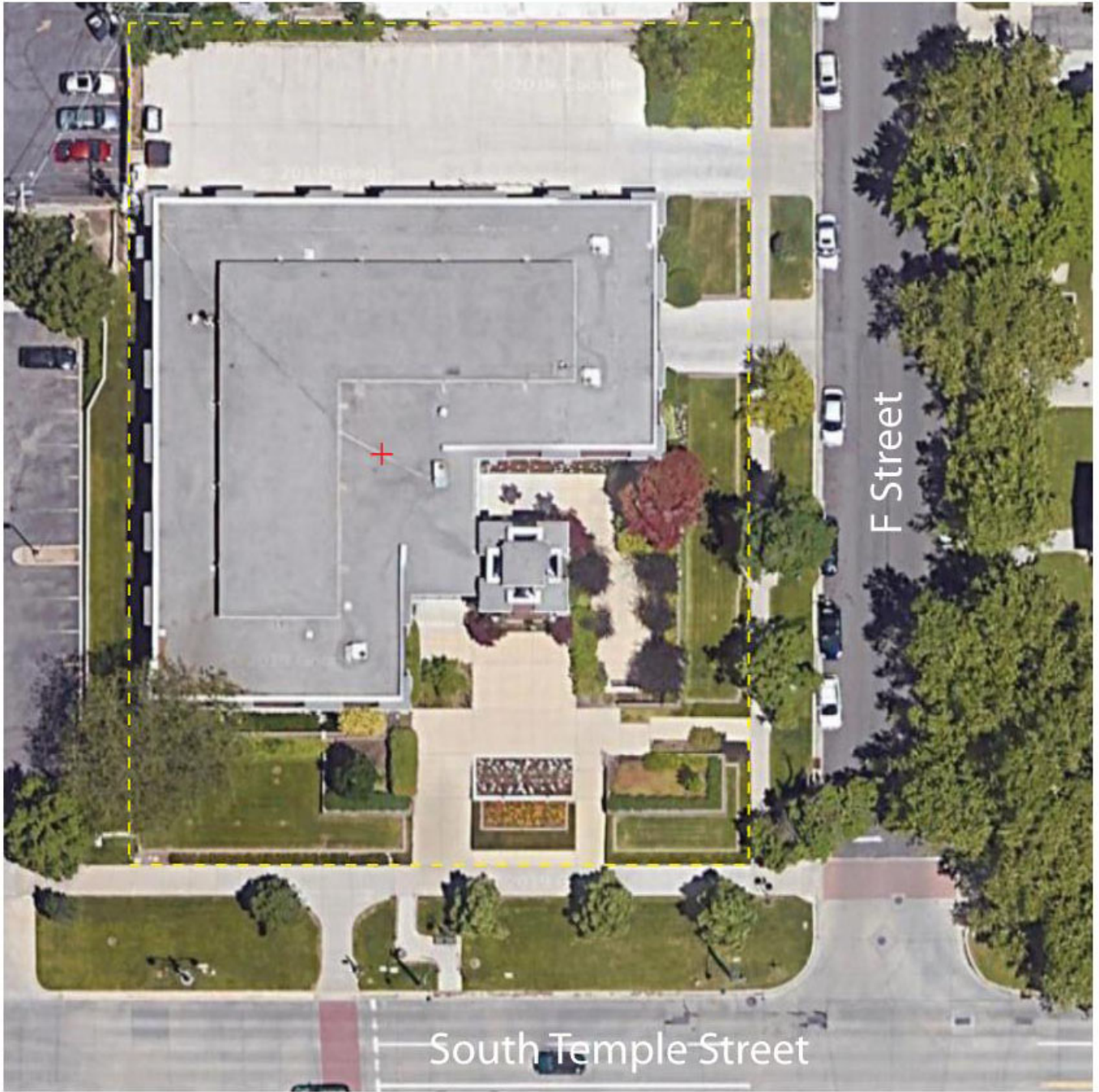
0ft 50ft

 Property Boundry




 Latitude 40.769831° Longitude -111.876559°

Steiner American Building
505 E. South Temple Street
Salt Lake City, Salt Lake County, Utah



0ft 25ft

 Property Boundry



 Latitude 40.769831° Longitude -111.876559°

Steiner American Building
505 E. South Temple Street
Salt Lake City, Salt Lake County, Utah

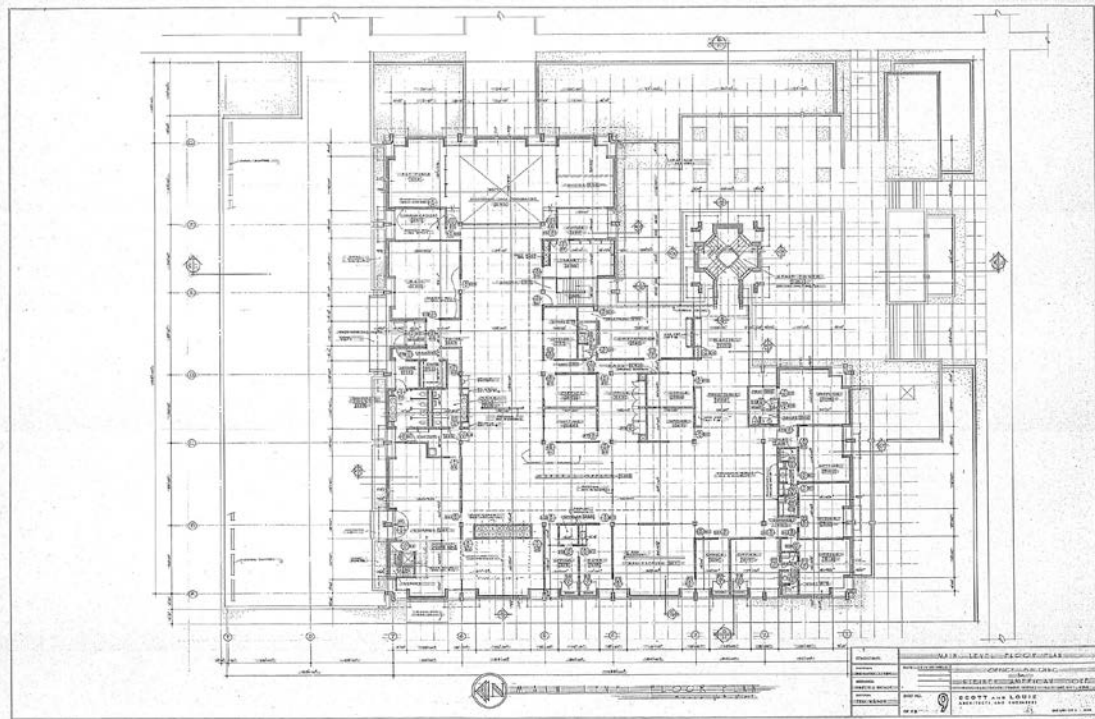


Figure 1
Main Floor plan of American Steiner Building, 1966

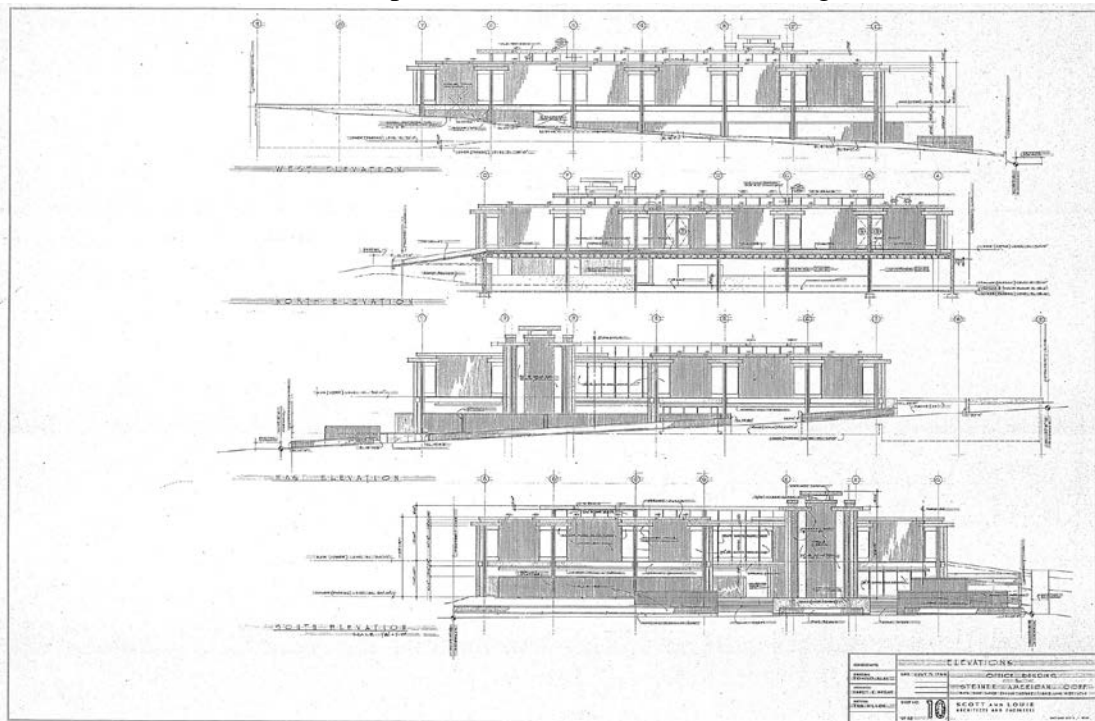


Figure 2
Elevations of American Steiner Building, 1966

Property Owner information:

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

Name _____

Address _____

City or Town _____ State _____ Zip code _____

Telephone/email _____

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.

PROPERTY NAME:

ADDRESS:

OK Concerns **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?

 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