

# ATTACHMENT H: CITATION MATERIALS

The site is located within the Avenues Local Historic District. *The Residential Design Guidelines*, Chapter 13, The Avenues, provides the following narrative:

The appearance of this district is characterized by the predominantly residential use of the buildings, by the variety of architectural styles, and by the unity of the streetscape. Although platted in the 1850s, with development occurring in the 1870s, the neighborhood did not begin to grow until about 1880, when the difficulty of bringing water up the steep slope was alleviated by diverting water from City Creek Canyon along Sixth Avenue. The subsequent growth of the Avenues corresponded both with the emergence of Salt Lake City as a regional center, and the variety of architectural styles popular in the United States during the last half of the nineteenth century. By 1889, most of the residents were middle- or upper-middle class professionals and trades people. Some hired architects to design their homes, but the majority relied on building firms who used pattern books and constructed small scale developments of three or four houses using repetitious designs. Although several pre-1880 homes exist, most of the buildings in the district date from the fifty year period between 1880 and 1930. They include many variants of the Victorian style, as well as bungalows.

Additionally, Canyon Road and Memory Grove are discussed in the following section in Chapter 13:

The environs of Canyon Road and Memory Grove are divided between the Avenues and the Capitol Hill historic districts. Their dramatic siting at the mouth of City Creek Canyon makes this area unique and geographically isolated. City Creek, the stream that originally ran down the center of the canyon was one of the determining factors in the decision to settle in the Great Salt Lake Valley. William Clayton, one of the first pioneers to arrive in the

**Pump House**  
valley, described the mouth of the City Creek in his journal:

“At the east part [of their camp] there is a considerable creek of clean, cold water descending from the mountains, and just above this place it branches into two forks, one running northwest, the other southwest, and the two nicely surround this place and so well arranged that should a city be built here the water can be turned into every street at pleasure.”

The source of water led to the construction of several mills along the canyon – the first as early as 1847 or 1848. The earliest homes were built in the area in the 1880s, many by prominent leaders of the Church of Jesus Christ of Latter Day Saints. Architecturally the homes are no different than those seen in the Avenues or Capitol Hill, and vernacular, Eastlake, Italianate and other late Victorian styles, Dutch Colonial Revival and bungalows are among the styles represented. The Veteran Volunteer Firemen’s Association building, also known as Ottinger Hall, is an unusual institutional use in the city but is visually compatible with the density of the buildings along Canyon Road.



**Aerial of Location of**

As noted in the *Memory Grove Concept Plan* conducted in 1999, specified the Canyon Road Parkways and Fireman's Hill – a transitional, creek-side, linear space connecting the City's urban center through residential neighborhoods, and into the developed area of Memory Grove. The plan provides the following description:

From Salt Lake City's earliest history, City Creek Canyon and City Creek have played a life-sustaining role in the lives of people. Later, the functional and vital elements that brought water to a growing community blended with the development as a place of memorial to the soldiers of many wars. As the City developed into an urban center, the wildness and naturalness of the canyon environment took on a new meaning to people seeking quiet and solitude. Memory Grove Park and its immediate environs are full of meaning, full of memories, and full of promise.

### **Historic Architectural Surveys**

The subject property was initially surveyed as part of *The City Creek National Historic District* in 1980 and later included in the Avenues Local Historic District. As noted in the 1980 nomination:

City Creek Canyon Historic District lies at the mouth of City Creek Canyon in a gully between the Capitol Hill area on the west and the Avenues area on the east. It starts near Third Avenue on the south and continues to the entrance to the canyon on the north. The district includes the slopes of the canyon up to Bonneville Boulevard.

Originally City Creek ran down the center of the area. The banks of the stream were covered with grass and weeds, except in those areas where the ground was cleared to build industrial mills.



Image of 236 Canyon

In 1910 the creek was put underground partway through the mouth of the canyon. The creek now flows over and under bridges, to add to the beauty of the Memory Grove. After it reaches the end of the park, the water is piped underground.

Of the approximately eighty acres in the district, two-thirds of the area is in Memory Grove and two small parks in the center of Canyon Road. Memory Grove contains several war memorials that were built between 1924 and 1942. In addition some of the weapons of the various wars have been placed in the park.

The district also includes a small residential area in the mouth of the canyon. Of the fifty-two structures, there are six landmarks, thirty-five contributory sites and seven non-contributory buildings. The six landmark sites include: 1) the Volunteer Fireman Hall or Ottinger Hall which is listed on the National Register, 2) the Minerva Snow home which is on the Utah State Register and represents late pioneer styling, 3) the Hermann Anderson house which is an excellent example of Eastlake Victorian, 4) the Heleman Pratt Franklin Richards Snow house which is an example of French Second Empire architecture and was owned by Snow, a leading Salt Lake businessman, 5) the Blair-Alt house which is a good example of early Victorian architecture in Utah and 6) Mathoni Pratt-Orson F. Whitney house which was owned by Whitney, and LDS Church apostle and historian, for about twenty years.

Most of the homes in the area are constructed of brick and are one or two stories high. The landmarks and most of the period houses are in excellent condition, however, some of the contributory buildings represent the period of time that they were built between 1930 and 1970 and are not in sympathy with the historical styles.

The area had mainly single family residences in it until about 1916 when Samuel G. Spencer built several duplexes in the area. Since then other multi-family buildings have been added to the area and some of the large single family houses have been divided into apartments.

The houses represent a variety of architectural styles which are typical in Salt Lake. The homes built in the 1880's are pioneer vernacular and early Victorian styles. The 1890 houses are vernacular with elements of Victorian Italianate and Eastlake Victorian.

Noted within the Significance section of the National Register Nomination:

Towards the end of the nineteenth century, the cities in the United States were overcrowded with immigrants and farmers who had moved into the urban centers hoping to find a better way of life. Most of the newcomers were crowded into low rental slum areas. During the 1880's and 1890's, Americans became aware of the problems that people faced in cities and social reform movements developed. Several solutions to urban problems were tried including Jane Addams' settlement houses, an increased interest in social work because of the writings of the "muckrakers" and attempts to end the control of the city bosses. Another expression of this type of reform was the development of parks in cities. Those people who supported parks argued that open spaces would help "civilize" the new residents who were coming into the area. Parks and city planning in general received great impetus from the World Columbian Exposition in Chicago in 1893. Salt Lake City faced many of the same problems that the rest of the nation was dealing with at the turn of the century. The city grew rapidly during that time and the population of the area doubled between 1900 and 1920. The city council was probably aware of the attempts in other areas to correct the problems of urbanization and in 1902 suggested that park areas be created in the City Creek Canyon area.

The area that the city proposed for the park was one of the areas where the Mormons first camped when they came to the valley in 1847. They selected this area because City Creek provided a good source of water for drinking and irrigating. In 1857 the area at the mouth of the canyon was deeded by the territorial legislature to Brigham Young. He used the creek to power a saw mill and a flour mill. The Relief Society's silk industry also had a plant in the area.

In the 1860's and 1870's Brigham Young gave and sold sections of the area to members of his family and to his friends. Several of these people built houses in the lower section of the canyon mouth, probably because the canyon was wider at that point. The upper section of the canyon area remained undeveloped because it was narrower and more difficult to reach. P.J. Moran, a construction firm, and city water works were developed in this area.

The city acquired the upper section of the canyon in 1902 when a Mrs. Young sold some property in the canyon to the city. That same year the city council passed a resolution suggesting that the canyon be made into a park because it was a natural site for recreation and there was no park in the area. The council also voted to ask the city engineer to straighten the channel of City Creek and build a sixty-six foot road between State Street and Canyon Road. The park would be called City Creek Park and it would be open for the use of the citizens of Salt Lake.

Although the city passed the resolution to create the park in 1902 and similar suggestions were made during the next few years, the first improvements were not made until 1914. At that time some trees were planted by the mayor. The major developments in the park did not come until after World War I, however. At that time the Service Star Legion, a group of women whose sons had served during World War I, asked the city if the area could be set aside as a memorial to those who died during the war. A similar park had been made in Baltimore in 1919 by the Legion. The city agreed to the proposal, and the area was dedicated as a memorial park in 1924. Since then a number of monuments have been added and it is now a memorial to all men and women who lost their lives in defense of their country.

South of Memory Grove there are two small green areas in the center of Canyon Road. Originally Canyon Road had been built in two sections, with one side on each side of the City Creek. In 1909 the city decided to put the creek underground to protect the water supply and to prevent accidental drownings in the creek. About that time the residents of the area petitioned the city to

make the creek bed that was being filled in into park areas. By 1912 a small formal park had been completed on the strip between 3<sup>rd</sup> and 4<sup>th</sup> Avenue and a green area was constructed in the park area above 4th Avenue.

Today Memory Grove and the small Canyon Road parks are unique in Salt Lake City and very unusual for downtown settings in large cities. The parks within a few blocks of the downtown shopping center, yet since they are set in the mouth of a canyon, they are isolated from the bustle of city life. People from all walks of life use the park to escape from their daily routines.

The area was eventually designated in the Avenues Local Historic District.

### **Memory Grove/City Creek Master Plan**

This area is noted to be in the *Canyon Road Residential Pocket*:

The historic homes and the quaint residential environment along Canyon Road are unique, being so close to the C.B.D. Policy for this area is to preserve and enhance these homes and the low density neighborhood atmosphere. The large street trees should also be preserved.

This area is presently zoned Residential "R-2" with a historic district overlay. These regulations are sufficient to ensure that incompatible intrusions do not develop. Future emphasis should be directed toward maintaining the structures in sound condition. Proximity to the C.B.D. will result in increasing pressures for higher density development as the city continues to development in surrounding neighborhoods. If structural conditions deteriorate in future years to the point that redevelopment is imminent it may be difficult to maintain low density regulations. The Avenues Community Council should monitor conditions in the area and request that the city consider Redevelopment Agency rehabilitation programs, code enforcement and similar programs as necessary to insure that homes in the area are maintained. The city should also remain committed to maintaining public facilities and utilities in good working condition in this area. As with most older areas, infrastructure is aging and in need of ongoing maintenance and repair. Flood damage repair has corrected many problems in the area, but there is more to be done.