



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Michaela Oktay, Deputy Director
Date: September 7, 2023
Re: PLNHLC2023-00666 Alterations to a Landmark Site (Beehive and Lion Houses)

Major Alteration

PROPERTY ADDRESS: 63-67 E South Temple Street
PARCEL ID: 09-31-352-013-0000 and 09-31-352-012-0000
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: H (Historic Preservation Overlay) 21A.34.020 & D-1 (Central Business District) 21A.30.020
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: Steven Cornell of FFKR Architects, representing the property owner, The Church of Jesus Christ of Latter-day Saints, is requesting a Certificate of Appropriateness from the City for the following modifications to the Landmark Site:

- Additions to the north and west of the Beehive and Lion Houses
- Replacement and repair of existing materials and restoration of missing features
- Removal of existing landscape features to increase accessibility and introduce water-wise plants.

The proposed modifications are to accommodate a museum function at the above listed addresses and to make alterations to restore features appropriately to periods of significance associated with the site.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed alterations to the Landmark Sites located at 63-67 E South Temple Street, meet the applicable standards of approval and Staff recommends that the Historic Landmark Commission approve the request with the condition that final design details are delegated to Planning Staff.

ATTACHMENTS:

- [Context Map](#)
- [Current Site Photographs](#)

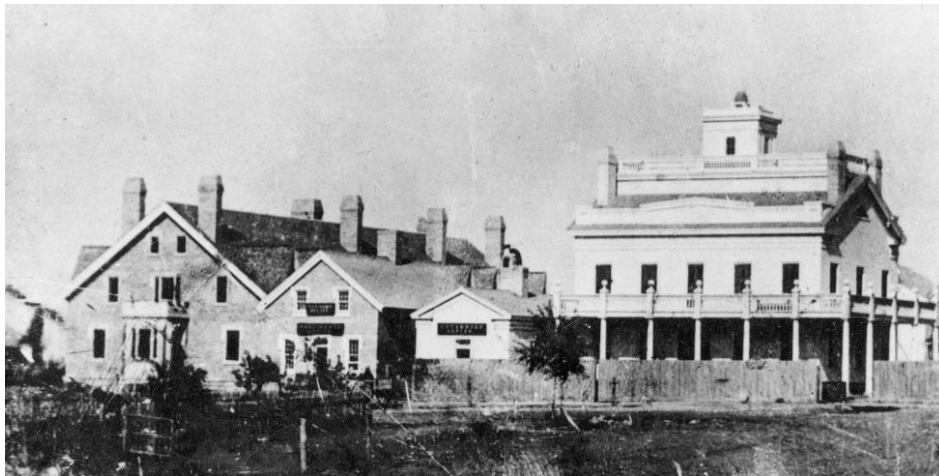
- C. [Periods of Significance Photographs](#)
- D. [National Register of Historic Places Form](#)
- E. [Applicant Information](#)
- F. [Analysis of Standards for D-1](#)
- G. [Analysis of Standards for Major Alterations](#)
- H. [Applicable Design Guidelines](#)
- I. [Public Process and Comments](#)

EXISTING SITE CONDITIONS

The subject properties are located on the southeast corner of South Temple Street and North State Street. The properties combined are approximately 32,928 square feet in area. Both properties are listed as individual Landmark Sites. There are four principal buildings, the Beehive House to the east, the Lion House to the west, and the Office complex between the Beehive and Lion Houses which include the President’s Office and the Territorial Governor’s Office.



Subject property and vicinity



Subject property – 1858



Subject property - 1906



Subject property- 2022

Site History

The following history was taken from the national register nomination form from 1987 and included in Attachment D. The Beehive and Lion Houses were constructed for Brigham Young, the second president of The Church of Jesus Christ of Latter-day Saints, between 1853 and 1855 by architect Truman Osborn Angell. Angell, who was also the architect of the Salt Lake Temple and Young's brother-in-law, sourced adobe and sandstone from City Creek Canyon for use in both structures. Construction on the Beehive House started in 1853 and work was completed in 1855. The structure is a two-story, Georgian style house with Greek Revival elements. The Beehive House was the primary residence of Young and was used to house a small number of his family and host visitors such as President Ulysses S. Grant, William T. Sherman, Ralph Waldo Emerson, and Mark Twain. After Young's death in 1877, Young's third wife, Lucy Decker, was deeded the property. Decker sold the home to Young's son, John W. Young, in 1888 and during his ownership the property underwent many alterations and additions. The north wing was demolished, and a two-story rear addition was constructed, doubling the home in size. Due to debt, John W. Young lost the property in 1893 and in 1889, the LDS church purchased the site in an auction and used the building for church offices as well as the church president's personal residence. LDS church president Lorenzo Snow lived there from 1900 until his death in 1901. His successor, Joseph F. Smith, lived in the Beehive House until his death in 1918. From 1920 to 1958, the building was used as a home for single LDS women. The Beehive House underwent yet another major renovation in 1959 by the LDS church and began to operate as a house museum until the present day.



The Beehive House- September 25, 1906 (view looking Northeast, addition visible)

The Lion House was constructed in 1856 for Brigham Young's family housing. The building is a two and a half story Gothic style structure. The Lion House features a row of ten gabled windows on the top level of each side of the house. There is a lion statue at the front entrance of the home, which was sculpted by craftsman William F. Ford. The Lion House was home to twelve of Brigham Young's wives and their children. Brigham Young died in the Lion House in 1877. In 1900, the LDS church purchased the building and in 1901 the Lion House was converted into use for the Latter-day Saints University. In 1968 the building was remodeled into the Lion House Social Center and is currently used as a banquet and reception center.



The Lion House- March 20, 1907 (LDS University)

PROJECT DESCRIPTION

The Applicant is proposing to restore the Beehive House and Lion House Landmark Sites to four periods of significance, the Brigham Young Era (1855 to 1877), the John W. Young Era (1888-1893), the Lorenzo Snow and Joseph F. Smith Era (1900 to 1920), and the Boarding House Era (1910 to 1940). The periods of significance photograph exhibit can be found in Attachment C. The applicant's primary goals for the proposed major alterations are to integrate museum functions into all buildings on the site, improve accessibility to the site, stabilize and repair the existing historic structures, and improve egress in the buildings.

Additions

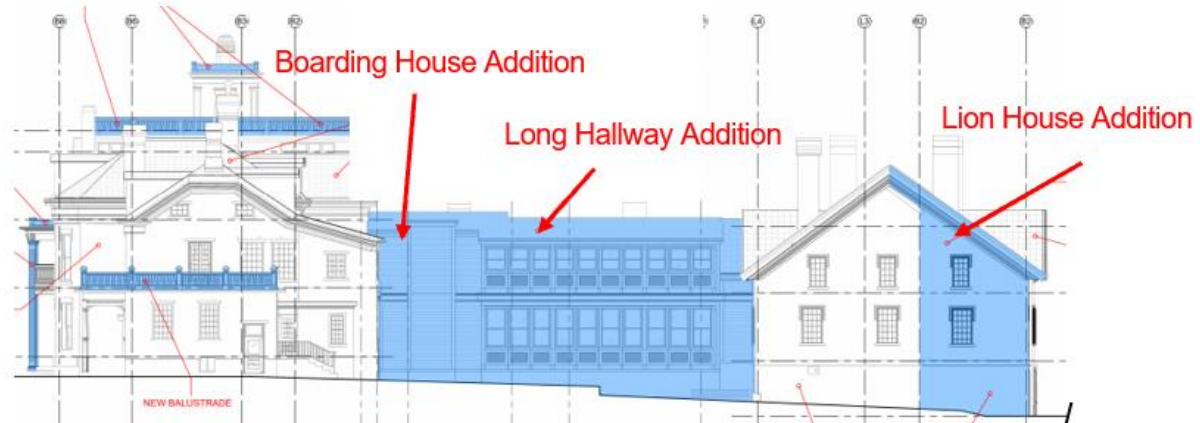
The proposal includes the reconstruction of a Brigham Young Era feature, a "Long Hallway" that links the first and second levels of the Lion and Beehive Houses. The Long Hallway was constructed during the original period of construction between 1853 and 1856. During the mid-1860's a second story was constructed, which was visible from South Temple Street. The second story of the Long Hallway was demolished in 1921 and the main level was left in place. During the renovations of the 1960's, the western half of the Long Hallway was demolished. The eastern half of the Long Hallway currently remains. A rear 1960's addition will be demolished to accommodate the reconstruction of the Long Hallway and provide ADA accessibility to the rear. The reconstructed Long Hallway addition, which will be 23 feet in depth, will be reconstructed to match the original Long Hallway in material, massing, fenestration, and form on the street-facing, south elevation. The non-visible north elevation is proposed to be a modern interpretation of the historic long hall and in order to differentiate the addition from the historic buildings and provide better accessibility to the site.



The Long Hallway – 1906

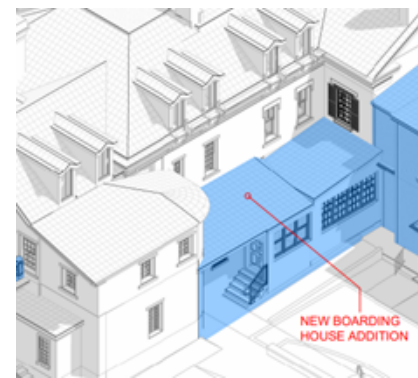


Proposed South Elevation- Long Hallway Addition



Proposed North Elevation

A second addition, a reconstruction of a Boarding House Era addition, is also proposed. The original addition was constructed on the west façade of the Beehive House in circa 1918. The boarding house was used for bedrooms and bathrooms to accommodate, at one time, up to 86 girls, 2 house managers, and employees. The Boarding House addition was documented in a 1934 Historic American Building Survey. The proposed addition will be 34 feet in depth and will not be visible from the public right-of way and will be located on the west elevation. The reconstructed boarding house addition will replicate the original boarding house in material, form, massing, and fenestration.



Proposed Boarding House Addition

A third addition is proposed on the northwest corner of the Lion House. An addition on the northeast corner of the Lion House was constructed in the 1960's to provide additional access to the building. The existing exterior stairs will be removed to accommodate the proposed addition. The addition will be finished in a lime-based stucco.



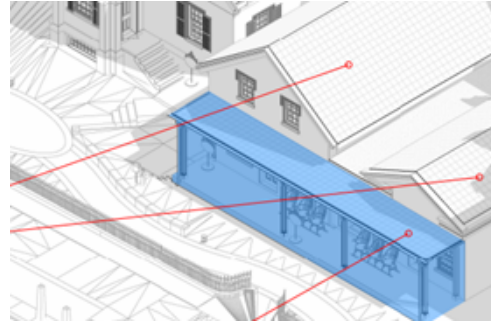
Proposed Lion House Addition

Alterations

Additional alterations to the Lion and Beehive Houses include the repair, replacement, and restoration of several features. The existing porch columns and historic windows will be repaired and the existing window shutters, standing seam metal roof, and 1960's stucco will be replaced with historically appropriate materials. Features such as the parapets and balustrades on the Beehive House and offices will be restored to the Brigham Young Era. In the early 1900s, these elements were removed, and the original roof was replaced with a standing seam metal roof. The proposal includes a new cedar shingle roof installed on all buildings on the site and uniform window shutters on all windows. The balustrades on sleeping porch from the Lorenzo

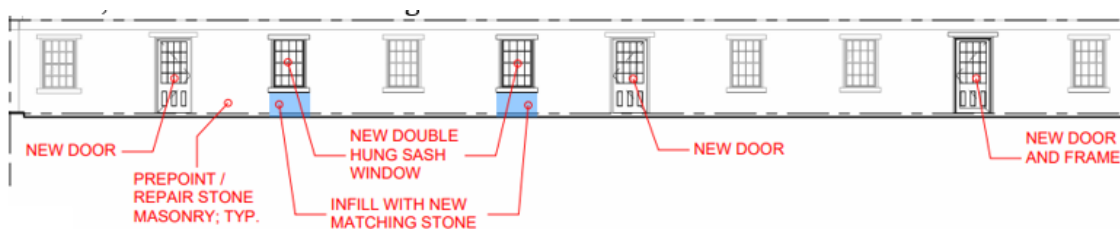
Snow and Joseph F. Smith Era were lost during the 1960's renovation and are proposed to be restored.

The Greek Revival shed porch on the south elevation of the offices has been severely modified since its construction in 1861. The applicants propose to reconstruct the porch to match its original appearance. Skylights located on the office structure are proposed to be removed. The skylights were constructed prior to 1879 but after the Brigham Young Era.



Proposed Porch Reconstruction on office buildings

Alterations to restore the original Lion House entrances are proposed. The Lion house was initially constructed with three doorways on the west side of the basement. The proposal will restore the original entry locations on the west side. The new doors are proposed to match the existing doors and will be accessible to the public. The exiting doors, that were originally window openings, will be removed, and windows will be installed in these openings. The windows will match the original location, dimensions, and material as the original windows.



Proposed Lion House Entrance Alterations

The existing stucco on all buildings was installed in the 1960's and is proposed to be removed to uncover the historic adobe blocks. The adobe blocks will be restored and stabilized and like for like replacement blocks will be installed when historic blocks are beyond repair. After the repair and stabilization of the adobe blocks is complete, a natural hydraulic lime stucco will be applied and flashing, and additional reinforcement will be installed.

Landscaping

The Applicant proposes to simplify existing landscaping elements, introduce water-wise plants, and return the site's landscaping to the Brigham Young Era. The landscaping plan includes lilac hedging along State Street, an entry plaza at both Lion and Beehive Houses, a new gate and fence at the west of the site, a paved courtyard to the north, a new ADA ramp, a new rubble wall on the northwest corner of the lot, a kitchen garden, fruit trees, simple plantings throughout, and the introduction of multiple way-finding and interpretive signs. The existing sandstone wall, cast-iron fence, and cobble stone wall on South Temple will be retained and protected. The proposed landscape plan is in Attachment E.

KEY CONSIDERATIONS:

The key issues listed below have been identified through the analysis of the project.

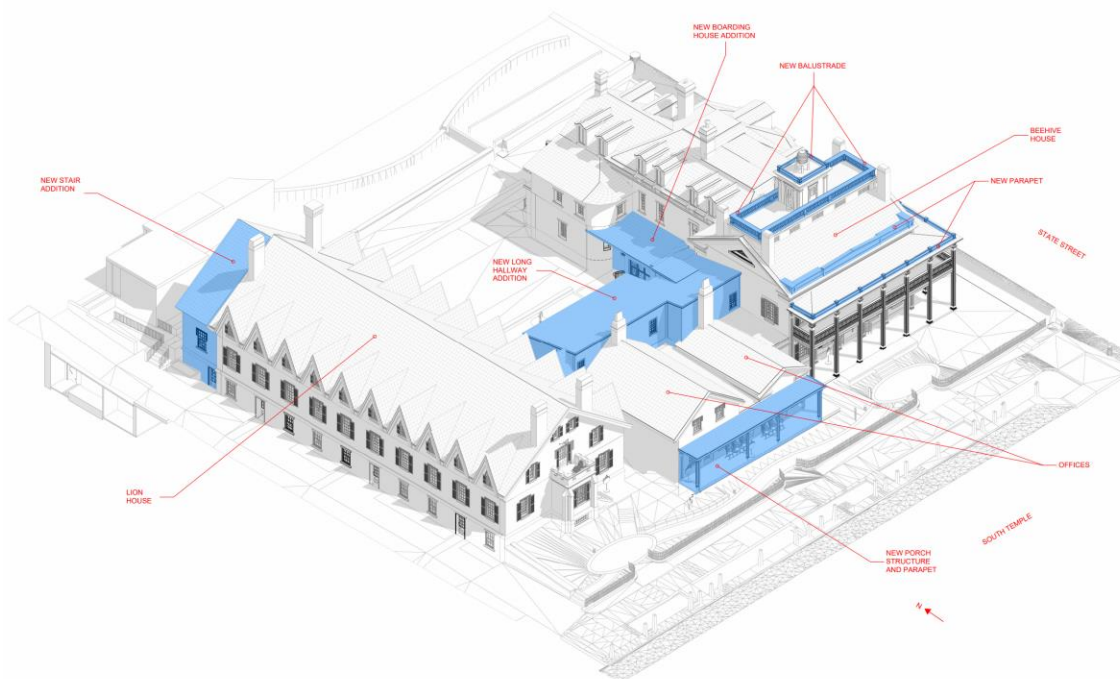
Modifications

The proposed additions and alterations to the four principal structures located at the Lion and Beehive Houses have historical basis based off material evidence, historic photographs, and measured drawings. Modifications from the four periods of significance, the Brigham Young Era, John W. Young Era, Lorenzo Snow and Joseph F. Smith Era, and the Boarding House Era that have acquired significance in their own right will be retained and preserved. These alterations and additions include the Long Hallway addition, the Boarding House addition, and the restoration of the office's Greek Revival sleeping porch.

The restoration of the site to the recognized periods of significance requires the removal of non-historic features such as the existing window shutters, metal roofing material, landscaping elements, and non-native plants that were installed outside of the period of significance. Existing historic features such as the windows and porch columns will be repaired rather than replaced. There are no materials or features that characterize the Landmark Sites that are proposed to be altered or removed.

Each of these changes are compatible with the standards outlined in [Attachment G](#), Analysis of Standards for Major Alterations in a Historic District. Staff has found that the Major Alteration proposal is compatible with H (Historic Preservation Overlay) 21A.34.020, D-1 (Central Business District) 21A.30.020, and the Design Guidelines for Historic Residential Properties.

Further evaluation of this alteration based on the standards in 21A.34.020 is detailed in [Attachment G](#).



Proposed Southwest View

DISCUSSION

The Historic Landmark Commission is to review the proposed alterations as a major alteration. The standards in Chapter 21A.34.020.G, Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure and Residential Design Guidelines are applicable to the proposal. For the full analysis of the standards for altering a Landmark Site, please refer to [Attachment G](#).

NEXT STEPS

If the request for a COA for Major Alteration is granted by the Historic Landmark Commission, the applicant may proceed with the project as represented in this Staff Report and will be required to obtain all necessary approvals and permits for the proposed addition.

If the Historic Landmark Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a COA for the request and any new proposal would require submittal of a new application.

The Applicant submitted a Subdivision Lot/ Parcel Consolidation, PLNSUB2023-00689, on August 24, 2023, to combine 63 and 67 South Temple Street into one lot of record. The application will need to receive approval prior to the issuance of a building permit.

ATTACHMENT A: CONTEXT MAP



★ Approximate Project Location

ATTACHMENT B: CURRENT SITE PHOTOGRAPHS



Photo 001



Photo 002



Photo 003



Photo 004



Photo 005



Photo 006



Photo 007



Photo 008



Photo 009



Photo 010



Photo 011



Photo 012



Photo 013

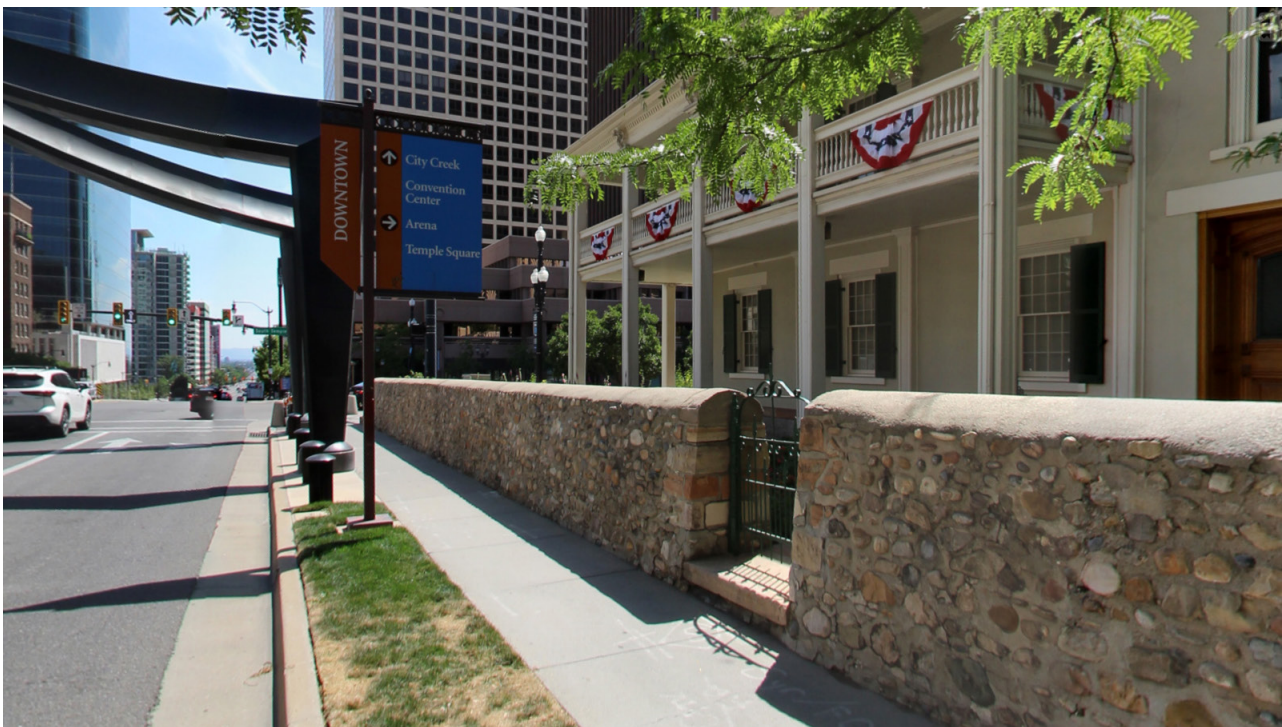


Photo 014



Photo 015



Photo 016



Photo 017



Photo 018



Photo 019



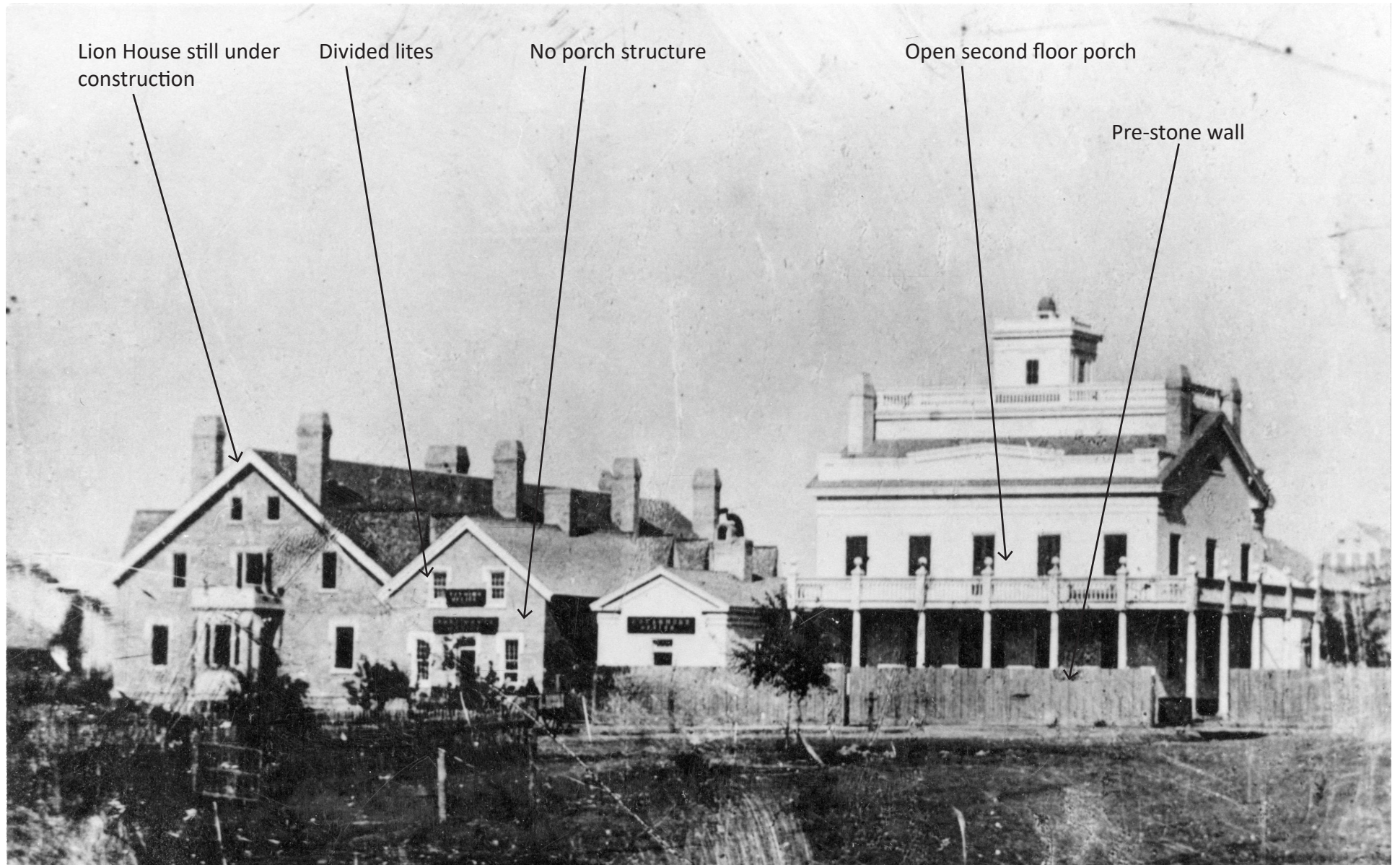
Photo 020



Photo 021

**ATTACHMENT C: PERIODS OF SIGNIFICANCE
PHOTOGRAPHS**

1853 to 1861



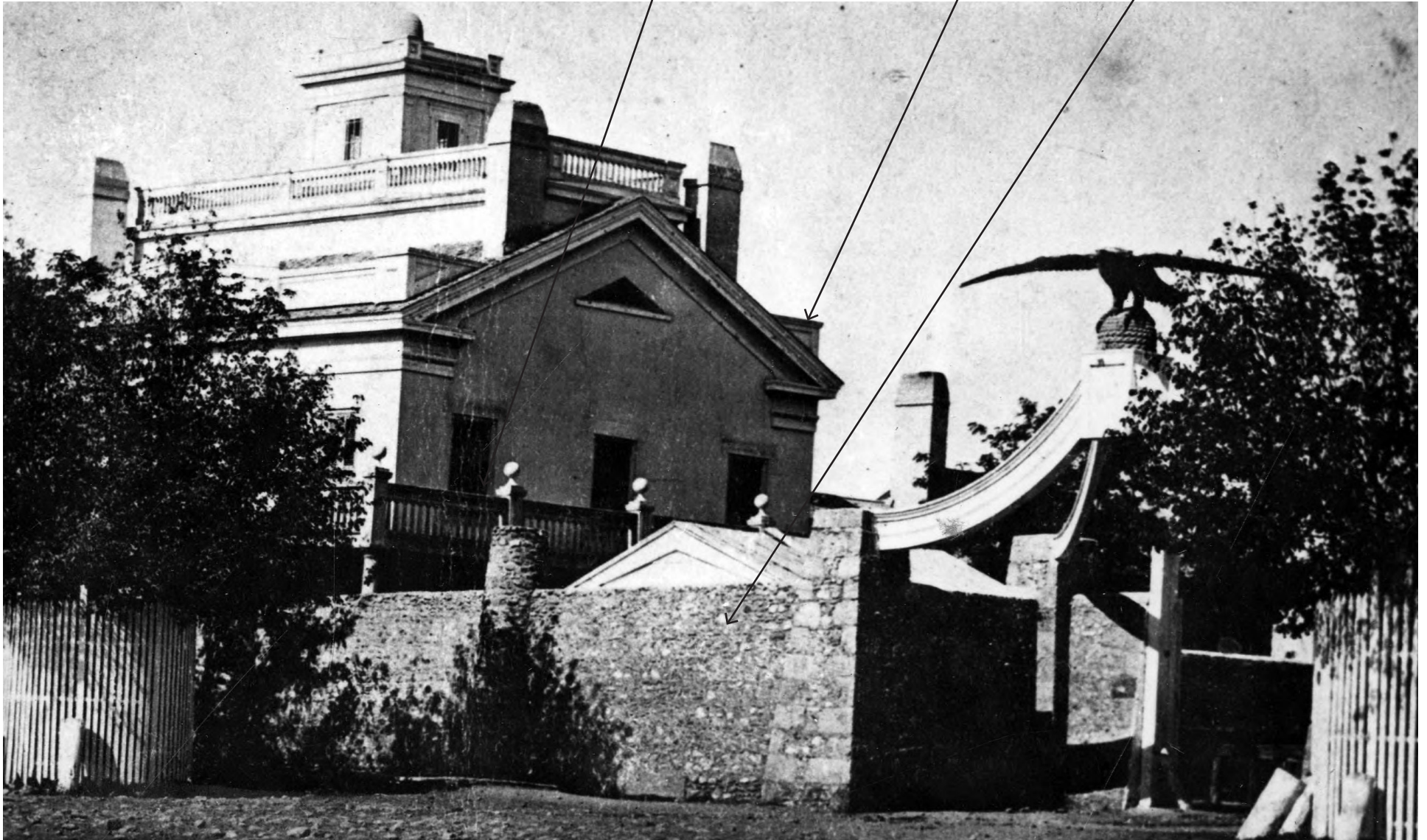
ca. 1856

1853 to 1861

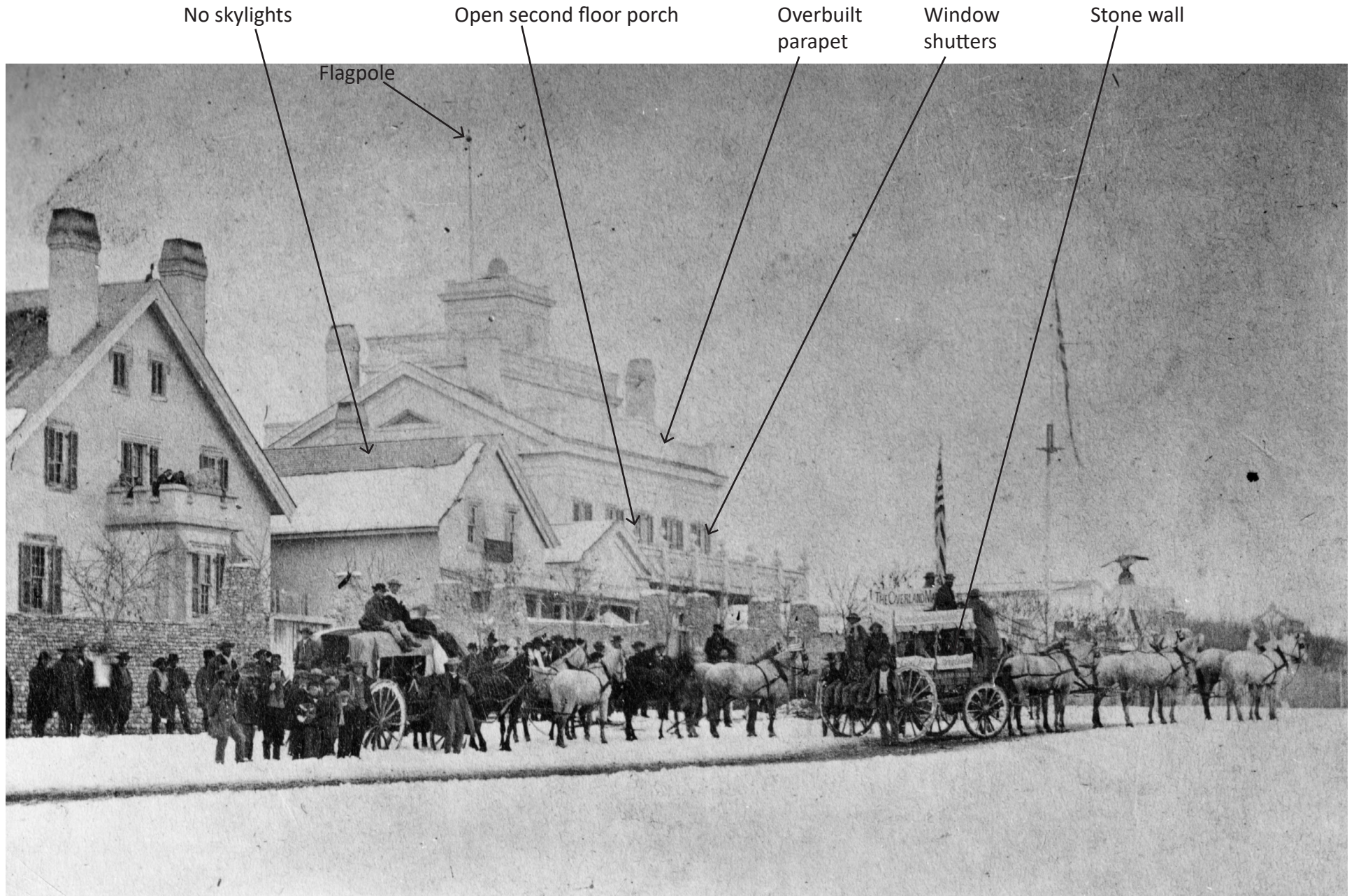
Open second floor porch

Overbuilt
parapet

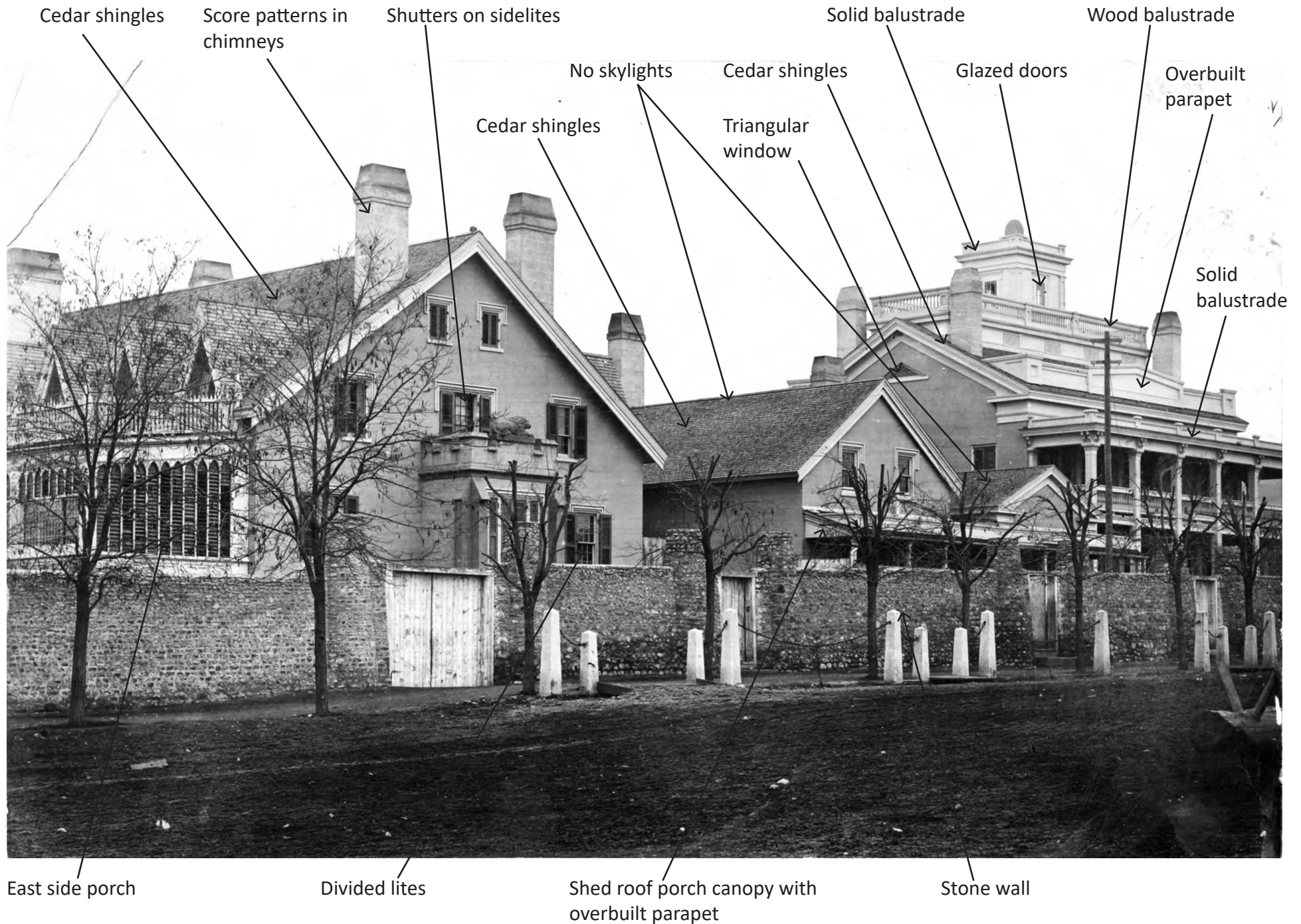
Stone wall



1853 to 1861



1861 to 1879

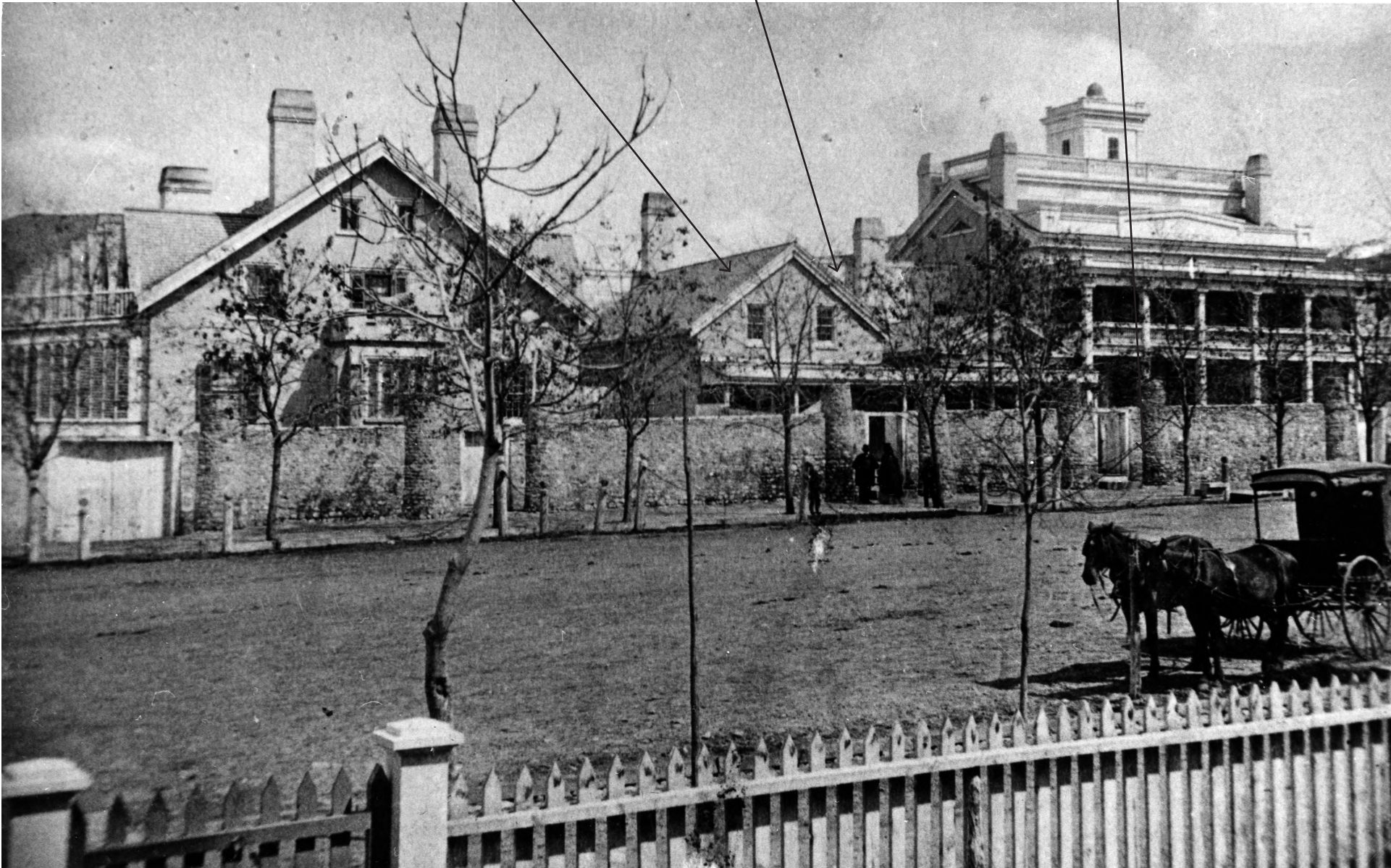


1861 to 1879

No skylights

Long corridor

Stone wall



1861 to 1879

Stone wall



1861 to 1879

Divided lites

No skylights

Long corridor



1861 to 1879



1861 to 1879



1861 to 1879 ?



Divided lites

Long corridor

Lack of wall in front of
Beehive

1861 to 1879

Post-stone wall

Skylights



435-a Brigham Young's Residence

1861 to 1879

Post-stone wall

Skylights



1861 to 1879



1904-

Cast stone veneer

1 over 1 sash windows

1 over 1 sash windows

Mansard roof

Victorian balustrade

Long corridor



ca. 1906

1904-

Cast stone veneer

1-over-sash windows

Long corridor

Mansard roof

Victorian balustrade

Flagpole

Metal roofing



ca. 1905

1904-

Cast stone veneer

1 over 1 sash windows

Skylights

Flagpole

Victorian balustrade



Mansard roof

ca. 1905

**ATTACHMENT D: NATIONAL REGISTER OF HISTORIC
PLACES FORM**



United States Department of the Interior

NATIONAL PARK SERVICE
Western Archeological and Conservation Center
255 N. Commerce Park Loop
Tucson, Arizona 85745



National Register/National Historic Landmarks Research Request Response Cover Sheet

Requested NR/NHL Program Resource Name and Reference Number

66000739	Young, Brigham, Complex
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Requested Documentation

Nomination Text 56 Photographs 41 Maps 1 Correspondence _____

Please note that only the requested documentation denoted above was scanned. This documentation was scanned in the original order found within the folder. Additionally, the scans represent the condition in which the materials were originally stored.

JCOON

Fulfilled By

7-14-15

Date

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received FEB 5 1987
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Lion House, Beehive House, President and Governor's Offices

and/or common Brigham Young Complex

2. Location

street & number 63-67 East South Temple Street

not for publication

city, town Salt Lake City vicinity of

state Utah code 49 county Salt Lake code 035

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Church of Jesus Christ of Latter-day Saints

street & number 47 East South Temple Street

city, town Salt Lake City, Utah vicinity of state Utah

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the County Clerk and Recorder

street & number City and County Building

city, town Salt Lake City state Utah

6. Representation in Existing Surveys

Historic American Buildings Survey (Beehive House)
title Historic Sites Survey (Lion House) has this property been determined eligible? yes no

date Beehive House, 1934; Lion House, 1959 federal state county local

depository for survey records Historic American Buildings Survey
Historic Sites Survey

city, town Washington state D.C.

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Brigham Young Complex, consisting of the Lion House, Beehive House, and Governor and (Mormon Church) President's Offices, is located on the northwest corner of State and South Temple Streets, Salt Lake City, Utah. The houses and offices were the living and working space of Brigham Young, Utah Territory's primary religious and political leader. Their period of national significance extends from 1852 when their construction began until Young's death in 1877. The exteriors of all three structures retain a high degree of their historic character and architectural integrity. Restored in the 1950s and 1960s, the interior spaces of Beehive House and the Offices are integral to an understanding of the significance of those structures. The interior of the Lion House, now used as the Lion House Social Center, has been so altered in the 20th century, however, as to have lost its historic integrity and no longer contributes to the overall significance of the National Historic Landmark.

Site

The Brigham Young Complex occupied 20 acres, or two full city blocks in the original Salt Lake City plat. About 35 structures, in addition to the houses and offices of the landmark, were once part of the Brigham Young official compound. Buildings added to the property in the 1850s and 1860s included the large, 2-story "White House," built in 1849-1850 and predating Beehive House. The White House was a plastered adobe, temple-form building that housed Young's first wife Mary Ann Angell and her children. The Young family schoolhouse, a white building with a cupola, which stood farther east and set back from the road, was another prominent building. An observer in 1867 reported that 50 of Young's children attended classes there. The compound was designed for self-sufficiency and also had a gristmill, barns, corrals, granaries, a store, and outbuildings. None of these first buildings exist today. (See photograph, circa 1875, and annotated copy that identifies the individual buildings.)

All the buildings on the original 20-acre property were enclosed behind a 9-foot-high rubblestone wall supported by circular buttresses. A gatekeeper passed visitors and family members through the Eagle Gate, a wooden and rubblestone archway surmounted by a huge carved wooden eagle located at the east end of the Beehive House at the entrance to City Creek Canyon. The eagle was plated with metal in 1891 as a preservation measure and placed on a rebuilt arch, raised to permit streetcars to pass under it. Finally, after this second arch was accidentally pulled down by a truck, it was replaced in 1963 with the present structure, which because of its age, scale, and material is non-contributing to the landmark. From the beginning, the Young property was a semi-public thoroughfare because it blocked common entry to City Creek Canyon, the source of the city water supply as well as the only available timber in the vicinity. Permission to enter the canyon to tap these resources was obtained from the gatekeeper in exchange for delivery of every third load of wood at Young's door for community purposes.¹

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1852–1877 **Builder/Architect** Truman O. Angell

Statement of Significance (in one paragraph)

The Brigham Young Complex consists of the Mormon Church leader and Western colonizer Brigham Young's official residence, Beehive House, his private residence, Lion House, and the Governor and President's Offices. The buildings are nationally significant for their association with events and an individual of transcendent importance in American history. They were the working and living space of Brigham Young, the predominant political and religious figure in Utah Territory. From 1852, when their construction began, through Young's death in 1877, the buildings are closely associated with the major political and social events of the era. They also are significant architecturally as a unique late 19th century architectural form, and historically as structures to accommodate Young's polygamous Mormon family and to integrate his private and official affairs in a single organic household. As such, the complex served as a model for the reshaping of the LDS household within the larger Mormon "City of Zion," in accordance with the doctrine of polygamy.

Significance for Association with Brigham Young and Events in the Mormon Settlement of the American West, 1852–1877

Brigham Young joined the Mormon Church in 1832, and by 1835 had become one of Joseph Smith's Twelve Apostles. At the time that the Mormons were driven out of Missouri in 1838–1839, Young was the senior member of the Quorum of Church leaders. In 1844 Smith's murder led to his dramatic and successful bid for Church leadership. In the face of mob pressure, Young led the Mormons out of Nauvoo, Illinois, early in 1846. In 1847 he conducted a pioneer company to the Rocky Mountains and returned the following year with almost a thousand of his followers to the site he had selected, Great Salt Lake City in Mexican Territory; soon he was joined by thousands more.

In 1833 Joseph Smith drew a plat of the ideal "City of Zion," 1 mile square in which up to 20,000 people could reside. Smith's plat was the basis for the physical layout of the City of the Great Salt Lake (officially named Salt Lake City in 1868) as the first "Mormon village" in Utah. Division of the city site into 10-acre square blocks with streets 8 rods (132 feet) wide began July 31, 1847, a week after the settlers entered the region. Blocks were divided into tracts called "inheritances" for each family, large enough for orchards and gardens. A few log houses were built in the new city, but the raw material for adobe was much more readily available and 110 "brethren" were chosen to make it. Young chose for himself two blocks adjoining City Creek and immediately east of the Temple Block. In the fall of 1848, he built a row of log houses for his wives and children. These houses collectively were called the Log Row. In 1849–1850, to the south of this, he built a white-plastered adobe house called the White House (or Mansion House) for his "senior wife" Mary Ann Angell

10
#1
Religious

delete

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acree of nominated property Less than 1 acre

Quadrangle name Salt Lake City North, Utah

Quadrangle scale 1:24,000

UTM References

A

1	2	4	2	5	0	6	1	0	4	5	1	3	3	5	1	0
Zone			Easting						Northing							

B

Zone			Easting						Northing							

C

Zone			Easting						Northing							

D

Zone			Easting						Northing							

E

Zone			Easting						Northing							

F

Zone			Easting						Northing							

G

Zone			Easting						Northing							

H

Zone			Easting						Northing							

Verbal boundary description and justification

SEE CONTINUATION SHEET

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Rickey L. Hendricks, Historian
National Park Service

organization Rocky Mountain Regional Office

date January 20, 1987

street & number P.O. Box 25287

telephone (303) 236-8675

city or town Denver

state Colorado 80225

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 5 1987
date entered

Continuation sheet

Item number 7

Page 2

The current extent of the landmark boundary is approximately 170 feet north and south and 174 feet east and west. On the north boundary a landscaped mall separates the current Church of Jesus Christ of Latter-day Saints (LDS Church) office building from the historic complex. The landmark is located in a busy urban setting, and large, modern, institutional and commercial buildings clearly mark its north, west, and south boundaries. Thus the boundaries are confined to the three historic buildings, the courtyard in the rear formed by their U-shaped configuration, and an easement of approximately 6 feet on the east and south. The LDS Church owns the property and opens the Beehive House to the public as a museum and uses the Lion House as a private social center. Attractive, though non-historic, landscaping adorns the buildings and the courtyard. A highly ornate, non-historic, 3-foot-high wrought iron fence set 3 feet back from the public sidewalk runs across the front of the complex and has three gates, one for each building.

When adjacent streets were widened in the 20th century, small portions of the 1850s rubblestone wall were moved from their historic location on the eastern end of the property. These were placed along the entire length of the complex at the northern (rear) and western boundaries of the landmark, serving to set it apart from the modern LDS Church office mall area. The wall is about 2 feet thick and 4 feet high with a concrete cap. One circular buttress post, the same material as the wall, remains on the southeast corner. A row of 23 granite hitching posts of 4- and 5-foot alternating heights remains from the historic period and extends across the front of the buildings on the south side of the complex. These and the remaining portions of wall still retain sufficient historical association and integrity to contribute to the landmark's significance.

The courtyard at the center rear of the complex is enclosed by the east elevation of Lion House, the north elevation of the Offices, and the west elevation of Beehive House. Its landscaped dimensions are approximately 35 feet by 51 feet, and it has modern landscaping. A manual water pump that replaces an earlier one is a central feature, but it is not believed to be from the period of significance. Currently the LDS Church uses the courtyard to serve meals and for other social occasions such as dinners, wedding receptions, and children's parties.

Architectural historians have generally described the design of the historic buildings in the Brigham Young Complex as derivative of the New England architecture to which both Truman O. Angell, architect of the landmark buildings, and Brigham Young were accustomed. In fact the buildings more fairly represent the innovative application of both Classical and Gothic Revival stylistic principles in a local context. The symmetrical, geometric block design used in the Beehive House, for instance, may be understood in terms of the prevailing classicism that dominated the building trades during much of the 19th century.² The Gothicism evident in the Lion House, however,

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 5 1987
date entered

Continuation sheet

Item number 7

Page 3

is more innovative, and Angell's choice of this newer, picturesque style may have been prompted by his knowledge of the current stylebook literature or perhaps reveals the influence of his assistant Thomas Ward, a stonemason and draftsman who would have been familiar with the revival of Gothic concepts in his native England.³ More curious is the presence of the full 2-story porch on the Beehive House, probably added in 1869. Such porches are not common in Utah and may reflect Young's interest in creating a distinctive and truly monumental appearance for the territory's chief residence.⁴

Sculptures from the animal and natural world, such as the lion created by Thomas Ward that graces the entrance portico on the Lion House and gives the house its name, also suggest the presence of the English Gothic Revival influence. As used in the Brigham Young houses, however, traditional symbols had non-traditional meanings. For example, the lion guarding the entrance to the Lion House, where Young's plural family resided, reveals Young's own image as family patriarch. According to LDS Church historian Paul Anderson, Brigham Young's friends referred to him as "Lion of the Lord." Similarly, the eagle that once adorned the Eagle Gate more likely signified loyalty to the Mormon order rather than, as traditionally, to the United States. The most unusual use of sculptural symbolism was the beehive atop the cupola on Beehive House, the symbol of Mormon diligence in communal labor.⁵ The buildings themselves conveyed special meaning to the newly founded Mormon community. The exterior design of Lion House, for example, with its Gothic elements suggesting spirituality and 20 identical and symmetrical dormers signifying the plural family structure, was uniquely symbolic of the "distinctive pattern of Mormon family life" exemplified by the residents of the house.⁶

Governor and President's Offices

The small, 1-story Governor's Office was the first building of the Brigham Young Complex to be constructed. According to Truman Angell's journal, planning began in December 1851, when Brigham Young sent him specifications. Construction was under way by March 1852. It is a simple rectangular-plan building with a gable roof and modest classical detailing. The structure has a boxed cornice with returns, a broad soffit, a frieze, and has classical elements somewhat more elaborate than those of the adjacent President's Office. Typical of public buildings in the classical style, the main entrance is located at the south elevation gable end. Two double-hung, 12-over-12 light windows with label moldings flank the paneled pine door. The door is detailed with a label molding and a 4-light transom. The front windows and labels perhaps were added in 1854 when the adjacent President's Office was built. Like all the buildings in the house and office complex, the walls are constructed of stuccoed adobe, and the roof is covered with wood shingles. All of the buildings except Lion House have low sandstone foundations; the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

5 1987

Continuation sheet

Item number 7

Page 4

foundation of Lion House is also sandstone, but reaches a height of over 10 feet on the west elevation. The adobe on all of the buildings is painted light yellow or "creamy," and the trim is white. These are the historic colors.

The attached 2-story President's Office, which also housed the Tithing Office, was built to the west of the Governor's Office in 1854. It also is a rectangular, gable-roofed structure with a simple boxed cornice. The facade is symmetrical with two double-hung, 15-over-15 light windows with label moldings that flank the paneled pine door. Like the Governor's Office door, the main door to the President's Office has a label molding and 4-light transom; two double-hung, 6-over-6 light windows with label molding are on the second-story facade. An 1862 photograph shows that a portico with square wooden columns and pilasters, not present in an 1855 photograph, was built across the front of the two office buildings. A connecting passage between the two offices with a large pine French door with sidelights, transom, and label molding was added, probably by 1862, to give the two buildings their present appearance of one continuous structure.

The buildings are entered by the central passage door which leads into a long hall with the larger office and gallery on the west and smaller offices on the east. At the rear, the passageway that Young constructed, called the "crooked hall" by his children, has been enlarged. Another passage, now removed, once connected the offices to Young's private rooms on the first story of Beehive House. In the 1860s a gallery was constructed around the second story of the President's Office as a library and storage for the Church and tithing records. An ornately carved oak door at the northwest corner of the galleried office conceals a narrow stairway to a second story room where prayer and private meetings were held. These features are preserved intact. The Brigham Young "Office Notes" indicate continual repairs and improvements of the offices that have changed other features over time.⁷ Specifically, the LDS Church Journal History on October 19, 1881, records that partitions were changed to enlarge the office of the Deseret Telegraph Company, then housed in the building to accommodate increasing communication needs.

The north, or courtyard, end of the structure has been altered for easier access to the courtyard and between the buildings, and a half story was added to create a rooftop terrace also with access from the courtyard. These changes are in the rear of the building and, because they remain consistent with the original architectural character, do not dramatically alter its integrity. Currently the offices in the complex are used for administration of the Lion House Social Center and for Beehive House tours.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received FEB 5 1987

date entered

Continuation sheet

Item number 7

Page 5

Beehive House

The Beehive House, begun in 1853 and completed in 1855, served as Young's official residence and was the third building completed in the Brigham Young Complex. It is a 2-story, double-pile, Georgian type house with Greek Revival and other classical elements. The gable roof is pierced by paired chimneys on the east and west ends. The bracketed porch cornice, the ornamental roof deck balustrade, and the cupola topped with the symbolic carved beehive perhaps were borrowed from the Italianate style. The roof deck ironically suggests the "widow's walk" from New England seacoast architecture. Similar roof decks were present in several early Salt Lake City buildings, however, and were called "observatories." They perhaps were meant to serve a defensive purpose as actual lookout points in the frontier community.

When first constructed, the Beehive House was a 2 1/2-story structure with a center-passage, double-pile plan reminiscent of larger New England farmhouses.⁸ The main portion of the building measured approximately 45 feet by 35 feet and had the facade located on the south longitudinal elevation. As it appeared in an 1855 photograph, the Beehive House had a 1-story perpendicular wing extending from the rear for a men's dining room, kitchen, and storage area (see photograph, circa 1878, taken from the north toward the rear of the Brigham Young property). Originally, a simple 1-story colonnade with a second-story balustraded balcony extended across the facade and around the east side. By the 1870s, photographs show that the existing elaborate 2-tiered porch was added. The balcony is supported by 2-story, square, fluted wooden columns evenly spaced. The columns give the appearance of a composite order due to the ornate bracketing which blends into the porch roof entablature. The more elaborate porch probably was added about 1869 and gives the house a more stately appearance as Brigham Young's official governor's mansion.

Upon his death, Young deeded the house to Lucy Decker who in turn sold it to one of Young's sons, John W. Young. In 1899 the LDS Church purchased it for offices and the president's residence. It was used in this capacity until 1918 when it was converted to use as a home for single Mormon women.⁹ In an extensive remodeling by John Young in 1888-1891, the north wing was demolished and a more elaborate 2-story rear addition constructed with dimensions of approximately 45 feet by 71 feet. The addition reflected late 19th century Victorian architectural styling and has a mansard-like, hipped and clipped gable roof with dormers. At the time of the remodeling the main entrance was moved from the south to the east side in the addition.

For the original interior Angell "experimented with a grand symmetrical plan," as Anderson describes it, "including a semicircular staircase. The details for this house, developed over the next two years, included carved mantelpieces and a handsome observatory topped with a beehive."¹⁰ Prior to the 1888 remodeling, the interior was a double-pile, central-hall-plan structure for the main

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 5 1987

date entered

Continuation sheet

Item number 7

Page 6

portion, with a large parlor at the right of the entrance and Young's private room and office to the left. The original second story contained family bedrooms (the number is unknown) and Brigham Young's large summer bedroom with high vaulted ceiling. Interior woodwork throughout was pine painted to imitate oak, with Greek Revival carved window and door moldings. Interior plaster in the hallways was "marbleized" by painting it to resemble marble. This was a method of making frontier housing appear more sophisticated.

The original north wing constructed by Brigham Young was transformed by his son into a 2-story family wing with more elaborate dining and kitchen areas, a sewing room, and other family utility rooms on the main floor and numerous bed and sitting rooms on the second. John Young also remodeled the interior throughout the addition and main house, adding carved pine and oak paneling, woodwork, balustrades, and newel posts that replaced the simple pine trim, giving the house a High Victorian character. The main entrance was moved to the east and enhanced by a heavy oak door. The staircase which leads from the 1888 main hall to the second-floor bedrooms is also carved oak. The large number of bedrooms (17) shown in the 1934 Historic American Buildings Survey drawings reflects the conversion of the house to a boarding home for young Mormon women in 1920.

A major restoration of the Beehive House was undertaken in 1959 by an LDS Church restoration committee. The committee tried to retain both the character of the 1855 house and the Victorian additions made by John Young. Victorian elements now predominate, however, both in the highly ornate, red-velveted furnishings and the gold gilt cornices over windows in the front rooms and in the rear wing. Debate continues among LDS Church historians as to the authenticity of some aspects of the restoration and how much the house still reflects the lifestyle of the original Brigham Young family. However, it appears that sufficient architectural integrity still exists from the Brigham Young period in the first-floor front private office and parlor and second-floor front bedrooms that the interior contributes to the overall integrity of the complex.

Lion House

At the west end of the complex, adjacent to the Governor's Office, is the Lion House, begun in the spring of 1853 but not completed until 1856. It was named for the carved stone lion couchant over the entry vestry. The Lion House is a 2 1/2-story, rectangular building with dimensions of approximately 45 feet by 139 feet. The facade is at the narrow end. The long gable roof is intersected by 10 high-pitched, smaller gable dormers on each longitudinal side and pierced by four interior chimneys, two at each gable end. The foundation, which reaches a height of about 10 feet on the west elevation, is rusticated

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received FEB 5 1987
date entered

Continuation sheet

Item number 7

Page 7

sandstone with a narrow, cut stone watertable set diagonally from the foundation stone to the stuccoed adobe walls. The stuccoed adobe exterior walls are painted yellow, the wooden trim white, and the shutters green, all believed to be the historic colors.

The architectural style of Lion House is predominantly Gothic but clearly adapted to its intended use. As he did in his design of the Beehive House, Angell mixed a variety of stylistic features he found appealing and useful and adapted them to the building material and building function. Thomas Ward contributed the most striking element of the facade which is the granite, Gothic-styled entry vestry with corner stone buttresses and crenelated balcony parapet atop which the stone lion couchant was placed the year the house was completed. The vestry projects about 5 feet out from the front wall and has a pine paneled door with Gothic carving on the eastward extension. A large, 12-over-12 light window with sidelights and label molding is centered on the vestry. A fixed, rectangular, 18-light window is below the central window at foundation level, and a 6-over-6 light window with sidelights is above it. Two 12-over-12 light windows flank the vestry on the first story, two smaller 6-over-6 light windows flank it on the second story, and two small 6-over-6 light windows are at the attic level near the gable peak. Other windows are double-hung wood sash with label molding, shutters, and lug sills.

On the longitudinal east and west elevations, the 10 gable dormers on each side symbolically marked 20 small second-story bedrooms for many of Young's wives and children. The partitions dividing the bedrooms were removed in 1901-1902. Multi-paned, Tudor-style, dormer casement windows with a quarrel pattern in the transoms and capped by Gothic hoodmolds are at the center of each of the 20 steeply-pitched gable dormers. Wood paneled and paned doors, some with transoms and all with the same label moldings as the windows, alternate with windows at the foundation level on the west elevation and on the main level of the east elevation. The windows on the east are shutterless; those on the west have shutters on the second level and are shutterless on the foundation level. The toilet addition on the rear of the house, built by Brigham Young during the period of national significance, has been replaced by an elevator and an iron fire escape. The exterior elevator housing was constructed in 1968 in a style harmonious with the original structure. It is a half-gable section with 12-over-12 light double-hung windows capped by label molding and projecting approximately 6 feet from the main gable end on the north rear.

The 1967-1968 rehabilitation of the Lion House exterior was based on historic photographs and description and has returned the structure as nearly as possible to its original appearance. Exceptions are the elevator addition to the north end of the building and the absence of the sleeping porch, exercise gym, and a frame structure built in 1861 that extended the length of the west elevation of the house, probably removed in 1878, the year after Young's death. Removal of the original stucco finish took place before 1915, and a simulated

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received FEB 5 1987

date entered

Continuation sheet

Item number 7

Page 8

stone veneer was later added to the adobe. This veneer was removed during restoration. Resurfacing of the adobe brick and sandstone structure was done, according to the description of Young's daughter Clarissa Spencer Young, as "cream plaster, which with the white woodwork and green shutters made a very lovely appearance."

After Young's death in 1877 disposition of the house brought radical alterations of the interior. According to references in the LDS Church Archives, five or six of Young's widows remained in Lion House until 1900 when the Brigham Young Trust sold the President's Office and Lion House to the Church. The office building was used, as it was historically, to conduct the "business of the presidency, Bishop's Office and historian's office" and to "consolidate all Church business." In 1901 and 1902 the Lion House was converted to the home economics and other departments of the new Latter-day Saints University. At that time the interior was radically altered, especially on the second story where all the bedroom cubicles were demolished to create large rooms. After the building was no longer used as a school, it again was remodeled in the late 1960s to serve as the Lion House Social Center, which is still its function. Most of the building is used for dining, meetings, and social gatherings.

During the period of national significance the basement level, completely above ground on the west elevation, contained a number of doors and large windows so that it was brighter and airier than a typical basement. It was the core of Young family activity. All food preparation, and dining that included as many as 70 people at a sitting, took place on this level. In addition to a long dining room, cooking and food storage areas, there also was a schoolroom and a room where the female members of the household did weaving. The basement has been remodeled into a cafeteria and dining area for large groups and social center members. The large open fireplace at the north end is probably not from the period of national significance (see sketch of the Lion House ground floor circa 1868 by Susa Young Gates).

The first story was divided into nine larger bedrooms with sitting rooms and a large parlor at the southwest corner for family prayer meetings and entertaining. After the 1967-1968 remodeling, the first floor bedrooms and parlors were converted into parlors, dining, and service rooms along each side of the long central hall with a staircase at each end. An elevator was placed roughly where Brigham Young originally had placed toilets at the north end. An additional stairway was added to the main floor bedroom in order to facilitate public use and as a safety measure; also, air-conditioning was added, along with steel beam reinforcements. Furnishings, woodwork, and floorcoverings were installed in the front parlor and central hallway which were thought to be either those originally in the house or authentic antiques of the same style and period. Several pieces of furniture have been identified as originals in the Young home; others are late 19th century Utah pioneer antiques.

United States Department of the Interior
National Park Service
**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received FEB 5 1987
date entered

Continuation sheet

Item number 7

Page 9

The second story has been the most radically altered. The 20 second-story bedrooms were described as approximately 12 by 15 feet in dimension, "similarly furnished," with one door and one Gothic-style window each. In the turn-of-the-century conversion, the partitions dividing these rooms were removed to create several large rooms for classroom space.¹¹ Therefore, the interior of the Lion House, with the exception of the main story parlor, does not contribute to the historic character of the landmark.

Eagle Gate (Non-Contributing)

In 1963 an enlarged replica of the Eagle Gate was constructed at its historic location at the main entrance to the Young complex and to Canyon Creek, where Young was overseer of the city water and wood supply. The new gate represents recognition by the LDS Church and Salt Lake City of the symbolic nature of the property in commemorating an important phase in American history and settlement of the American West, but because of the late date of construction and the vast alteration in scale and materials, the gate is considered non-contributing to the landmark and is located outside the boundary.¹²

Endnotes

¹C.V. Waite, The Mormon Prophet and His Harem (Cambridge, Massachusetts: Riverside Press, for sale by Hurd and Houghton, New York, 1867), 195-198.

²William H. Pierson, Jr., American Buildings and Their Architects: The Colonial and Neo-Classical Styles (Garden City, New York: Doubleday, 1976), 66-68; and Thomas Carter, "Folk Design in Early Utah Architecture," in Hal Cannon, ed., Utah Folk Art: A Catalog of Material Culture (Provo, Utah: Brigham Young University Press, 1980), 36-59.

³For a general review of the movement of picturesque ideas in American building, see Dell Upton, "Pattern Books and Professionalism," Winterthur Portfolio 19 (Summer/Autumn, 1984), 107-150.

⁴Paul L. Anderson, "Truman O. Angell: Architect and Saint," in Donald Q. Cannon and David J. Whittaker, eds., Supporting Saints: Life Stories of Nineteenth Century Mormons (Provo, Utah: Religious Studies Center, 1985), 147.

⁵Hal Cannon, The Grand Beehive (Salt Lake City, Utah: University of Utah Press, 1980).

⁶Anderson, "Brigham Young and Lion House" (typescript of a talk given by Anderson in the Lion House, ca. 1983).

⁷Truman Angell's "Journal" and the Brigham Young "Office Notes" manuscripts are in the LDS Church Archives.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received FEB 5 1987

date entered

Continuation sheet

Item number 7

Page 10

⁸Henry Glassie, Pattern in the Material Folk Culture of the Eastern United States (Philadelphia, Pennsylvania: University of Pennsylvania Press, 1967), 124-129; and Thomas Carter and Peter Goss, A Guide to Utah's Historic Architecture (Salt Lake City, Utah: University of Utah Press, forthcoming, 1987).

⁹Church of Jesus Christ of Latter-day Saints, Journal History, Church Archives, January 8, 1900; Deseret News, February 11, 1897, September 1, 1899, and July 28, 1904; Salt Lake City Daily Tribune, February 1, 1897; Portfolio, Bernice G. Casper and Randall Dixon, Brigham Young's Beehive House (Church of Jesus Christ of Latter-day Saints, n.d., ca. 1985).

¹⁰Anderson, "Truman O. Angell: Architect and Saint," 149.

¹¹"Courses of Study Offered by the Latter-day Saints" (pamphlet, 1901-1902); "Improvement Era" (newsletter, October 1968); "Lion House" (newsclipping, n.d., n.a.). These sources are in the LDS Church Archives, "Lion House" folder.

¹²Joseph Lundstrom, "Larger 'Golden Eagle' Perches Over Gateway" (Church News, November 9, 1963), 3.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 5 1987

date entered

Continuation sheet

Item number 8

Page 2

and her five children. It was Colonial in design and served for a short time as the official headquarters for the Church and State government in the territory.¹ These structures are no longer standing.

Construction of the Beehive House and Young's adjacent President's Office began in 1852. His Governor's Office for the administration of civic affairs was completed in 1854. In 1855 Beehive House became Young's official residence as Territorial Governor and Church President, and the home of Young's first plural wife Lucy Ann Decker who ultimately had seven children. Some other wives resided with Lucy for short periods to help with housekeeping and entertaining. The Lion House, to the west of the other buildings, was erected between 1855 and 1856. By the time the Lion House was completed as a private residence for his family, Young had 11 connubial wives and 35 surviving children, in addition to several non-connubial "caretaker wives" and foster children.²

From the time Young commissioned construction of his residences and the Governor and President's Offices in the present complex in 1852, until his death in 1877, the Mormon community under his leadership endured an era of intense turmoil and change. Young engineered many compromises with mainstream American society over these 2 1/2 decades. Yet Mormon culture retained a unique ideological and social identity still evident in contemporary Mormon society. Its identity and cohesion was manifest both in the physical layout and construction of Great Salt Lake City and the Brigham Young Complex.

Despite Mormon progress in orderly community development, the United States Government did not allow it to proceed in isolation or tranquility. A series of military and economic crises that Brigham Young confronted during the time he resided in the complex caused alienation of the Federal Government and non-Mormon population from the Mormon community. When Utah came under U.S. jurisdiction through the Treaty of Guadalupe-Hidalgo in 1848, the Mormons petitioned Congress for admission to the Union as the State of Deseret. Their petition was denied, and instead Utah Territory was created by the Compromise of 1850. The new residents of Utah endured territorial status for 46 more years, until 2 decades after Young's death.

The murder in 1853 of a Federal railroad survey crew blamed on the Mormons, along with prejudice against Mormon doctrine and practices, especially polygamy, caused Mormon-Federal relations to deteriorate rapidly after the creation of the Utah Territory. In 1854 President Franklin Pierce refused to nominate Brigham Young to a second term as Territorial Governor. Pierce relented under pressure, however, and allowed Young to continue in office. But Mormon relations with the Federal Government reached a nadir in 1856. A second petition for Statehood failed, and the Territorial Secretary Almon W. Babbitt, appointed by President James Buchanan, was killed by Indians in Wyoming. Again Mormons were blamed.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 5 1987
date entered

Continuation sheet

Item number 8

Page 3

Conflict with the Federal Government focused primarily on the judiciary appointed to the territory by the Federal Government. After the office of Justice George P. Stiles was raided and his papers burned in the summer of 1857, he reported back in Washington that the Mormon community was in rebellion against the U.S. Government. Within a month President Buchanan issued another revocation of Young's governorship and commanded General W.S. Harney to Utah with the Army of the West to put down the alleged rebellion. Young declared martial law in the territory and ordered Mormon colonies elsewhere to gather for the defense of Zion; the Utah militia began drills.³ This commenced the so-called "Utah War." But reports by Federal officers sent to interview Young were sympathetic, and the conflict was defused. Captain Steward Van Vliet, sent to talk with Governor Young, reported a "cordial reception" in which he had a personal tour of Beehive and Lion Houses and was allowed to see the workings of what he called the "peculiar institution" (of polygamy).⁴ The Mountain Meadow Massacre of a party of gentile migrants in southern Utah in September 1857, threatened to renew hostilities. However, scandals in Washington, the revelation that several million dollars were spent on the Utah campaign, and the realization that the Mormons intended to put up a strong defense, turned public sentiment against the Federal administration instead of the Mormons. The Utah War was renamed "Buchanan's Blunder" in popular folklore. Meanwhile the Civil War began to occupy the U.S. Government and military, providing the Mormons a respite from Federal intervention in their affairs.

In 1862 a third constitution was drawn up for the "State of Deseret"; Young was again elected Governor and a legislature formed. Rather than grant Statehood to the Mormons, however, Congress passed a new law against polygamy (Morrill Anti-Bigamy Act of 1862), and for a second time troops were dispatched to Utah. Colonel Patrick Edward Connor led 300 California-Nevada volunteers all the way to the bench above Great Salt Lake City in the summer of 1862. At one point, in fear that Connor would attempt to arrest Young, Mormon guards raised a flag atop Beehive House as a signal of impending danger. Within the hour, a thousand armed Mormon guards surrounded the house and another thousand soon arrived. They erected scaffolding on the high wall surrounding the Young complex in order to fire down on Connor's troops and brought out a cannon. For several weeks armed Mormons guarded the Young residence. After 3 weeks Connor received word he was promoted to the rank of brigadier general and relieved of his Utah duty.⁵ Again armed battle was barely averted.

Nevertheless, Federal military pressure, economic and technological modernization, and westward expansion impinged relentlessly upon the Mormon enclave in Utah Territory. The combination of these factors threatened disintegration of Mormon culture and its forced assimilation into the American mainstream. Migrants en route to the California gold fields in 1848 began the process of gentile influx into the Territory. The Pony Express and the Overland Telegraph, completed in October 1861, pulled Great Salt Lake City

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

FEB 5 1987

Continuation sheet

Item number 8

Page 4

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firmly into the nation's communication network. Colonization of all the principal valleys east of the Wasatch Mountains proceeded rapidly. In 1861 Nevada and Colorado Territories were created, carving off parts of Utah on both the west and the east. Nevada was quickly granted Statehood. In 1868 Wyoming received the last portion of Utah to be appropriated by other future States. The transcontinental railroad was completed at Promontory Summit on May 10, 1869, and Young organized a company that built a trunkline from Salt Lake City to Ogden a few months later. With Utah now a vital link in the national transportation network, Mormon geographical isolation finally was destroyed.

Yet the Mormon community emerged from this era of modernization and growing demographic pluralism surprisingly intact. Young's railroad promotion signified the ability of the Mormon leader to accept aspects of modernization and Americanization necessary and beneficial to the Utah Territory. At the same time, new institutions he introduced in response to change were designed to maintain cultural distinctiveness and cohesion. A prominent example of adaptation to economic change was the organization in 1868 of Zion's Co-Operative Mercantile Institution (ZCMI). Loyal Mormons were expected to trade through ZCMI, eschewing the gentile entrepreneurs who invaded the city in the wake of Connor's efforts to encourage mining by his troops. A "pillar of support" in the social sphere Young instituted "to preserve his independent commonwealth" was the Young Ladies' Retrenchment Society which he personally organized in the parlor of Lion House, in 1869, six months after the Union and Central Pacific rails met at Promontory Summit. Young stated to his wives and daughters the reason they were expected to lead the Retrenchment movement:

All Israel are looking to my family and watching the example set by my wives and children. For this reason I desire to organize my own family first into a society for the promotion of habits of order, thrift, industry, and charity; and, above all things, I desire them to retrench from their extravagance in dress, in eating, and even in speech. The time has come when the sisters must agree to give up their follies of dress and cultivate a modest apparel, a meek deportment, and to set an example before the people of the world worthy of imitation.

Thus Young expressed the belief that his familial organization was the model for the larger Mormon community.

Young moved his own bedroom to the Lion House from the Beehive House when Lucy Decker's family was "growing up" and almost no children resided there any longer to disturb his tranquility. (The first of Young's 56 children was born in 1825, the last in 1870.) He died in this room in Lion House of a ruptured appendix on August 29, 1877. The eulogy offered upon his burial signified the enormous impact of his leadership upon the Mormon community. "He has been the

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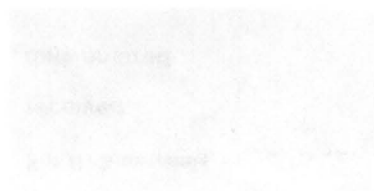
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Continuation sheet

Form number 2

Date

Inventory—Nomination Form
National Register of Historic Places
National Park Service
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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 5 1987

date entered

Continuation sheet

Item number 8

Page 5

brain, the ear, the mouth and hand for the entire people of the Church," the eulogizer intoned, "... from the greatest problems connected with the organization of this Church down to the smallest minutiae." It was noted that Young not only had organized the Church, he also had directed the settlement of Utah Territory and the creation of its government. In these endeavors he had attended to every detail of the built environment from the shape of the Temple seats to the construction of his own family and official dwelling place.⁸

During Young's lifetime and for over a decade after his death, family structure continued to be the most obvious aspect of Mormon life to set the Latter-day Saints apart from gentile intruders and was the primary provocation for anti-Mormon prejudice. Attacks upon the doctrine and institution of polygamy ultimately were successful, but not until 1890, 13 years after Young's death, did the Church disavow the doctrine. Until then it served a powerful cohesive function and gave Mormon culture a distinction that set it apart from other frontier communities.

Salute Architectural Significance, 1852-1877

According to historian Thomas Carter, Mormon "rejection of the traditional family structure required a basic reordering of the household structure--a reordering which is perhaps most fundamentally visible at the level of housing itself." Like other utopian sects that contemplated a new social order, the Mormons were forced to create a new domestic architecture. This they did, not by adopting an official housing policy, but by responding on a individual basis to the needs and spatial necessities of polygamous family life. Accommodation was made both for "integrated (several families in one house) or non-integrated (separate houses for each family) households." Young intended the Lion-Beehive-Office complex as a prototypical living space for the integrated family.* The complex combines both older vernacular forms such as the center-passage, double-pile Beehive House and an essentially new design such as the expansive Lion House.⁹

~~unique late 19th century architectural form, and historically as structures to accommodate Young's polygamous Mormon family and to integrate his private and official affairs in a single organic household. As such, the complex served as a model for the reshaping of the LDS household within the larger Mormon "City of Zion," in accordance with the doctrine of polygamy.~~

isolation and the acceptance of religious and cultural pluralism on the frontier meant that this form of family structure had over a decade of incubation and development before it came under full attack during the Grant administration after 1869. The 1862 Anti-Bigamy Act that brought Connor and his troops to Utah provided penalties against plural marriage and levied sanctions against the economic power of the Mormon Church. It could not be implemented, however, and was thought to be unconstitutional. Thereafter, a succession of bills sought to bring the Utah Territorial court system under the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 5 1987
date entered

Continuation sheet

Item number 8

Page 6

authority of the Federal Government, to prohibit Church solemnization of marriages, to deprive wives of immunity as witnesses in cases involving their husbands, and to punish cohabitation.¹⁰

The Mormons resisted legal prosecution and endured social discrimination because they believed polygamy had Biblical precedent and divine sanction. Like other millenarian groups who sought literally to "reform" what many in Jacksonian and pre-Civil War America saw as a disintegrating social and moral order, the Latter-day Saints attempted to create a new model of earthly existence. Lawrence Foster, historian of the innovative Oneida, Shaker, and Mormon forms of family and community life, identifies certain common characteristics of these groups. All three depended on "a similar type of personal, charismatic leadership" who interpreted their experiences as having "cosmic importance." The followers in each group had an Anglo-American ethnic base. Most, like the Mormons, migrated westward from New England or western New York, a region "experiencing rapid economic growth and unstable social conditions" in the 1830s and 1840s.

All three of the groups studied by Foster were founded on a restructuring of family and marital life. "They all were convinced," according to Foster, "that the old order was radically diseased and corrupt, tottering inevitably toward destruction--'the end of the world,' in their terms. Rejecting the wicked world, these groups instead set up their own religious communities, based on their own conceptions of the ideal or heavenly model." Of these groups, the Mormons were most successful in creating a lasting "new order" based on communitarian principles including polygamy.

Propagation was the primary rationale for the practice of polygamy. Mormon theology held that all those living had previously had a pre-earth life as spirits. These spirits received physical bodies on earth through human births; body and spirit again were united at the resurrection of mankind at the millenium promised by Mormon prophets. Polygamy also served to enhance the power and prestige of its male practitioners and was the means of salvation for both sexes.¹¹

Brigham Young's prosperous economic status and exalted position as Church President as well as Territorial Governor, and the actual rarity of the practice, made the polygamous microcommunity he established at the Lion and Beehive Houses the most highly developed and most visible of such households in Mormon history. As he expressed it at the first Retrenchment Society meeting, Young considered the organization of his household and the behavior of its members as a model for the larger community.

Architect Truman O. Angell, who designed the buildings in the Brigham Young Complex, originally was a carpenter born in 1810 in Providence, Rhode Island. He was baptized into the Mormon faith in 1833 and migrated to Kirtland, Ohio,

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 5 1987

date entered

Continuation sheet

Item number 8

Page 7

in 1835, where he helped complete the Kirtland Temple. This work provided the occasion for close acquaintance with Church leaders. In 1834 Brigham Young married Angell's older sister, Mary Ann; 11 years later, Angell's mother and sister Jemima were sealed to Young as plural wives. Angell followed Young to Utah as the primary architect for important institutional buildings. According to biographer Paul L. Anderson, Angell sought Young's "council often and usually deferred to him in cases of disagreement." In 1852 Angell had 22 projects either underway or in the planning stages. These included the Statehouse or Capitol at Fillmore, the Social Hall, the Governor's House and Meetinghouse at Provo, in addition to Young's official residence. He began the structure for which he is most noted, the Salt Lake Temple, during the same period in 1853.¹²

In the design of the complex, Young and Angell sought not only to provide "equal comforts" for Young's wives but paid great heed to the health and welfare of his children. This was evident in the arrangement of the internal living space of the Lion House, in particular, and in external additions to the houses and offices such as porches, connecting passages, and space for recreation on the original grounds of the property. For example, in 1861-1862 on the west end of the house, Young built closed-in porches, now gone, with gymnastic equipment for the girls, especially those he thought might get "round-shouldered." In the summer the girls would drag their beds onto the upper porch to sleep. In winter the enclosed porch was a "winter playground." He also built passages connecting the buildings of the Complex, such as the one the children called the "crooked hall" that ran behind his offices to Lion House and Beehive House.

The Governor and President's Offices and the Beehive House reflect fewer polygamous or unique architectural elements than does the Lion House. The physical arrangement of the three buildings in the complex in a U-shape and the way that they were functionally integrated for efficiency and harmony, however, reflect Young's view of the organic Mormon community in which "private" and "official" affairs merged. The arrangement of the buildings emphasized the proximity of working and living spaces, yet the rooms were divided into well-defined domestic and official functions. In the Beehive House, the "official residence" of the Church President and Territorial Governor, these functions were combined.

At the peak of habitation by Young's extended family, 12 of Young's wives lived in Lion House, along with 19 daughters and 8 sons. Yet another wife and her children resided in the Beehive House. In addition to Young's wives and offspring, the complex also housed spouses and offspring of married children, nonconjugal wives, adopted children, and hired help. The structures in the complex combined church, government, and domestic affairs in one compound, integrating all aspects of the lives and work of its inhabitants. Jeffery O. Johnson, historian of this unique 19th century household, describes

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received FEB 5 1987
date entered

Continuation sheet

Item number 8

Page 8

it as "a fluid social organization that managed its resources well enough to provide for the needs of many people more loosely connected with the family," as well as those of the family itself.¹³

Angell designed the buildings of the complex under the careful scrutiny of Young. These buildings, especially the Lion House, illustrate Young's careful spatial planning to create an ideal physical environment for the polygamous household. Family harmony and efficiency were assured through spatial arrangement, division of labor, and the separation of the Young domicile into private and official households in the two main houses. Despite Brigham Young's wealth, the household operated on the principles of frugality and utility. A contemporary observer in 1867 wrote of the buildings and grounds of the complex:

Everything bears the mark of utility and nothing is expended for show, or merely to gratify taste. No expensive flower-garden or green-house is to be seen, and this is perfectly characteristic of the Prophet, who is thoroughly utilitarian in all his views and tendencies.¹⁴

Spatial planning for family harmony and efficient functioning was especially evident at Lion House. Most illustrative of Young's practicality and sanitary efforts were the toilets on the north end of the house, one on each floor, set off on the two main floors by long wooden galleries. The toilets, now replaced by an elevator addition, were flagstone cemented for protection to the foundation floor. All liquid was drained from a stone rivulet into limed receptacles. Every morning the stone floors were cleaned and lime thrown upon them. The doors were fitted inside with wooden clasps for privacy; yet they prevented small children from locking themselves inside. Susa Young Gates, Young's first child born at the Lion House, recalled:

Brigham Young . . . knew the dangers bred by careless sanitation, and the stone-floored vaults which led, by long passage ways from the north end of the Lion House, were covered with lime daily. The kitchen slops were thrown into barrels and carted away daily, to be fed to pigs, if nutritious, or burned, if useless. The rags which escaped the carpet rag bag were religiously saved for the papermill as well as all scraps of paper. The wash house was stone-flagged, and the washing suds were carted away for the sun to dry up in exposed corners. . . .

The same sanitary precautions obtained in all the surrounding barns and corrals. The barn was paved as well as constructed of cobbles; the horse barn was also cobble-paved. And the corral was cleaned and all its richness utilized in gardens and fields. There was no waste, no want. And there is therefore no marvel in the fact that there

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 5 1987

date entered

Continuation sheet

Item number 8

Page 9

were almost no epidemics of childish diseases, no ~~scrouges~~^{sp?} no fevers. Nothing but the regular return of light measles and a rare attack of scarlet fever.¹⁵

sp? corrected

In his focus on cleanliness, order, and the relationship between these attributes and the moral education of his children, Young was in the mainstream of American architectural theory. This was a predominant thrust of the era, not only in utopian communities, but for many American intellectuals who sought a replacement for the religious and moral instruction provided in the traditional community. Some historians term this movement a new "cult of domesticity" and "domestic economy."¹⁶

The Young family's adherence to these domestic tenets was best reflected in the tasks accomplished at the basement level of Lion House. On the west elevation, and partly on the remaining elevations, the basement was built above ground with a number of windows and entrances. Thus work in there was carried on in an airy and bright atmosphere. Food preparation and storage was a continual focus in the Young household, as it was in the larger community under Young's public administration, and the basement was the center of this activity.

One wife was appointed by Young to be in control of the "culinary department." She was considered the "stewardess," who kept the keys and was overseer of a hired cook, usually male, and three other servants. Two girls were hired to wash dishes and scrub, another to cook meats and vegetables, and deaf and dumb Sarah Ann Baker to do the pastry cooking. Dining was methodical and well-ordered. In the 40-foot-long dining hall in the southwest corner of the basement, each wife had a regular seat with her children at the tables. Those with children were seated at the heads of the tables in the order they came into the family and had preference over those with no children. The first "plurality" wife, Lucy Decker, presided at one of the long tables, while Brigham Young always presided at the short table when he ate at Lion House, with Clara Decker and her children on his left, Emeline with hers on his right. "This order was strictly observed," wrote Susa Young Gates, and the preferences displayed caused "much unhappiness on the part of the wives less favored." From 50 to 70 diners could be accommodated at the evening meal here.

There were several storage cellars in the basement that were used for the milk, butter, and vegetables brought daily from the Young farm 4 miles away, along with fruit and other produce from the grounds of the housing complex. Another cellar room was used for weaving and as a gathering place where all the mothers and grown daughters shelled peas, pickled peaches, and sorted strawberries. Next to the dining room was an ample cupboard and pantry, and northward from the pantry a "large and roomy" kitchen with large cupboards and a large tin-lined sink with a wastepipe through the outer wall to carry off dishwater. This was one of many examples of Young's pragmatic attention to detail and "solicitude over his wives and their comfort."

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received FEB 5 1987
date entered

Continuation sheet

Item number 8

Page 10

A connecting door led from the basement pantry to the flagstone washroom, which led out of the kitchen. Young devised a clothes barrel with a large wooden mallet where the women with the help of a hired man could pound out the dirt. A large cookstove was installed atop the flagstone floor so that cooking grease could be "hygienically" cleaned. Two "immense" boilers stood beside a "great open fireplace" and a "huge" chimney led up through every story of the house. In addition to the storage and preparation of foodstuffs, dining, weaving, and washing, the basement level had a long narrow schoolroom, also used for dancing, the same size as the dining room (about 15 by 40 feet). This was used until Young had a separate schoolhouse built on the grounds in 1862 for his children. (See drawing of ground-floor plan, circa 1868, by Susa Young Gates.)

On the main story of Lion House there was a parlor (32 by 16 feet) at the front southwest end, expensively furnished with mahagony tables. This is the one room in the house that retains much of its historic appearance. There the family met every morning and evening when Young rang the bell for family prayers. The main parlor at Lion House also served as the entertainment room for those of "father's girls," as Young's daughters called themselves, who were of courting age.¹⁷

The "favorite wives," Emeline, Lucy Bigelow, and Clara Decker, received Mormon callers in their rooms on this level. (Gentiles were received usually only at the Beehive House.) Emeline first resided at the northwest end of the house but was moved up to just behind the prayer parlor because, as one observer alleged, "Brigham, in going to her room, was obliged to pass several other rooms, thus creating remark and jealousy among the other women. He therefore had a hall constructed leading from his office to her new room." Young often moved wives with numerous children to outside residences. With the increasing number of wives, he moved Mary Ann Angell and her five children to the separate "White House" in 1854 on the same block.¹⁸

The 20 bedrooms on the second story of Lion House, marked on the exterior by the 10 gables on each longitudinal side of the house, symbolized Young's intent to provide "equal comforts" for his wives according to their child-bearing roles in the family. Just as the dining arrangement reflected a hierarchy related to propagation, the living space of individual wives revealed their rank in the family order. While most wives with children had their bedrooms on the main floor connected to their sitting rooms, those who were childless, along with one or two hired hands, had both sitting room and bedroom upstairs where the rooms essentially were identical. The rest of the 20 chambers were occupied by the children.

Besides providing formal space to offer hospitality in a more traditional atmosphere to non-Mormon visitors, Beehive House was Young's primary personal domicile where he combined business and leisure. His private office on the

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

FEB 5 1987

Continuation sheet

Item number 8

Page 11

first story in the southwest corner was connected to the Governor and President's Offices via a private entry. This office in Beehive House is restored to what was believed to be its original condition as "a plain, neat, room" over 25 feet square, and "furnished with a large writing-desk and money safe, tables, sofas, chairs and a 'store' carpet." Behind it was Young's private bedroom in Beehive House "where no one could enter without special permission. If he wished the company of one of his wives, an observer recalled, "he notified her by message; when ill, he chose one of them to care for him." In the summer he inhabited a large chamber in Beehive House with a high vaulted ceiling on the east side of the second story over the reception room. In winter he slept on the first floor in a smaller chamber across from the parlor on the west and behind his private office. As he slept fairly late after working the quieter evenings, he ate a "quiet breakfast" in the official residence.²⁰ The north end of the original house contained a large kitchen and men's dining room. An elaborate 1890s addition has obliterated a sense of the original interior space of this wing.

Thus the spatial arrangement of the buildings of the Brigham Young Complex carefully delineated domestic, public, and church functions. This is evident both in its external configuration and in what is known of the use of internal spaces. Designed to achieve familial harmony and functional efficiency as the model household of a unique 19th century utopian community, and integrally associated with the life of Brigham Young and events in the settlement of the Intermountain West, the complex has ~~exceptional architectural as well as~~ ^{exhibits} historic national significance.

Endnotes

¹John W. Reps, Cities of the American West: A History of Frontier Urban Planning (Princeton, New Jersey: Princeton University Press, 1979), 290, 306.

²Jeffery O. Johnson, "Living--and Living with--the Principle: The Brigham Young Households," (unpublished manuscript, ca. 1984); Paul L. Anderson, "Brigham Young and the Lion House," (unpublished typescript of a talk given at the Lion House, ca. 1983).

³Leonard J. Arrington, Brigham Young: American Moses (New York: Alfred A. Knopf, 1985), 169-170; Paul Goeldner, Utah Catalog: Historic American Buildings Survey (Salt Lake City, Utah: Utah Heritage Foundation, 1969), 3-6; WPA, Utah: A Guide to the State, American Guide Series (New York: Hastings House, 1941; republ. 1972), 58-60, 67-70.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 12

⁴Leroy R. Hafen and Ann W. Hafen, eds., The Utah Expedition 1857-1858 (Glendale, California: The Arthur H. Clark Company, 1958; repub. 1982), 42, 310-313; Hubert Howe Bancroft, History of Utah 1540-1887 (San Francisco, California: The History Company, 1890), 506-507.

⁵Arrington, 294-299.

⁶quoted in Arrington, 352.

⁷Susa Young Gates Collection, typescript, Utah State Historical Society, Box 1, fd. 5.

⁸Arrington, 400-401.

⁹Thomas Carter, "'All Just the Same Toward the Street': The Folk Architecture of Mormon Polygamy," (unpublished manuscript, ca. 1985). See also Paul Goeldner, "The Architecture of Equal Comforts: Polygamists in Utah" Historic Preservation, v. 1, no. 1 (1972) for an earlier, brief discussion of this architecture.

¹⁰Arrington, 484.

¹¹Lawrence Foster, Religion and Sexuality: Three American Communal Experiments of the Nineteenth Century (New York: Oxford University Press, 1981), 5-6, 145. See also D. Gene Pace, "Wives of Nineteenth Century Bishops: A Quantitative Analysis," Journal of the West, v. 21 (1982) for another discussion of the doctrine.

¹²Paul L. Anderson, "Truman O. Angell: Architect and Saint," in Supporting Saints: Life Stories of Nineteenth Century Mormons (Provo, Utah: Religious Studies Center, 1985), 133-172; Anderson, "Brigham Young and the Lion House," (unpublished address given at Lion House, 1983).

¹³Johnson, "Living--and Living with--the Principle: The Brigham Young Households."

¹⁴Waite, The Mormon Prophet and His Harem, 196.

¹⁵Susa Young Gates Collection, typescript, Box 12, fd. 1.

¹⁶David P. Handlin, The American Home: Architecture and Society, 1815-1915 (Boston, Toronto: Little, Brown and Company, 1979), 3-88.

¹⁷Susa Young Gates Collection, Box 12, fd. 1. Gates thoroughly describes family life in the Young houses.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 5 1987
date entered

Continuation sheet

Item number 8

Page 13

¹⁸Waite, 197.

¹⁹Ibid.

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received FEB 5 1987
date entered

Continuation sheet

Item number 9

Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number 9

Page 2

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

FEB 5 1987

date entered

Continuation sheet

Item number 10

Page 1

Because the original NHL designation was only for the Lion House and did not include the Beehive House and Governor and President's Offices, the boundaries have been expanded to include these other nationally significant buildings in the Brigham Young Complex. The historic complex is located in a busy urban setting, and large, modern, institutional buildings clearly delineate its north, west, and south boundaries. The north boundary has been drawn to enclose the courtyard and to exclude the landscaped mall separating the Church of Jesus Christ of Latter-day Saints office building from the historic buildings.

The boundary begins at the southeast corner of Lot 1, Block 88, Plat A, Salt Lake City Survey (the corner of State and South Temple Streets). It then runs due north for approximately 170 feet, then west for approximately 174 feet, along the rear of the buildings and courtyard. At this point the boundary runs due south for approximately 170 feet to its intersection with South Temple Street; then it follows the north curb of South Temple Street for approximately 174 feet to its beginning point.

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Lion House, Beehive House, President and Governor's Office
other names/site number Brigham Young Complex

2. Location

street & number 63-67 East South Temple Street not for publication
city, town Salt Lake City vicinity
state Utah code 49 county Salt Lake code 035 zip code 84111

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>4</u>	<u> </u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> object	<u>4</u>	<u> </u> Total

Name of related multiple property listing: _____
Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official _____ Date _____

State or Federal agency and bureau _____

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

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic - Single dwelling
Commerce/Trade - Professional organization
Government - Statehouse
Religious - Church related dwelling

Current Functions (enter categories from instructions)

Recreation & Culture - museum
Landscape - Plaza
Social - Meeting hall

7. Description

Architectural Classification (enter categories from instructions)

Classical Revival
Late Gothic Revival

Materials (enter categories from instructions)

foundation sandstone
walls stuccoed adobe
roof wood shingle
other

Describe present and historic physical appearance.

The Brigham Young Complex National Historic Landmark (NHL), consisting of the Beehive House, Lion House and Governor and (Mormon Church) President's Offices, is located on the northwest corner of State and South Temple Streets, Salt Lake City, Utah. The houses and offices were the living and working space of Brigham Young, Utah Territory's primary religious and political leader. Their period of national significance extends from 1852 when their construction began until Young's death in 1877. The exteriors of all three structures retain a high degree of their historic character and architectural integrity. Restored in the 1950s and 1960s, the interior spaces of Beehive House and the Offices are integral to an understanding of the significance of those structures. The interior of the Lion House, now used as the Lion House Social Center, has been so altered in the 20th century, however, as to have lost its historic integrity and no longer contributes to the overall significance of the National Historic Landmark.

Site

The Brigham Young Complex occupied 20 acres, or two full city blocks in the original Salt Lake City plat. About 35 structures, in addition to the houses and offices of the landmark, were once part of the Brigham Young official compound. Buildings added to the property in the 1850s and 1860s included the large, 2-story "White House," built in 1849-1850 and predating Beehive House. The White House was a plastered adobe, temple-form building that housed Young's first wife Mary Ann Angell and her children. The Young family schoolhouse, a white building with a cupola, which stood farther east and set back from the road, was another prominent building. An observer in 1867 reported that 50 of Young's children attended classes there. The compound was designed for self-sufficiency and also had a gristmill, barns, corrals, granaries, a store, and outbuildings. None of these first buildings exist today. (See photograph, circa 1875, and annotated copy that identifies the individual buildings.)

All the buildings on the original 20-acre property were enclosed behind a 9-foot-high rubblestone wall supported by circular buttresses. A gatekeeper passed visitors and family members through the Eagle Gate, a wooden and rubblestone archway surmounted by a huge carved wooden eagle located at the east end of the Beehive House at the entrance to City Creek Canyon. The eagle was plated with metal in 1891 as a preservation measure and placed on a rebuilt arch, raised to permit streetcars to pass under it. Finally, after this second arch was accidentally pulled down by a truck, it was replaced in 1963 with the

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D NHL Criteria 1 and 2

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Exploration/Settlement
Politics/Government
Religion

Period of Significance

1852 - 1877

Significant Dates

Cultural Affiliation

Significant Person

Brigham Young

Architect/Builder

Truman O. Angell

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Brigham Young Complex National Historic Landmark consisting of the Mormon Church leader and Western colonizer's official residence, Beehive House, his private residence, Lion House, and the Governor and Mormon Church President's Offices, is nationally significant under criteria 1. From 1852, when their construction began, through Young's death in 1877, the buildings were closely associated with events in Western expansion and settlement, and political, social and religious movements of the era. The Complex is also significant under criteria 2 for its association with Brigham Young, the predominant political and religious figure in Utah territory. The Brigham Young Complex is associated with the following National Historic Landmark themes, subthemes and facets:

- V. Political & Military Affairs, 1783 - 1860
 - H. Manifest Destiny
- X. Westward Expansion
 - D. (5) Mormon Migration & Settlement of the Great Basin
- XXX. American Ways of Life
 - E. Ethnic & Religious Communities
- XXXI. Social & Humanitarian Movements
 - A. Communitarianism & Utopianism

Significance for Association with Brigham Young and Events in the Mormon Settlement of the American West, 1852-1877

Brigham Young joined the Mormon Church in 1832, and by 1835 had become one of Joseph Smith's Twelve Apostles. At the time that the Mormons were driven out of Missouri in 1838-1839, Young was the senior member of the Quorum of Church leaders. In 1844 Smith's murder led to his dramatic and successful bid for Church leadership. In the face of mob pressure, Young led the Mormons out of Nauvoo, Illinois, early in 1846. In 1847 he conducted a pioneer company to the Rocky Mountains and returned the following year with almost a thousand of his followers to the site he had selected, Great Salt Lake City in Mexican Territory; soon he was joined by thousands more.

See continuation sheet

9. Major Bibliographical References

See continuation sheet

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 # Beehive House (1934)
- recorded by Historic American Engineering Record # _____
- Historic Sites Survey - Lion House (1959)

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Historic American Buildings Survey

10. Geographical Data

Acreeage of property Less than 1 acre

UTM References

A

1	2
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4	2	5	0	6	0
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4	5	1	3	3	5	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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Salt Lake City North, Utah Quadrangle

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

present structure, which because of its age, scale, and material is non-contributing to the landmark. From the beginning, the Young property was a semi-public thoroughfare because it blocked common entry to City Creek Canyon, the source of the city water supply as well as the only available timber in the vicinity. Permission to enter the canyon to tap these resources was obtained from the gatekeeper in exchange for delivery of every third load of wood at Young's door for community purposes.

The current extent of the landmark boundary is approximately 170 feet north and south and 174 feet east and west. On the north boundary a landscaped mall separates the current Church of Jesus Christ of Latter-day Saints (LDS Church) office building from the historic complex. The landmark is located in a busy urban setting, and large, modern, institutional and commercial buildings clearly mark its north, west, and south boundaries. Thus the boundaries are confined to the three historic buildings, the courtyard in the rear formed by their U-shaped configuration, and an easement of approximately 6 feet on the east and south. The LDS Church owns the property and opens the Beehive House to the public as a museum and uses the Lion House as a private social center. Attractive, though non-historic, landscaping adorns the buildings and the courtyard. A highly ornate, non-historic, 3-foot-high wrought iron fence set 3 feet back from the public sidewalk runs across the front of the complex and has three gates, one for each building.

When adjacent streets were widened in the 20th century, small portions of the 1850s rubblestone wall were moved from their historic location on the eastern end of the property. These were placed along the entire length of the complex at the northern (rear) and western boundaries of the landmark, serving to set it apart from the modern LDS Church office mall area. The wall is about 2 feet thick and 4 feet high with a concrete cap. One circular buttress post, the same material as the wall, remains on the southeast corner. A row of 23 granite hitching posts of 4- and 5-foot alternating heights remains from the historic period and extends across the front of the buildings on the south side of the complex. These and the remaining portions of wall still retain sufficient historical association and integrity to contribute to the landmark's significance.

The courtyard at the center rear of the complex is enclosed by the east elevation of Lion House, the north elevation of the Offices, and the west elevation of Beehive House. Its landscaped dimensions are approximately 35 feet by 51 feet, and it has modern landscaping. A manual water pump that replaces an earlier one is a central feature, but it is not believed to be from the period of significance. Currently the LDS Church uses the courtyard to serve meals and for other social occasions such as dinners, wedding receptions, and children's parties.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3

Architectural historians have generally described the design of the historic buildings in the Brigham Young Complex as derivative of the New England architecture to which both Truman O. Angell, architect of the landmark buildings, and Brigham Young were accustomed. In fact the buildings more fairly represent the innovative application of both Classical and Gothic Revival stylistic principles in a local context. The symmetrical, geometric block design used in the Beehive House, for instance, may be understood in terms of the prevailing classicism that dominated the building trades during much of the 19th century.² The Gothicism evident in the Lion House, however, is more innovative, and Angell's choice of this newer, picturesque style may have been prompted by his knowledge of the current stylebook literature or perhaps reveals the influence of his assistant Thomas Ward, a stonemason and draftsman who would have been familiar with the revival of Gothic concepts in his native England.³ More curious is the presence of the full 2-story porch on the Beehive House, probably added in 1869. Such porches are not common in Utah and may reflect Young's interest in creating a distinctive and truly monumental appearance for the territory's chief residence.

Sculptures from the animal and natural world, such as the lion created by Thomas Ward that graces the entrance portico on the Lion House and gives the house its name, also suggest the presence of the English Gothic Revival influence. As used in the Brigham Young houses, however, traditional symbols had non-traditional meanings. For example, the lion guarding the entrance to the Lion House, where Young's plural family resided, reveals Young's own image as family patriarch. According to LDS Church historian Paul Anderson, Brigham Young's friends referred to him as "Lion of the Lord." Similarly, the eagle that once adorned the Eagle Gate more likely signified loyalty to the Mormon order rather than, as traditionally, to the United States. The most unusual use of sculptural symbolism was the beehive atop the cupola on Beehive House, the symbol of Mormon diligence in communal labor.⁵ The buildings themselves conveyed special meaning to the newly founded Mormon community. The exterior design of Lion House, for example, with its Gothic elements suggesting spirituality and 20 identical and symmetrical dormers signifying the plural family structure, was uniquely symbolic of the "distinctive pattern of Mormon family life" exemplified by the residents of the house.⁶

Governor and President's Offices

The small, 1-story Governor's Office was the first building of the Brigham Young Complex to be constructed. According to Truman Angell's journal, planning began in December 1851, when Brigham Young sent him specifications. Construction was under way by March 1852. It is a simple rectangular-plan building with a gable roof and modest classical detailing. The structure has a boxed cornice with returns, a broad soffit, a frieze, and has classical elements somewhat more elaborate than those of the adjacent President's Office.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 4

Typical of public buildings in the classical style, the main entrance is located at the south elevation gable end. Two double-hung, 12-over-12 light windows with label moldings flank the paneled pine door. The door is detailed with a label molding and a 4-light transom. The front windows and labels perhaps were added in 1854 when the adjacent President's Office was built. Like all the buildings in the house and office complex, the walls are constructed of stuccoed adobe, and the roof is covered with wood shingles. All of the buildings except Lion House have low sandstone foundations; the foundation of Lion House is also sandstone, but reaches a height of over 10 feet on the west elevation. The adobe on all of the buildings is painted light yellow or "creamy," and the trim is white. These are the historic colors.

The attached 2-story President's Office, which also housed the Tithing Office, was built to the west of the Governor's Office in 1854. It also is a rectangular, gable-roofed structure with a simple boxed cornice. The facade is symmetrical with two double-hung, 15-over-15 light windows with label moldings that flank the paneled pine door. Like the Governor's Office door, the main door to the President's Office has a label molding and 4-light transom; two double-hung, 6-over-6 light windows with label molding are on the second-story facade. An 1862 photograph shows that a portico with square wooden columns and pilasters, not present in an 1855 photograph, was built across the front of the two office buildings. A connecting passage between the two offices with a large pine French door with sidelights, transom, and label molding was added, probably by 1862, to give the two buildings their present appearance of one continuous structure.

The buildings are entered by the central passage door which leads into a long hall with the larger office and gallery on the west and smaller offices on the east. At the rear, the passageway that Young constructed, called the "crooked hall" by his children, has been enlarged. Another passage, now removed, once connected the offices to Young's private rooms on the first story of Beehive House. In the 1860s a gallery was constructed around the second story of the President's Office as a library and storage for the Church and tithing records. An ornately carved oak door at the northwest corner of the galleried office conceals a narrow stairway to a second story room where prayer and private meetings were held. These features are preserved intact. The Brigham Young "Office Notes" indicate continual repairs and improvements of the offices that have changed other features over time.¹ Specifically, the LDS Church Journal History on October 19, 1881, records that partitions were changed to enlarge the office of the Deseret Telegraph Company, then housed in the building to accommodate increasing communication needs.

The north, or courtyard, end of the structure has been altered for easier access to the courtyard and between the buildings, and a half story was added to create a rooftop terrace also with access from the courtyard. These changes

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5

are in the rear of the building and, because they remain consistent with the original architectural character, do not dramatically alter its integrity. Currently the offices in the complex are used for administration of the Lion House Social Center and for Beehive House tours.

Beehive House

The Beehive House, begun in 1853 and completed in 1855, served as Young's official residence and was the third building completed in the Brigham Young Complex. It is a 2-story, double-pile, Georgian type house with Greek Revival and other classical elements. The gable roof is pierced by paired chimneys on the east and west ends. The bracketed porch cornice, the ornamental roof deck balustrade, and the cupola topped with the symbolic carved beehive perhaps were borrowed from the Italianate style. The roof deck ironically suggests the "widow's walk" from New England seacoast architecture. Similar roof decks were present in several early Salt Lake City buildings, however, and were called "observatories." They perhaps were meant to serve a defensive purpose as actual lookout points in the frontier community.

When first constructed, the Beehive House was a 2 1/2-story structure with a 8 center-passage, double-pile plan reminiscent of larger New England farmhouses. The main portion of the building measured approximately 45 feet by 35 feet and had the facade located on the south longitudinal elevation. As it appeared in an 1855 photograph, the Beehive House had a 1-story perpendicular wing extending from the rear for a men's dining room, kitchen, and storage area (see photograph, circa 1878, taken from the north toward the rear of the Brigham Young property). Originally, a simple 1-story colonnade with a second-story balustraded balcony extended across the facade and around the east side. By the 1870s, photographs show that the existing elaborate 2-tiered porch was added. The balcony is supported by 2-story, square, fluted wooden columns evenly spaced. The columns give the appearance of a composite order due to the ornate bracketing which blends into the porch roof entablature. The more elaborate porch probably was added about 1869 and gives the house a more stately appearance as Brigham Young's official governor's mansion.

Upon his death, Young deeded the house to Lucy Decker who in turn sold it to one of Young's sons, John W. Young. In 1899 the LDS Church purchased it for offices and the president's residence. It was used in this capacity until 1918 when it was converted to use as a home for single Mormon women. In an extensive remodeling by John Young in 1888-1891, the north wing was demolished and a more elaborate 2-story rear addition constructed with dimensions of approximately 45 feet by 71 feet. The addition reflected late 19th century Victorian architectural styling and has a mansard-like, hipped and clipped gable roof with dormers. At the time of the remodeling the main entrance was moved from the south to the east side in the addition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

For the original interior Angell "experimented with a grand symmetrical plan," as Anderson describes it, "including a semicircular staircase. The details for this house, developed over the next two years, included carved mantelpieces and a handsome observatory topped with a beehive."¹⁰ Prior to the 1888 remodeling, the interior was a double-pile, central-hall-plan structure for the main portion, with a large parlor at the right of the entrance and Young's private room and office to the left. The original second story contained family bedrooms (the number is unknown) and Brigham Young's large summer bedroom with high vaulted ceiling. Interior woodwork throughout was pine painted to imitate oak, with Greek Revival carved window and door moldings. Interior plaster in the hallways was "marbleized" by painting it to resemble marble. This was a method of making frontier housing appear more sophisticated.

The original north wing constructed by Brigham Young was transformed by his son into a 2-story family wing with more elaborate dining and kitchen areas, a sewing room, and other family utility rooms on the main floor and numerous bed and sitting rooms on the second. John Young also remodeled the interior throughout the addition and main house, adding carved pine and oak paneling, woodwork, balustrades, and newel posts that replaced the simple pine trim, giving the house a High Victorian character. The main entrance was moved to the east and enhanced by a heavy oak door. The staircase which leads from the 1888 main hall to the second-floor bedrooms is also carved oak. The large number of bedrooms (17) shown in the 1934 Historic American Buildings Survey drawings reflects the conversion of the house to a boarding home for young Mormon women in 1920.

A major restoration of the Beehive House was undertaken in 1959 by an LDS Church restoration committee. The committee tried to retain both the character of the 1855 house and the Victorian additions made by John Young. Victorian elements now predominate, however, both in the highly ornate, red-velveted furnishings and the gold gilt cornices over windows in the front rooms and in the rear wing. Debate continues among LDS Church historians as to the authenticity of some aspects of the restoration and how much the house still reflects the lifestyle of the original Brigham Young family. However, it appears that sufficient architectural integrity still exists from the Brigham Young period in the first-floor front private office and parlor and second-floor front bedrooms that the interior contributes to the overall integrity of the complex.

Lion House

At the west end of the complex, adjacent to the Governor's Office, is the Lion House, begun in the spring of 1853 but not completed until 1856. It was named for the carved stone lion couchant over the entry vestry. The Lion House is a 2-1/2-story, rectangular building with dimensions of approximately 45 feet by

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

139 feet. The facade is at the narrow end. The long gable roof is intersected by 10 high-pitched, smaller gable dormers on each longitudinal side and pierced by four interior chimneys, two at each gable end. The foundation, which reaches a height of about 10 feet on the west elevation, is rusticated sandstone with a narrow, cut stone watertable set diagonally from the foundation stone to the stuccoed adobe walls. The stuccoed adobe exterior walls are painted yellow, the wooden trim white, and the shutters green, all believed to be the historic colors.

The architectural style of Lion House is predominantly Gothic but clearly adapted to its intended use. As he did in his design of the Beehive House, Angell mixed a variety of stylistic features he found appealing and useful and adapted them to the building material and building function. Thomas Ward contributed the most striking element of the facade which is the granite, Gothic-styled entry vestry with corner stone buttresses and crenelated balcony parapet atop which the stone lion couchant was placed the year the house was completed. The vestry projects about 5 feet out from the front wall and has a pine paneled door with Gothic carving on the eastward extension. A large, 12-over-12 light window with sidelights and label molding is centered on the vestry. A fixed, rectangular, 18-light window is below the central window at foundation level, and a 6-over-6 light window with sidelights is above it. Two 12-over-12 light windows flank the vestry on the first story, two smaller 6-over-6 light windows flank it on the second story, and two small 6-over-6 light windows are at the attic level near the gable peak. Other windows are double-hung wood sash with label molding, shutters, and lug sills.

On the longitudinal east and west elevations, the 10 gable dormers on each side symbolically marked 20 small second-story bedrooms for many of Young's wives and children. The partitions dividing the bedrooms were removed in 1901-1902. Multi-paned, Tudor-style, dormer casement windows with a quarrel pattern in the transoms and capped by Gothic hoodmolds are at the center of each of the 20 steeply-pitched gable dormers. Wood paneled and paned doors, some with transoms and all with the same label moldings as the windows, alternate with windows at the foundation level on the west elevation and on the main level of the east elevation. The windows on the east are shutterless; those on the west have shutters on the second level and are shutterless on the foundation level. The toilet addition on the rear of the house, built by Brigham Young during the period of national significance, has been replaced by an elevator and an iron fire escape. The exterior elevator housing was constructed in 1968 in a style harmonious with the original structure. It is a half-gable section with 12-over-12 light double-hung windows capped by label molding and projecting approximately 6 feet from the main gable end on the north rear.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

The 1967-1968 rehabilitation of the Lion House exterior was based on historic photographs and description and has returned the structure as nearly as possible to its original appearance. Exceptions are the elevator addition to the north end of the building and the absence of the sleeping porch, exercise gym, and a frame structure built in 1861 that extended the length of the west elevation of the house, probably removed in 1878, the year after Young's death. Removal of the original stucco finish took place before 1915, and a simulated stone veneer was later added to the adobe. This veneer was removed during restoration. Resurfacing of the adobe brick and sandstone structure was done, according to the description of Young's daughter Clarissa Spencer Young, as "cream plaster, which with the white woodwork and green shutters made a very lovely appearance."

After Young's death in 1877 disposition of the house brought radical alterations of the interior. According to references in the LDS Church Archives, five or six of Young's widows remained in Lion House until 1900 when the Brigham Young Trust sold the President's Office and Lion House to the Church. The office building was used, as it was historically, to conduct the "business of the presidency, Bishop's Office and historian's office" and to "consolidate all Church business." In 1901 and 1902 the Lion House was converted to the home economics and other departments of the new Latter-day Saints University. At that time the interior was radically altered, especially on the second story where all the bedroom cubicles were demolished to create large rooms. After the building was no longer used as a school, it again was remodeled in the late 1960s to serve as the Lion House Social Center, which is still its function. Most of the building is used for dining, meetings, and social gatherings.

During the period of national significance the basement level, completely above ground on the west elevation, contained a number of doors and large windows so that it was brighter and airier than a typical basement. It was the core of Young family activity. All food preparation, and dining that included as many as 70 people at a sitting, took place on this level. In addition to a long dining room, cooking and food storage areas, there also was a schoolroom and a room where the female members of the household did weaving. The basement has been remodeled into a cafeteria and dining area for large groups and social center members. The large open fireplace at the north end is probably not from the period of national significance (see sketch of the Lion House ground floor circa 1868 by Susa Young Gates).

The first story was divided into nine larger bedrooms with sitting rooms and a large parlor at the southwest corner for family prayer meetings and entertaining. After the 1967-1968 remodeling, the first floor bedrooms and parlors were converted into parlors, dining, and service rooms along each side of the long central hall with a staircase at each end. An elevator was placed

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

roughly where Brigham Young originally had placed toilets at the north end. An additional stairway was added to the main floor bedroom in order to facilitate public use and as a safety measure; also, air-conditioning was added, along with steel beam reinforcements. Furnishings, woodwork, and floorcoverings were installed in the front parlor and central hallway which were thought to be either those originally in the house or authentic antiques of the same style and period. Several pieces of furniture have been identified as originals in the Young home; others are late 19th century Utah pioneer antiques.

The second story has been the most radically altered. The 20 second-story bedrooms were described as approximately 12 by 15 feet in dimension, "similarly furnished," with one door and one Gothic-style window each. In the turn-of-the-century conversion, the partitions dividing these rooms were removed to create several large rooms for classroom space.¹¹ Therefore, the interior of the Lion House, with the exception of the main story parlor, does not contribute to the historic character of the landmark.

Eagle Gate (Non-Contributing)

In 1963 an enlarged replica of the Eagle Gate was constructed at its historic location at the main entrance to the Young complex and to Canyon Creek, where Young was overseer of the city water and wood supply. The new gate represents recognition by the LDS Church and Salt Lake City of the symbolic nature of the property in commemorating an important phase in American history and settlement of the American West, but because of the late date of construction and the vast alteration in scale and materials, the gate is considered non-contributing to the landmark and is located outside the boundary.¹²

Endnotes

¹C.V. Waite, The Mormon Prophet and His Harem (Cambridge, Massachusetts: Riverside Press, for sale by Hurd and Houghton, New York, 1867), 195-198.

²William H. Pierson, Jr., American Buildings and Their Architects: The Colonial and Neo-Classical Styles (Garden City, New York: Doubleday, 1976), 66-68; and Thomas Carter, "Folk Design in Early Utah Architecture," in Hal Cannon, ed., Utah Folk Art: A Catalog of Material Culture (Provo, Utah: Brigham Young University Press, 1980), 36-59.

³For a general review of the movement of picturesque ideas in American building, see Dell Upton, "Pattern Books and Professionalism," Winterthur Portfolio 19 (Summer/Autumn, 1984), 107-150.

⁴Paul L. Anderson, "Truman O. Angell: Architect and Saint," in Donald Q. Cannon and David J. Whittaker, eds., Supporting Saints: Life Stories of Nineteenth Century Mormons (Provo, Utah: Religious Studies Center, 1985), 147.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

⁵Hal Cannon, The Grand Beehive (Salt Lake City, Utah: University of Utah Press, 1980).

⁶Anderson, "Brigham Young and Lion House" (typescript of a talk given by Anderson in the Lion House, ca. 1983).

⁷Truman Angell's "Journal" and the Brigham Young "Office Notes" manuscripts are in the LDS Church Archives.

⁸Henry Glassie, Pattern in the Material Folk Culture of the Eastern United States (Philadelphia, Pennsylvania: University of Pennsylvania Press, 1967), 124-129; and Thomas Carter and Peter Goss, A Guide to Utah's Historic Architecture (Salt Lake City, Utah: University of Utah Press, forthcoming, 1987).

⁹Church of Jesus Christ of Latter-day Saints, Journal History, Church Archives, January 8, 1900; Deseret News, February 11, 1897, September 1, 1899, and July 28, 1904; Salt Lake City Daily Tribune, February 1, 1897; Portfolio, Bernice G. Casper and Randall Dixon, Brigham Young's Beehive House (Church of Jesus Christ of Latter-day Saints, n.d., ca. 1985).

¹⁰Anderson, "Truman O. Angell: Architect and Saint," 149.

¹¹"Courses of Study Offered by the Latter-day Saints" (pamphlet, 1901-1902); "Improvement Era" (newsletter, October 1968); "Lion House" (newsclipping, n.d., n.a.). These sources are in the LDS Church Archives, "Lion House" folder.

¹²Joseph Lundstrom, "Larger 'Golden Eagle' Perches Over Gateway" (Church News, November 9, 1963), 3.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2

In 1833 Joseph Smith drew a plat of the ideal "City of Zion," 1 mile square in which up to 20,000 people could reside. Smith's plat was the basis for the physical layout of the City of the Great Salt Lake (officially named Salt Lake City in 1868) as the first "Mormon village" in Utah. Division of the city site into 10-acre square blocks with streets 8 rods (132 feet) wide began July 31, 1847, a week after the settlers entered the region. Blocks were divided into tracts called "inheritances" for each family, large enough for orchards and gardens. A few log houses were built in the new city, but the raw material for adobe was much more readily available and 110 "brethren" were chosen to make it. Young chose for himself two blocks adjoining City Creek and immediately east of the Temple Block. In the fall of 1848, he built a row of log houses for his wives and children. These houses collectively were called the Log Row. In 1849-1850, to the south of this, he built a white-plastered adobe house called the White House (or Mansion House) for his "senior wife" Mary Ann Angell and her five children. It was Colonial in design and served for a short time as the official headquarters for the Church and State government in the territory.¹ These structures are no longer standing.

Construction of the Beehive House and Young's adjacent President's Office began in 1852. His Governor's Office for the administration of civic affairs was completed in 1854. In 1855 Beehive House became Young's official residence as Territorial Governor and Church President, and the home of Young's first plural wife Lucy Ann Decker who ultimately had seven children. Some other wives resided with Lucy for short periods to help with housekeeping and entertaining. The Lion House, to the west of the other buildings, was erected between 1855 and 1856. By the time the Lion House was completed as a private residence for his family, Young had 11 connubial wives and 35 surviving children, in addition to several non-connubial "caretaker wives" and foster children.²

From the time Young commissioned construction of his residences and the Governor and President's Offices in the present complex in 1852, until his death in 1877, the Mormon community under his leadership endured an era of intense turmoil and change. Young engineered many compromises with mainstream American society over these 2 1/2 decades. Yet Mormon culture retained a unique ideological and social identity still evident in contemporary Mormon society. Its identity and cohesion was manifest both in the physical layout and construction of Great Salt Lake City and the Brigham Young Complex.

Despite Mormon progress in orderly community development, the United States Government did not allow it to proceed in isolation or tranquility. A series of military and economic crises that Brigham Young confronted during the time he resided in the complex caused alienation of the Federal Government and non-Mormon population from the Mormon community. When Utah came under U.S. jurisdiction through the Treaty of Guadalupe-Hidalgo in 1848, the Mormons

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3

petitioned Congress for admission to the Union as the State of Deseret. Their petition was denied, and instead Utah Territory was created by the Compromise of 1850. The new residents of Utah endured territorial status for 46 more years, until 2 decades after Young's death.

The murder in 1853 of a Federal railroad survey crew blamed on the Mormons, along with prejudice against Mormon doctrine and practices, especially polygamy, caused Mormon-Federal relations to deteriorate rapidly after the creation of the Utah Territory. In 1854 President Franklin Pierce refused to nominate Brigham Young to a second term as Territorial Governor. Pierce relented under pressure, however, and allowed Young to continue in office. But Mormon relations with the Federal Government reached a nadir in 1856. A second petition for Statehood failed, and the Territorial Secretary Almon W. Babbitt, appointed by President James Buchanan, was killed by Indians in Wyoming. Again Mormons were blamed.

Conflict with the Federal Government focused primarily on the judiciary appointed to the territory by the Federal Government. After the office of Justice George P. Stiles was raided and his papers burned in the summer of 1857, he reported back in Washington that the Mormon community was in rebellion against the U.S. Government. Within a month President Buchanan issued another revocation of Young's governorship and commanded General W.S. Harney to Utah with the Army of the West to put down the alleged rebellion. Young declared martial law in the territory and ordered Mormon colonies elsewhere to gather for the defense of Zion; the Utah militia began drills.³ This commenced the so-called "Utah War." But reports by Federal officers sent to interview Young were sympathetic, and the conflict was defused. Captain Steward Van Vliet, sent to talk with Governor Young, reported a "cordial reception" in which he had a personal tour of Beehive and Lion Houses and was allowed to see the workings of what he called the "peculiar institution" (of polygamy).⁴ The Mountain Meadow Massacre of a party of gentile migrants in southern Utah in September 1857, threatened to renew hostilities. However, scandals in Washington, the revelation that several million dollars were spent on the Utah campaign, and the realization that the Mormons intended to put up a strong defense, turned public sentiment against the Federal administration instead of the Mormons. The Utah War was renamed "Buchanan's Blunder" in popular folklore. Meanwhile the Civil War began to occupy the U.S. Government and military, providing the Mormons a respite from Federal intervention in their affairs.

In 1862 a third constitution was drawn up for the "State of Deseret"; Young was again elected Governor and a legislature formed. Rather than grant Statehood to the Mormons, however, Congress passed a new law against polygamy (Morrill Anti-Bigamy Act of 1862), and for a second time troops were dispatched to Utah. Colonel Patrick Edward Connor led 300 California-Nevada volunteers

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 4

all the way to the bench above Great Salt Lake City in the summer of 1862. At one point, in fear that Connor would attempt to arrest Young, Mormon guards raised a flag atop Beehive House as a signal of impending danger. Within the hour, a thousand armed Mormon guards surrounded the house and another thousand soon arrived. They erected scaffolding on the high wall surrounding the Young complex in order to fire down on Connor's troops and brought out a cannon. For several weeks armed Mormons guarded the Young residence. After 3 weeks Connor received word he was promoted to the rank of brigadier general and relieved of his Utah duty.² Again armed battle was barely averted.

Nevertheless, Federal military pressure, economic and technological modernization, and westward expansion impinged relentlessly upon the Mormon enclave in Utah Territory. The combination of these factors threatened disintegration of Mormon culture and its forced assimilation into the American mainstream. Migrants en route to the California gold fields in 1848 began the process of gentile influx into the Territory. The Pony Express and the Overland Telegraph, completed in October 1861, pulled Great Salt Lake City firmly into the nation's communication network. Colonization of all the principal valleys east of the Wasatch Mountains proceeded rapidly. In 1861 Nevada and Colorado Territories were created, carving off parts of Utah on both the west and the east. Nevada was quickly granted Statehood. In 1868 Wyoming received the last portion of Utah to be appropriated by other future States. The transcontinental railroad was completed at Promontory Summit on May 10, 1869, and Young organized a company that built a trunkline from Salt Lake City to Ogden a few months later. With Utah now a vital link in the national transportation network, Mormon geographical isolation finally was destroyed.

Yet the Mormon community emerged from this era of modernization and growing demographic pluralism surprisingly intact. Young's railroad promotion signified the ability of the Mormon leader to accept aspects of modernization and Americanization necessary and beneficial to the Utah Territory. At the same time, new institutions he introduced in response to change were designed to maintain cultural distinctiveness and cohesion. A prominent example of adaptation to economic change was the organization in 1868 of Zion's Co-Operative Mercantile Institution (ZCMI). Loyal Mormons were expected to trade through ZCMI, eschewing the gentile entrepreneurs who invaded the city in the wake of Connor's efforts to encourage mining by his troops. A "pillar of support" in the social sphere Young instituted "to preserve his independent commonwealth" was the Young Ladies' Retrenchment Society which he personally organized in the parlor of Lion House, in 1869, six months after the Union and Central Pacific rails met at Promontory Summit. Young stated to his wives and daughters the reason they were expected to lead the Retrenchment movement:

All Israel are looking to my family and watching the example set by my wives and children. For this reason I

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

desire to organize my own family first into a society for the promotion of habits of order, thrift, industry, and charity; and, above all things, I desire them to retrench from their extravagance in dress, in eating, and even in speech. The time has come when the sisters must agree to give up their follies of dress and cultivate a modest apparel, a meek deportment, and to set an example before the people of the world worthy of imitation.

Thus Young expressed the belief that his familial organization was the model for the larger Mormon community.

Young moved his own bedroom to the Lion House from the Beehive House when Lucy Decker's family was "growing up" and almost no children resided there any longer to disturb his tranquility. (The first of Young's 56 children was born in 1825, the last in 1870.) He died in this room in Lion House of a ruptured appendix on August 29, 1877. The eulogy offered upon his burial signified the enormous impact of his leadership upon the Mormon community. "He has been the brain, the ear, the mouth and hand for the entire people of the Church," the eulogizer intoned, ". . . from the greatest problems connected with the organization of this Church down to the smallest minutiae." It was noted that Young not only had organized the Church, he also had directed the settlement of Utah Territory and the creation of its government. In these endeavors he had attended to every detail of the built environment from the shape of the Temple seats to the construction of his own family and official dwelling place.

During Young's lifetime and for over a decade after his death, family structure continued to be the most obvious aspect of Mormon life to set the Latter-day Saints apart from gentile intruders and was the primary provocation for anti-Mormon prejudice. Attacks upon the doctrine and institution of polygamy ultimately were successful, but not until 1890, 13 years after Young's death, did the Church disavow the doctrine. Until then it served a powerful cohesive function and gave Mormon culture a distinction that set it apart from other frontier communities.

According to historian Thomas Carter, Mormon "rejection of the traditional family structure required a basic reordering of the household structure--a reordering which is perhaps most fundamentally visible at the level of housing itself." Like other utopian sects that contemplated a new social order, the Mormons were forced to create a new domestic architecture. This they did, not by adopting an official housing policy, but by responding on an individual basis to the needs and spatial necessities of polygamous family life. Accommodation was made both for "integrated (several families in one house) or non-integrated (separate houses for each family) households." Young intended the Lion-Beehive-Office complex as a prototypical living space for the integrated

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 6

family. The structures were designed to accommodate Young's polygamous Mormon family to integrate his private and official affairs in a single organic household. As such, the complex served as a model for reshaping of the LDS household within the larger Mormon "City of Zion," in accordance with the doctrine of polygamy. The complex combines both older vernacular forms such as the center-passage, double-pile Beehive House and an essentially new design such as the expansive Lion House.

Joseph Smith probably practiced plural marriage beginning in 1841 and issued his "revelation" in 1843 that the doctrine was ordained to him by God. Not until 1852, however, at a special Church conference in Great Salt Lake City after the Mormons were solidly entrenched in their permanent and, they thought, safely isolated location, was the doctrine officially announced. Geographic isolation and the acceptance of religious and cultural pluralism on the frontier meant that this form of family structure had over a decade of incubation and development before it came under full attack during the Grant administration after 1869. The 1862 Anti-Bigamy Act that brought Connor and his troops to Utah provided penalties against plural marriage and levied sanctions against the economic power of the Mormon Church. It could not be implemented, however, and was thought to be unconstitutional. Thereafter, a succession of bills sought to bring the Utah Territorial court system under the authority of the Federal Government, to prohibit Church solemnization of marriages, to deprive wives of immunity as witnesses in cases involving their husbands, and to punish cohabitation.

The Mormons resisted legal prosecution and endured social discrimination because they believed polygamy had Biblical precedent and divine sanction. Like other millenarian groups who sought literally to "reform" what many in Jacksonian and pre-Civil War America saw as a disintegrating social and moral order, the Latter-day Saints attempted to create a new model of earthly existence. Lawrence Foster, historian of the innovative Oneida, Shaker, and Mormon forms of family and community life, identifies certain common characteristics of these groups. All three depended on "a similar type of personal, charismatic leadership" who interpreted their experiences as having "cosmic importance." The followers in each group had an Anglo-American ethnic base. Most, like the Mormons, migrated westward from New England or western New York, a region "experiencing rapid economic growth and unstable social conditions" in the 1830s and 1840s.

All three of the groups studied by Foster were founded on a restructuring of family and marital life. "They all were convinced," according to Foster, "that the old order was radically diseased and corrupt, tottering inevitably toward destruction--'the end of the world,' in their terms. Rejecting the wicked world, these groups instead set up their own religious communities, based on

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

their own conceptions of the ideal or heavenly model." Of these groups, the Mormons were most successful in creating a lasting "new order" based on communitarian principles including polygamy.

Propagation was the primary rationale for the practice of polygamy. Mormon theology held that all those living had previously had a pre-earth life as spirits. These spirits received physical bodies on earth through human births; body and spirit again were united at the resurrection of mankind at the millenium promised by Mormon prophets. Polygamy also served to enhance the power and prestige of its male practitioners and was the means of salvation for both sexes.

Brigham Young's prosperous economic status and exalted position as Church President as well as Territorial Governor, and the actual rarity of the practice, made the polygamous microcommunity he established at the Lion and Beehive Houses the most highly developed and most visible of such households in Mormon history. As he expressed it at the first Retrenchment Society meeting, Young considered the organization of his household and the behavior of its members as a model for the larger community.

Architect Truman O. Angell, who designed the buildings in the Brigham Young Complex, originally was a carpenter born in 1810 in Providence, Rhode Island. He was baptized into the Mormon faith in 1833 and migrated to Kirtland, Ohio, in 1835, where he helped complete the Kirtland Temple. This work provided the occasion for close acquaintance with Church leaders. In 1834 Brigham Young married Angell's older sister, Mary Ann; 11 years later, Angell's mother and sister Jemima were sealed to Young as plural wives. Angell followed Young to Utah as the primary architect for important institutional buildings. According to biographer Paul L. Anderson, Angell sought Young's "council often and usually deferred to him in cases of disagreement." In 1852 Angell had 22 projects either underway or in the planning stages. These included the Statehouse or Capitol at Fillmore, the Social Hall, the Governor's House and Meetinghouse at Provo, in addition to Young's official residence. He began the structure for which he is most noted, the Salt Lake Temple, during the same period in 1853.¹²

In the design of the complex, Young and Angell sought not only to provide "equal comforts" for Young's wives but paid great heed to the health and welfare of his children. This was evident in the arrangement of the internal living space of the Lion House, in particular, and in external additions to the houses and offices such as porches, connecting passages, and space for recreation on the original grounds of the property. For example, in 1861-1862 on the west end of the house, Young built closed-in porches, now gone, with gymnastic equipment for the girls, especially those he thought might get "round-shouldered." In the summer the girls would drag their beds onto the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

upper porch to sleep. In winter the enclosed porch was a "winter playground." He also built passages connecting the buildings of the Complex, such as the one the children called the "crooked hall" that ran behind his offices to Lion House and Beehive House.

The Governor and President's Offices and the Beehive House reflect fewer polygamous or unique architectural elements than does the Lion House. The physical arrangement of the three buildings in the complex in a U-shape and the way that they were functionally integrated for efficiency and harmony, however, reflect Young's view of the organic Mormon community in which "private" and "official" affairs merged. The arrangement of the buildings emphasized the proximity of working and living spaces, yet the rooms were divided into well-defined domestic and official functions. In the Beehive House, the "official residence" of the Church President and Territorial Governor, these functions were combined.

At the peak of habitation by Young's extended family, 12 of Young's wives lived in Lion House, along with 19 daughters and 8 sons. Yet another wife and her children resided in the Beehive House. In addition to Young's wives and offspring, the complex also housed spouses and offspring of married children, nonconjugal wives, adopted children, and hired help. The structures in the complex combined church, government, and domestic affairs in one compound, integrating all aspects of the lives and work of its inhabitants. Jeffery O. Johnson, historian of this unique 19th century household, describes it as "a fluid social organization that managed its resources well enough to provide for the needs of many people more loosely connected with the family," as well as those of the family itself.¹³

Angell designed the buildings of the complex under the careful scrutiny of Young. These buildings, especially the Lion House, illustrate Young's careful spatial planning to create an ideal physical environment for the polygamous household. Family harmony and efficiency were assured through spatial arrangement, division of labor, and the separation of the Young domicile into private and official households in the two main houses. Despite Brigham Young's wealth, the household operated on the principles of frugality and utility. A contemporary observer in 1867 wrote of the buildings and grounds of the complex:

Everything bears the mark of utility and nothing is expended for show, or merely to gratify taste. No expensive flower-garden or green-house is to be seen, and this is perfectly characteristic of the Prophet,¹⁴ who is thoroughly utilitarian in all his views and tendencies.

Spatial planning for family harmony and efficient functioning was especially evident at Lion House. Most illustrative of Young's practicality and sanitary

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

efforts were the toilets on the north end of the house, one on each floor, set off on the two main floors by long wooden galleries. The toilets, now replaced by an elevator addition, were flagstone cemented for protection to the foundation floor. All liquid was drained from a stone rivulet into limed receptacles. Every morning the stone floors were cleaned and lime thrown upon them. The doors were fitted inside with wooden clasps for privacy; yet they prevented small children from locking themselves inside. Susa Young Gates, Young's first child born at the Lion House, recalled:

Brigham Young . . . knew the dangers bred by careless sanitation, and the stone-floored vaults which led, by long passage ways from the north end of the Lion House, were covered with lime daily. The kitchen slops were thrown into barrels and carted away daily, to be fed to pigs, if nutritious, or burned, if useless. The rags which escaped the carpet rag bag were religiously saved for the papermill as well as all scraps of paper. The wash house was stone-flagged, and the washing suds were carted away for the sun to dry up in exposed corners. . . .

The same sanitary precautions obtained in all the surrounding barns and corrals. The barn was paved as well as constructed of cobbles; the horse barn was also cobble-paved. And the corral was cleaned and all its richness utilized in gardens and fields. There was no waste, no want. And there is therefore no marvel in the fact that there were almost no epidemics of childish diseases, no scourges, no fevers. Nothing but the regular return of light measles and a rare attack of scarlet fever.¹⁵

In his focus on cleanliness, order, and the relationship between these attributes and the moral education of his children, Young was in the mainstream of American architectural theory. This was a predominant thrust of the era, not only in utopian communities, but for many American intellectuals who sought a replacement for the religious and moral instruction provided in the traditional community. Some historians term this movement a new "cult of domesticity" and "domestic economy."¹⁶

The Young family's adherence to these domestic tenets was best reflected in the tasks accomplished at the basement level of Lion House. On the west elevation, and partly on the remaining elevations, the basement was built above ground with a number of windows and entrances. Thus work in there was carried on in an airy and bright atmosphere. Food preparation and storage was a continual focus in the Young household, as it was in the larger community under Young's public administration, and the basement was the center of this activity.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

One wife was appointed by Young to be in control of the "culinary department." She was considered the "stewardess," who kept the keys and was overseer of a hired cook, usually male, and three other servants. Two girls were hired to wash dishes and scrub, another to cook meats and vegetables, and deaf and dumb Sarah Ann Baker to do the pastry cooking. Dining was methodical and well-ordered. In the 40-foot-long dining hall in the southwest corner of the basement, each wife had a regular seat with her children at the tables. Those with children were seated at the heads of the tables in the order they came into the family and had preference over those with no children. The first "plurality" wife, Lucy Decker, presided at one of the long tables, while Brigham Young always presided at the short table when he ate at Lion House, with Clara Decker and her children on his left, Emeline with hers on his right. "This order was strictly observed," wrote Susa Young Gates, and the preferences displayed caused "much unhappiness on the part of the wives less favored." From 50 to 70 diners could be accommodated at the evening meal here.

There were several storage cellars in the basement that were used for the milk, butter, and vegetables brought daily from the Young farm 4 miles away, along with fruit and other produce from the grounds of the housing complex. Another cellar room was used for weaving and as a gathering place where all the mothers and grown daughters shelled peas, pickled peaches, and sorted strawberries. Next to the dining room was an ample cupboard and pantry, and northward from the pantry a "large and roomy" kitchen with large cupboards and a large tinned sink with a wastepipe through the outer wall to carry off dishwater. This was one of many examples of Young's pragmatic attention to detail and "solicitude over his wives and their comfort."

A connecting door led from the basement pantry to the flagstone washroom, which led out of the kitchen. Young devised a clothes barrel with a large wooden mallet where the women with the help of a hired man could pound out the dirt. A large cookstove was installed atop the flagstone floor so that cooking grease could be "hygienically" cleaned. Two "immense" boilers stood beside a "great open fireplace" and a "huge" chimney led up through every story of the house. In addition to the storage and preparation of foodstuffs, dining, weaving, and washing, the basement level had a long narrow schoolroom, also used for dancing, the same size as the dining room (about 15 by 40 feet). This was used until Young had a separate schoolhouse built on the grounds in 1862 for his children. (See drawing of ground-floor plan, circa 1868, by Susa Young Gates.)

On the main story of Lion House there was a parlor (32 by 16 feet) at the front southwest end, expensively furnished with mahogany tables. This is the one room in the house that retains much of its historic appearance. There the family met every morning and evening when Young rang the bell for family

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

prayers. The main parlor at Lion House also served as the entertainment room for those of "father's girls," as Young's daughters called themselves, who were of courting age.¹⁷

The "favorite wives," Emeline, Lucy Bigelow, and Clara Decker, received Mormon callers in their rooms on this level. (Gentiles were received usually only at the Beehive House.) Emeline first resided at the northwest end of the house but was moved up to just behind the prayer parlor because, as one observer alleged, "Brigham, in going to her room, was obliged to pass several other rooms, thus creating remark and jealousy among the other women. He therefore had a hall constructed leading from his office to her new room." Young often moved wives with numerous children to outside residences. With the increasing number of wives, he moved Mary Ann Angell¹⁸ and her five children to the separate "White House" in 1854 on the same block.

The 20 bedrooms on the second story of Lion House, marked on the exterior by the 10 gables on each longitudinal side of the house, symbolized Young's intent to provide "equal comforts" for his wives according to their child-bearing roles in the family. Just as the dining arrangement reflected a hierarchy related to propagation, the living space of individual wives revealed their rank in the family order. While most wives with children had their bedrooms on the main floor connected to their sitting rooms, those who were childless, along with one or two hired hands, had both sitting room and bedroom upstairs where the rooms essentially were identical. The rest of the 20 chambers were occupied by the children.

Besides providing formal space to offer hospitality in a more traditional atmosphere to non-Mormon visitors, Beehive House was Young's primary personal domicile where he combined business and leisure. His private office on the first story in the southwest corner was connected to the Governor and President's Offices via a private entry. This office in Beehive House is restored to what was believed to be its original condition as "a plain, neat, room" over 25 feet square, and "furnished with a large writing-desk and money safe, tables, sofas, chairs and a 'store' carpet." Behind it was Young's private bedroom in Beehive House "where no one could enter without special permission. If he wished the company of one of his wives, an observer recalled, "he notified her by message; when ill, he chose one of them to care for him." In the summer he inhabited a large chamber in Beehive House with a high vaulted ceiling on the east side of the second story over the reception room. In winter he slept on the first floor in a smaller chamber across from the parlor on the west and behind his private office. As he slept fairly late after working²⁰ the quieter evenings, he ate a "quiet breakfast" in the official residence. The north end of the original house contained a large kitchen and men's dining room. An elaborate 1890s addition has obliterated a sense of the original interior space of this wing.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Thus the spatial arrangement of the buildings of the Brigham Young Complex carefully delineated domestic, public, and church functions. This is evident both in its external configuration and in what is known of the use of internal spaces. Designed to achieve familial harmony and functional efficiency as the model household of a unique 19th century utopian community, and integrally associated with the life of Brigham Young and events in the settlement of the Intermountain West, the complex exhibits historic national significance.

Endnotes

¹John W. Reys, Cities of the American West: A History of Frontier Urban Planning (Princeton, New Jersey: Princeton University Press, 1979), 290, 306.

²Jeffery O. Johnson, "Living--and Living with--the Principle: The Brigham Young Households," (unpublished manuscript, ca. 1984); Paul L. Anderson, "Brigham Young and the Lion House," (unpublished typescript of a talk given at the Lion House, ca. 1983).

³Leonard J. Arrington, Brigham Young: American Moses (New York: Alfred A. Knopf, 1985), 169-170; Paul Goeldner, Utah Catalog: Historic American Buildings Survey (Salt Lake City, Utah: Utah Heritage Foundation, 1969), 3-6; WPA, Utah: A Guide to the State, American Guide Series (New York: Hastings House, 1941; republ. 1972), 58-60, 67-70.

⁴Leroy R. Hafen and Ann W. Hafen, eds., The Utah Expedition 1857-1858 (Glendale, California: The Arthur H. Clark Company, 1958; repub. 1982), 42, 310-313; Hubert Howe Bancroft, History of Utah 1540-1887 (San Francisco, California: The History Company, 1890), 506-507.

⁵Arrington, 294-299.

⁶quoted in Arrington, 352.

⁷Susa Young Gates Collection, typescript, Utah State Historical Society, Box 1, fd. 5.

⁸Arrington, 400-401.

⁹Thomas Carter, "'All Just the Same Toward the Street': The Folk Architecture of Mormon Polygamy," (unpublished manuscript, ca. 1985). See also Paul Goeldner, "The Architecture of Equal Comforts: Polygamists in Utah" Historic Preservation, v. 1, no. 1 (1972) for an earlier, brief discussion of this architecture.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

¹⁰Arrington, 484.

¹¹Lawrence Foster, Religion and Sexuality: Three American Communal Experiments of the Nineteenth Century (New York: Oxford University Press, 1981), 5-6, 145. See also D. Gene Pace, "Wives of Nineteenth Century Bishops: A Quantitative Analysis," Journal of the West, v. 21 (1982) for another discussion of the doctrine.

¹²Paul L. Anderson, "Truman O. Angell: Architect and Saint," in Supporting Saints: Life Stories of Nineteenth Century Mormons (Provo, Utah: Religious Studies Center, 1985), 133-172; Anderson, "Brigham Young and the Lion House," (unpublished address given at Lion House, 1983).

¹³Johnson, "Living--and Living with--the Principle: The Brigham Young Households."

¹⁴Waite, The Mormon Prophet and His Harem, 196.

¹⁵Susa Young Gates Collection, typescript, Box 12, fd. 1.

¹⁶David P. Handlin, The American Home: Architecture and Society, 1815-1915 (Boston, Toronto: Little, Brown and Company, 1979), 3-88.

¹⁷Susa Young Gates Collection, Box 12, fd. 1. Gates thoroughly describes family life in the Young houses.

¹⁸Waite, 197.

¹⁹Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

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Susa Young Gates Collection, Utah State Historical Society.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 16

Verbal Boundary Description:

Because the original NHL designation was only for the Lion House and did not include the Beehive House and Governor and President's Offices, the boundaries have been expanded to include these other nationally significant buildings in the Brigham Young Complex. The historic complex is located in a busy urban setting, and large, modern, institutional buildings clearly delineate its north, west, and south boundaries. The north boundary has been drawn to enclose the courtyard and to exclude the landscaped mall separating the Church of Jesus Christ of Latter-day Saints office building from the historic buildings.

Boundary Justification:

The boundary begins at the southeast corner of Lot 1, Block 88, Plat A, Salt Lake City Survey (the corner of State and South Temple Streets). It then runs due north for approximately 170 feet, then west for approximately 174 feet, along the rear of the buildings and courtyard. At this point the boundary runs due south for approximately 170 feet to its intersection with South Temple Street; then it follows the north curb of South Temple Street for approximately 174 feet to its beginning point.



BRIGHAM YOUNG COMPLEX

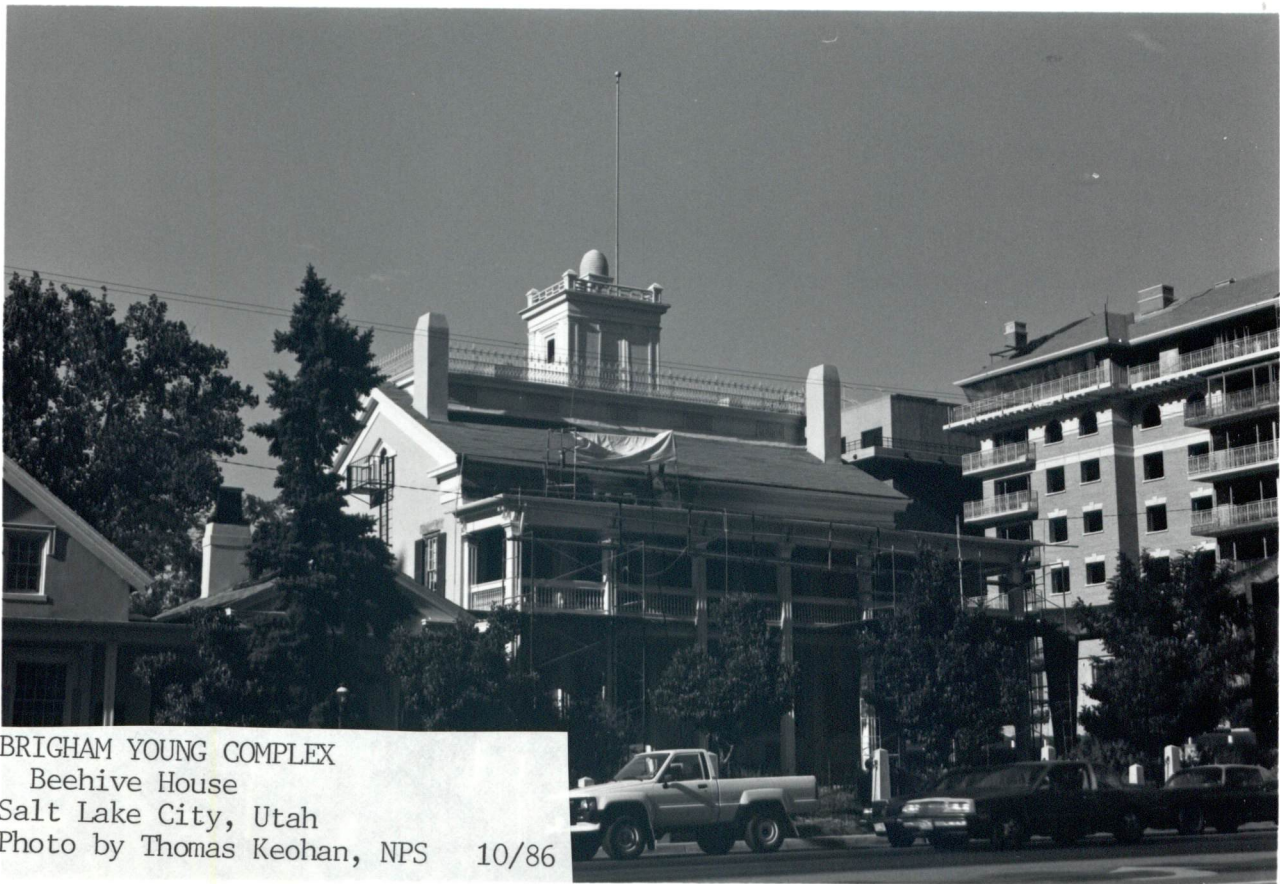
Lion House and President's Office
Salt Lake City, Utah

Photo by Thomas Keohan, NPS 10/86

Brigham Young Complex, Lion House and President's Office
63-67 E. South Temple
Salt Lake City, Utah

Thomas Keohan, Photographer
October, 1986
NPS-RMRO

South facade from South



BRIGHAM YOUNG COMPLEX
Beehive House
Salt Lake City, Utah
Photo by Thomas Keohan, NPS 10/86

Brigham Young Complex, Beehive House
63-67 E. South Temple
Salt Lake City, Utah

Thomas Kedhan, photographer
October, 1986
NPS-RMRO
South facade from Southwest



BRIGHAM YOUNG COMPLEX

Beehive House and Eagle Gate
Salt Lake City, Utah
Photo by Thomas Keohan, NPS 9/86

Brigham Young Complex, Beehive House and Eagle Gate
63-67 E. South Temple
Salt Lake City, Utah

Thomas Keohan, photographer
September, 1986
NPS-RMRO

South Facade from Southeast



BRIGHAM YOUNG COMPLEX

Lion House, Offices, Beehive House
Salt Lake City, Utah

Photo by Thomas Keohan, NPS 9/86

Brigham Young Complex, Lion House, Offices, Beehive House
63-67 E. South Temple
Salt Lake City, Utah

Thomas Keohan, photographer
September, 1986
NPS-RMRD

South facade from South



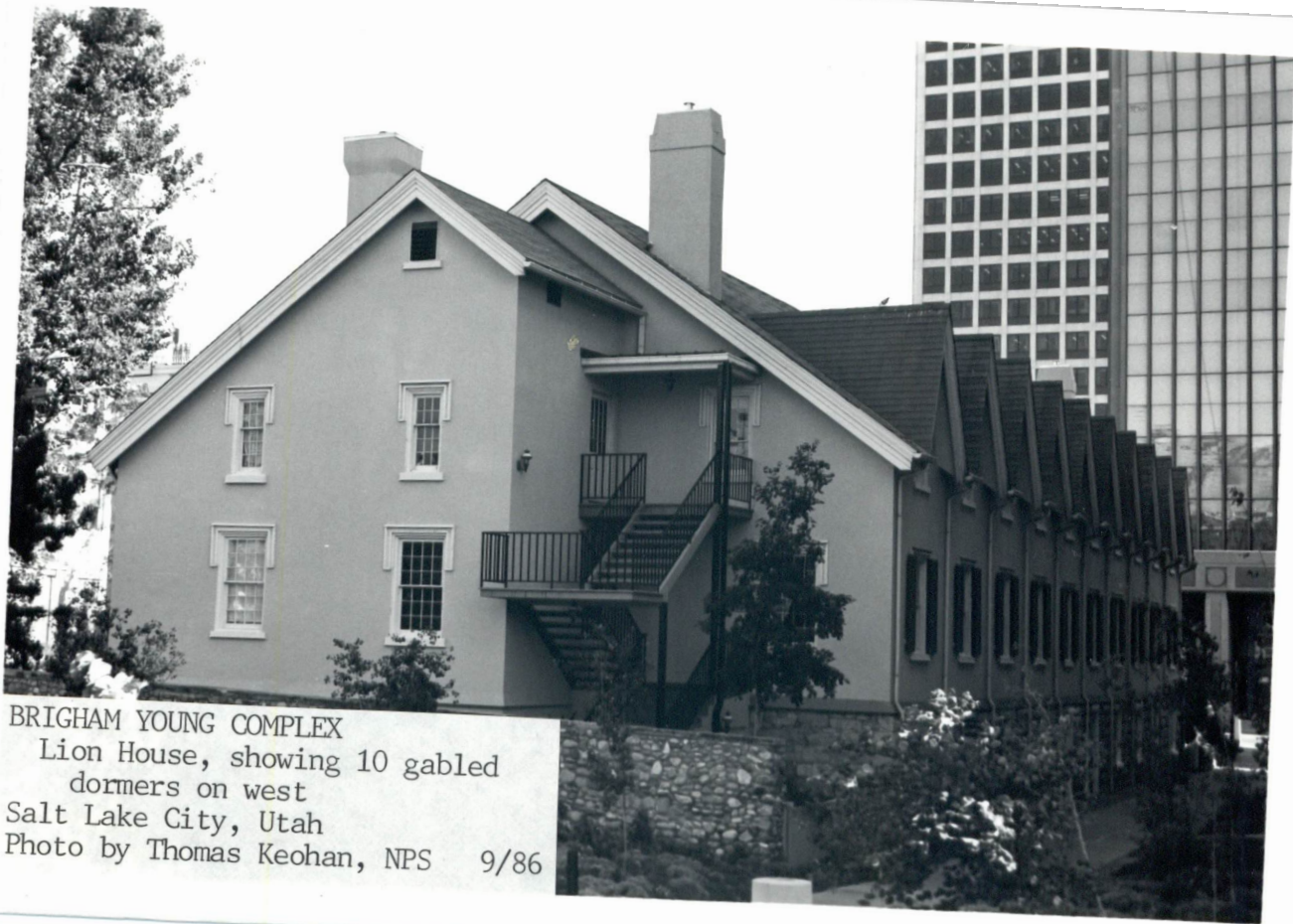
BRIGHAM YOUNG COMPLEX

President's and Governor's Offices
Salt Lake City, Utah

Photo by Thomas Keohan, NPS 9/86

Brigham Young Complex, President's and Governor's Offices
63-67 E. South Temple
Salt Lake City, Utah

Thomas Kehan, photographer
September, 1986
NPS-RMRO
South Facades from South



BRIGHAM YOUNG COMPLEX
Lion House, showing 10 gabled
dormers on west
Salt Lake City, Utah
Photo by Thomas Keohan, NPS 9/86

Brigham Young Complex, Lion House (showing rear elevator addition on north;
63-67 E. South Temple 10 gabled dormers on west)
Salt Lake City, Utah

Thomas Keohan, photographer
September, 1986
NPS-RMKO
North (rear) and West elevations from Northwest



Brigham Young Complex, Beehive House
63-67 E. South Temple
Salt Lake City, Utah

Thomas Keohan, photographer
September 1986
NPS-RMKO
South facade from southwest



Brigham Young Complex
63-67 E. South Temple
Salt Lake City, Utah

Thomas Keenan, photographer
September, 1986
NPS-RMKD

South facade from Southwest



Brigham Young Complex
63-67 E. South Temple
Salt Lake City, Utah

Thomas Keenan, photographer
September, 1986
NPS-RMRO

South Facade from Southwest



Lion House (left) and Beehive House, Salt Lake City,
Utah. Photo by Robert M. Utley, Sept. 11, 1959.
Negative in Region Three Office, National Park
Service, Santa Fe, New Mexico.

NT
RL



Lion House (left) and Beehive House, Salt Lake City,
Utah. Photo by Robert M. Utley, Sept. 11, 1959.
Negative in Region Three Office, National Park
Service, Santa Fe, New Mexico.



Lion House foreground

Office center

Beehive House in background.

21-17-87-11-k





[Brigham Young Complex]

Beehive House

63-67 E. South Temple

Salt Lake City, Utah

Church Archives, The Church of Jesus Christ of Latter-day Saints
Charles W. Carter Collection

P1300/5/4 neg
South facades from Southeast
ca. 1855

"This is a copy by Carter of a daguerriotype
by Mr. Marsena Cannon, Utah's first photographer."



C 131

C 131

[Brigham Young Complex]
Beehive House [and Eagle Gate - no longer standing]
63-67 E. South Temple
Salt Lake City, Utah

Church Archives, The Church of Jesus Christ of Latter-day Saints
Charles W. Carter Collection
P1300/131 neg.
East elevation
ca. 1868



[Briham Young Complex]
Beehive and Lion Houses
63-67 E. South Temple
Salt Lake, Utah

Church Archives, The Church of Jesus Christ of Latter-day Saints
F. Martin Collection
P 1645 neg

South facades from Southwest

Ca. 1862



View of Salt Lake City from Arsenal Hill

[rear of Brigham Young property toward north and east elevations
of Lion House, Beehive House, offices]

Church Archives, The Church of Jesus Christ of Latter-day Saints
[no photographer recorded]

P 1778/2/1neg

ca. 1875

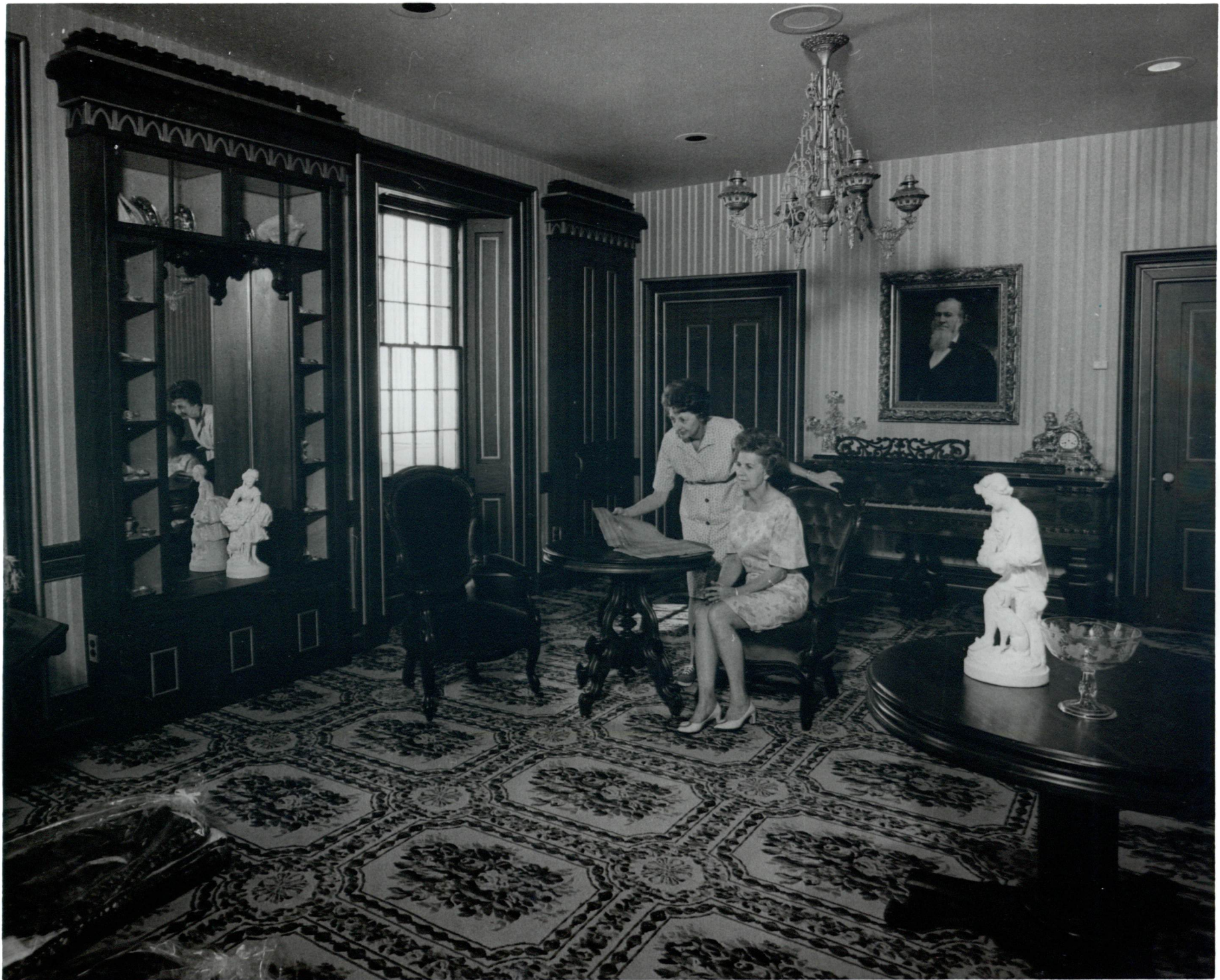


Restored exterior - Lion House - 1968 (west view)

DESERET NEWS PHOTO

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1968-01-24-10:30:00



Redecorated and refurnished Lion House - 1968

DESERT NEWS PHOTO

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.....



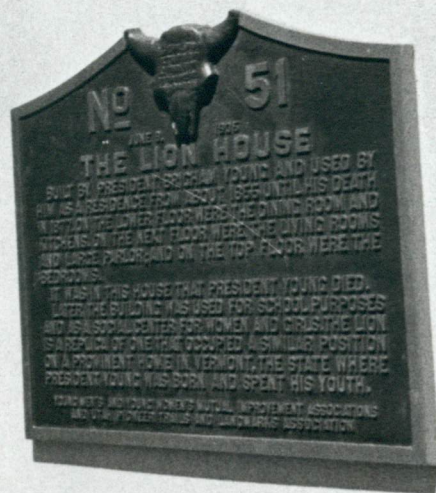
Workers putting finishing touches on reception hall - 2nd floor Lion House

DESERT NEWS PHOTO

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.....





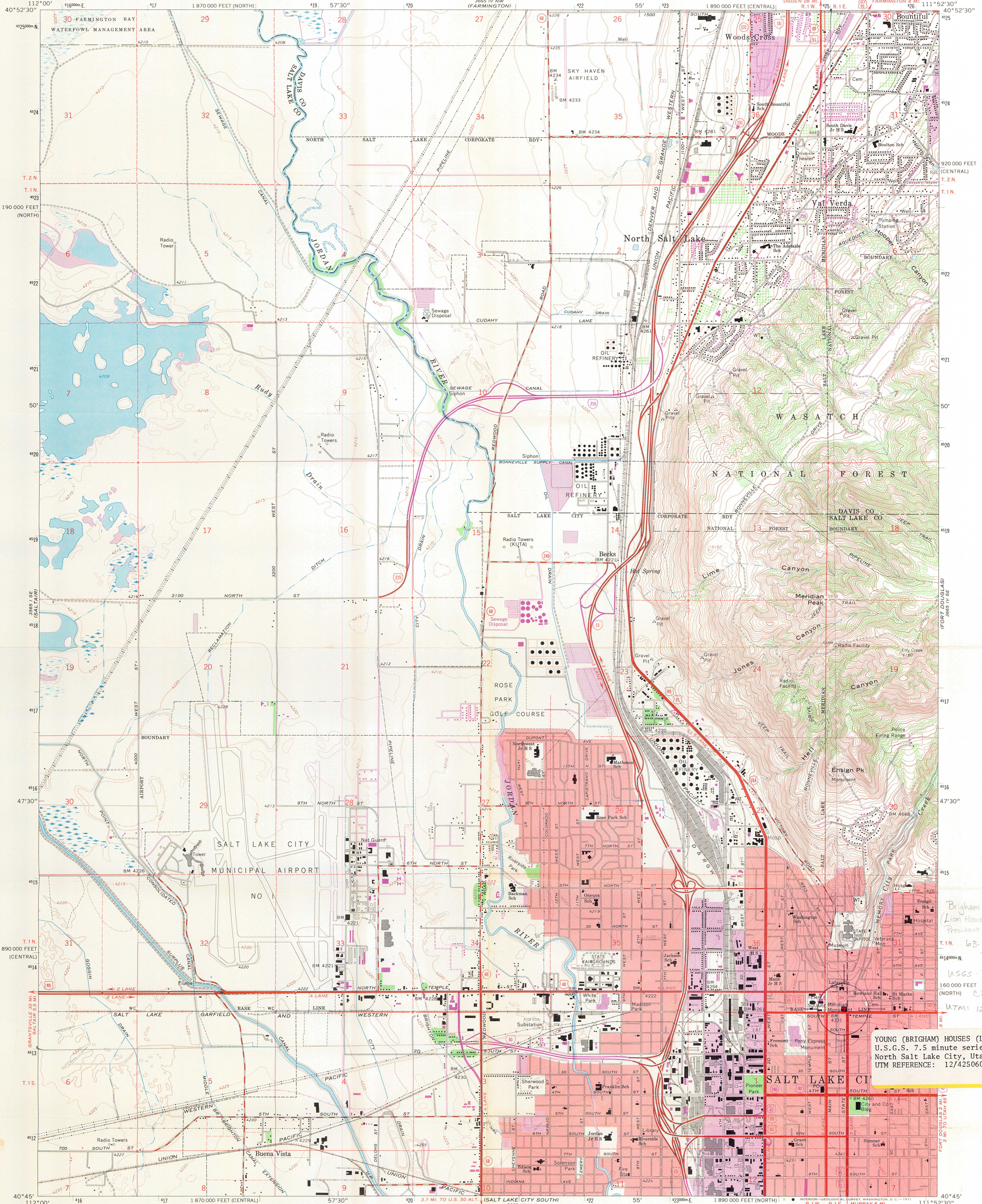
DESERT NEWS PHOTO

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.....

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

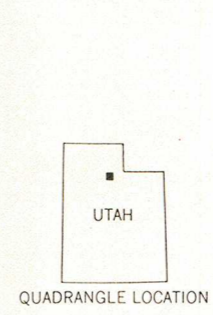
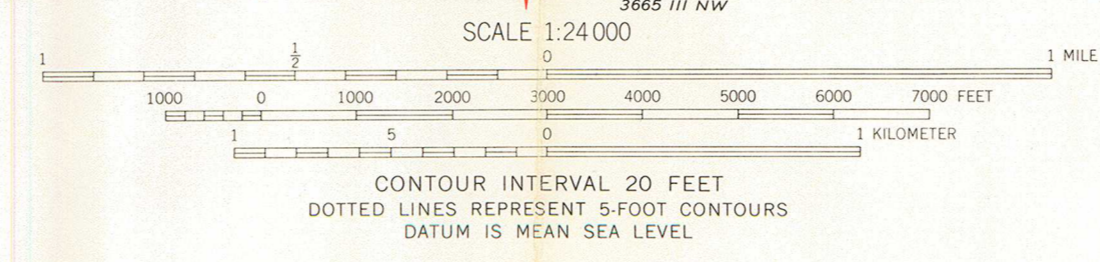
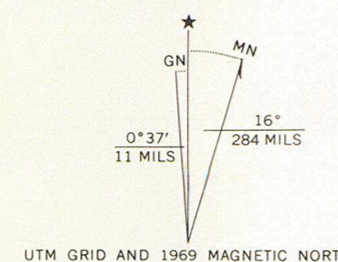
SALT LAKE CITY NORTH QUADRANGLE
UTAH
7.5 MINUTE SERIES (TOPOGRAPHIC)



Brigham Young Complex NH
Lion House, Beehive House,
President & Governor's Office
T.1.N. 63-67 East South
Temple Street
USGS 7.5-minute series
160 000 FEET North Salt Lake
(NORTH) City, Utah Quad
UTM: 121425060/4513350

YOUNG (BRIGHAM) HOUSES (LION AND BEEHIVE)
U.S.G.S. 7.5 minute series
North Salt Lake City, Utah (1963-rev.1969)
UTM REFERENCE: 12/425060/4513350

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial photographs
taken 1950 and planetable surveys 1925, 1934, and 1951
Revised from aerial photographs taken 1962. Field checked 1963
Polyconic projection. 1927 North American datum
10,000-foot grids based on Utah coordinate system,
central and north zones
1000-meter Universal Transverse Mercator grid ticks,
zone 12, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Revisions shown in purple compiled from aerial photographs
taken 1969. This information not field checked
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

SALT LAKE CITY NORTH, UTAH
N4045—W1152.5/7.5

1963
PHOTOREVISED 1969
AMS 3665 IV SW—SERIES V897

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ATTACHMENT E: APPLICANT INFORMATION

THE BEEHIVE AND LION HOUSES RESTORATION

BID PACKAGE II

08/14/2023



FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

THE BEEHIVE AND LION HOUSES RESTORATION
63 E S Temple St, Salt Lake City, UT, 84150, USA
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
BID PACKAGE II 08/14/2023

△ DATE REVISION

PROJECT NUMBER 22061

COVER SHEET

G1100

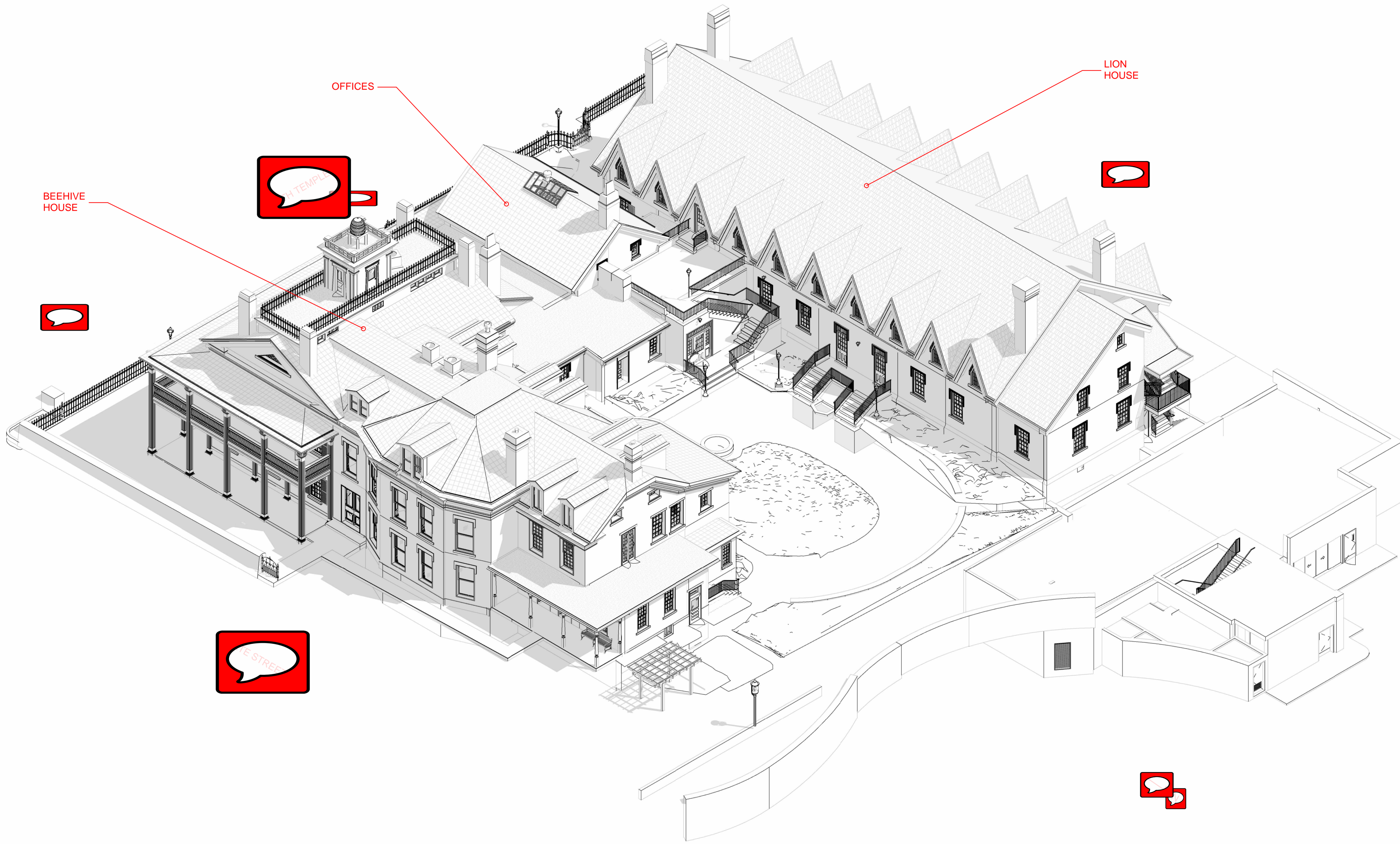
11/08/2023 6:05:37 p. m.

1 2 3 4 5

C

B

A



A1

3D_EXISTING ISOMETRIC VIEW_NORTHEAST

SCALE:

11/08/2023 6:05:37 p. m.

1 2 3 4 5



△	DATE	REVISION

PROJECT NUMBER 22061

EXISTING ISOMETRIC VIEW_NORTHEAST (FOR REF. ONLY)

11/08/2023 6:05:49 p. m.

0' 1' 2'

C

B

A

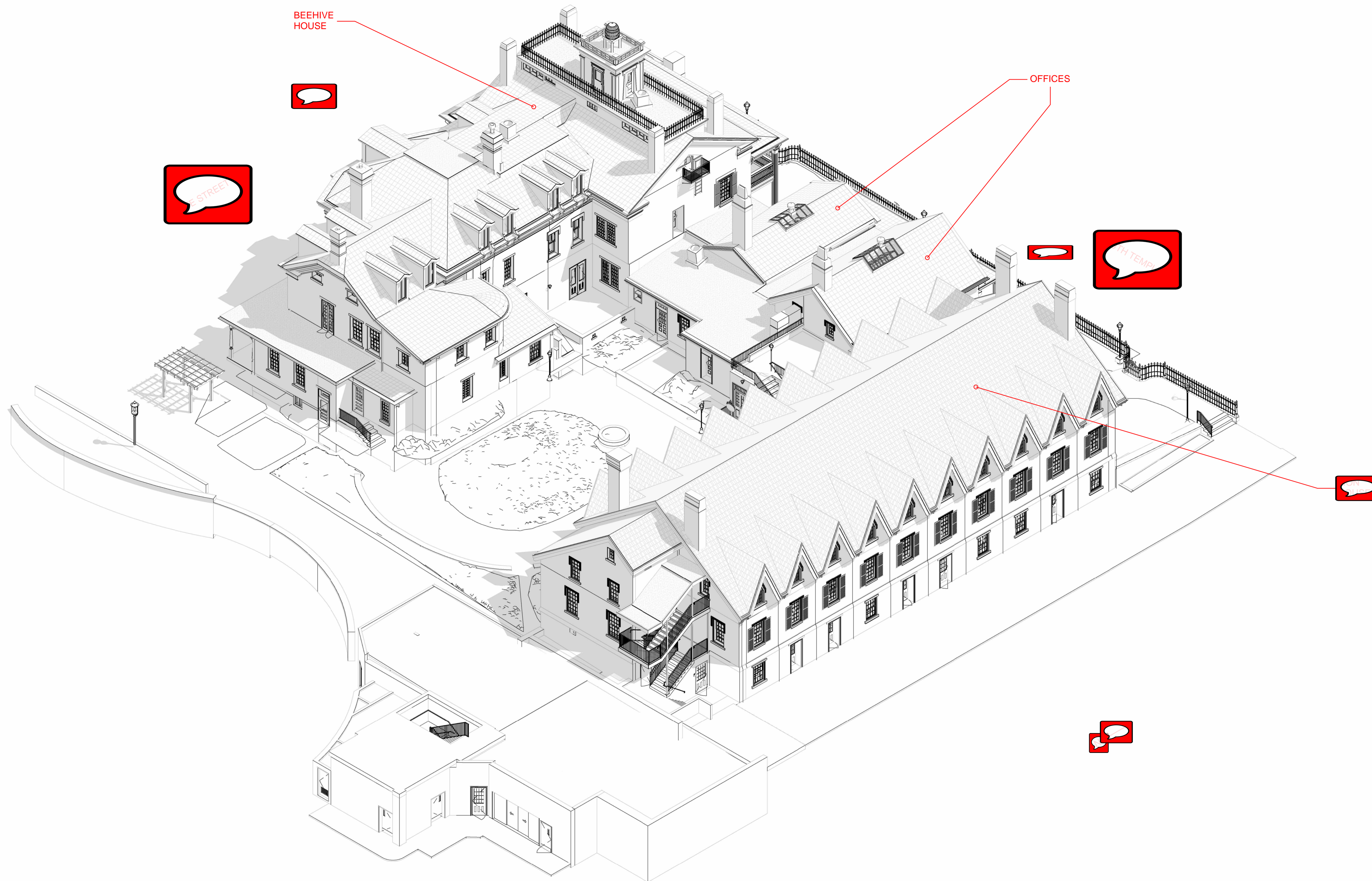
1

2

3

4

5



A1 3D_EXISTING ISOMETRIC VIEW_NORTHWEST
SCALE:



△ DATE REVISION

PROJECT NUMBER 22061

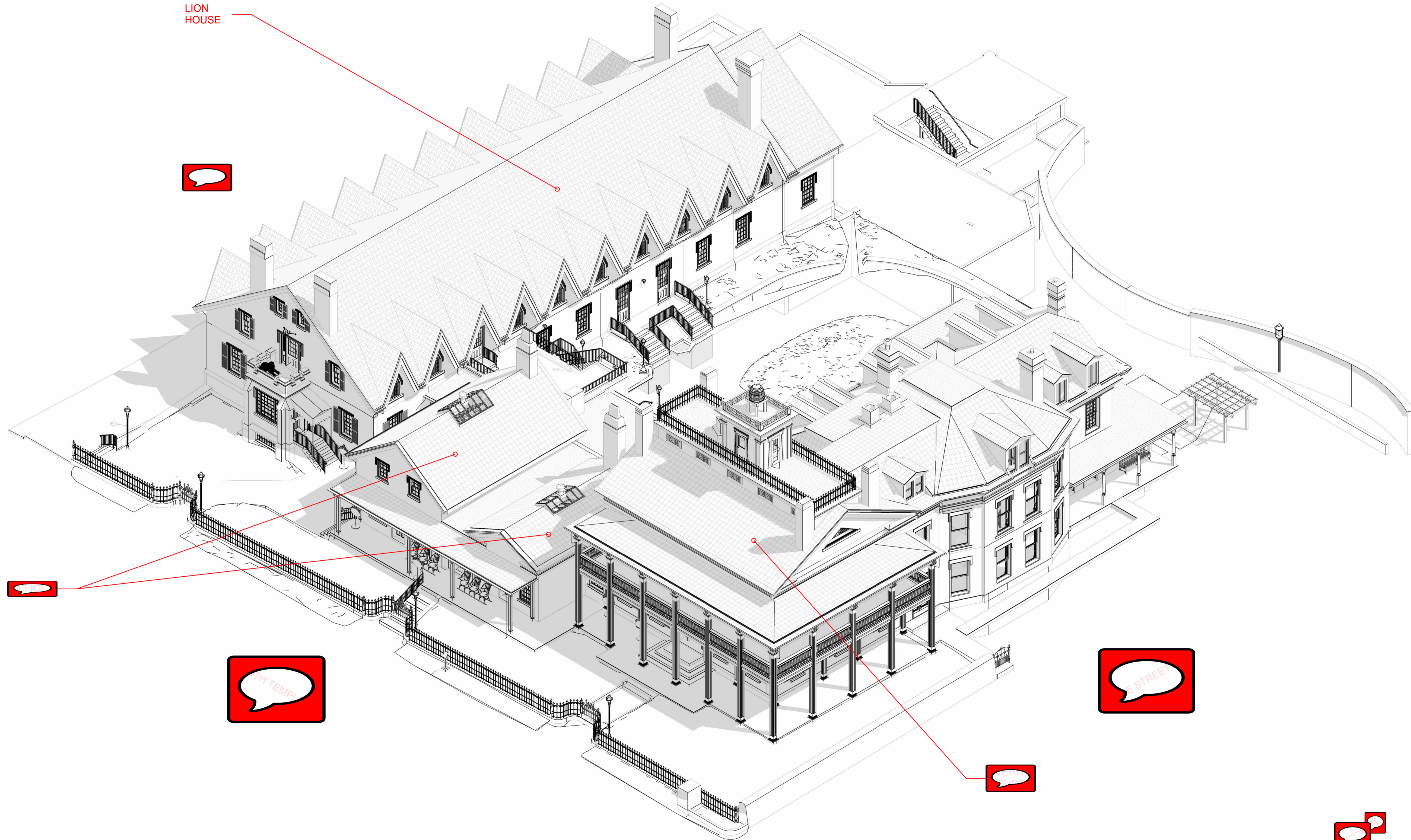
EXISTING
ISOMETRIC
VIEW_NORTHWEST
(FOR REF. ONLY)

11/08/2023 6:06:01 p. m.

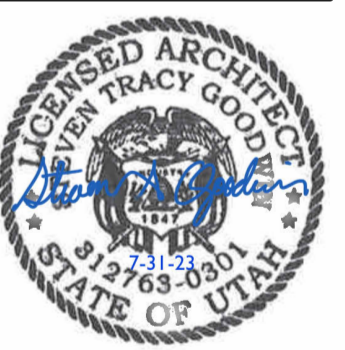
0' 1" 2"

1 2 3 4 5

1 2 3 4 5



A1 3D_EXISTING ISOMETRIC VIEW_SOUTHEAST
SCALE:



△	DATE	REVISION

PROJECT NUMBER 22061

EXISTING
ISOMETRIC
VIEW_SOUTHEAST
(FOR REF. ONLY)

11/08/2023 6:06:13 p. m.

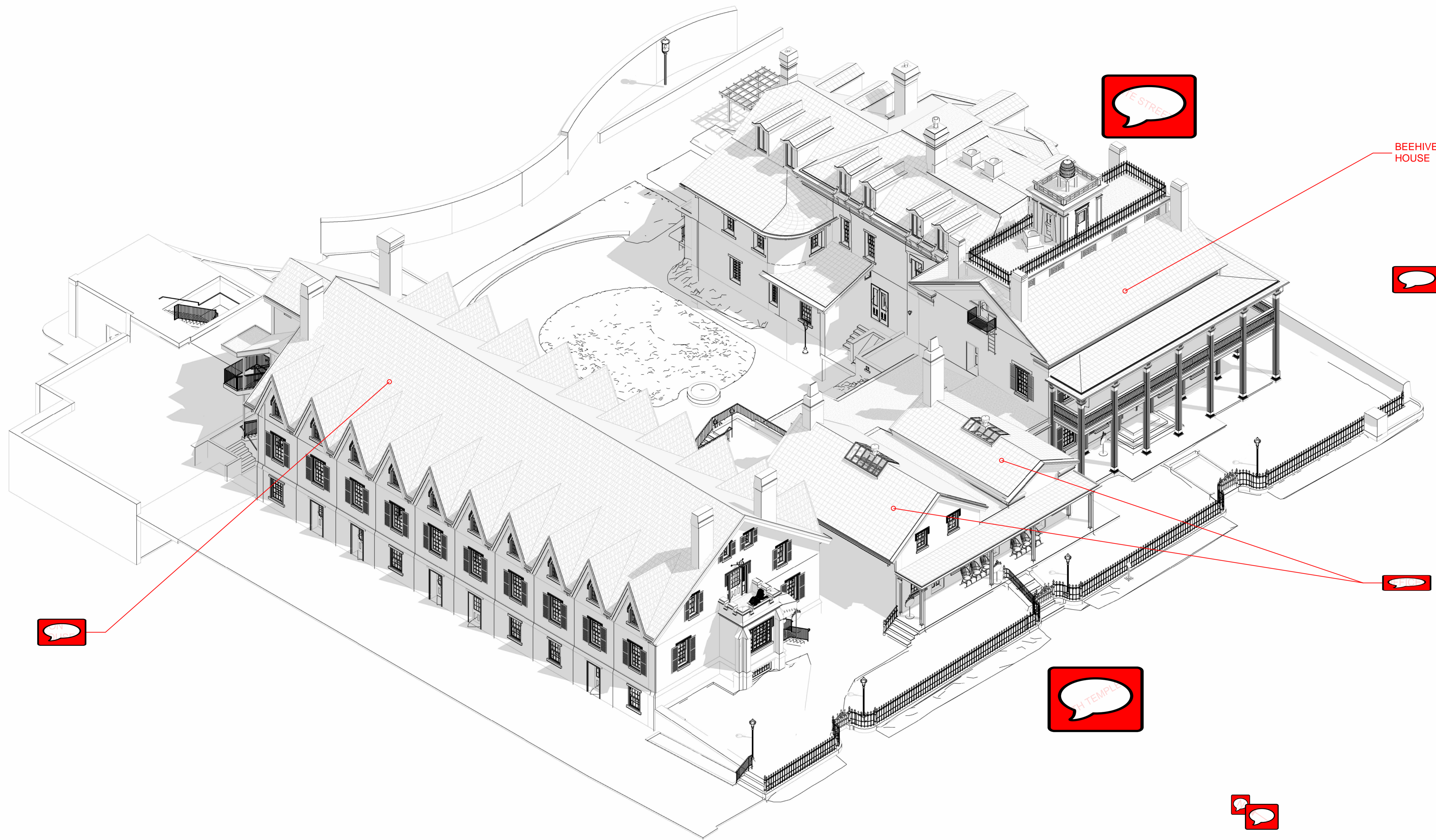
1 2 3 4 5

0' 1' 2'

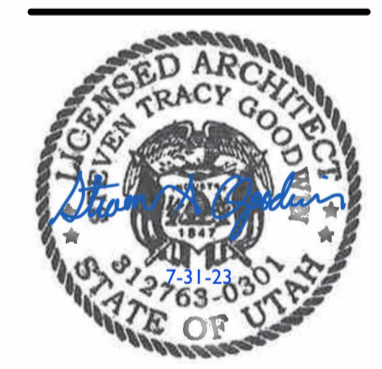
C

B

A



A1 3D_EXISTING ISOMETRIC VIEW_SOUTHWEST
SCALE:

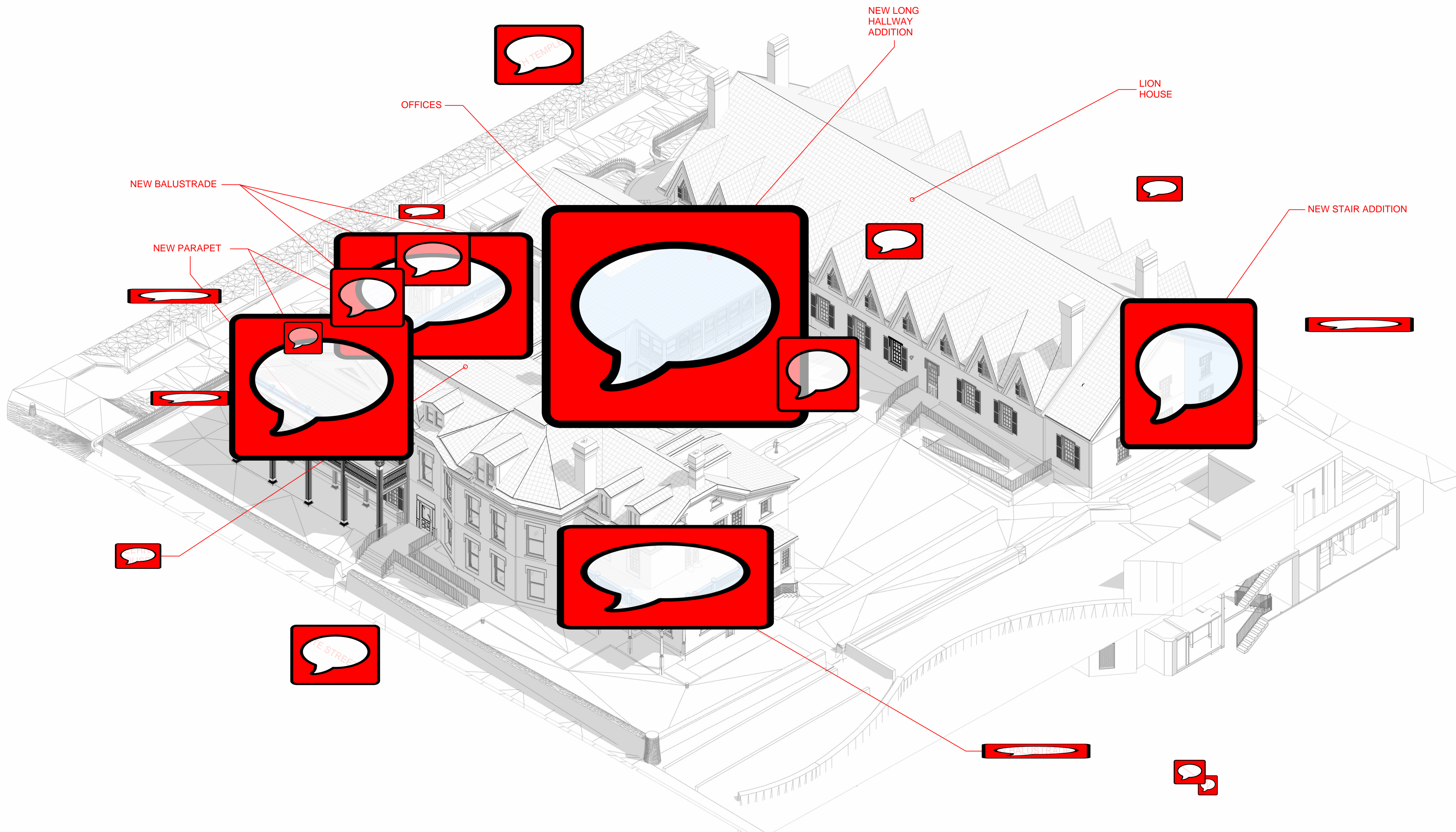


△	DATE	REVISION

PROJECT NUMBER 22061

EXISTING
ISOMETRIC
VIEW_SOUTHWEST
(FOR REF. ONLY)

11/08/2023 6:06:51 p. m. A B C D 1 2 3 4 5



A1 3D_PROPOSED ISOMETRIC VIEW_NORTHEAST
SCALE:

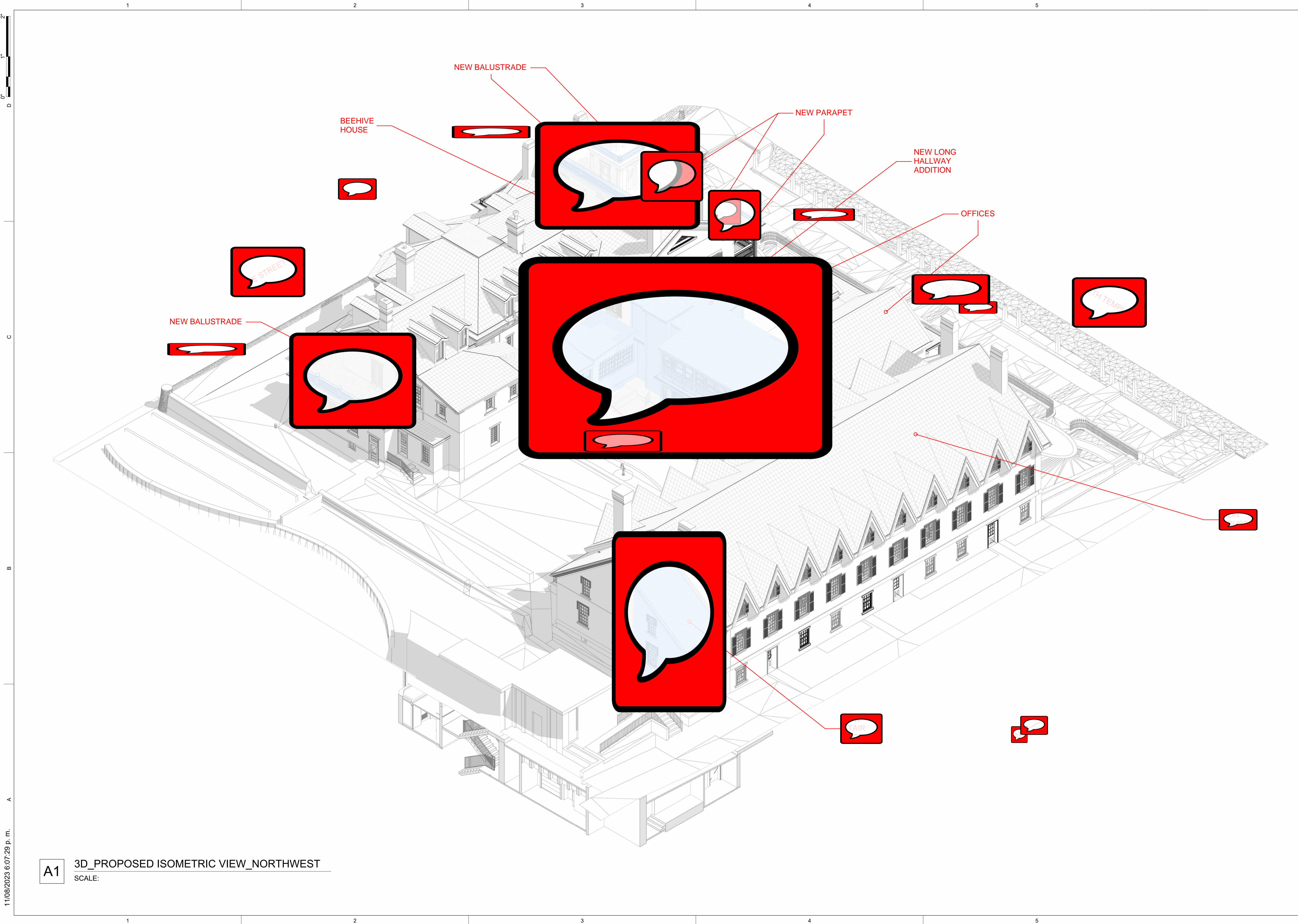


△ DATE REVISION

PROJECT NUMBER 22061

PROPOSED ISOMETRIC VIEW_NORTHEAST (FOR REF. ONLY)

11/08/2023 6:07:29 p. m.



A1 3D_PROPOSED ISOMETRIC VIEW_NORTHWEST
SCALE:



△	DATE	REVISION

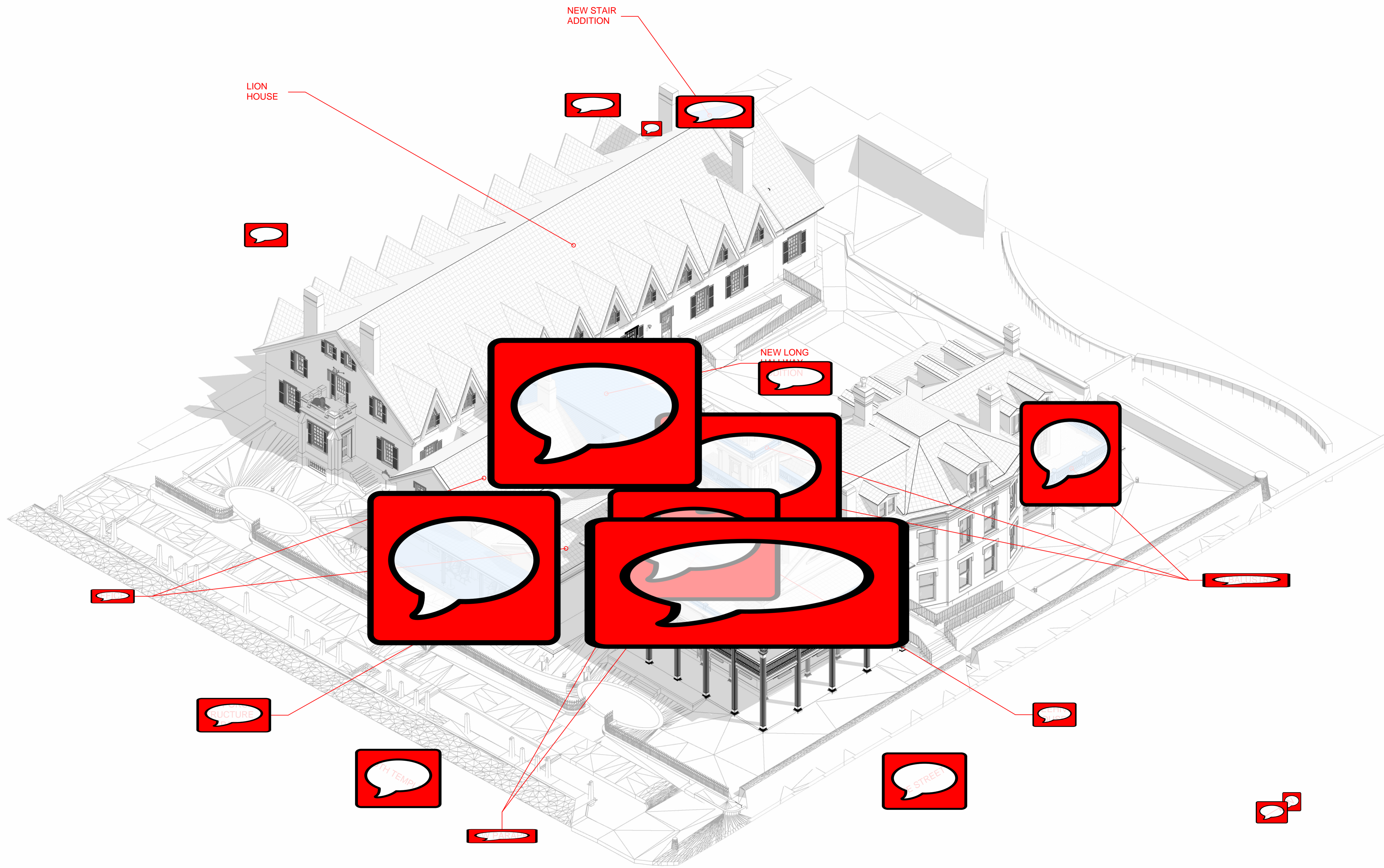
PROJECT NUMBER 22061

PROPOSED ISOMETRIC VIEW_NORTHWEST (FOR REF. ONLY)

11/08/2023 6:08:04 p. m.

0' 1' 2'

1 2 3 4 5



A1 3D_PROPOSED ISOMETRIC VIEW_SOUTHEAST
SCALE:



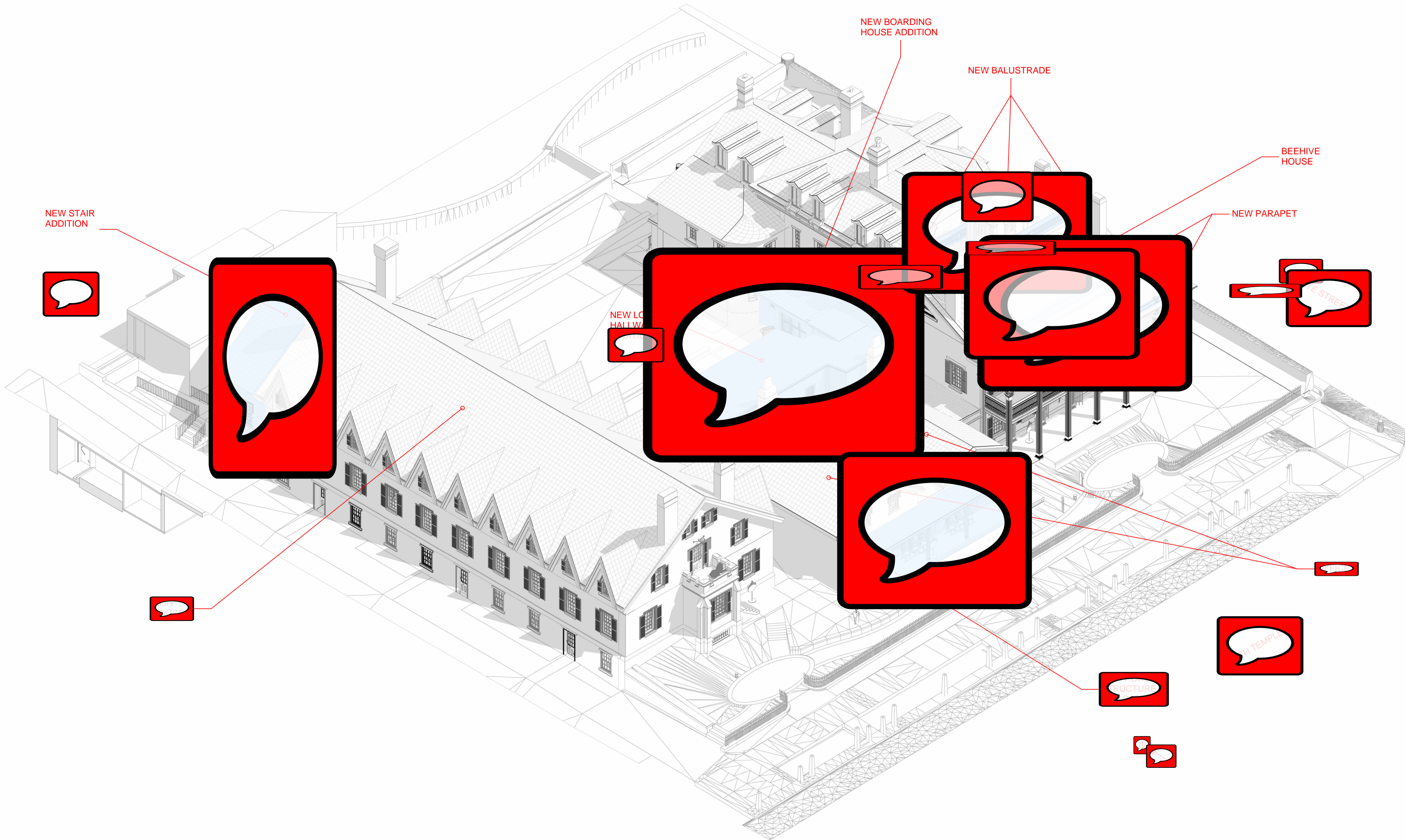
△	DATE	REVISION

PROJECT NUMBER 22061

PROPOSED ISOMETRIC VIEW_SOUTHEAST (FOR REF. ONLY)

11/08/2023 6:08:44 p. m. A B C D 0' 1'

A1 3D_PROPOSED ISOMETRIC VIEW_SOUTHWEST
SCALE:

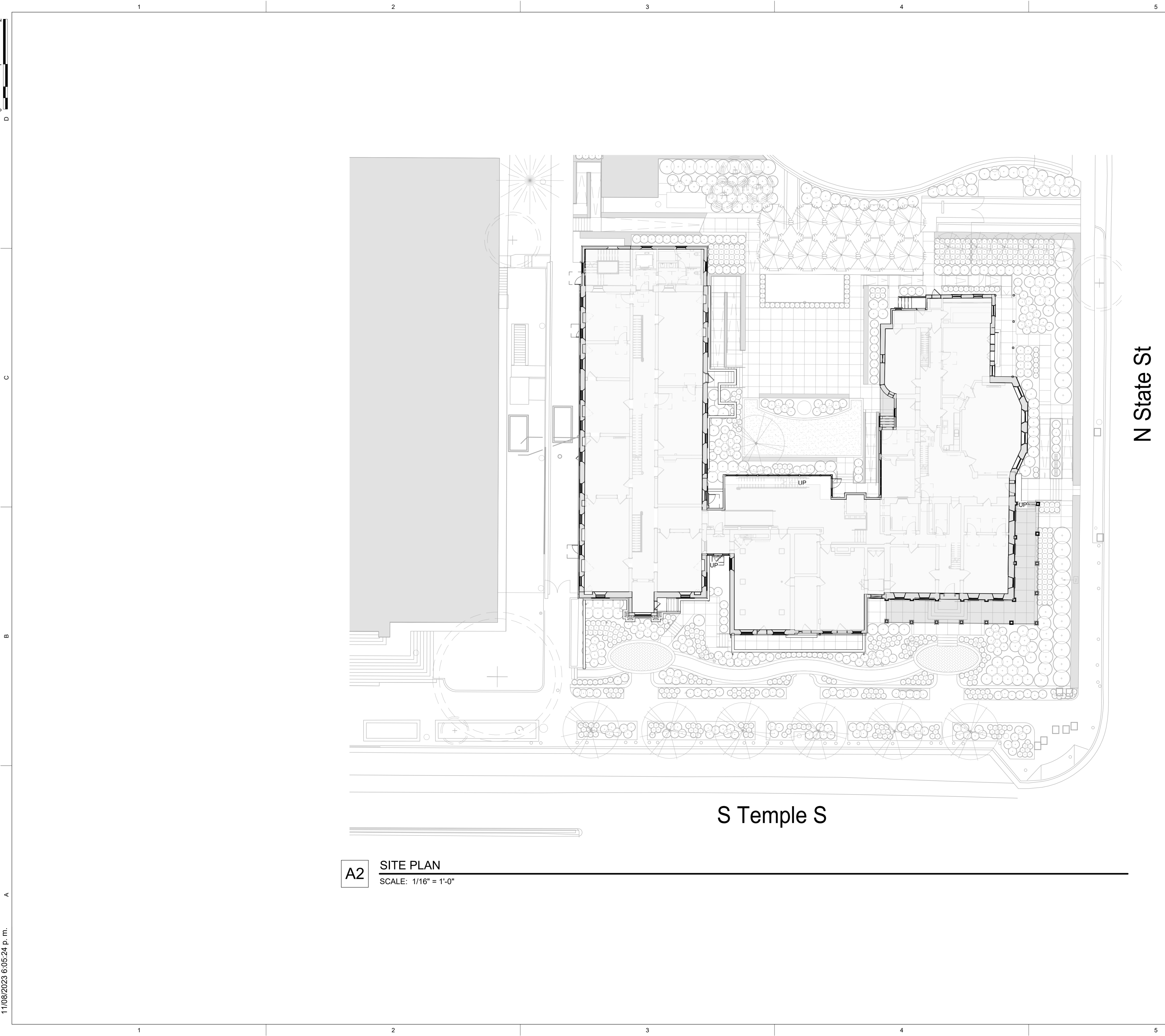


△ DATE REVISION

PROJECT NUMBER 22061

PROPOSED ISOMETRIC VIEW_SOUTHWEST (FOR REF. ONLY)

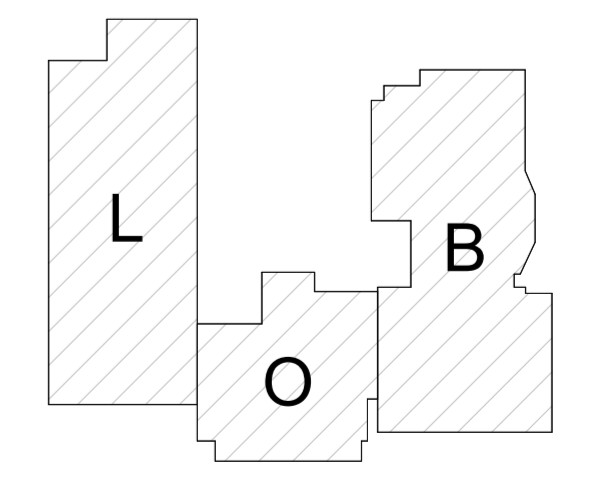
11/08/2023 6:05:24 p. m.



A2 SITE PLAN
SCALE: 1/16" = 1'-0"

REFERENCE NOTES

KEY PLAN



THE BEEHIVE AND LION HOUSES RESTORATION
 63 E S TEMPLE ST, SALT LAKE CITY, UT, 84150, USA
 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 BID PACKAGE II 08/14/2023



△	DATE	REVISION

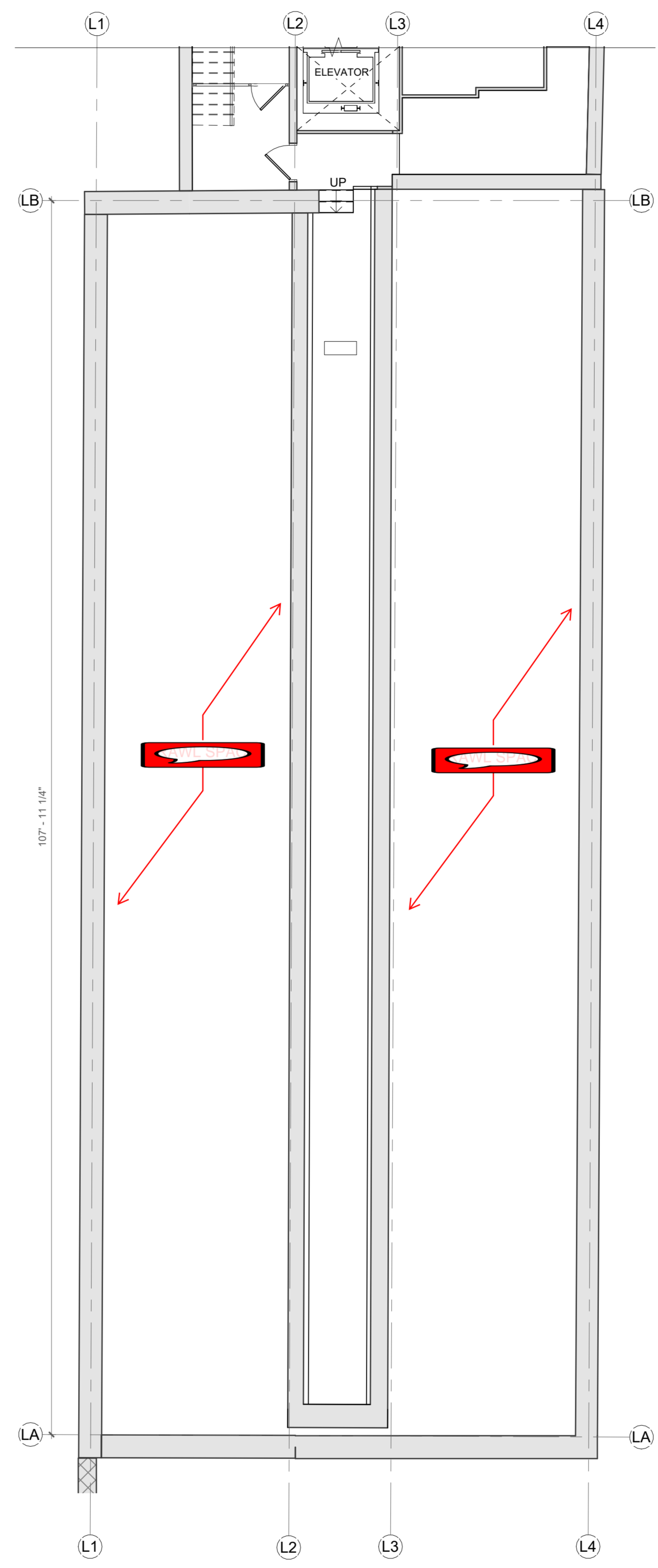
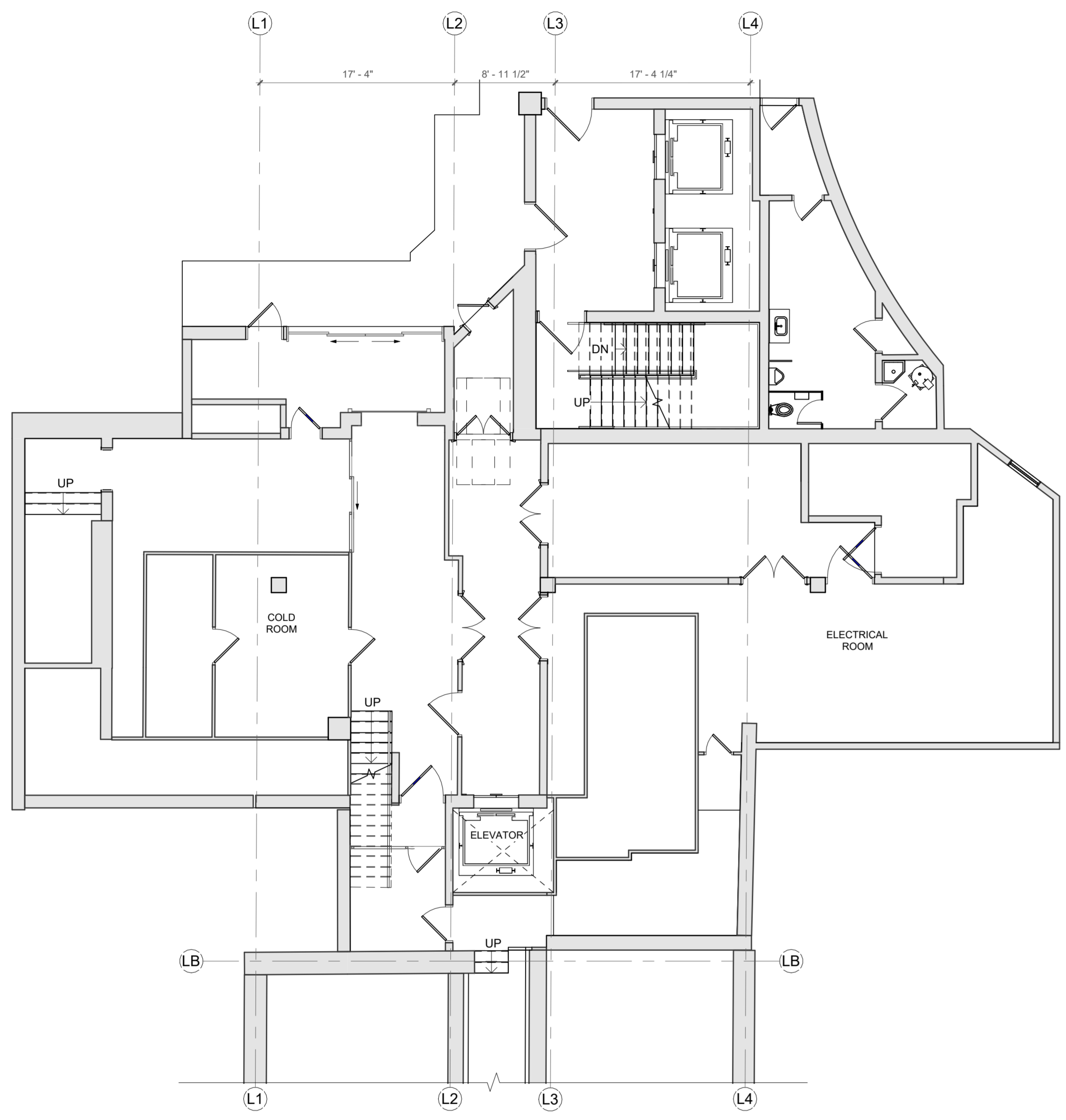
PROJECT NUMBER 22061

SITE PLAN

AS100

FFKR ARCHITECTS
 730 Pacific Avenue · Salt Lake City, Utah 84104
 O 801.521.6186 · FFKR.COM

11/08/2023 6:03:45 p. m.

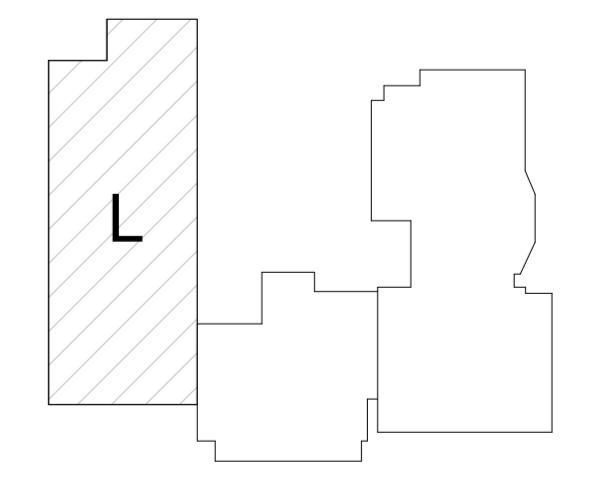


REFERENCE NOTES

EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

KEY PLAN



A1 SUB-BASEMENT FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

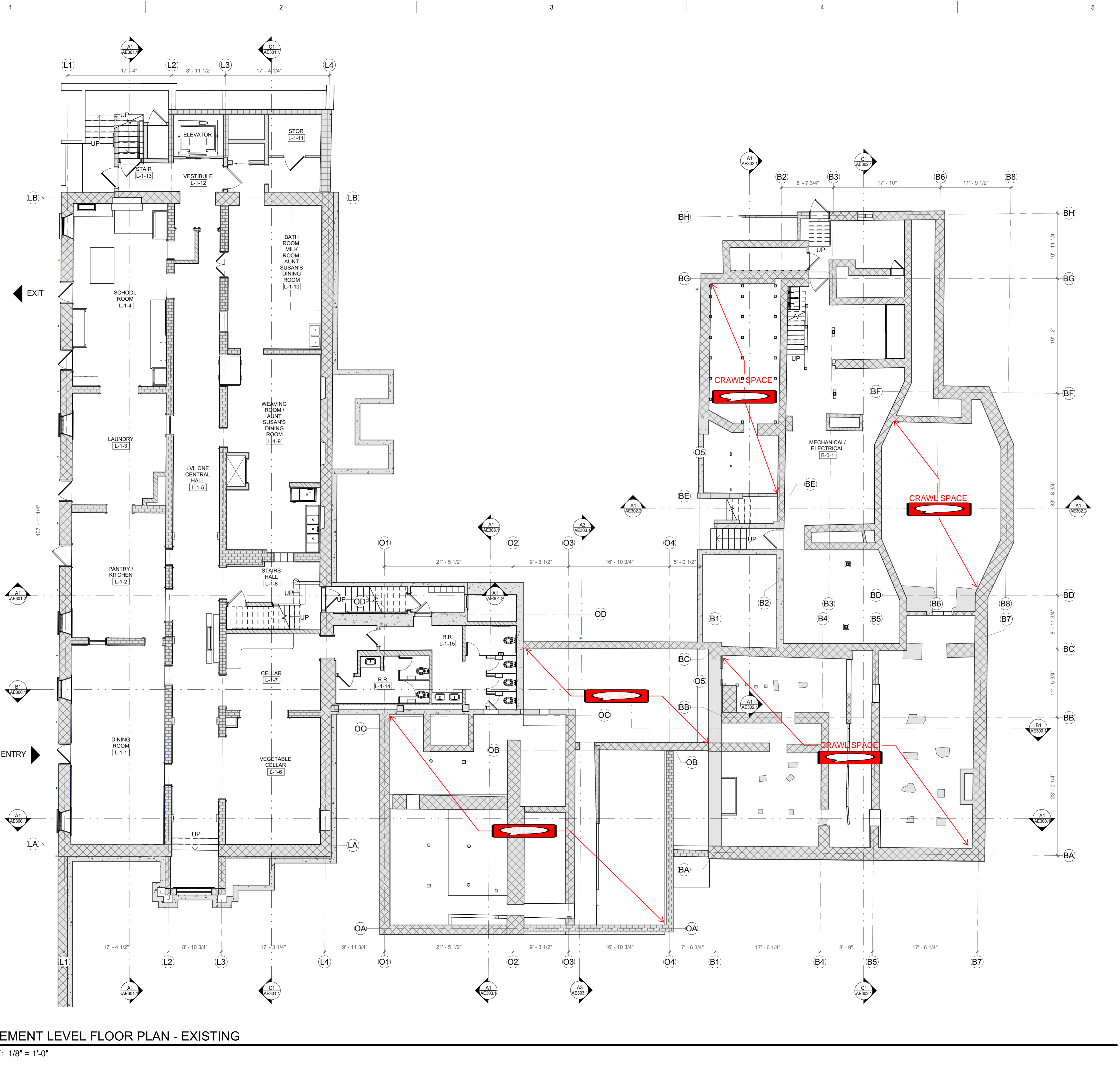


DATE	REVISION

PROJECT NUMBER 22061

SUB-BASEMENT
LEVEL FLOOR
PLAN - EXISTING

11/08/2023 6:03:47 p. m.

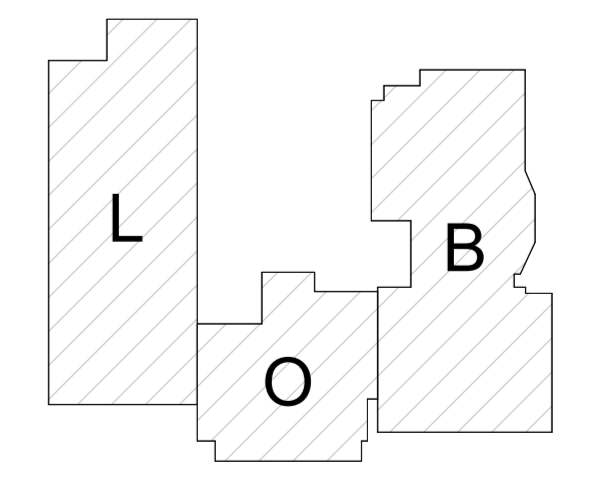


REFERENCE NOTES

EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

KEY PLAN



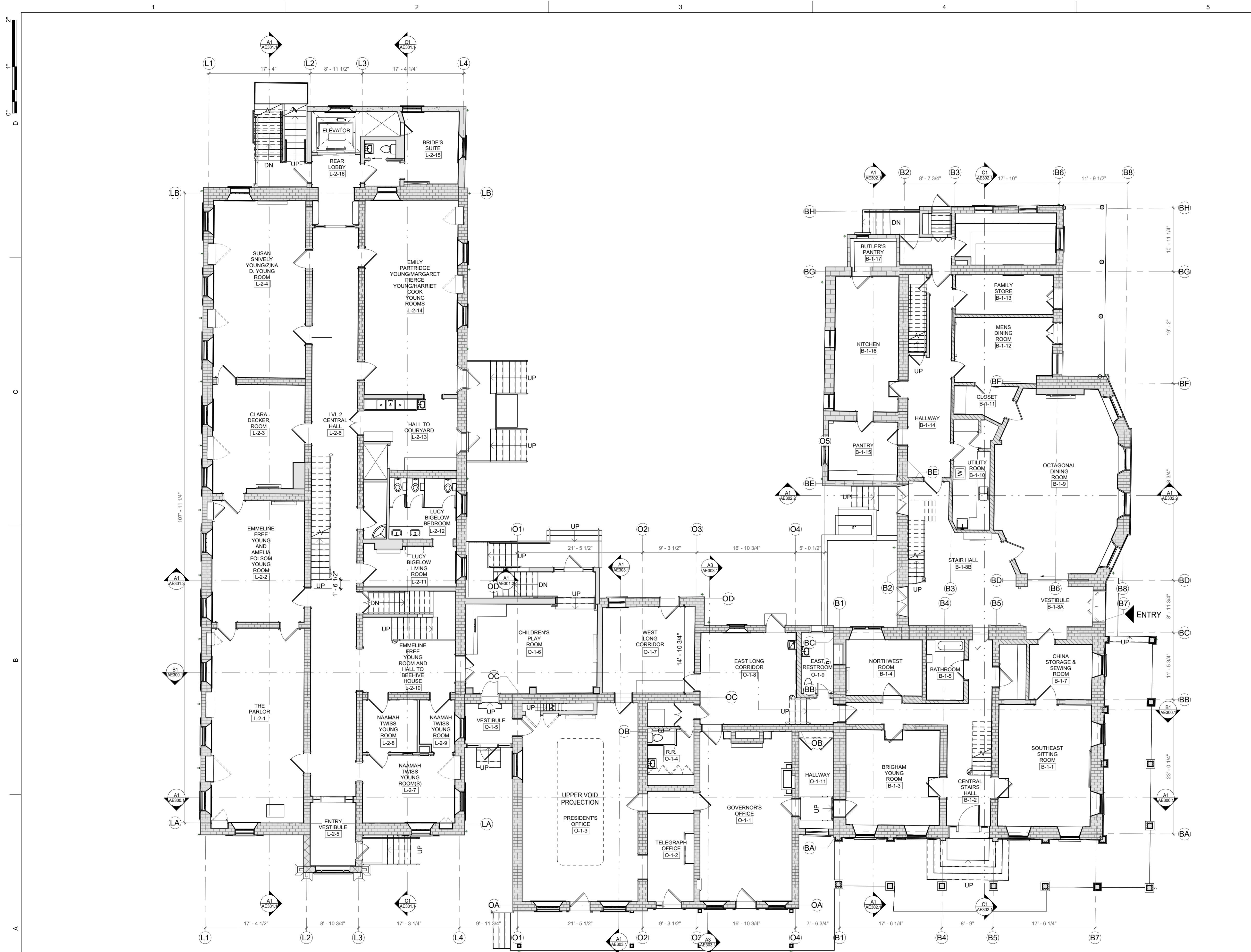
A1 BASEMENT LEVEL FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



DATE REVISION

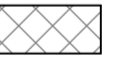
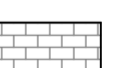



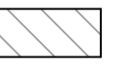
PROJECT NUMBER 22061

BASEMENT LEVEL FLOOR PLAN - EXISTING

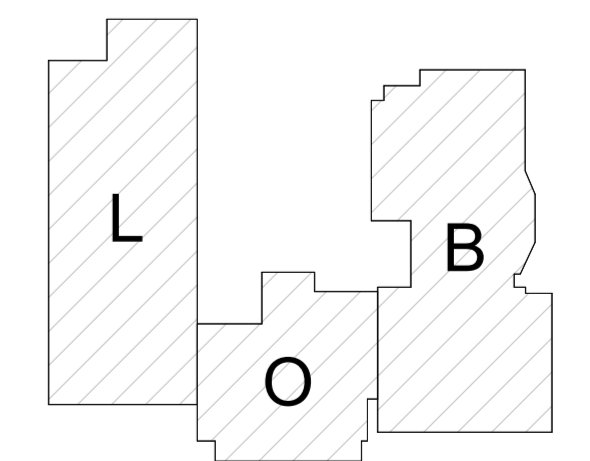


REFERENCE NOTES

EXISTING WALL LEGEND

-  STONE FOUNDATION WALLS
-  ADOBE
-  CONCRETE
-  CMU
-  WOOD FRAME
-  BRICK

KEY PLAN



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THE BEEHIVE AND LION HOUSES RESTORATION
 63 E S TEMPLE ST, SALT LAKE CITY, UT, 84150, USA
 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 BID PACKAGE II 08/14/2023



△ DATE REVISION

PROJECT NUMBER 22061

FIRST LEVEL FLOOR PLAN - EXISTING

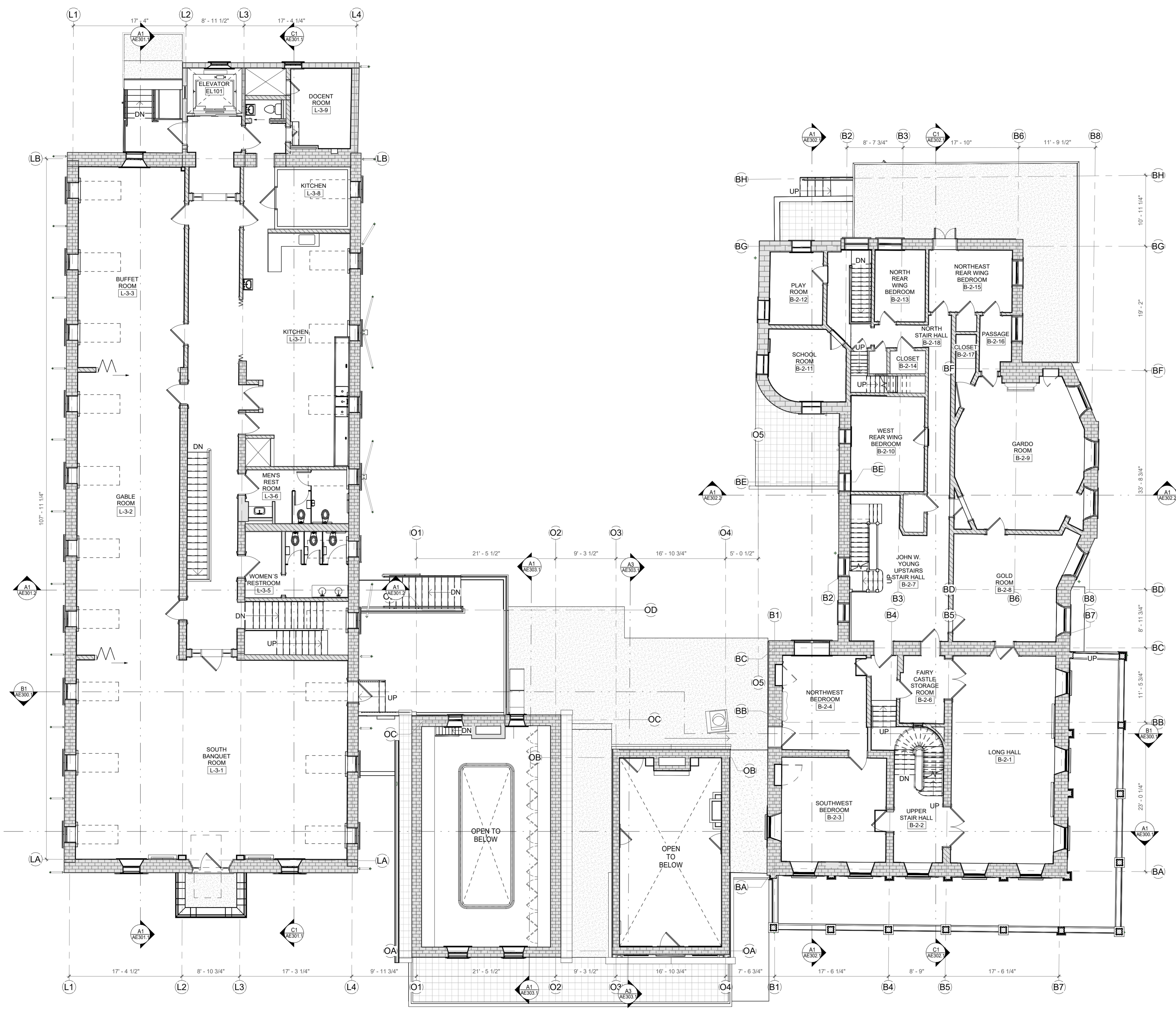
AE101

11/08/2023 6:03:50 p. m.

A1 FIRST LEVEL FLOOR PLAN - EXISTING
 SCALE: 1/8" = 1'-0"

11/08/2023 6:03:55 p. m.

A1 SECOND LEVEL FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



REFERENCE NOTES

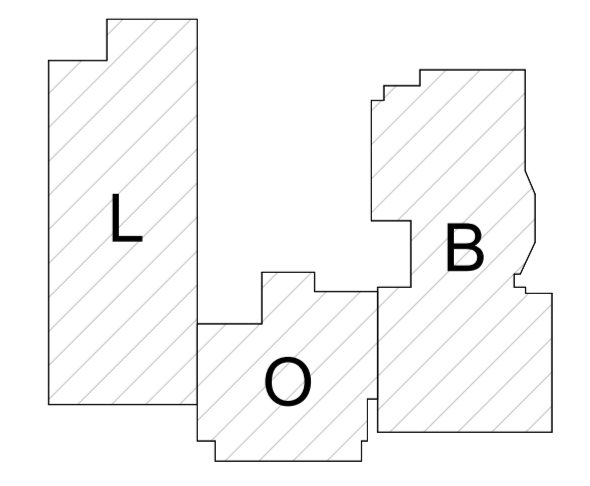
ROOFING LEGEND

- MEMBRANE ROOF
 - CEDAR SHINGLE ROOF
- ALL ROOF SHINGLES TO BE REPLACED

EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

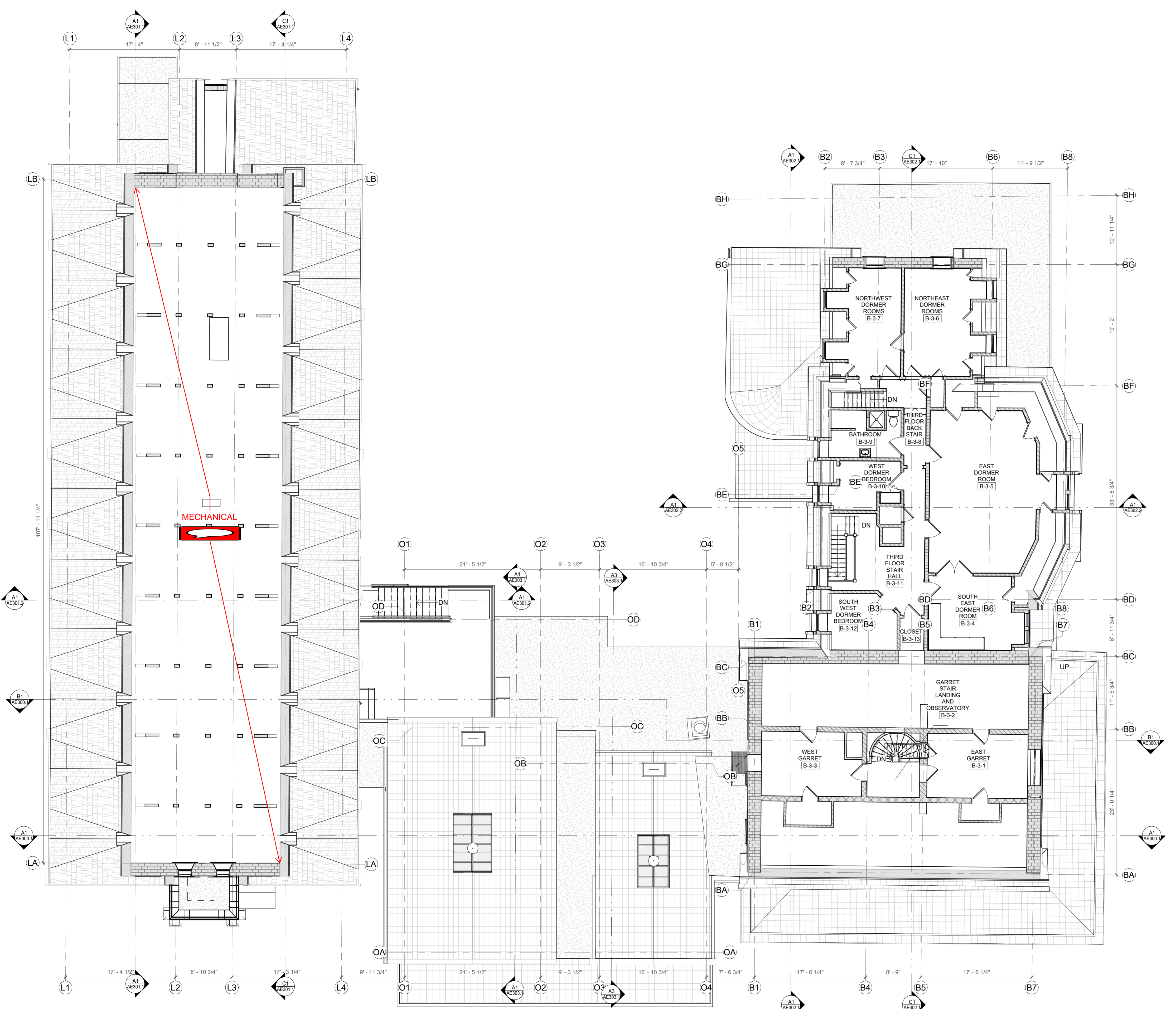
KEY PLAN



DATE REVISION

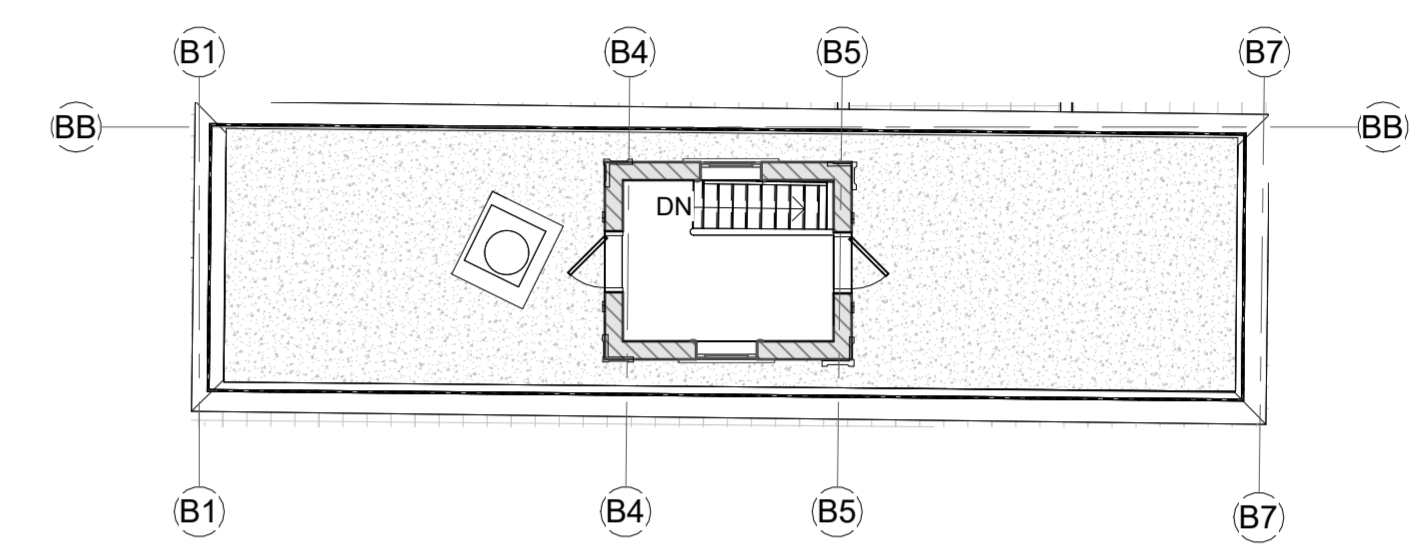
PROJECT NUMBER 22061

SECOND LEVEL FLOOR PLAN - EXISTING




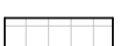
A1 THIRD FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

REFERENCE NOTES


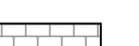
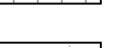
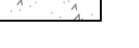
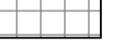
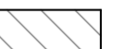


C5 FOURTH LEVEL FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

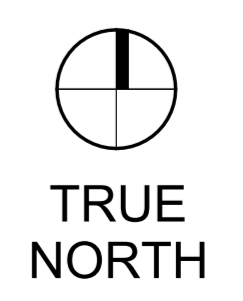
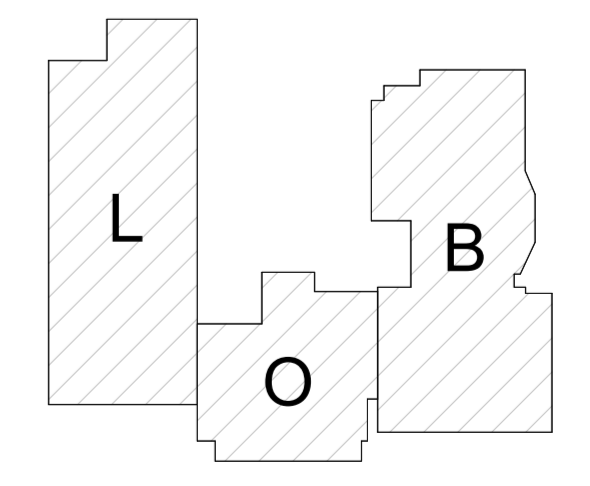
ROOFING LEGEND

-  MEMBRANE ROOF
 -  CEDAR SHINGLE ROOF
- ALL ROOF SHINGLES TO BE REPLACED

EXISTING WALL LEGEND

-  STONE FOUNDATION WALLS
-  ADOBE
-  CONCRETE
-  CMU
-  WOOD FRAME
-  BRICK

KEY PLAN

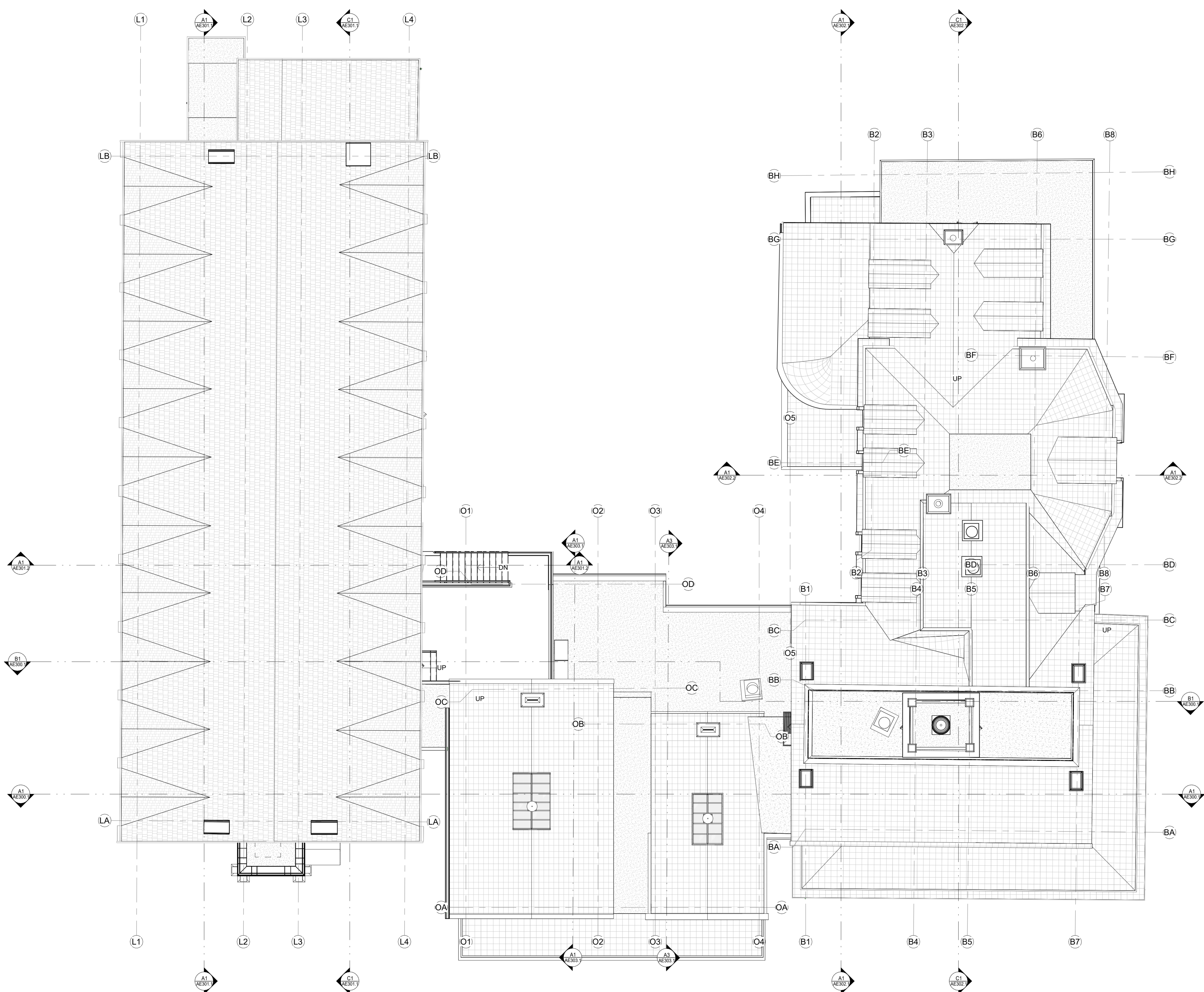


△ DATE REVISION

PROJECT NUMBER 22061

THIRD AND FOURTH FLOOR PLANS - EXISTING

11/08/2023 6:04:03 p. m.



REFERENCE NOTES

- ALL ROOF SHINGLES TO BE REPLACED
- ROOFING LEGEND**
- MEMBRANE ROOF
 - CEDAR SHINGLE ROOF
- LEGEND ROOF TYPES**
- MEMBRANE ROOF
 - ASPHALT SHINGLE ROOF
 - SLATE ROOF
- KEY PLAN**
-
- TRUE NORTH

A1 ROOF PLAN - EXISTING
SCALE: 1/8" = 1'-0"



DATE	REVISION

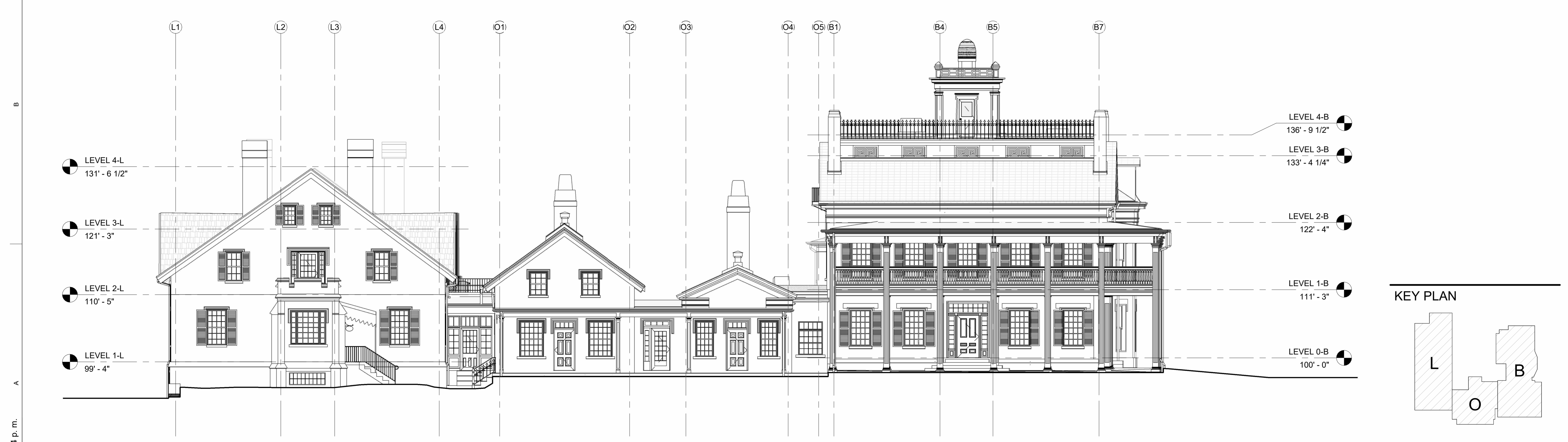
PROJECT NUMBER 22061

ROOF PLAN - EXISTING



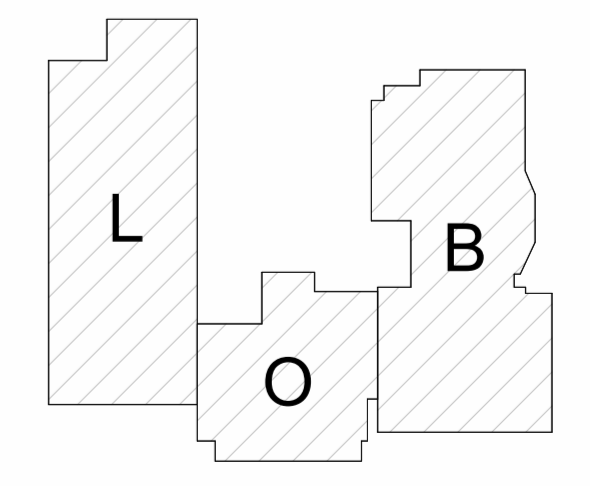
REFERENCE NOTES

C1 NORTH OVERALL EXTERIOR ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



A1 SOUTH OVERALL EXTERIOR ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

KEY PLAN



NOTE: THIS SHEET IS INTENDED TO BE FOR REFERENCE ONLY



DATE	REVISION

PROJECT NUMBER 22061

OVERALL EXTERIOR ELEVATIONS - EXISTING

11/08/2023 6:04:23 p. m.

1 2 3 4 5

REFERENCE NOTES



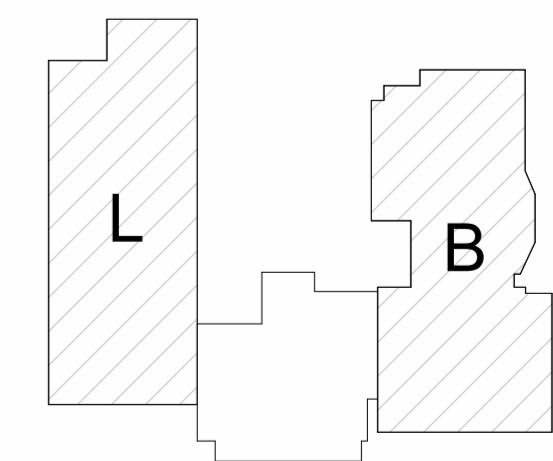
C1 WEST OVERALL EXTERIOR ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

A B C D



A1 EAST OVERALL EXTERIOR ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

KEY PLAN



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63 E S TEMPLE ST, SALT LAKE CITY, UT, 84150, USA
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
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PROJECT NUMBER 22061

OVERALL EXTERIOR ELEVATIONS - EXISTING

NOTE: THIS SHEET IS INTENDED TO BE FOR REFERENCE ONLY

AE200.2

11/08/2023 6:04:28 p. m.

D
0'
1'2'

C

B

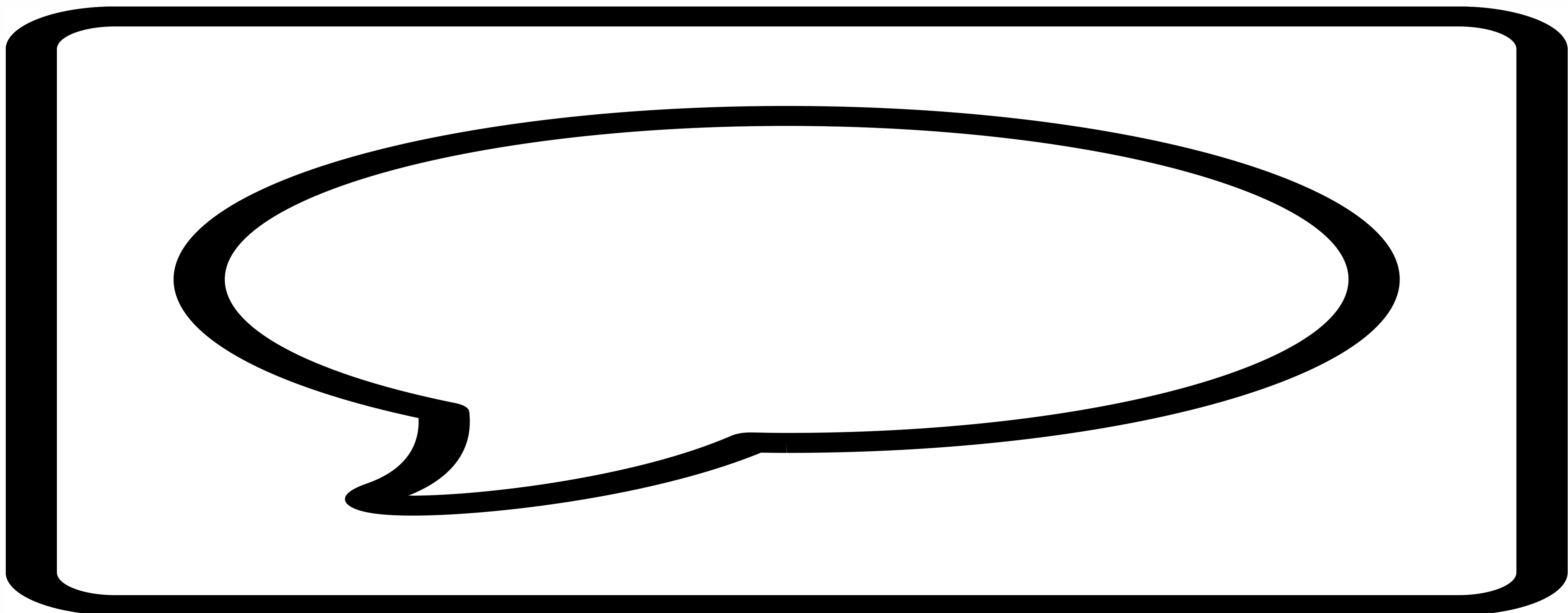
A

1 2 3 4 5

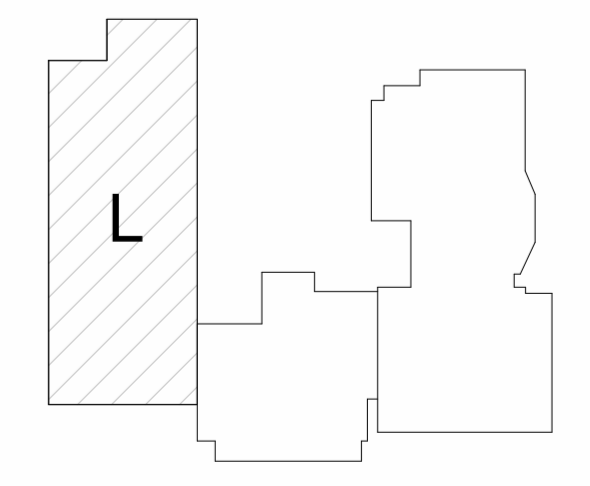


REFERENCE NOTES

C1 EAST EXTERIOR ELEVATION - LION HOUSE
SCALE: 1/8" = 1'-0"



KEY PLAN



NOTE: THIS SHEET IS INTENDED TO BE FOR REFERENCE ONLY

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THE BEEHIVE AND LION HOUSES RESTORATION
63 E S TEMPLE ST, SALT LAKE CITY, UT, 84150, USA
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
BID PACKAGE II 08/14/2023



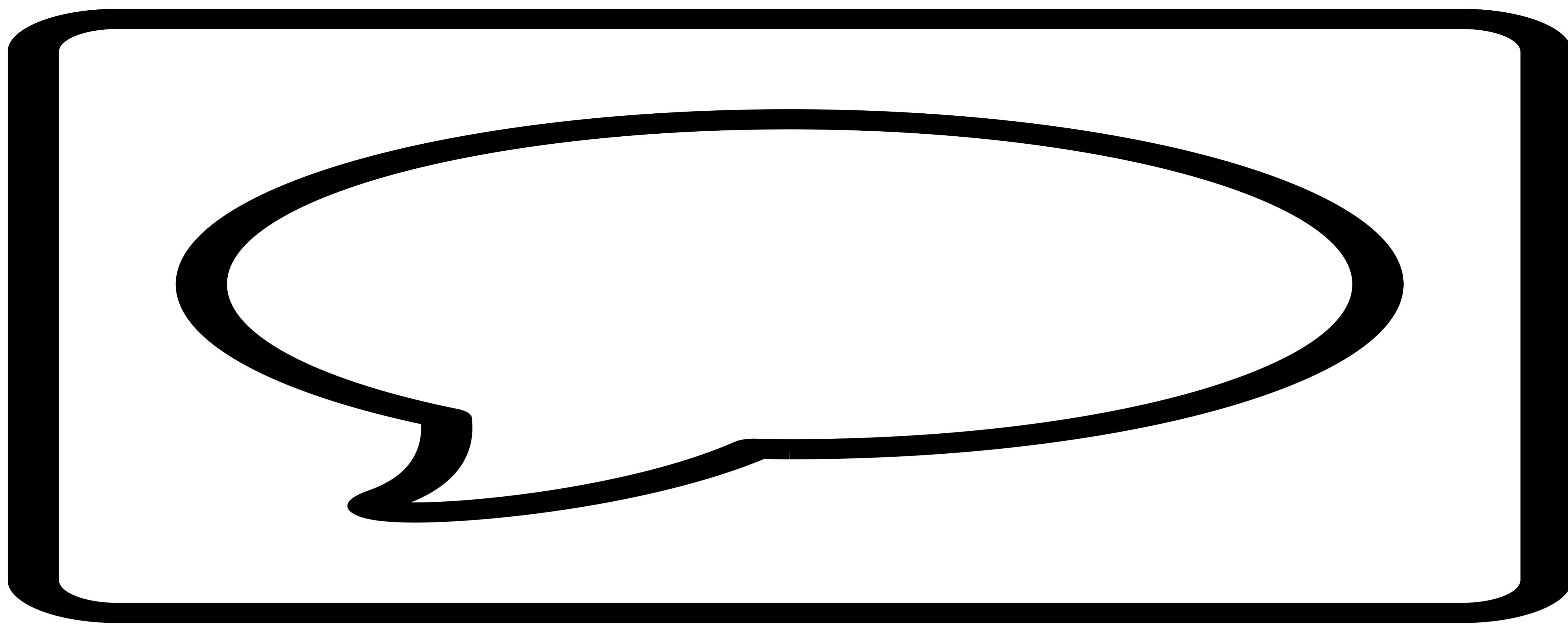
△ DATE REVISION

PROJECT NUMBER 22061

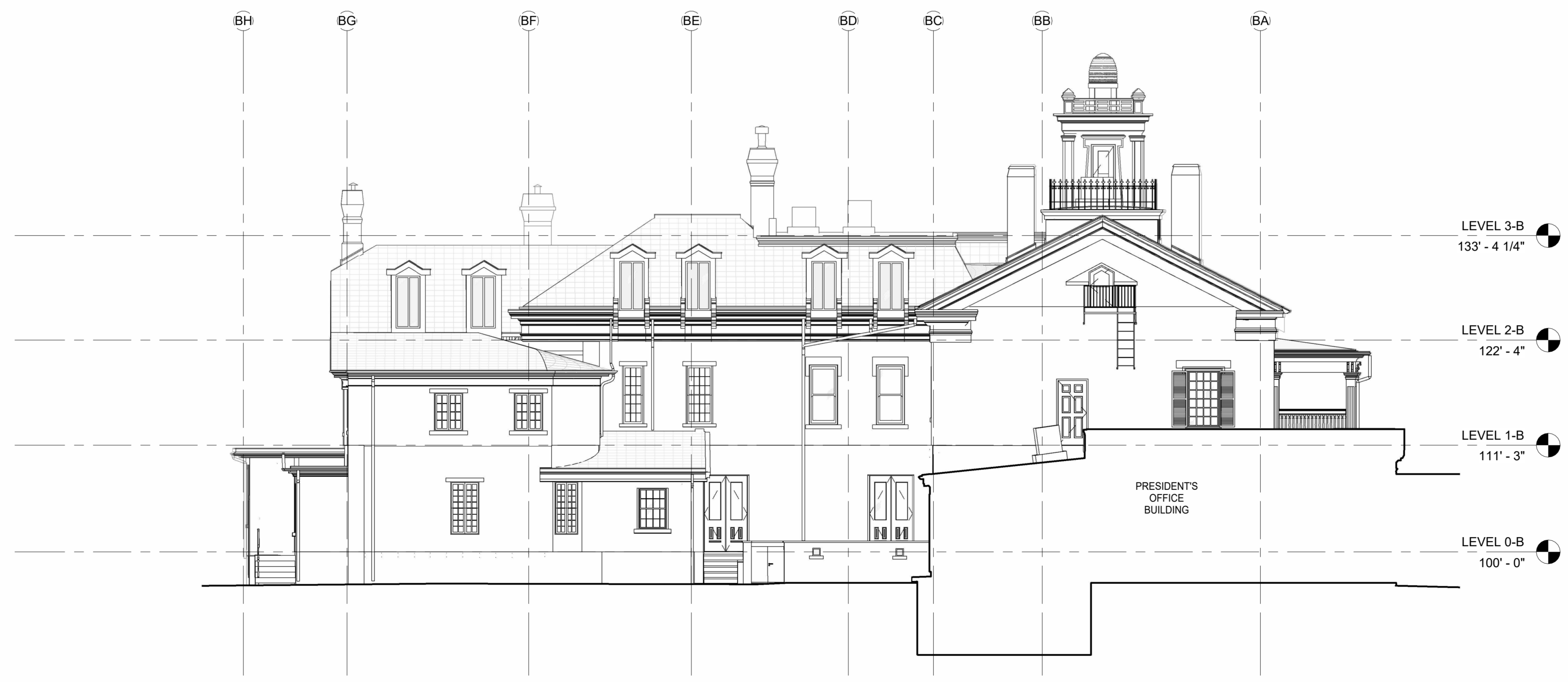
LION HOUSE
EXTERIOR
ELEVATIONS -
EXISTING

AE201.1

11/08/2023 6:04:40 p. m.

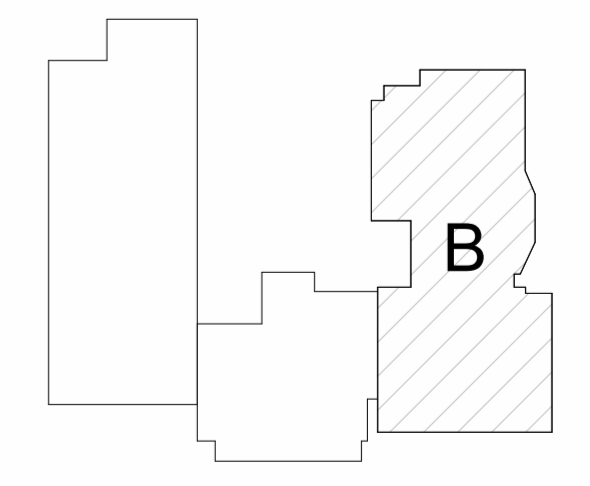


REFERENCE NOTES



A1 WEST EXTERIOR ELEVATION - BEEHIVE HOUSE
SCALE: 1/8" = 1'-0"

KEY PLAN



FFKR ARCHITECTS
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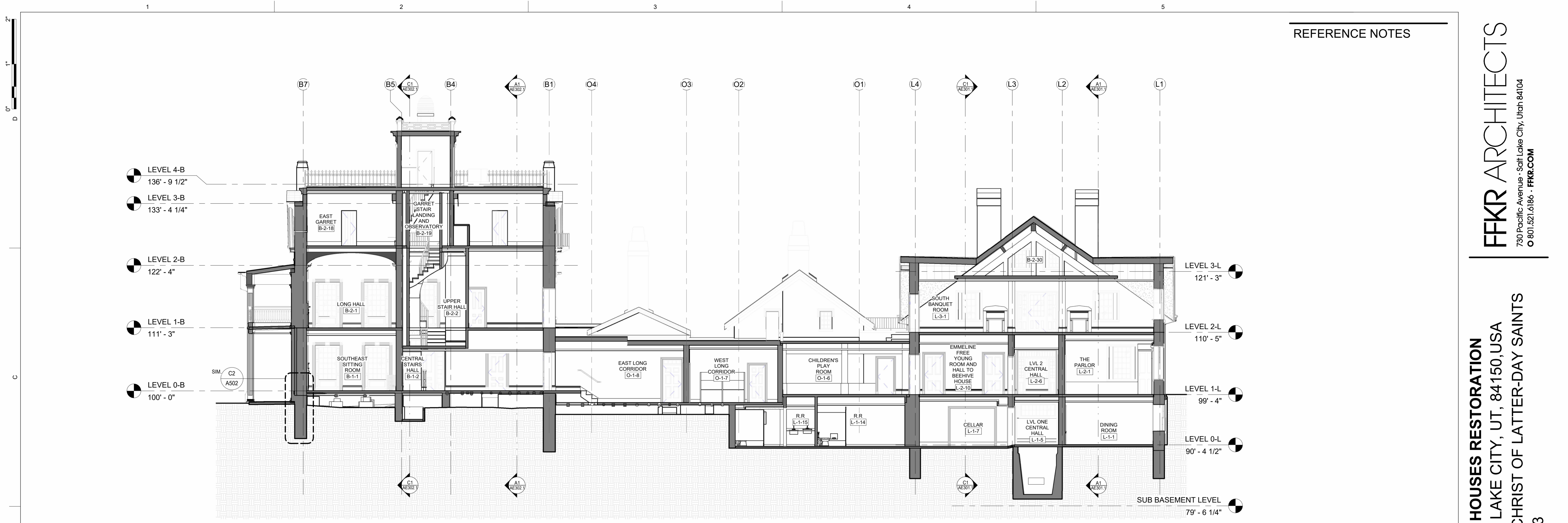
△ DATE REVISION

PROJECT NUMBER 22061

BEEHIVE HOUSE
EXTERIOR
ELEVATIONS -
EXISTING

AE202.1

NOTE: THIS SHEET IS INTENDED TO BE FOR REFERENCE ONLY



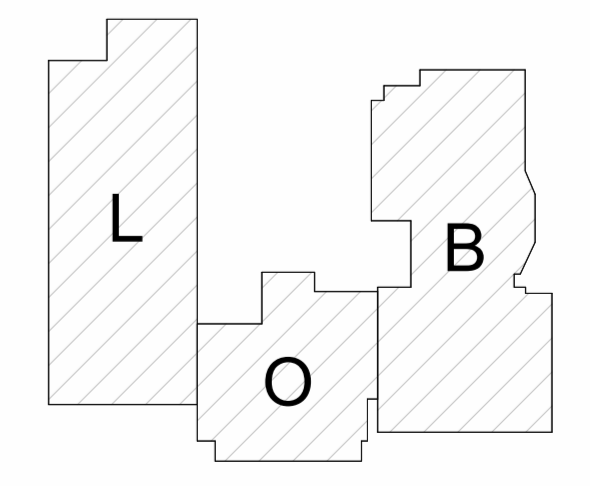
REFERENCE NOTES

B1 CENTRAL EXHIBIT HALLWAY SECTION - EXISTING
SCALE: 1/8" = 1'-0"



A1 ENTRANCE HALL SECTION - EXISTING
SCALE: 1/8" = 1'-0"

KEY PLAN



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OVERALL BUILDING SECTIONS - EXISTING

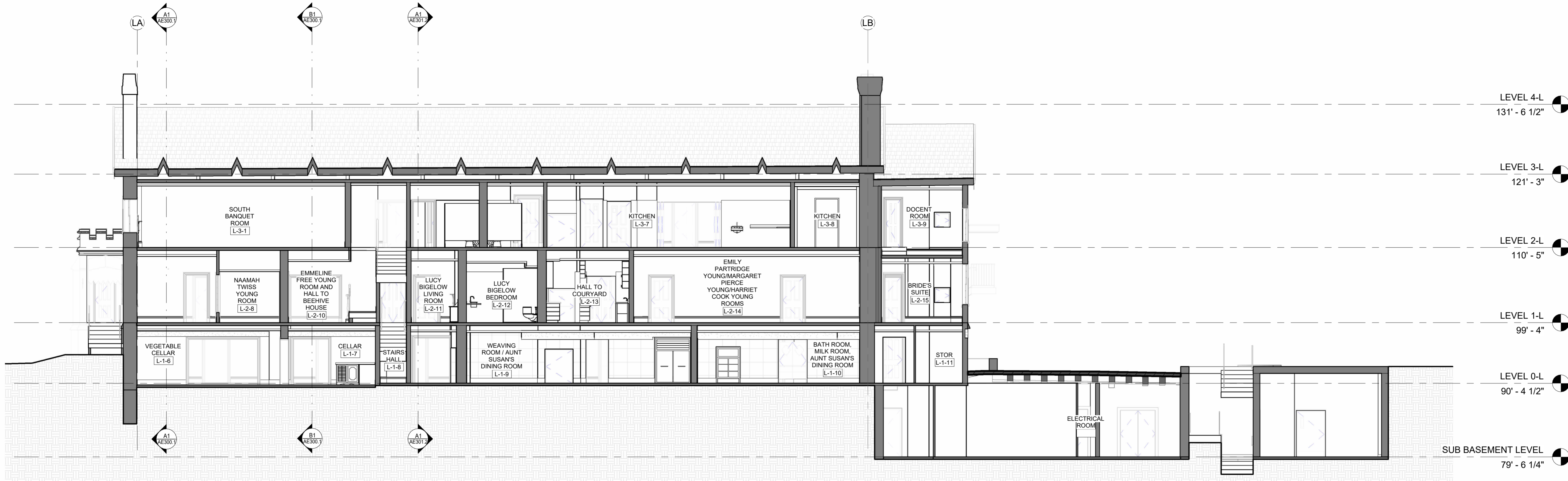
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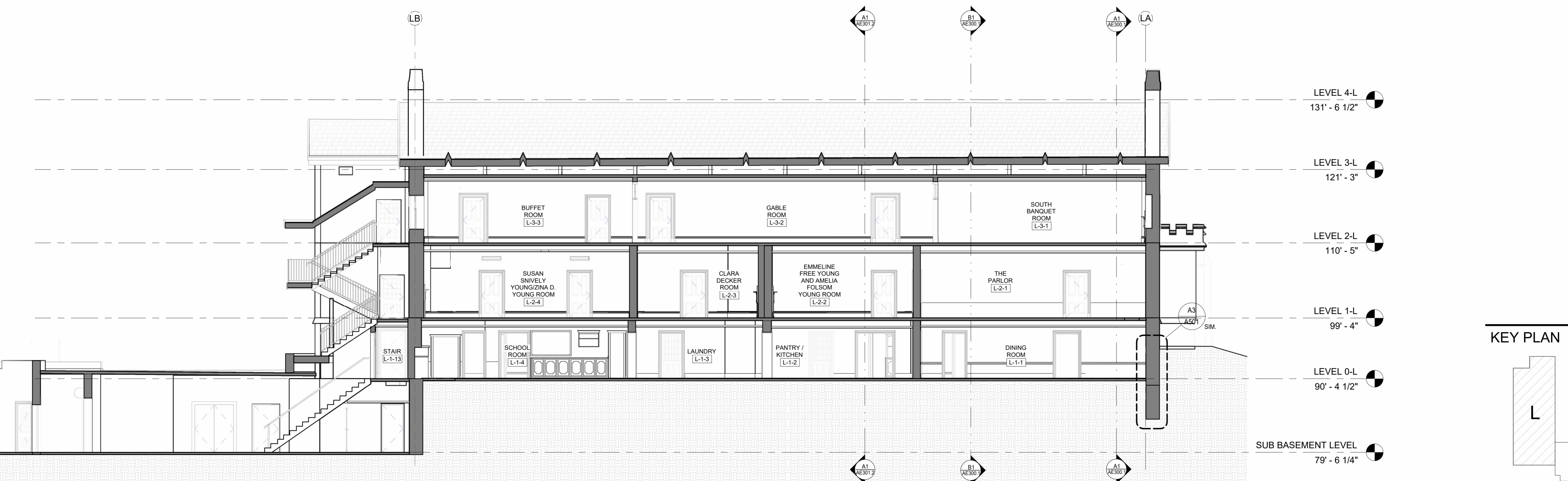
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REFERENCE NOTES

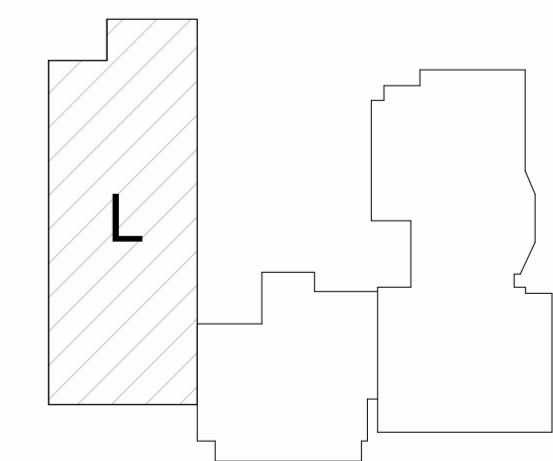


C1 LION HOUSE LONGITUDINAL SECTION A2 - EXISTING
SCALE: 1/8" = 1'-0"



A1 LION HOUSE LONGITUDINAL SECTION A1 - EXISTING
SCALE: 1/8" = 1'-0"

KEY PLAN



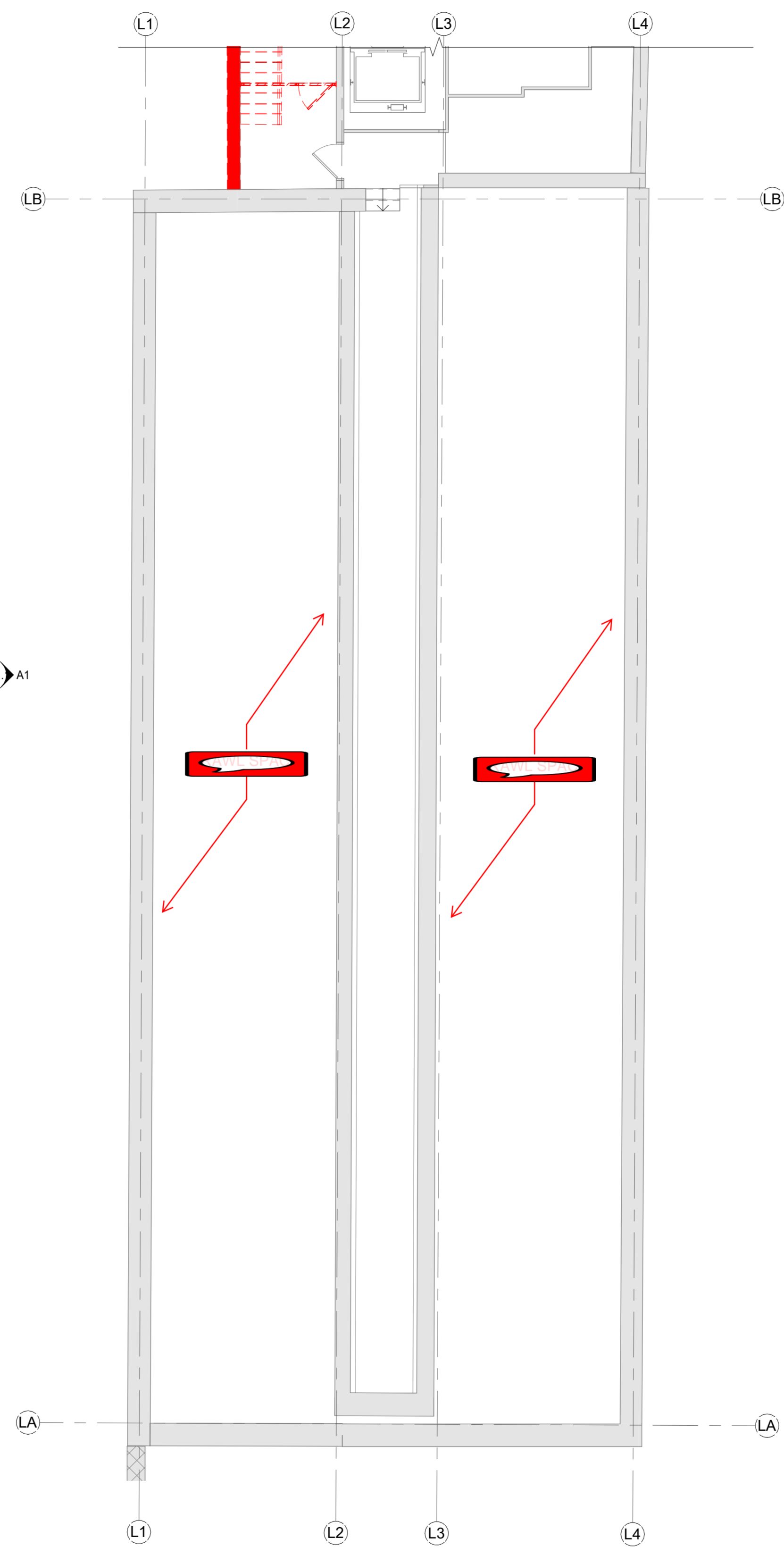
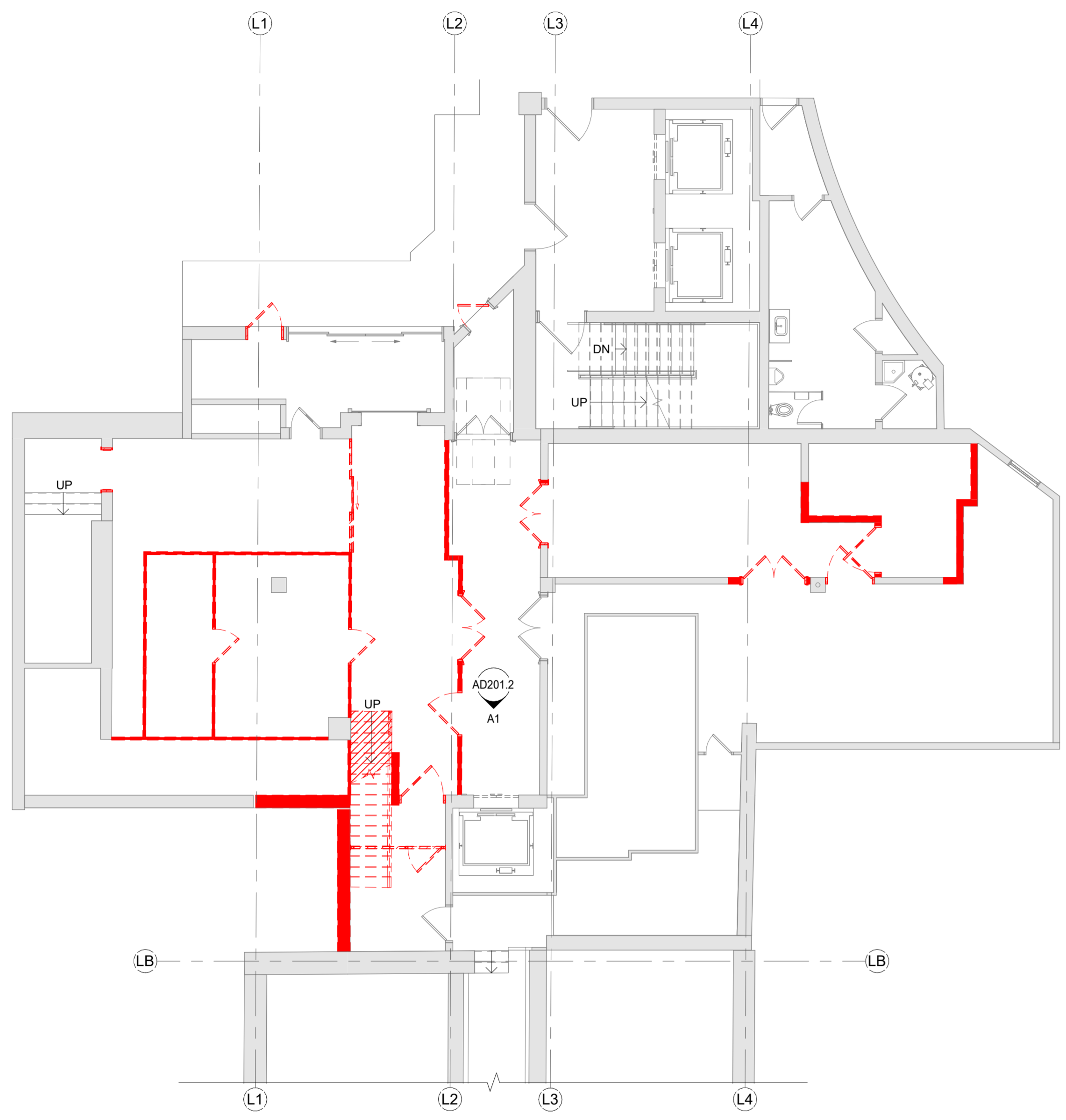
DATE REVISION

PROJECT NUMBER 22061

LION HOUSE BUILDING SECTIONS - EXISTING

NOTE: THIS SHEET IS INTENDED TO BE FOR REFERENCE ONLY

11/08/2023 6:01:26 p. m.



REFERENCE NOTES

GENERAL NOTES
DEMOLITION

- A. PERFORM DEMOLITION WORK SHOWN ON DRAWINGS AND RELATED INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE NEW CONSTRUCTION WORK.
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- J. DEMOLISH EXISTING CASEWORK UNLESS NOTED OTHERWISE.

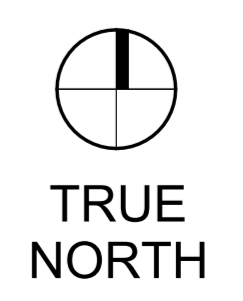
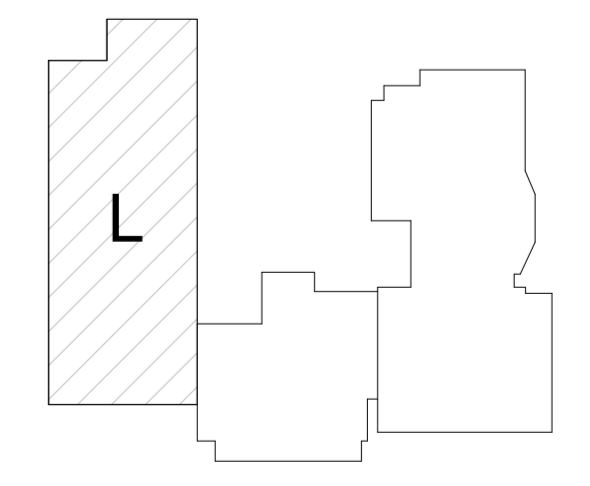
EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

DEMO LEGEND

- DEMOLISH AND REMOVE
- EXISTING WALL TO REMAIN

KEY PLAN

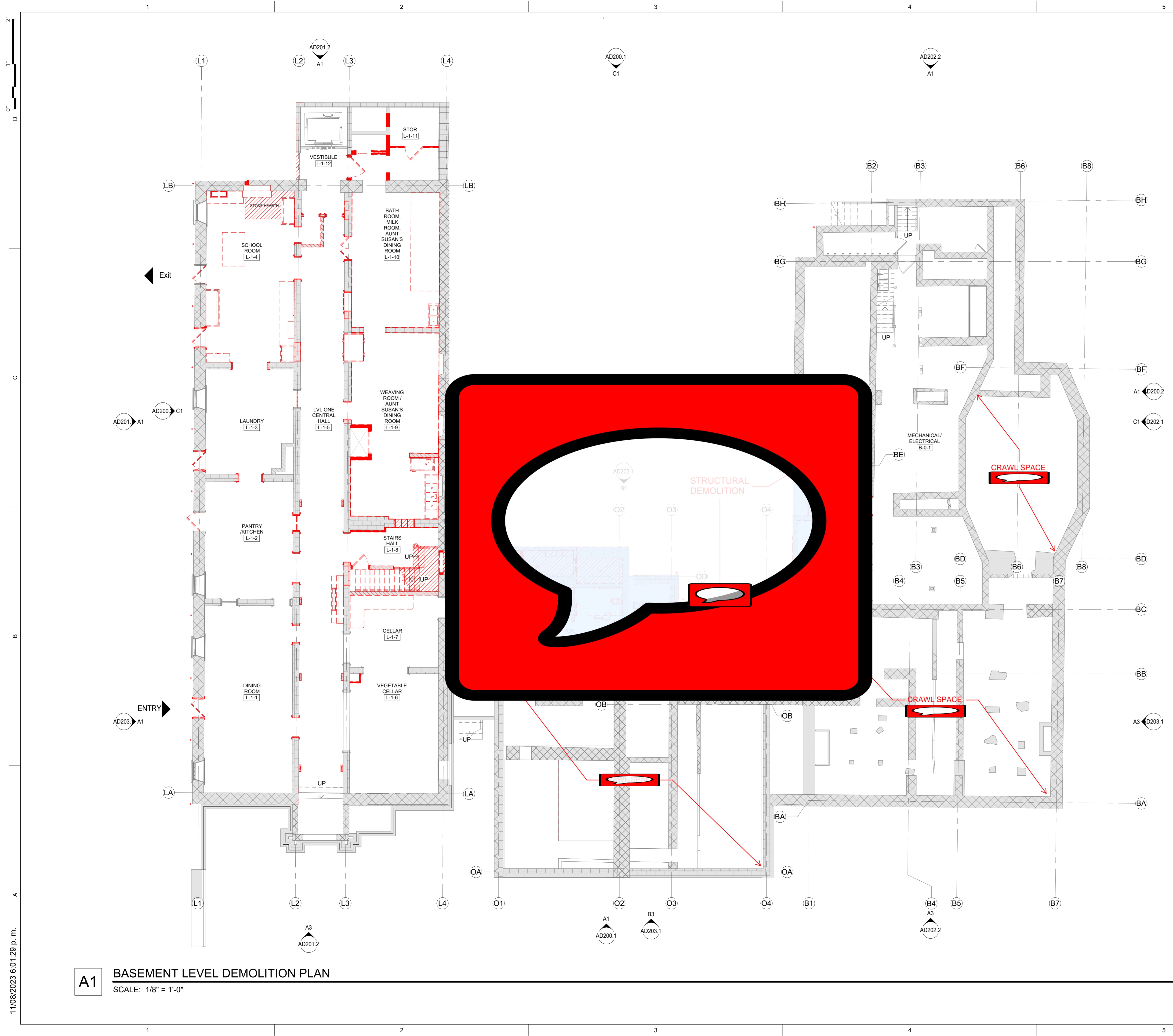


△	DATE	REVISION

PROJECT NUMBER 22061

SUB-BASEMENT LEVEL - DEMO PLAN

A1 SUB-BASEMENT LEVEL DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"



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GENERAL NOTES
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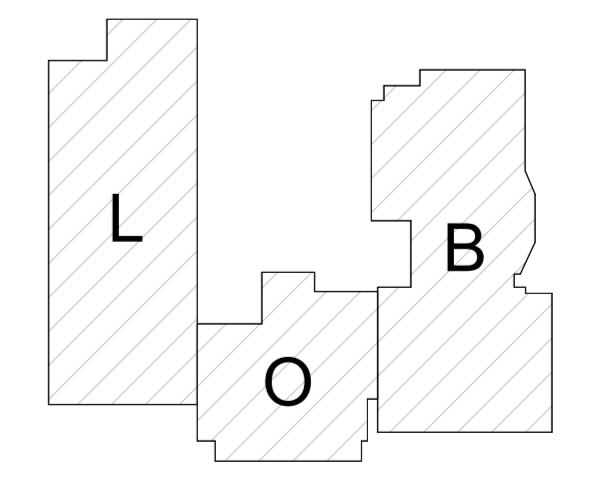
EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

DEMO LEGEND

- DEMOLISH AND REMOVE
- EXISTING WALL TO REMAIN

KEY PLAN



DATE REVISION

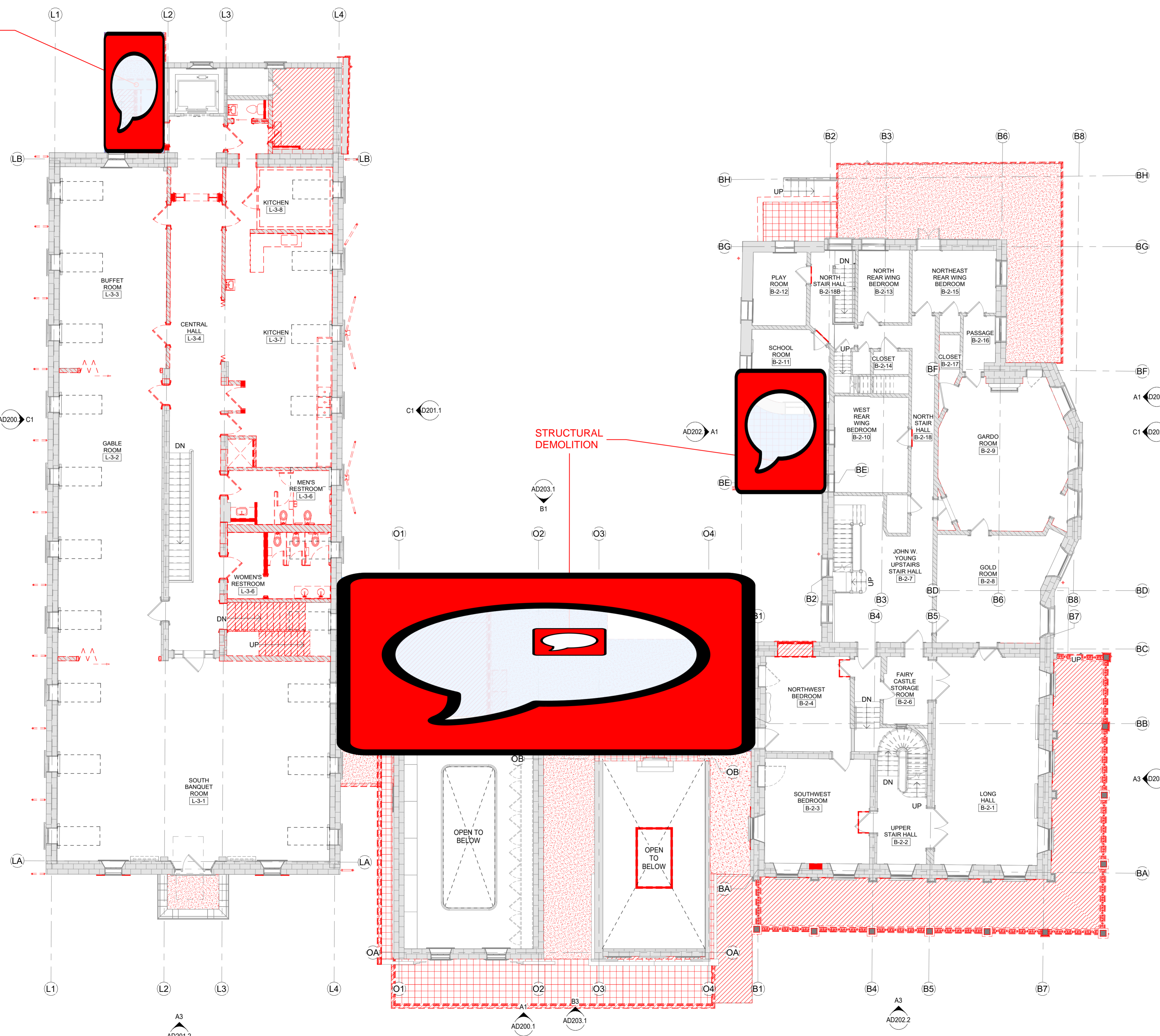
PROJECT NUMBER 22061

BASEMENT LEVEL - DEMO PLAN

A1 BASEMENT LEVEL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

11/08/2023 6:02:11 p. m.

STRUCTURAL DEMOLITION



STRUCTURAL DEMOLITION

REFERENCE NOTES

GENERAL NOTES DEMOLITION

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DEMO ROOF LEGEND

- MEMBRANE ROOF
- ASPHALT SHINGLE ROOF
- SLATE ROOF

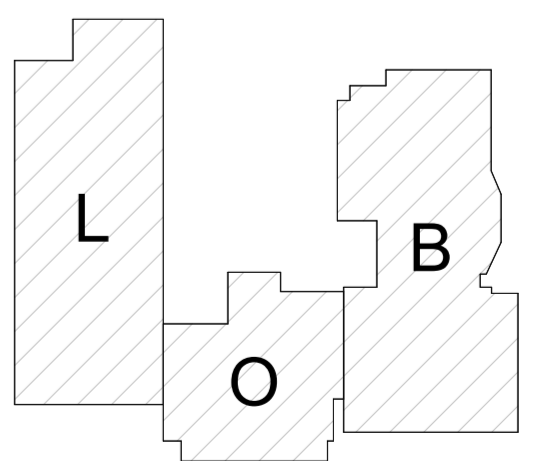
EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

DEMO LEGEND

- DEMOLISH AND REMOVE
- EXISTING WALL TO REMAIN

KEY PLAN



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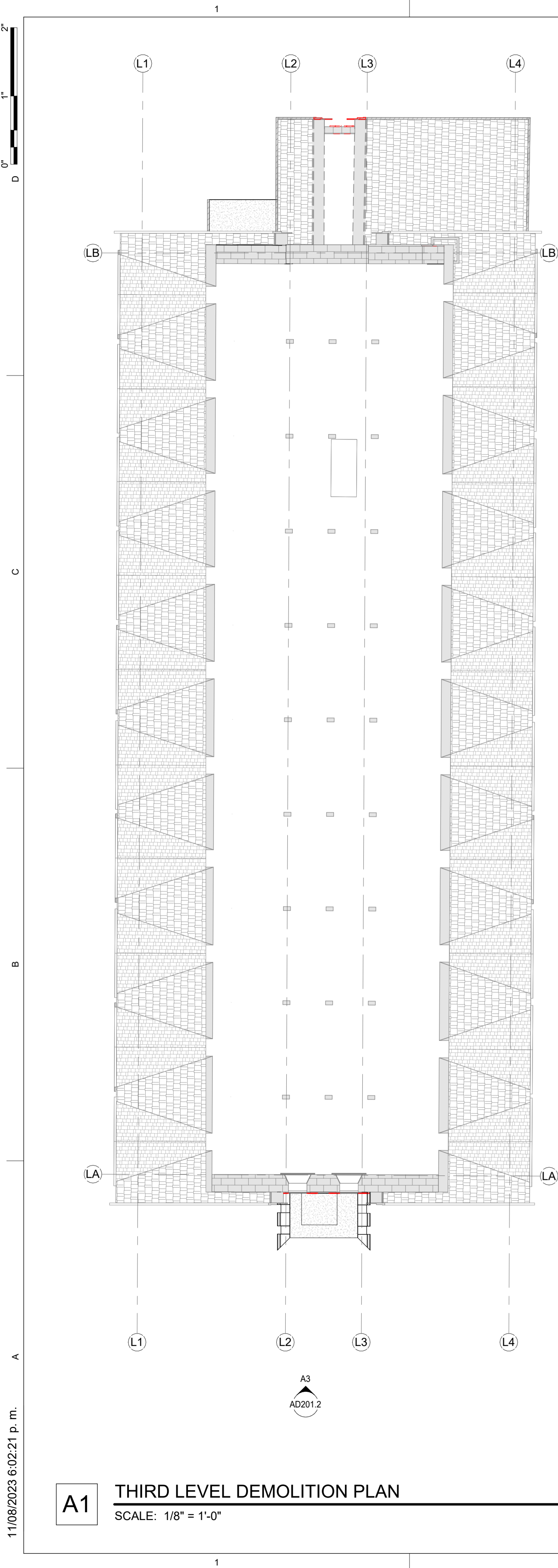
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PROJECT NUMBER 22061

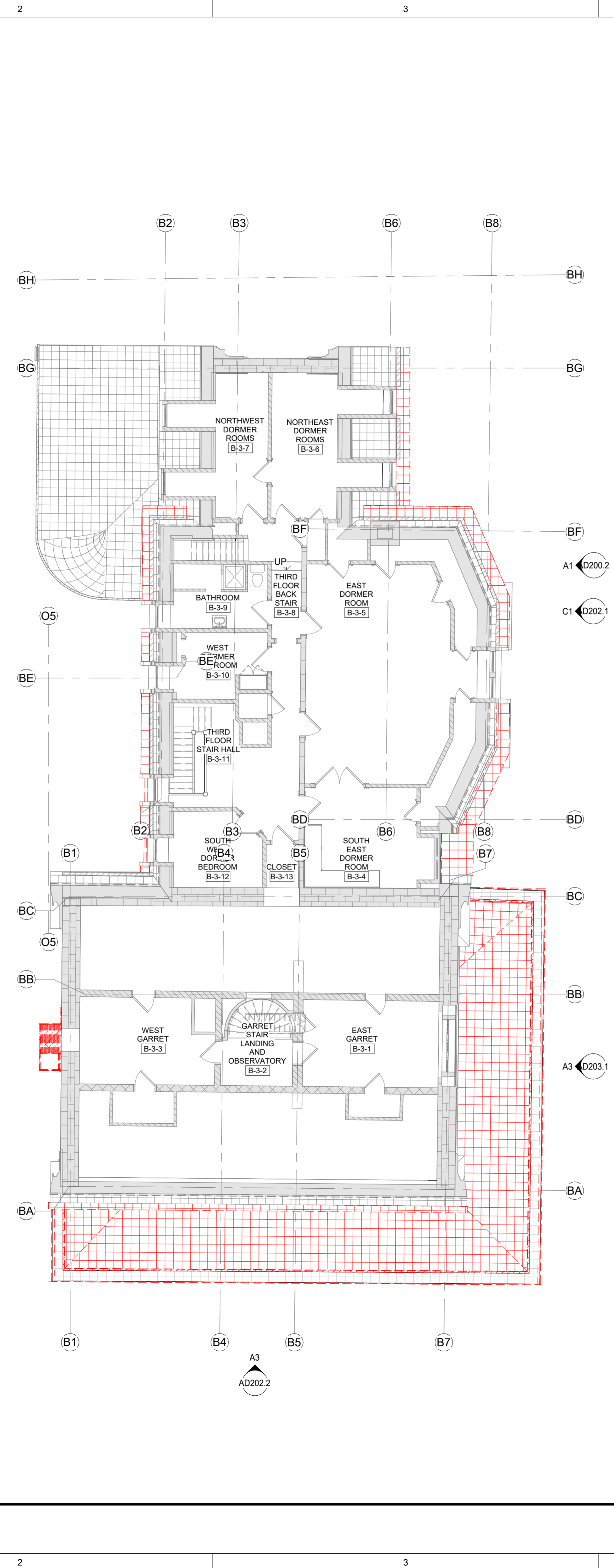
SECOND LEVEL - DEMO PLAN

AD102

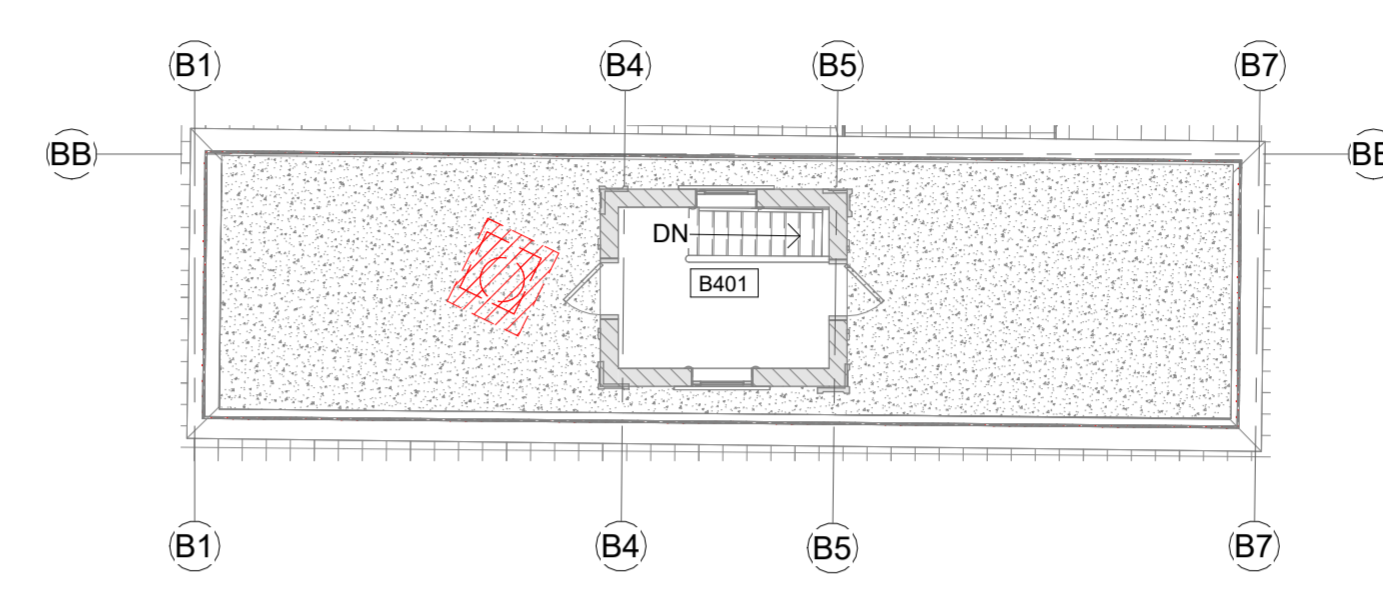
A1 SECOND LEVEL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



A1 THIRD LEVEL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



D4 FOURTH LEVEL PLAN DEMO
SCALE: 1/8" = 1'-0"



REFERENCE NOTES

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DEMOLITION**

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- J. DEMOLISH EXISTING CASEWORK UNLESS NOTED OTHERWISE.

DEMO ROOF LEGEND

- MEMBRANE ROOF
- ASPHALT SHINGLE ROOF
- SLATE ROOF

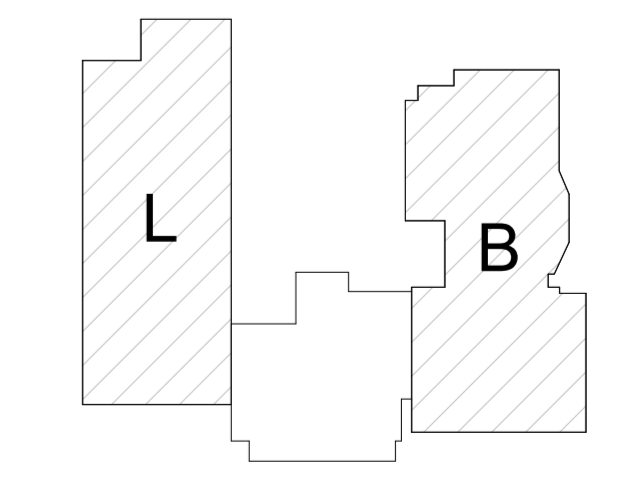
EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

DEMO LEGEND

- DEMOLISH AND REMOVE
- EXISTING WALL TO REMAIN

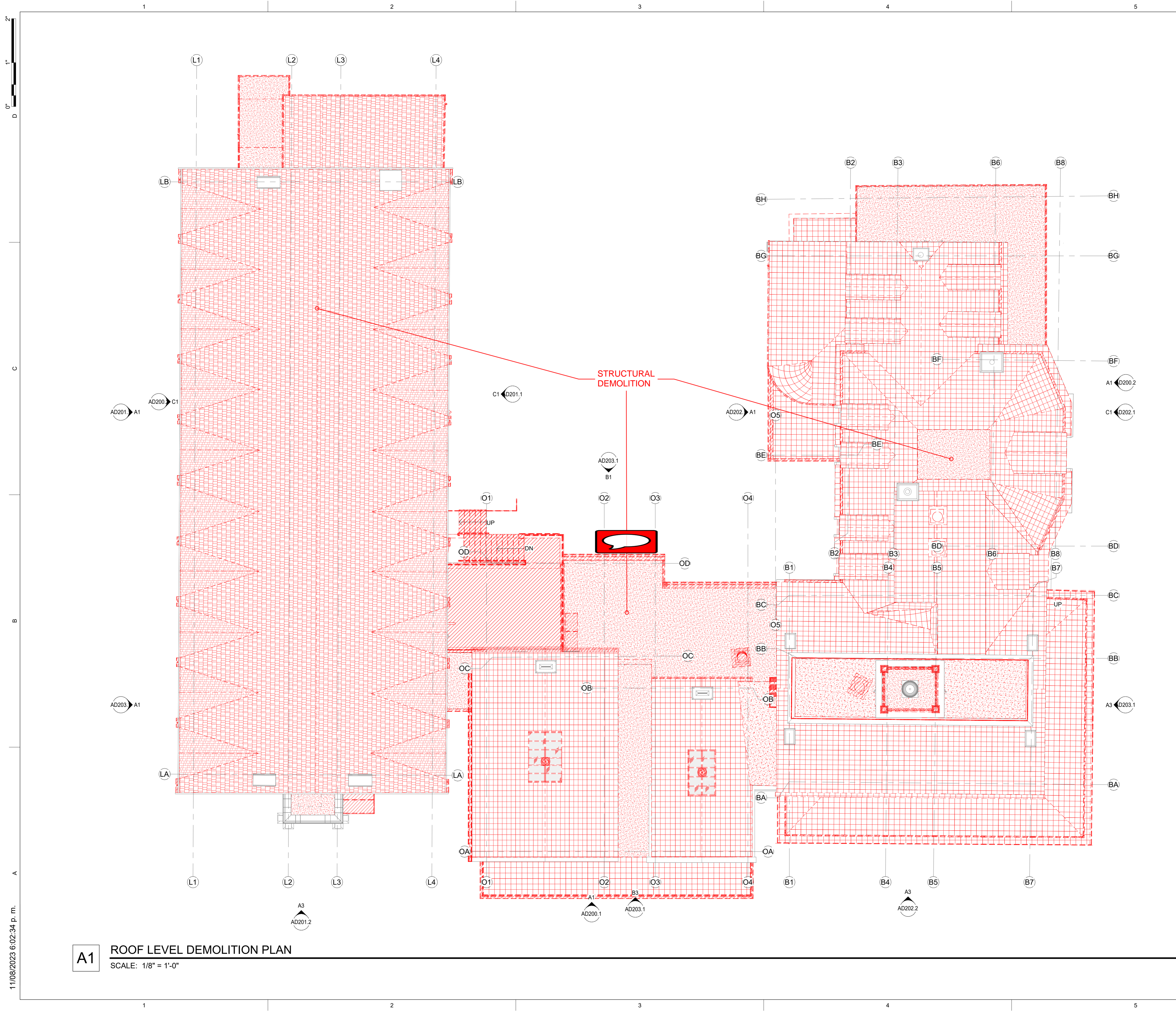
KEY PLAN



DATE	REVISION

PROJECT NUMBER 22061

THIRD AND FOURTH LEVEL - DEMO PLAN



REFERENCE NOTES

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DEMOLITION

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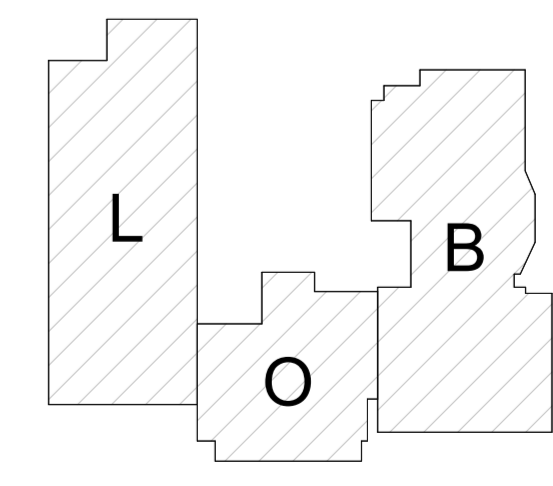
DEMO ROOF LEGEND

- MEMBRANE ROOF
- ASPHALT SHINGLE ROOF
- SLATE ROOF

DEMO LEGEND

- DEMOLISH AND REMOVE
- EXISTING WALL TO REMAIN

KEY PLAN



△ DATE REVISION

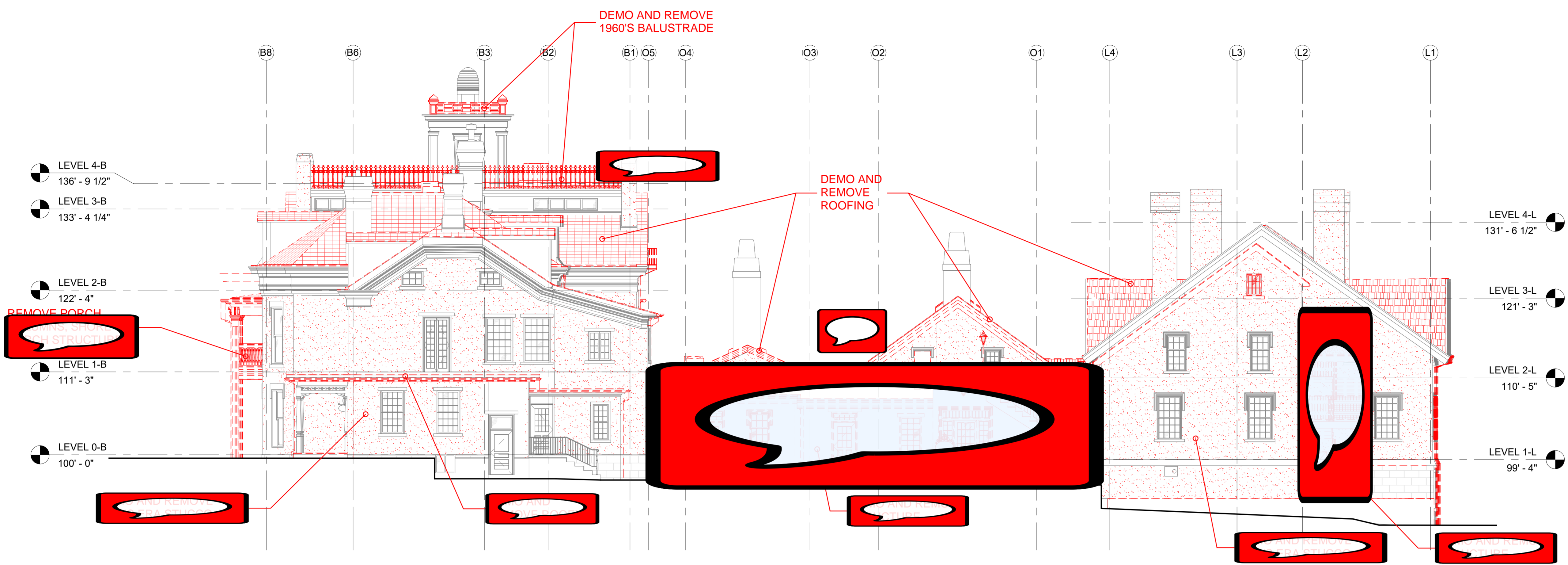
PROJECT NUMBER 22061

ROOF LEVEL - DEMO PLAN

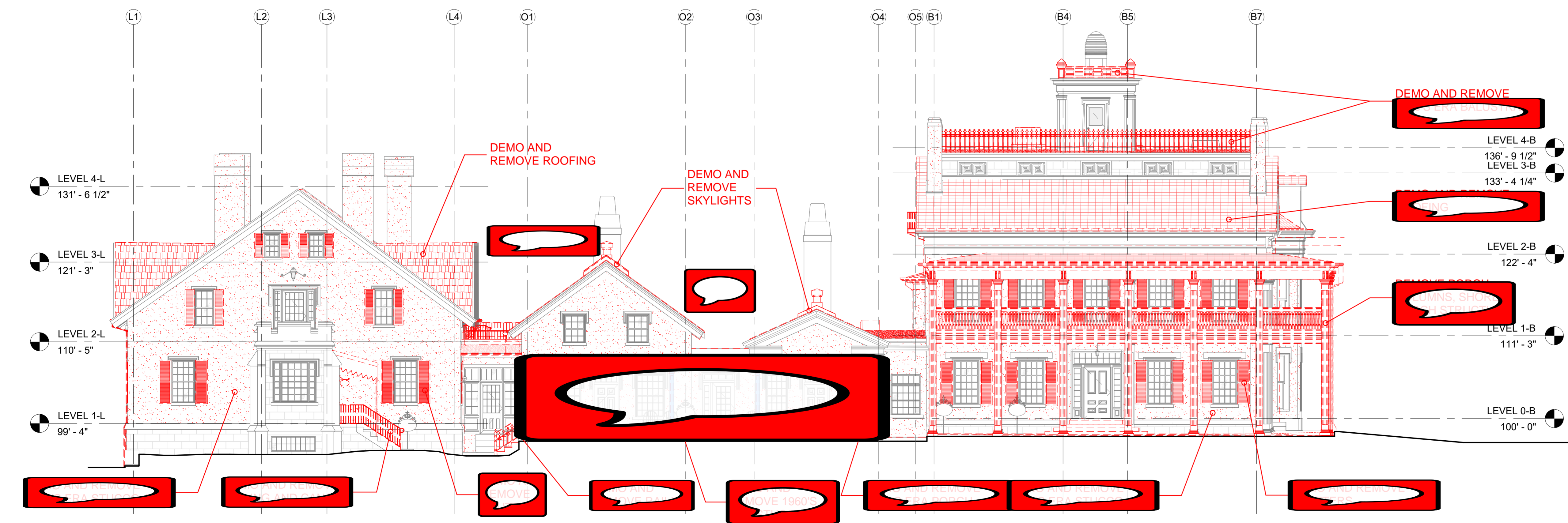
A1 ROOF LEVEL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

11/08/2023 6:02:34 p. m.

11/08/2023 6:02:53 p. m.



C1 NORTH OVERALL EXTERIOR DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



A1 SOUTH OVERALL EXTERIOR DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

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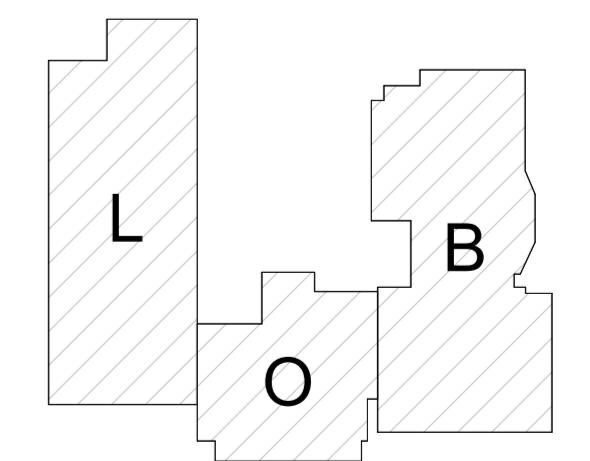
DEMO ROOF LEGEND

- MEMBRANE ROOF
- ASPHALT SHINGLE ROOF
- SLATE ROOF

DEMO LEGEND

- DEMOLISH AND REMOVE
- REMOVE STUCCO
- EXISTING WALL TO REMAIN

KEY PLAN



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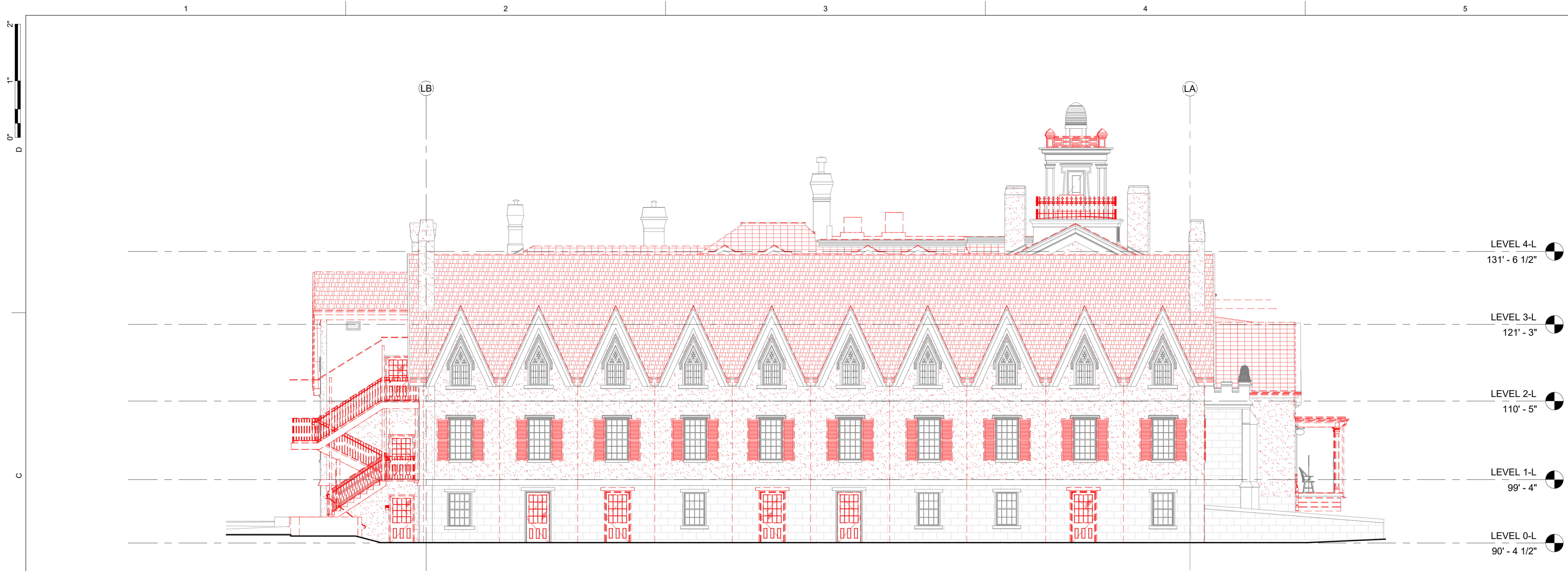
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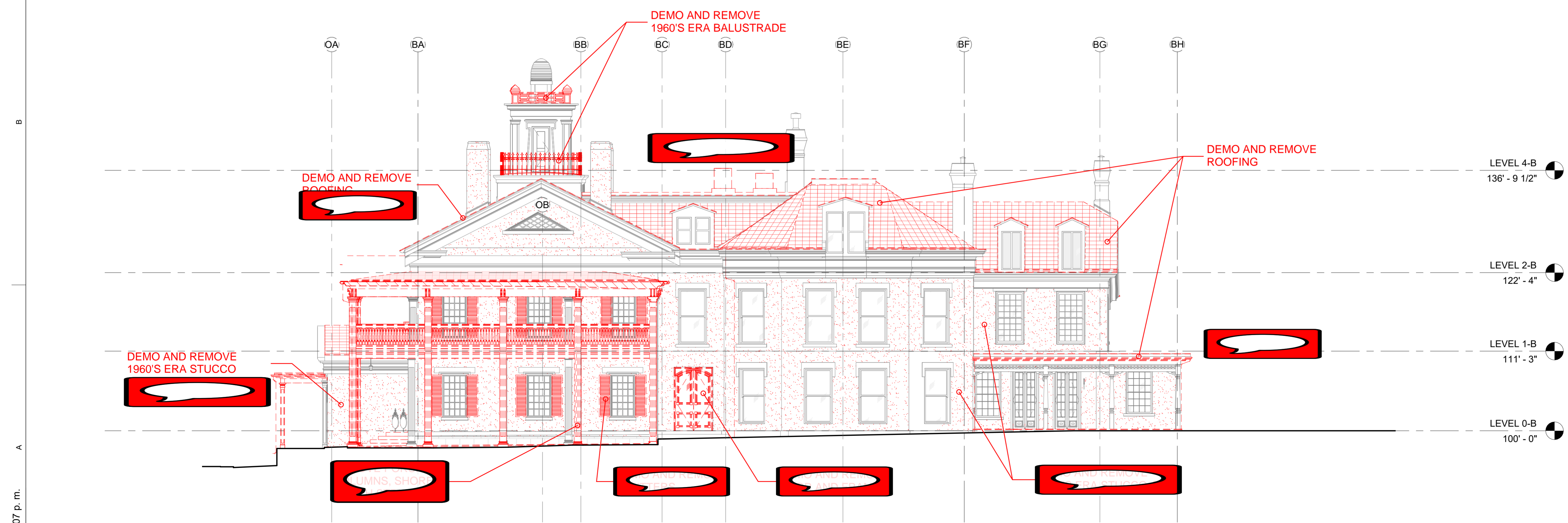
DATE REVISION

PROJECT NUMBER 22061

OVERALL EXTERIOR ELEVATIONS - DEMO



C1 WEST OVERALL EXTERIOR DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



A1 EAST OVERALL EXTERIOR DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"

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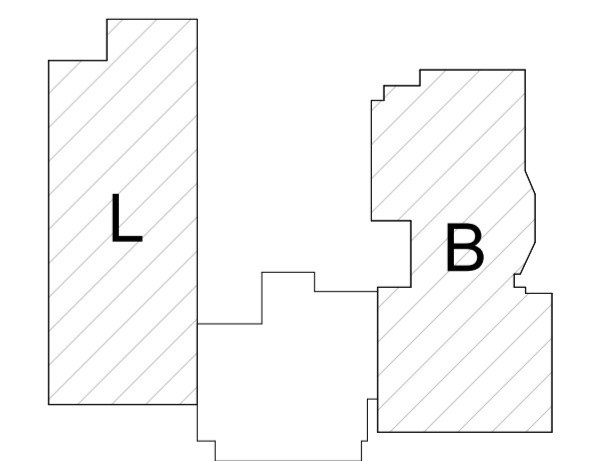
DEMO ROOF LEGEND

- MEMBRANE ROOF
- ASPHALT SHINGLE ROOF
- SLATE ROOF

DEMO LEGEND

- DEMOLISH AND REMOVE
- REMOVE STUCCO
- EXISTING WALL TO REMAIN

KEY PLAN



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PROJECT NUMBER 22061

OVERALL EXTERIOR ELEVATIONS - DEMO

AD200.2

11/08/2023 6:03:07 p. m.

11/08/2023 6:03:11 p. m.

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0' 1'

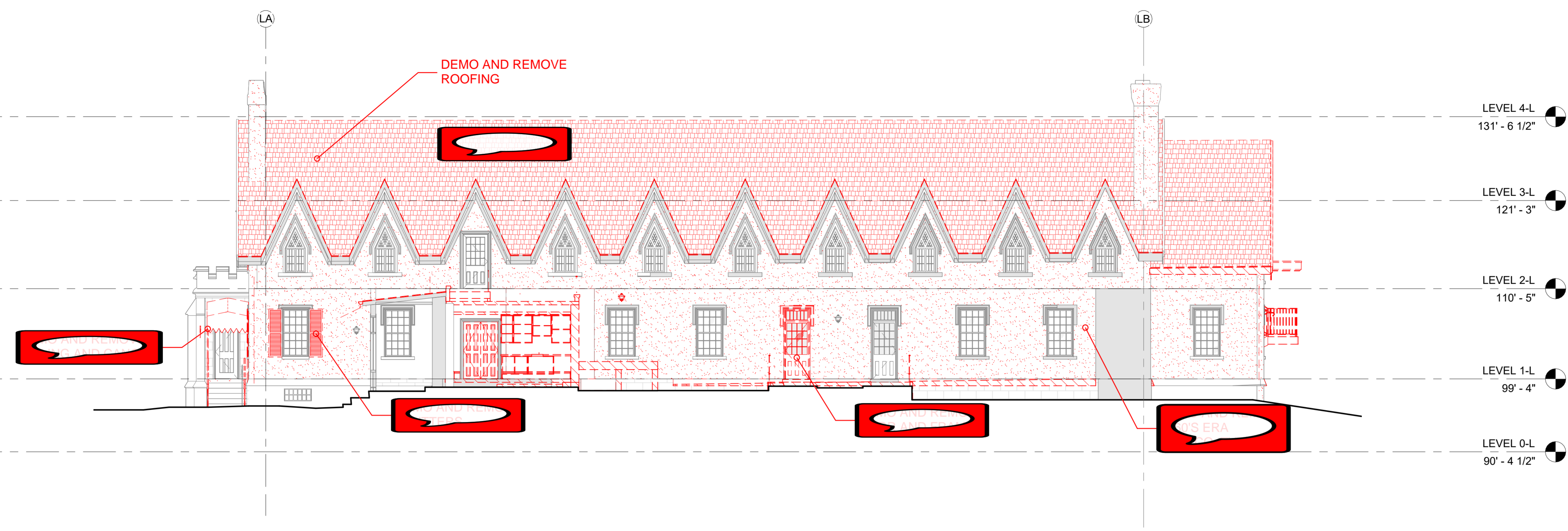
C

B

A

1 2 3 4 5

1 2 3 4 5



C1 EAST EXTERIOR DEMOLITION ELEVATION - LION HOUSE
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

**GENERAL NOTES
DEMOLITION**

- A. PERFORM DEMOLITION WORK SHOWN ON DRAWINGS AND RELATED INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE NEW CONSTRUCTION WORK.
- B. DEMOLISH ENTIRE WALL ASSEMBLY INCLUDING CONCEALED ELEMENTS WITHIN PARTITIONS AND ABOVE CEILING CONSTRUCTION UNLESS NOTED OTHERWISE.
- C. PROTECT EXISTING CONSTRUCTION (TO REMAIN) FROM DAMAGE DURING DEMOLITION AND/OR NEW CONSTRUCTION. CONDUCT DEMOLITION OPERATIONS SO AS TO MINIMIZE DEVELOPMENT AND SPREAD OF DUST.
- D. DO NOT ALTER STRUCTURAL INTEGRITY OF EXISTING BUILDING OR ITS ASSEMBLIES UNLESS NOTED OTHERWISE.
- E. PATCH AND REPAIR DAMAGE ARISING FROM DEMOLITION OPERATIONS TO FLOOR, WALL, AND CEILING SURFACES.
- F. FOR WALLS TO BE REFINISHED, REMOVE EXISTING MISCELLANEOUS ACCESSORIES TO FACILITATE INSTALLATION OF NEW FINISHES. PATCH, REPAIR, AND PREP WALLS TO RECEIVE NEW FINISHES. ITEMS REMOVED TO BE SALVAGED TO THE OWNER.
- G. ALL EXISTING PORTIONS OF SITE AND BUILDING WILL BE REFERRED TO AS "EXISTING". ALL OTHER PORTIONS ARE "NEW".
- H. DO NOT SCALE DRAWINGS.
- I. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING IN EXISTING CONSTRUCTION WHERE REQUIRED FOR NEW CONSTRUCTION. EXISTING CONSTRUCTION, WHERE AFFECTED BY DEMOLITION, TO BE PROPERLY REPAIRED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF RENOVATION.
- J. DEMOLISH EXISTING CASEWORK UNLESS NOTED OTHERWISE.

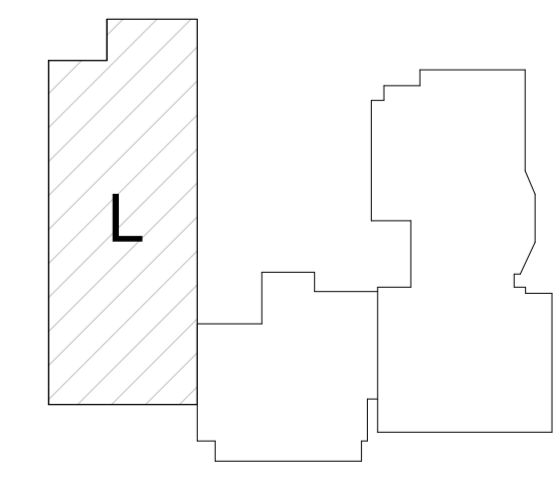
DEMO ROOF LEGEND

- MEMBRANE ROOF
- ASPHALT SHINGLE ROOF
- SLATE ROOF

DEMO LEGEND

- DEMOLISH AND REMOVE
- REMOVE STUCCO
- EXISTING WALL TO REMAIN

KEY PLAN



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THE BEEHIVE AND LION HOUSES RESTORATION
63 E S TEMPLE ST, SALT LAKE CITY, UT, 84150, USA
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
BID PACKAGE II 08/14/2023



△	DATE	REVISION

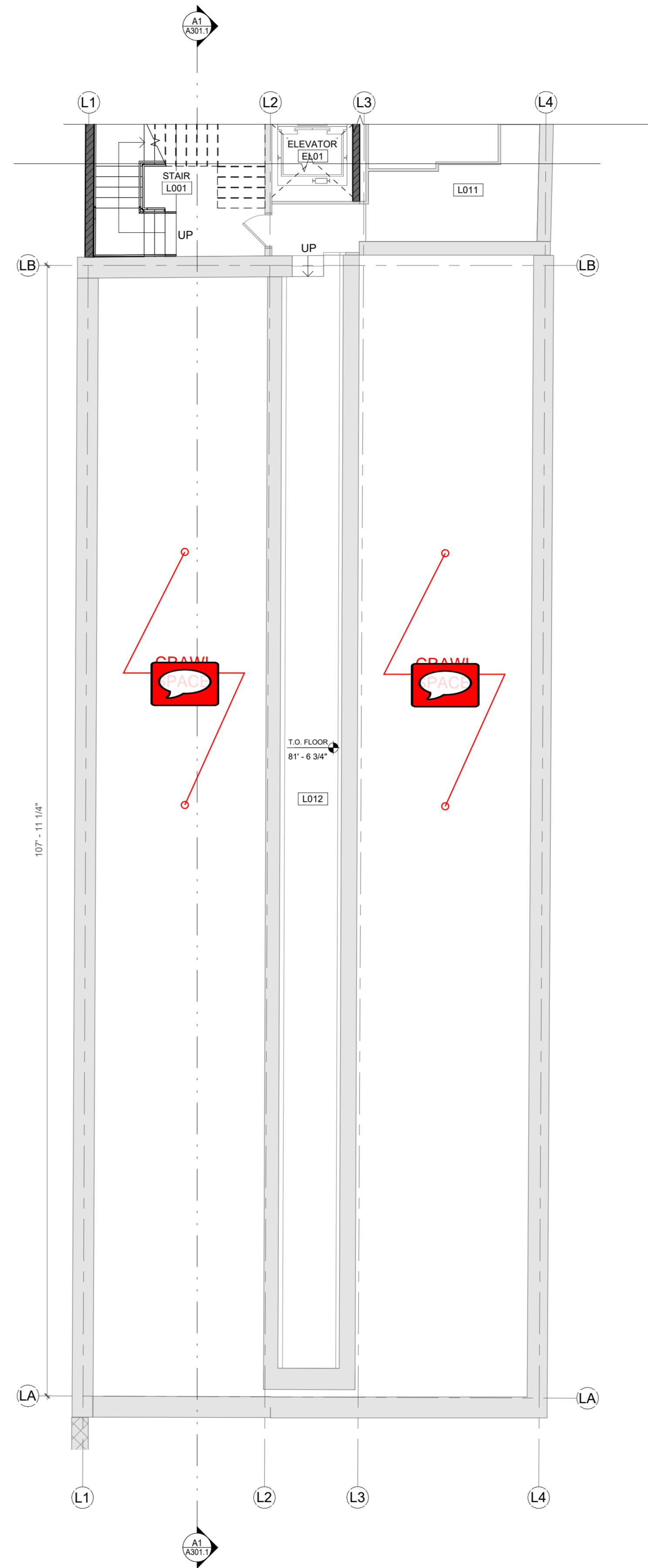
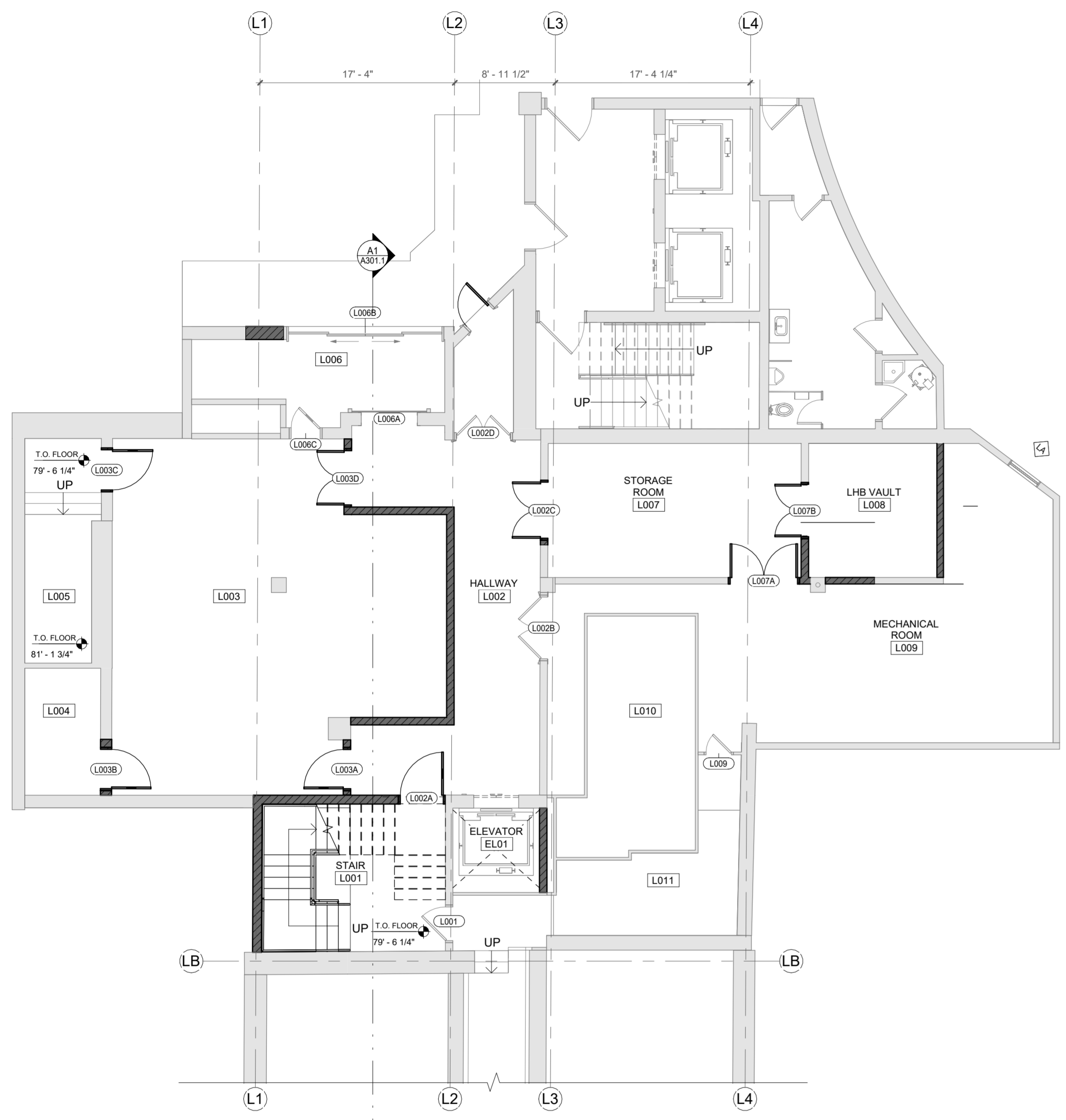
PROJECT NUMBER 22061

LION HOUSE
EXTERIOR
ELEVATIONS -
DEMO

AD201.1

11/08/2023 6:00:00 p. m.

A1 SUB BASEMENT LEVEL - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



REFERENCE NOTES

GENERAL NOTES

- GENERAL NOTES
- A. SEE SHEET A400 SERIES FOR ENLARGED PLANS.
- B. CONTRACTOR TO PROVIDE BLOCKING BEHIND ALL WOODWORK AND ACCESSORIES.
- C. PROVIDE ACCESS TO ALL CLEAN OUTS.
- D. PROVIDE ACCESS TO ALL CONTROLS / VALVES.
- E. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL REQUIRED CORE DRILLS IN FLOOR.
- F. CONTRACTOR TO COORDINATE ALL EQUIPMENT WITH OWNER. EQUIPMENT TO MEET ALL MANUFACTURERS WRITTEN INSTRUCTIONS. ALL FIRE RATED ASSEMBLIES TO BE SEALED TO MAINTAIN REQUIRED RATING.
- G. SEE FLOOR FINISH PLANS AND DETAILS FOR FLOOR TO FLOOR TRANSITIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- H. DO NOT SCALE DRAWINGS. DIMENSIONS AND ENLARGED PLANS GOVERN OVER SMALL SCALE DRAWINGS.
- I. SEE ENLARGED PLANS (A400 SERIES) FOR ALL DOOR AND WINDOW NUMBERS NOT SHOWN ON THIS SHEET.
- J. SEE G120 FOR TYPICAL MOUNTING HEIGHTS & ADA REQUIREMENTS.
- K. SEE CIVIL DRAWINGS FOR ALL WORK ON SIDEWALKS AND STREETS.
- L. WALL TYPES AND WALL DIMENSIONS SHOWN ON WALL TYPE & DIMENSION PLANS (A400 SERIES SHEETS)
- M. ALL DOORS & WINDOWS LOCATIONS SHOWN ON WALL TYPE AND DIMENSION PLANS (A400 SERIES SHEETS).
- N. CONTRACTOR TO PROVIDE ALL CODE COMPLIANT SIGNAGE AT REQUIRED EXITS, RESTROOMS, STAIRS, AND ELEVATORS.
- O. ADD PLYWOOD BACKING AT ALL ELECTRICAL AND DATA CLOSETS.
- P. SEE FINISH PLAN FOR EQUIPMENT DESCRIPTIONS NOT SHOWN ON THIS PLAN.

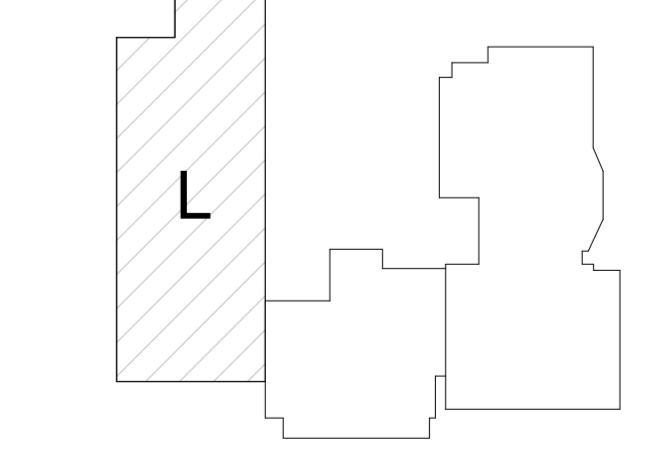
EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

DOOR LEGEND

- EXISTING DOOR
- NEW DOOR
- NEW WALL

KEY PLAN



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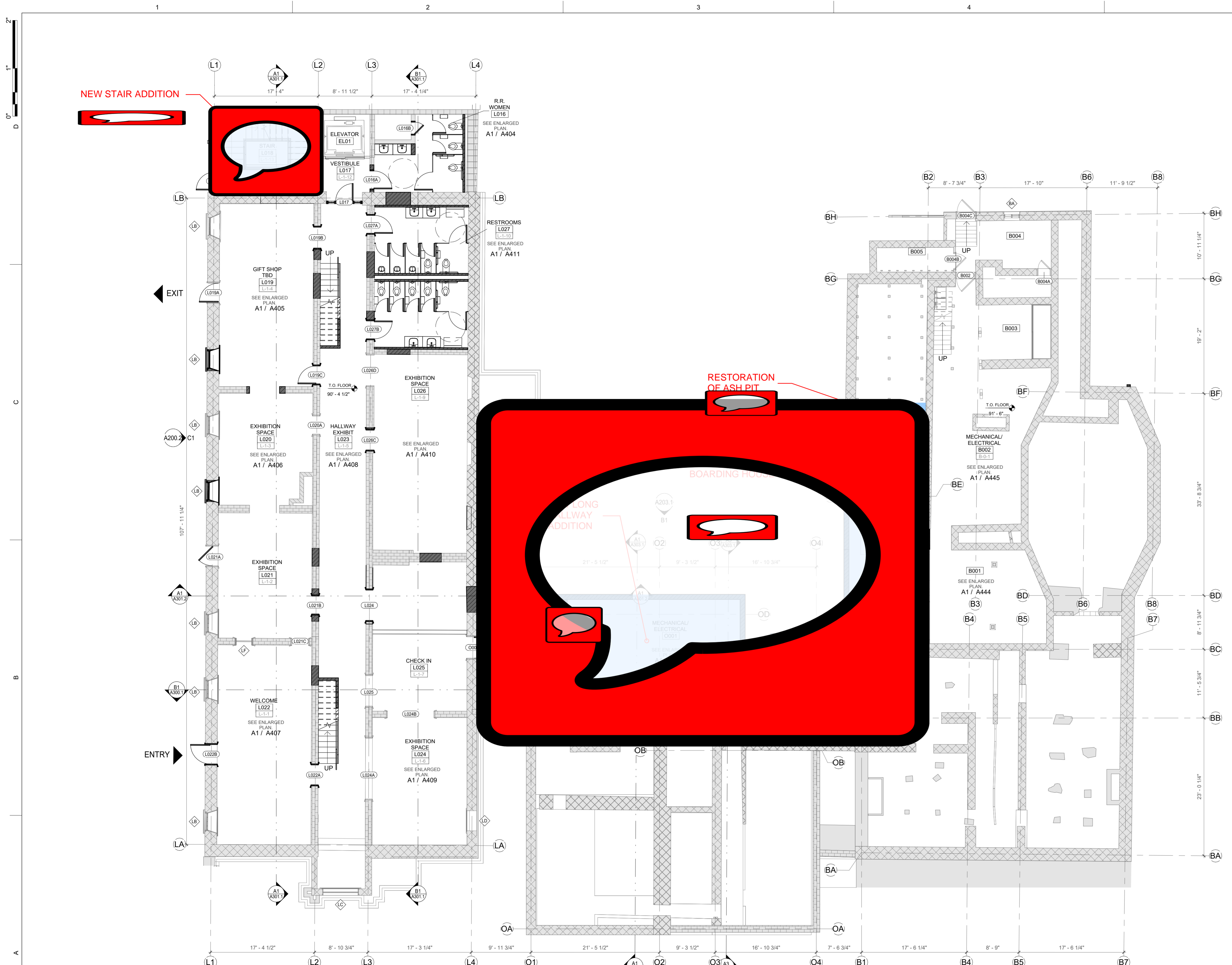


△ DATE REVISION

PROJECT NUMBER 22061

SUB-BASEMENT LEVEL FLOOR PLAN - PROPOSED

A090



REFERENCE NOTES

GENERAL NOTES

- GENERAL NOTES
- A. SEE SHEET A400 SERIES FOR ENLARGED PLANS.
- B. CONTRACTOR TO PROVIDE BLOCKING BEHIND ALL WOODWORK AND ACCESSORIES.
- C. PROVIDE ACCESS TO ALL CLEAN OUTS.
- D. PROVIDE ACCESS TO ALL CONTROLS / VALVES.
- E. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL REQUIRED CORE DRILLS IN FLOOR.
- F. CONTRACTOR TO COORDINATE ALL EQUIPMENT WITH OWNER. EQUIPMENT TO MEET ALL MANUFACTURERS WRITTEN INSTRUCTIONS. ALL FIRE RATED ASSEMBLIES TO BE SEALED TO MAINTAIN REQUIRED RATING.
- G. SEE FLOOR FINISH PLANS AND DETAILS FOR FLOOR TO FLOOR TRANSITIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- H. DO NOT SCALE DRAWINGS. DIMENSIONS AND ENLARGED PLANS GOVERN OVER SMALL SCALE DRAWINGS.
- I. SEE ENLARGED PLANS (A400 SERIES) FOR ALL DOOR AND WINDOW NUMBERS NOT SHOWN ON THIS SHEET.
- J. SEE G120 FOR TYPICAL MOUNTING HEIGHTS & ADA REQUIREMENTS.
- K. SEE CIVIL DRAWINGS FOR ALL WORK ON SIDEWALKS AND STREETS.
- L. WALL TYPES AND WALL DIMENSIONS SHOWN ON WALL TYPE & DIMENSION PLANS (A400 SERIES SHEETS)
- M. ALL DOORS & WINDOWS LOCATIONS SHOWN ON WALL TYPE AND DIMENSION PLANS (A400 SERIES SHEETS).
- N. CONTRACTOR TO PROVIDE ALL CODE COMPLIANT SIGNAGE AT REQUIRED EXITS, RESTROOMS, STAIRS, AND ELEVATORS.
- O. ADD PLYWOOD BACKING AT ALL ELECTRICAL AND DATA CLOSETS.
- P. SEE FINISH PLAN FOR EQUIPMENT DESCRIPTIONS NOT SHOWN ON THIS PLAN.

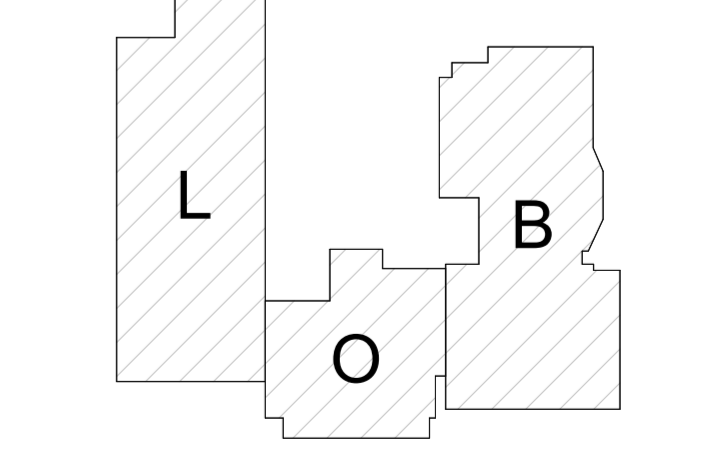
EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

DOOR LEGEND

- EXISTING DOOR
- NEW DOOR
- NEW WALL

KEY PLAN



TRUE NORTH

A1 BASEMENT LEVEL - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

11/08/2023 6:00:02 p. m.

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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
BID PACKAGE II 08/14/2023



DATE REVISION

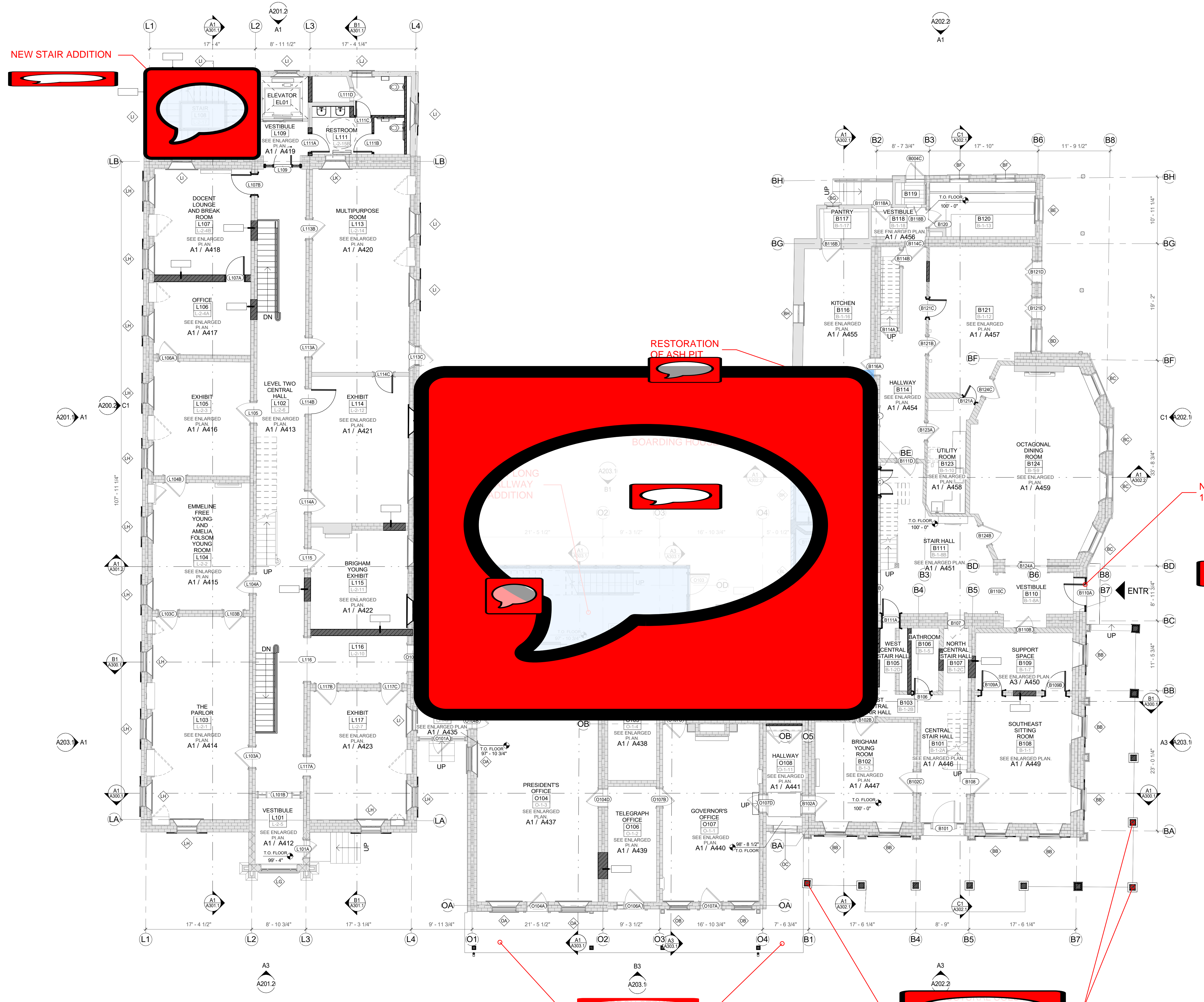
PROJECT NUMBER 22061

BASEMENT LEVEL FLOOR PLAN

A100

14/08/2023 12:21:48 p. m.

A1 FIRST LEVEL - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



REFERENCE NOTES

GENERAL NOTES

- GENERAL NOTES
- A. SEE SHEET A400 SERIES FOR ENLARGED PLANS.
- B. CONTRACTOR TO PROVIDE BLOCKING BEHIND ALL WOODWORK AND ACCESSORIES.
- C. PROVIDE ACCESS TO ALL CLEAN OUTS.
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- E. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL REQUIRED CORE DRILLS IN FLOOR.
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- G. SEE FLOOR FINISH PLANS AND DETAILS FOR FLOOR TO FLOOR TRANSITIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DOCUMENTS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
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- O. ADD PLYWOOD BACKING AT ALL ELECTRICAL AND DATA CLOSETS.
- P. SEE FINISH PLAN FOR EQUIPMENT DESCRIPTIONS NOT SHOWN ON THIS PLAN.

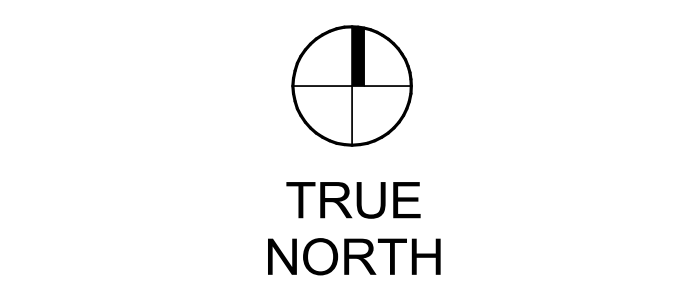
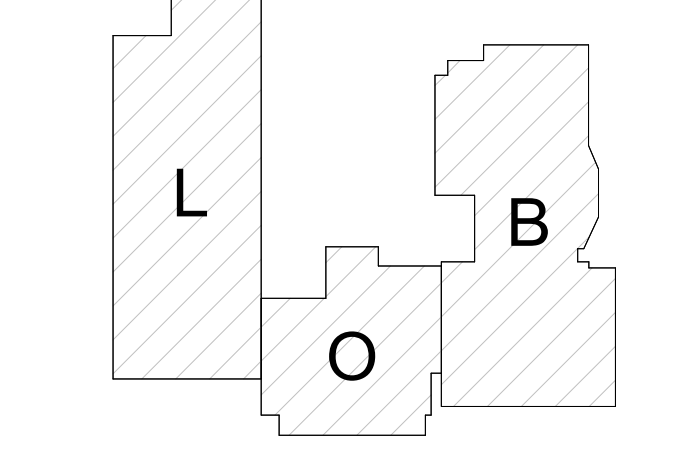
EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

DOOR LEGEND

- EXISTING DOOR
- NEW DOOR
- NEW WALL

KEY PLAN



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BID PACKAGE II 08/14/2023

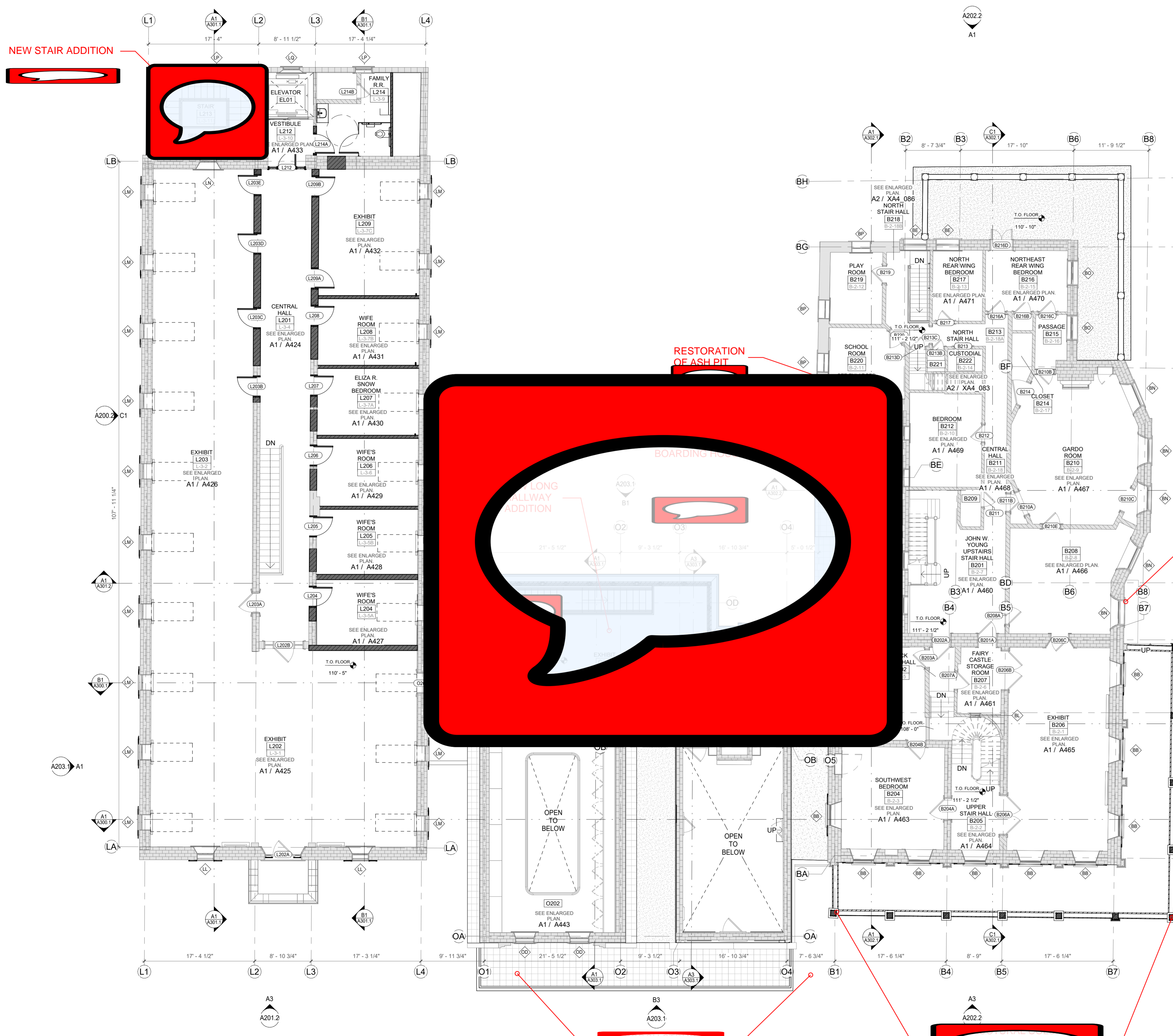


PROJECT NUMBER 22061

FIRST LEVEL FLOOR PLAN

11/08/2023 6:00:10 p. m.

A1 SECOND LEVEL - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



REFERENCE NOTES

GENERAL NOTES

- GENERAL NOTES
- A. SEE SHEET A400 SERIES FOR ENLARGED PLANS.
- B. CONTRACTOR TO PROVIDE BLOCKING BEHIND ALL WOODWORK AND ACCESSORIES.
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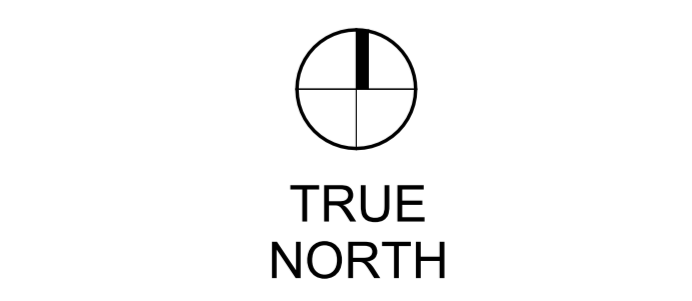
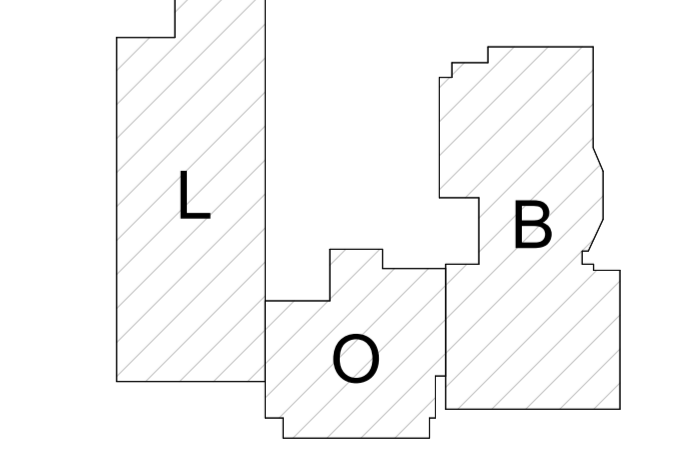
EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

DOOR LEGEND

- EXISTING DOOR
- NEW DOOR
- NEW WALL

KEY PLAN



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BID PACKAGE II 08/14/2023



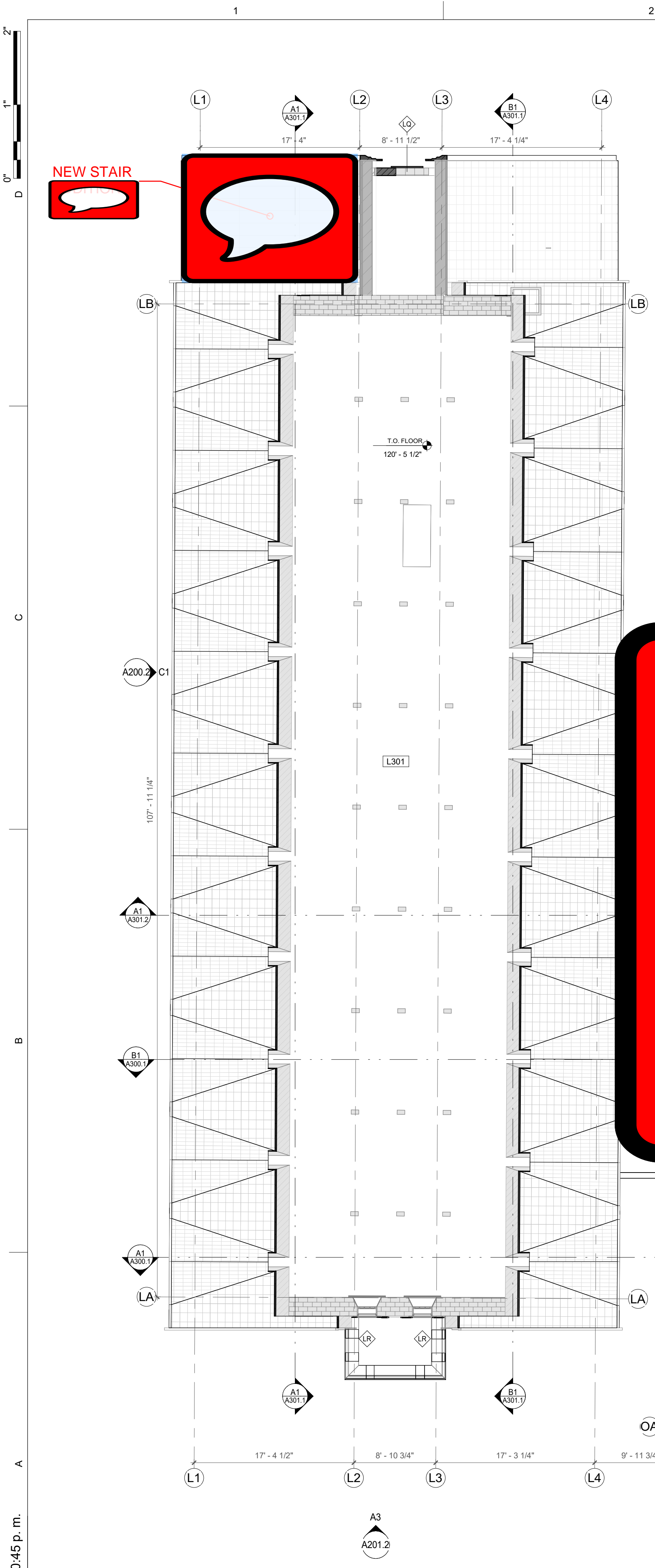
DATE	REVISION

PROJECT NUMBER 22061

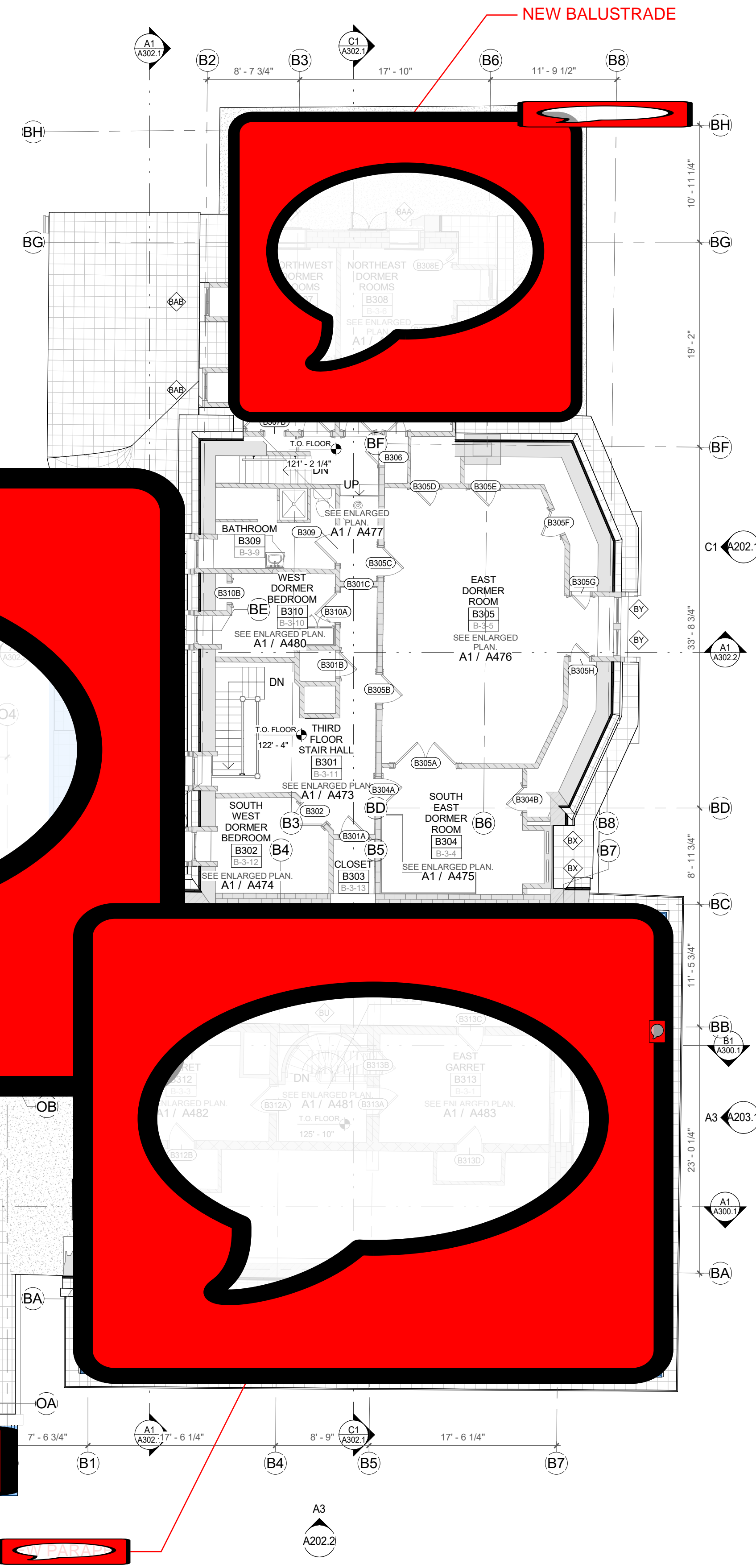
SECOND LEVEL FLOOR PLAN

A102

14/08/2023 12:20:45 p. m.



A1 THIRD LEVEL - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



C5 FOURTH LEVEL - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- GENERAL NOTES
- A. SEE SHEET A400 SERIES FOR ENLARGED PLANS.
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- P. SEE FINISH PLAN FOR EQUIPMENT DESCRIPTIONS NOT SHOWN ON THIS PLAN.

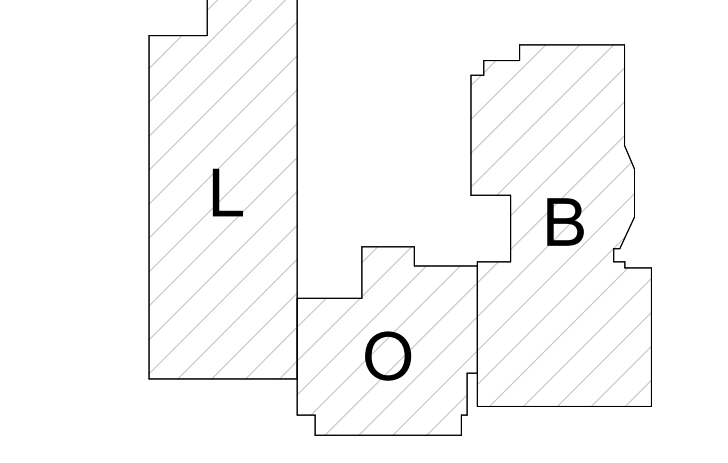
EXISTING WALL LEGEND

- STONE FOUNDATION WALLS
- ADOBE
- CONCRETE
- CMU
- WOOD FRAME
- BRICK

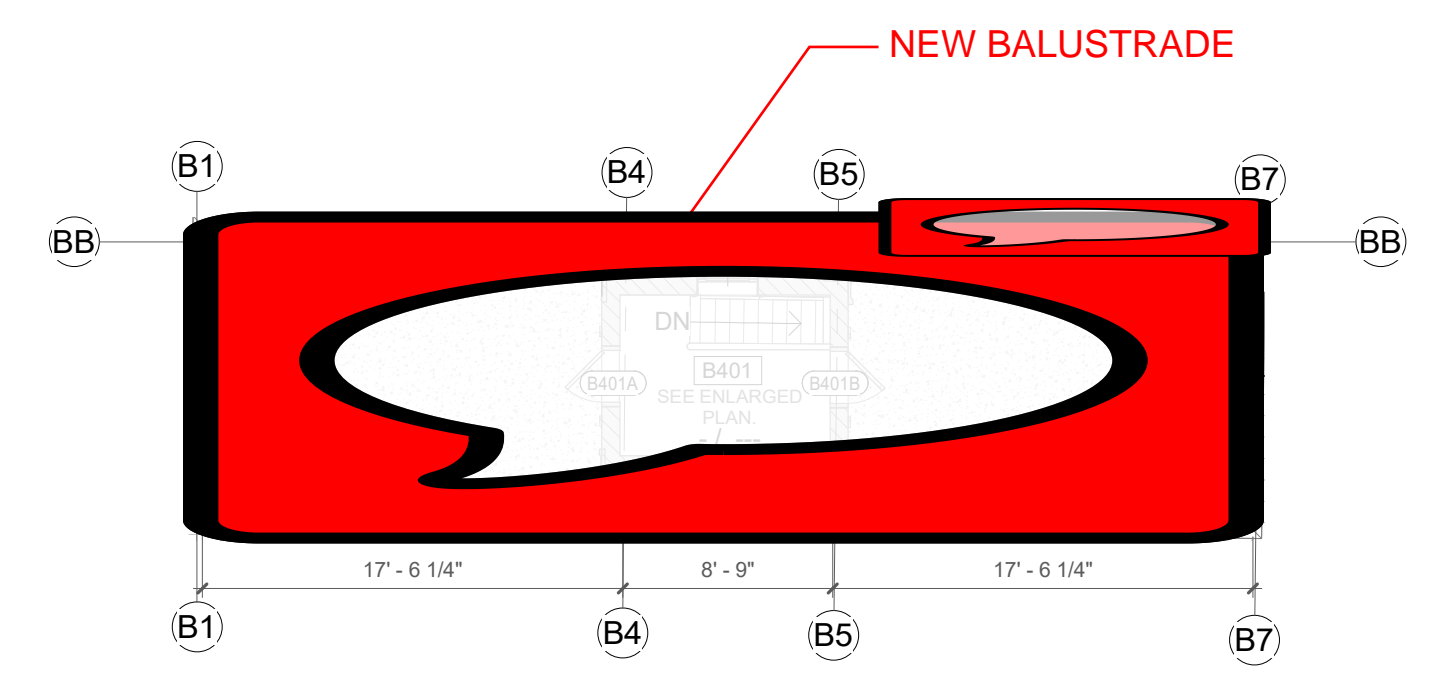
DOOR LEGEND

- EXISTING DOOR
- NEW DOOR
- NEW WALL

KEY PLAN



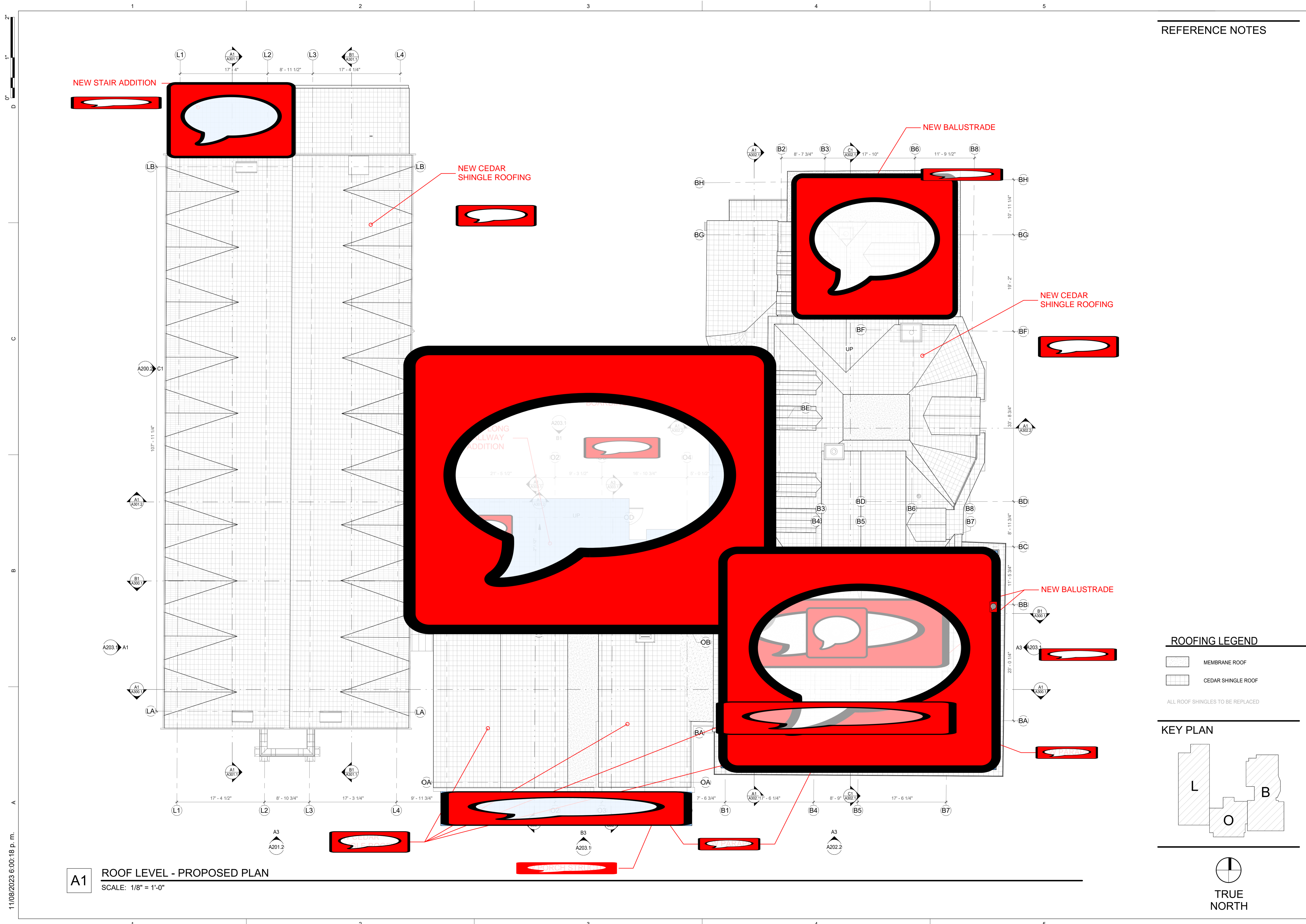
REFERENCE NOTES



DATE	REVISION


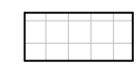
PROJECT NUMBER 22061

THIRD AND FOURTH LEVEL FLOOR PLAN

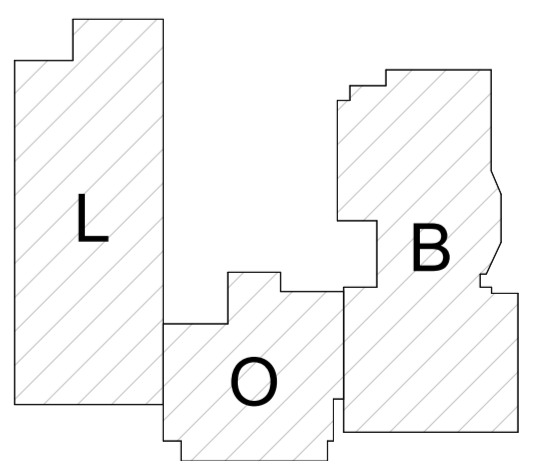


REFERENCE NOTES

ROOFING LEGEND

-  MEMBRANE ROOF
 -  CEDAR SHINGLE ROOF
- ALL ROOF SHINGLES TO BE REPLACED

KEY PLAN



A1 ROOF LEVEL - PROPOSED PLAN
SCALE: 1/8" = 1'-0"

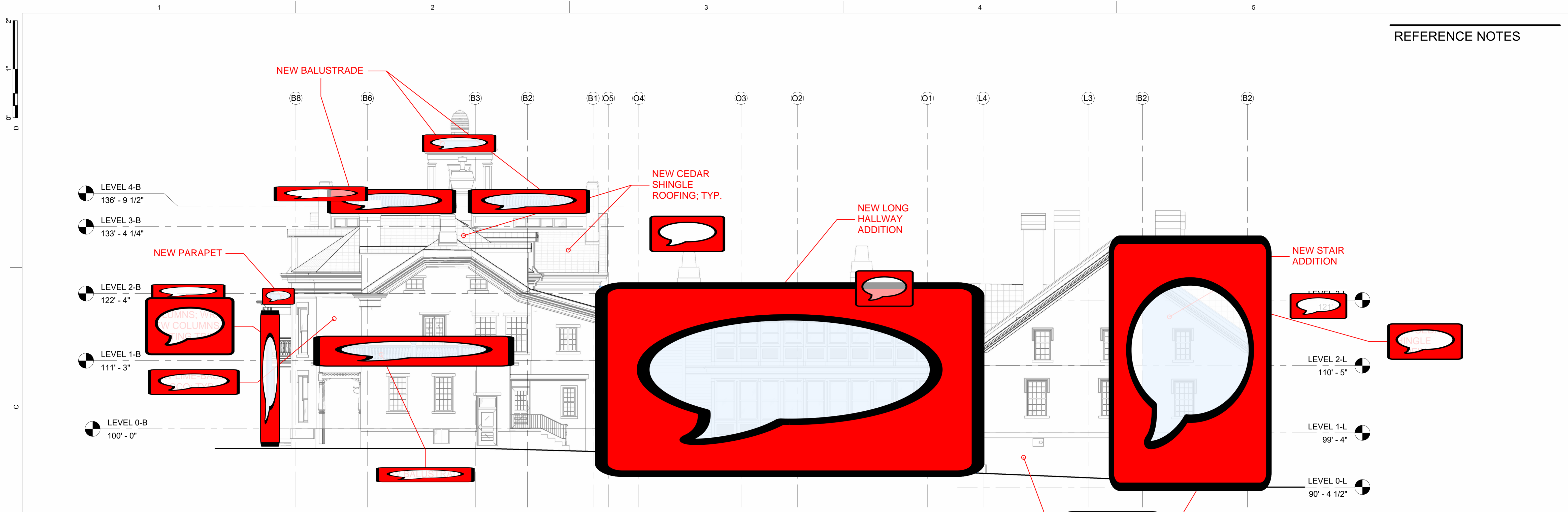
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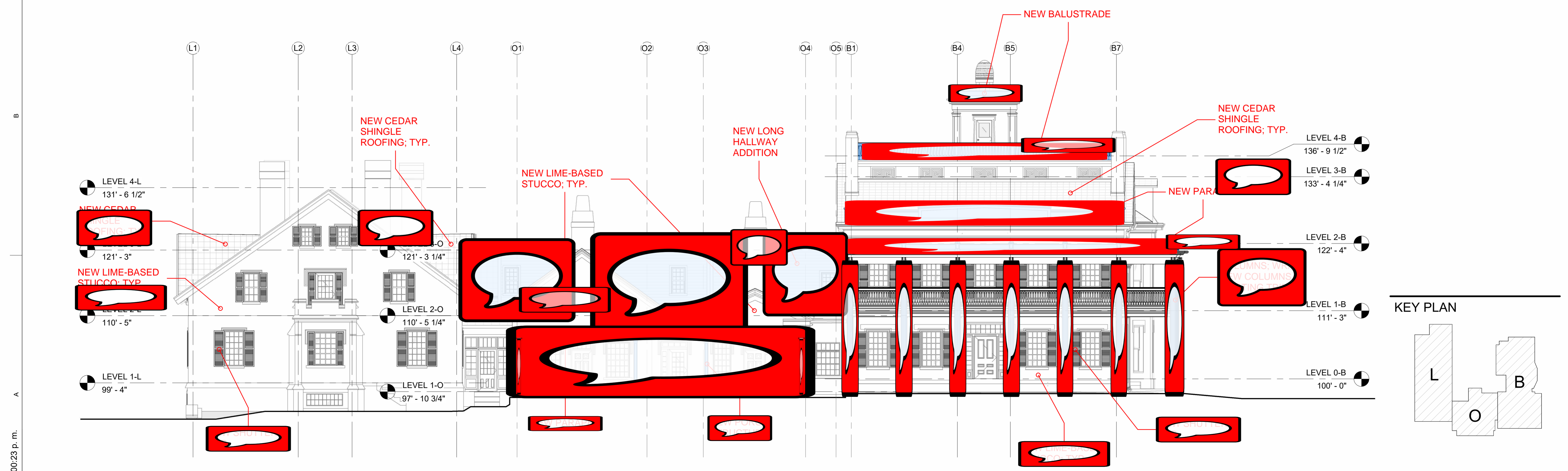
PROJECT NUMBER 22061

ROOF PLAN



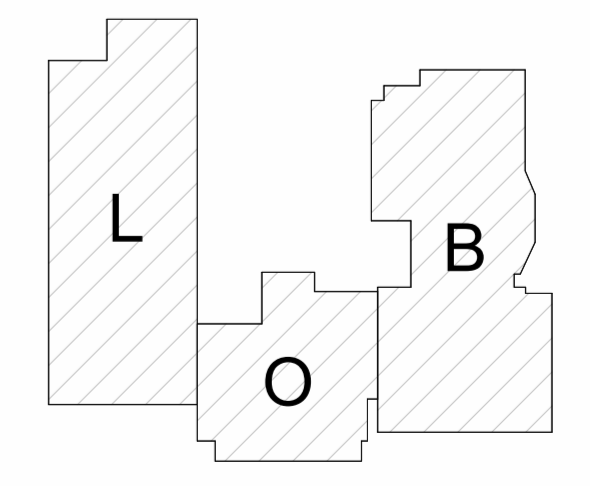
REFERENCE NOTES

C1 NORTH OVERALL EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



A1 SOUTH OVERALL EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEY PLAN



DATE	REVISION

PROJECT NUMBER 22061

OVERALL EXTERIOR ELEVATIONS

11/08/2023 6:00:23 p. m.

11/08/2023 6:00:37 p. m.

0' 1'

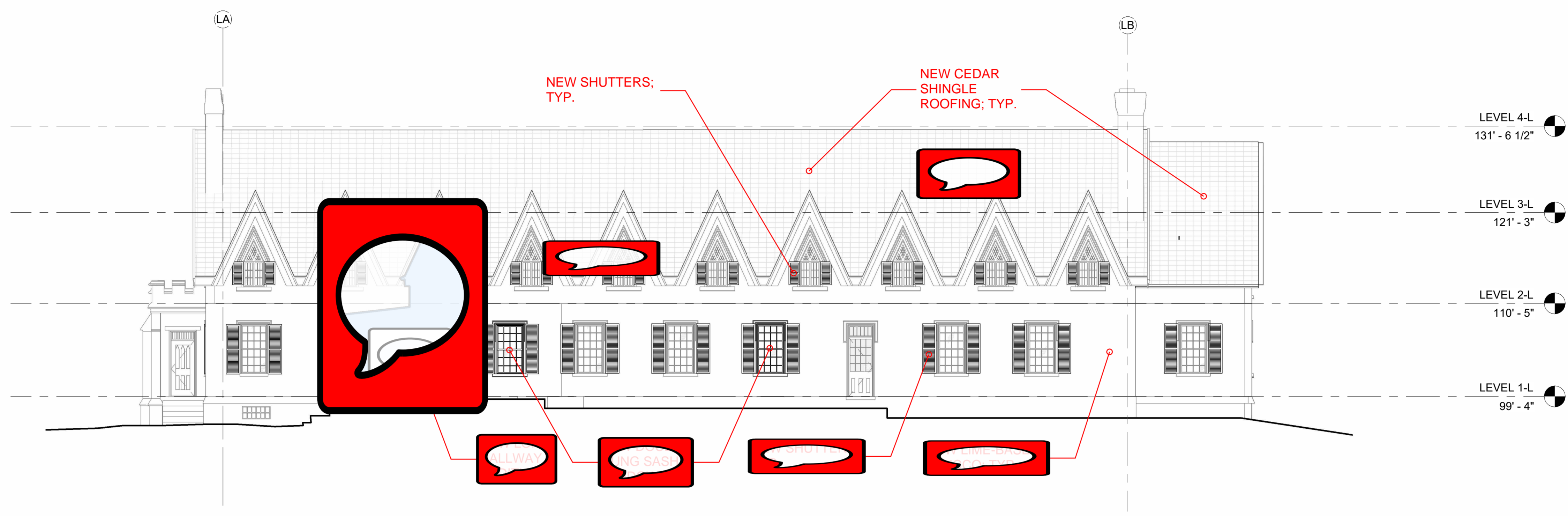
C

B

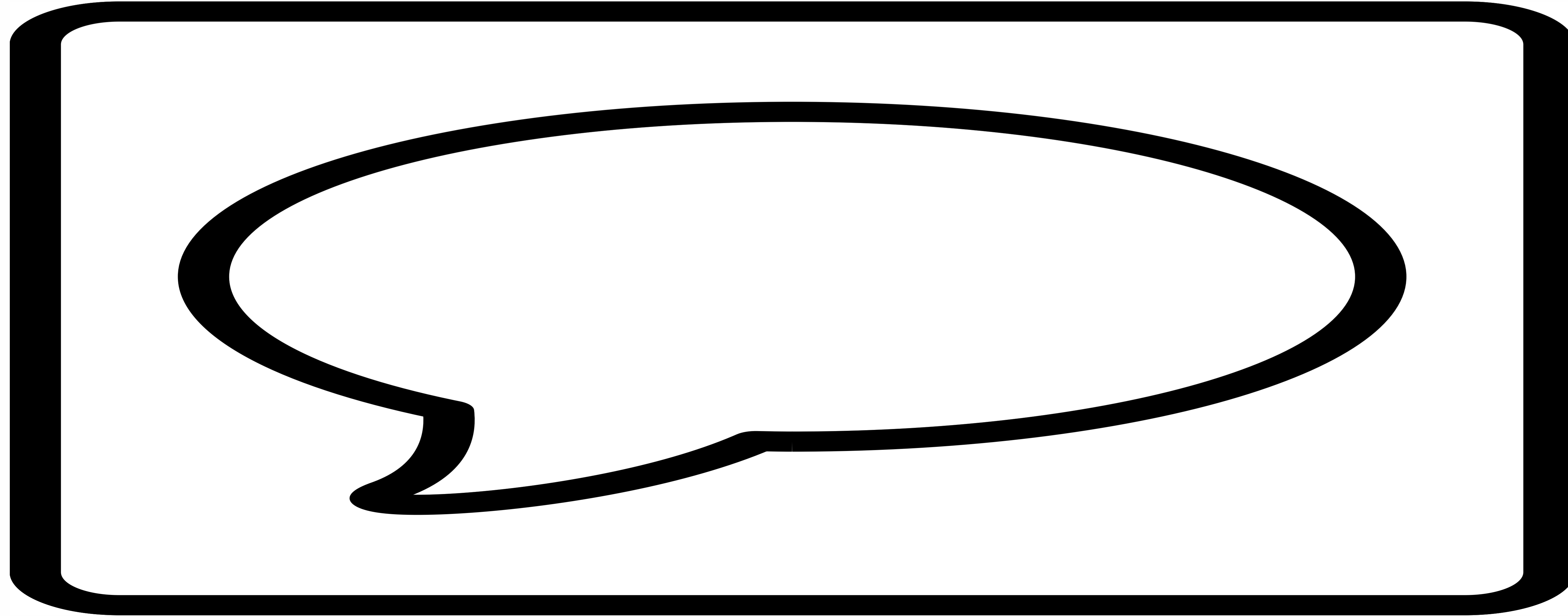
A

1 2 3 4 5

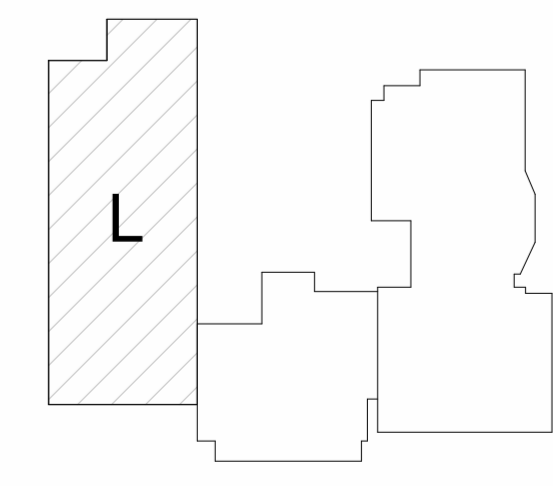
REFERENCE NOTES



C1 EAST EXTERIOR ELEVATION - LION HOUSE
SCALE: 1/8" = 1'-0"



KEY PLAN



FFKR ARCHITECTS
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THE BEEHIVE AND LION HOUSES RESTORATION
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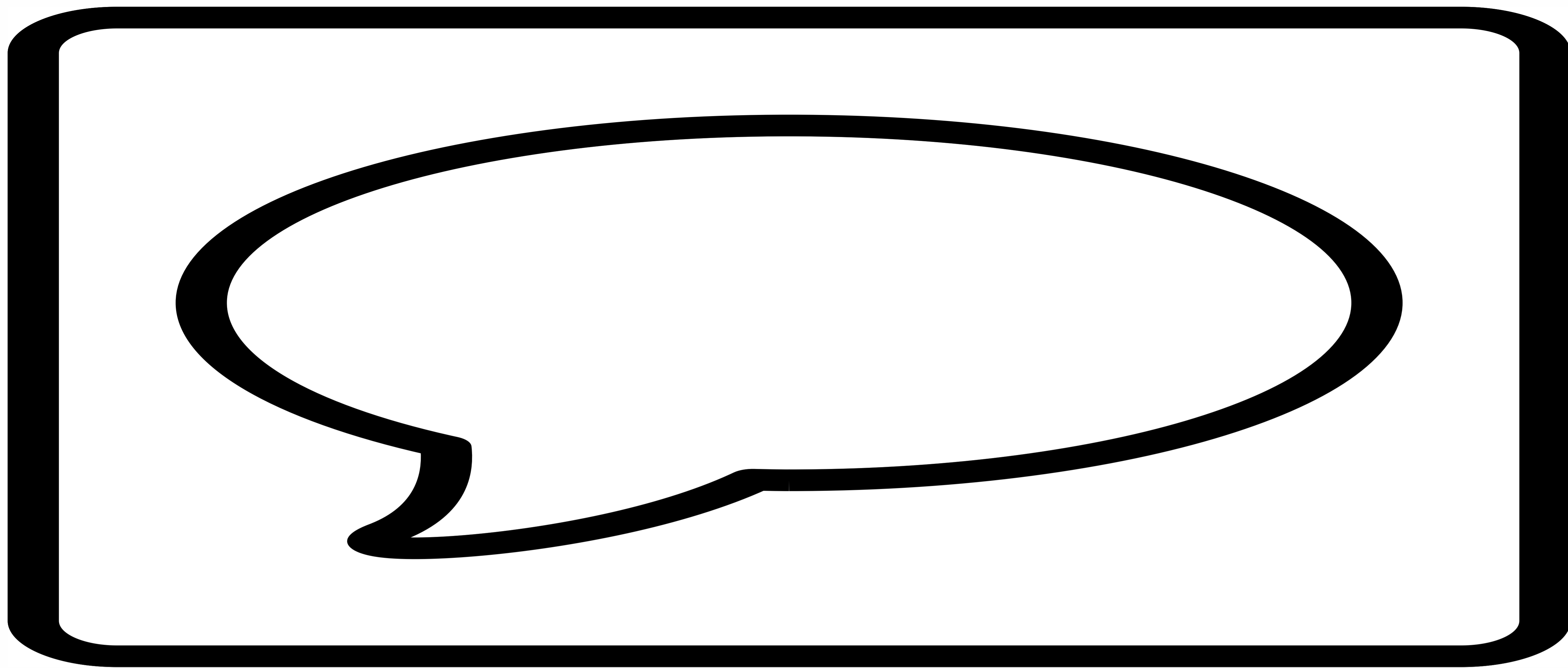


△	DATE	REVISION

PROJECT NUMBER 22061

LION HOUSE EXTERIOR ELEVATIONS

11/08/2023 6:00:47 p. m.

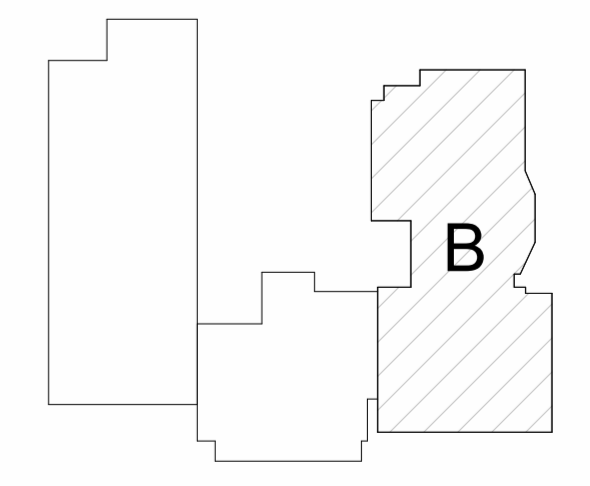


REFERENCE NOTES



A1 WEST EXTERIOR ELEVATION - BEEHIVE HOUSE
SCALE: 1/8" = 1'-0"

KEY PLAN



FFKR ARCHITECTS
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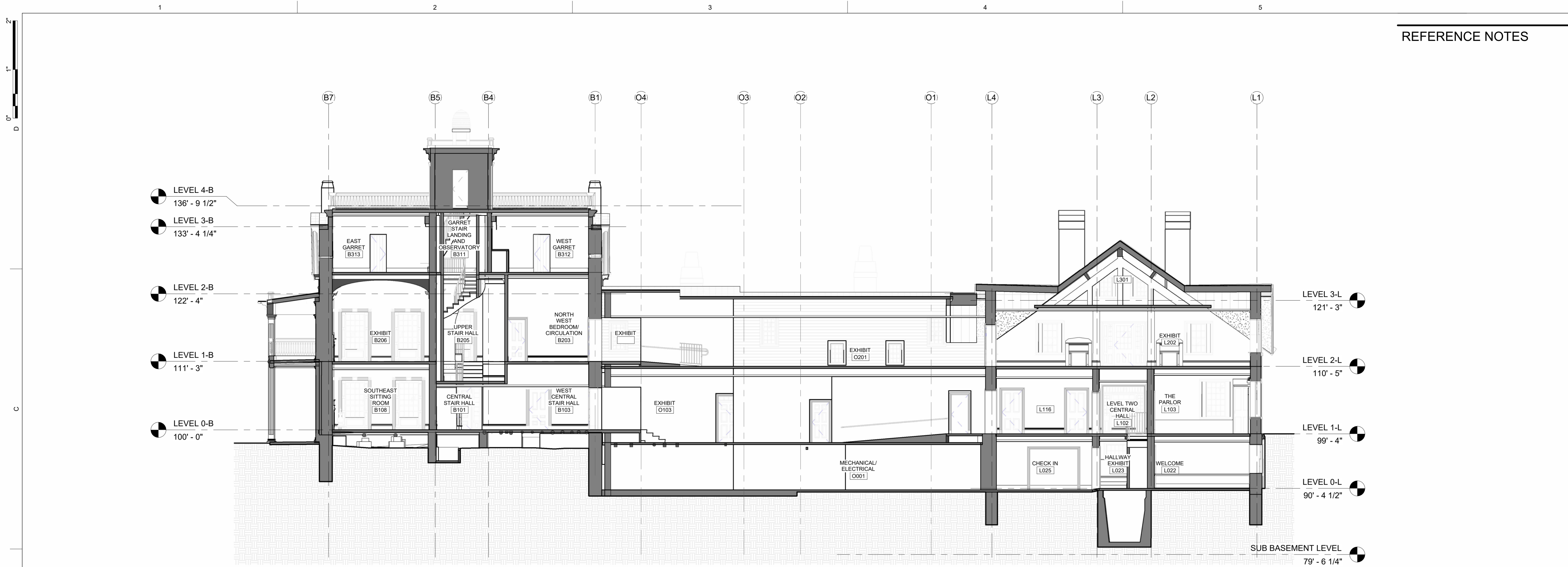
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△ DATE REVISION

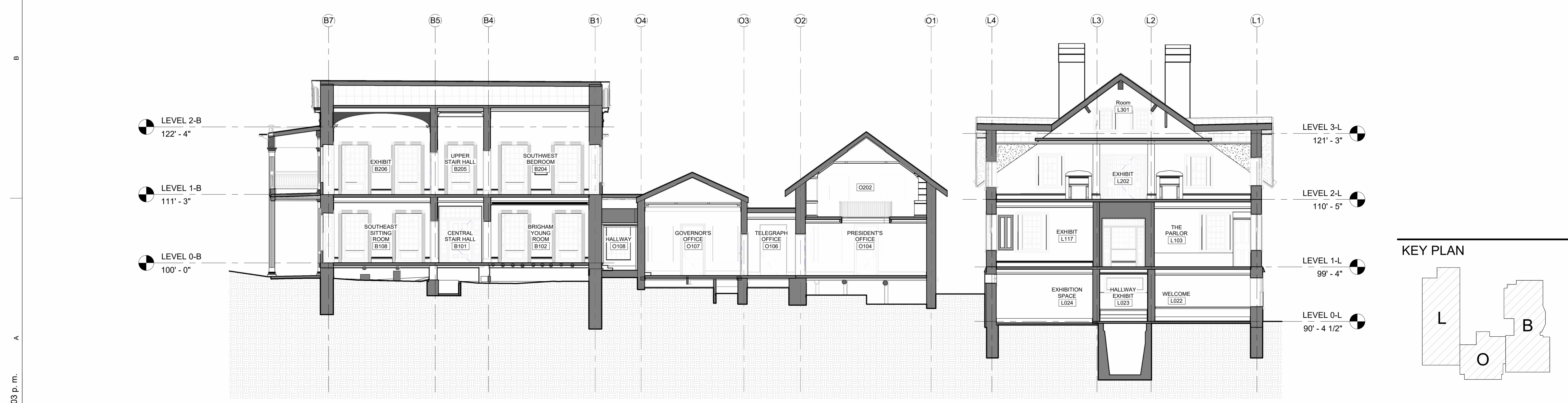
PROJECT NUMBER 22061

BEEHIVE HOUSE
EXTERIOR
ELEVATIONS



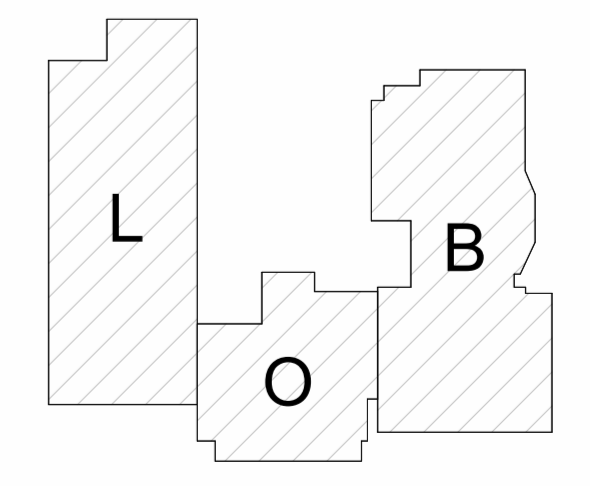
REFERENCE NOTES

B1 CENTRAL EXHIBIT HALLWAY SECTION
SCALE: 1/8" = 1'-0"



A1 ENTRANCE HALLWAY SECTION
SCALE: 1/8" = 1'-0"

KEY PLAN



FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

THE BEEHIVE AND LION HOUSES RESTORATION
63 E S TEMPLE ST, SALT LAKE CITY, UT, 84150, USA
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
BID PACKAGE II 08/14/2023

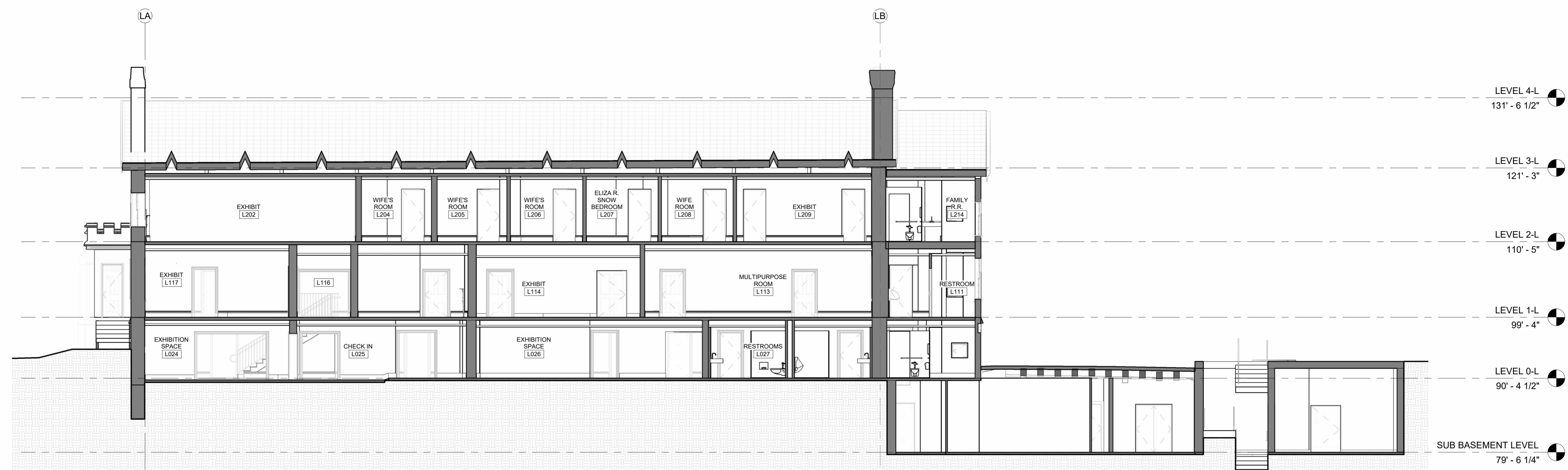


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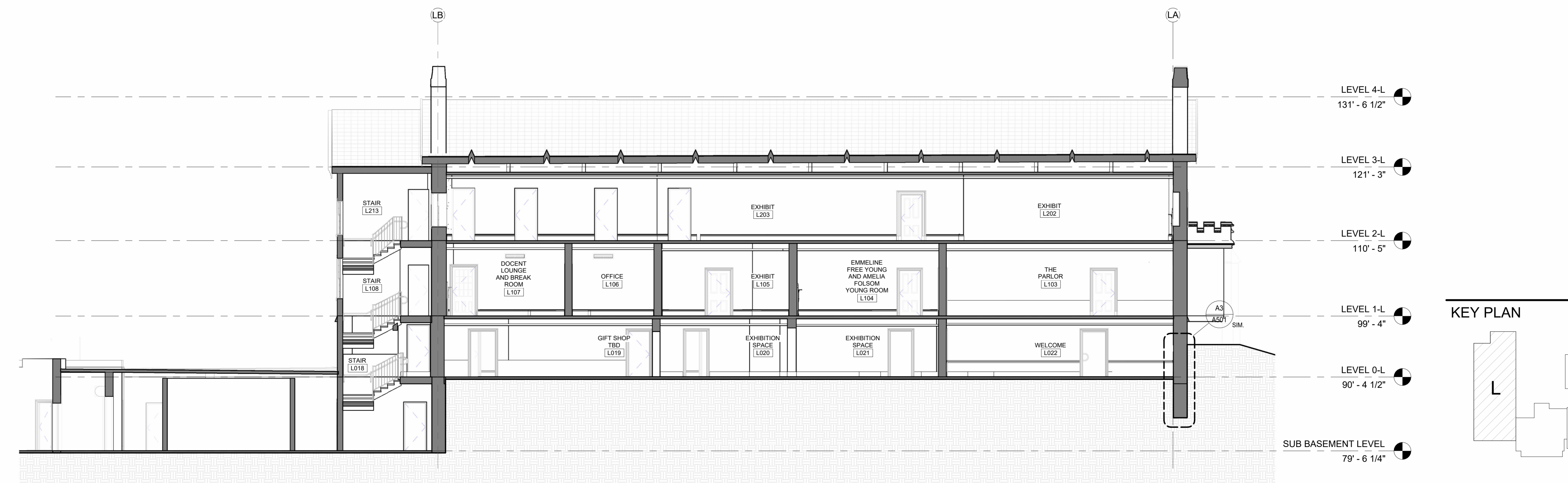
PROJECT NUMBER 22061

OVERALL BUILDING SECTIONS

11/08/2023 6:01:08 p. m.



B1 LION HOUSE LONGITUDINAL SECTION A2
SCALE: 1/8" = 1'-0"

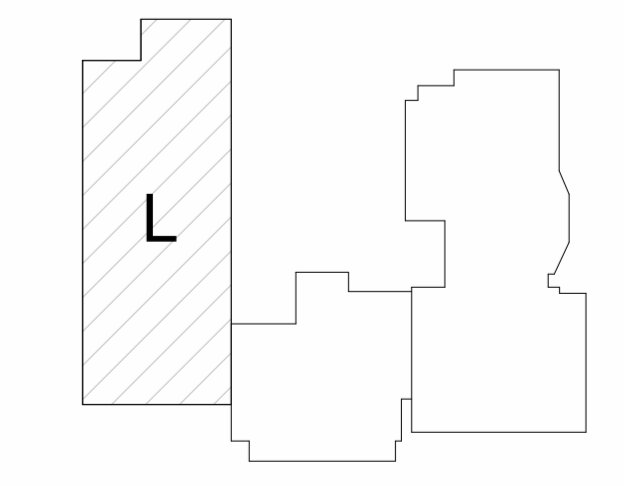


A1 LION HOUSE LONGITUDINAL SECTION A1
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

- LEVEL 4-L 131' - 6 1/2"
- LEVEL 3-L 121' - 3"
- LEVEL 2-L 110' - 5"
- LEVEL 1-L 99' - 4"
- LEVEL 0-L 90' - 4 1/2"
- SUB BASEMENT LEVEL 79' - 6 1/4"

KEY PLAN



DATE	REVISION

PROJECT NUMBER 22061

LION HOUSE BUILDING SECTIONS

THE BEEHIVE AND LION HOUSES RESTORATION

DESIGN DEVELOPMENT

06/12/23

LANDSCAPE SET

DRAWING LIST

L000	LANDSCAPE COVER
L100	LANDSCAPE SITE PLAN
L101	LANDSCAPE DEMOLITION PLAN
L200	HARDSCAPE PLAN
L210	HARDSCAPE DETAILS
L300	PLANTING PLAN
L400	IRRIGATION PLAN
L410	IRRIGATION DETAILS
L500	LIGHTING PLAN

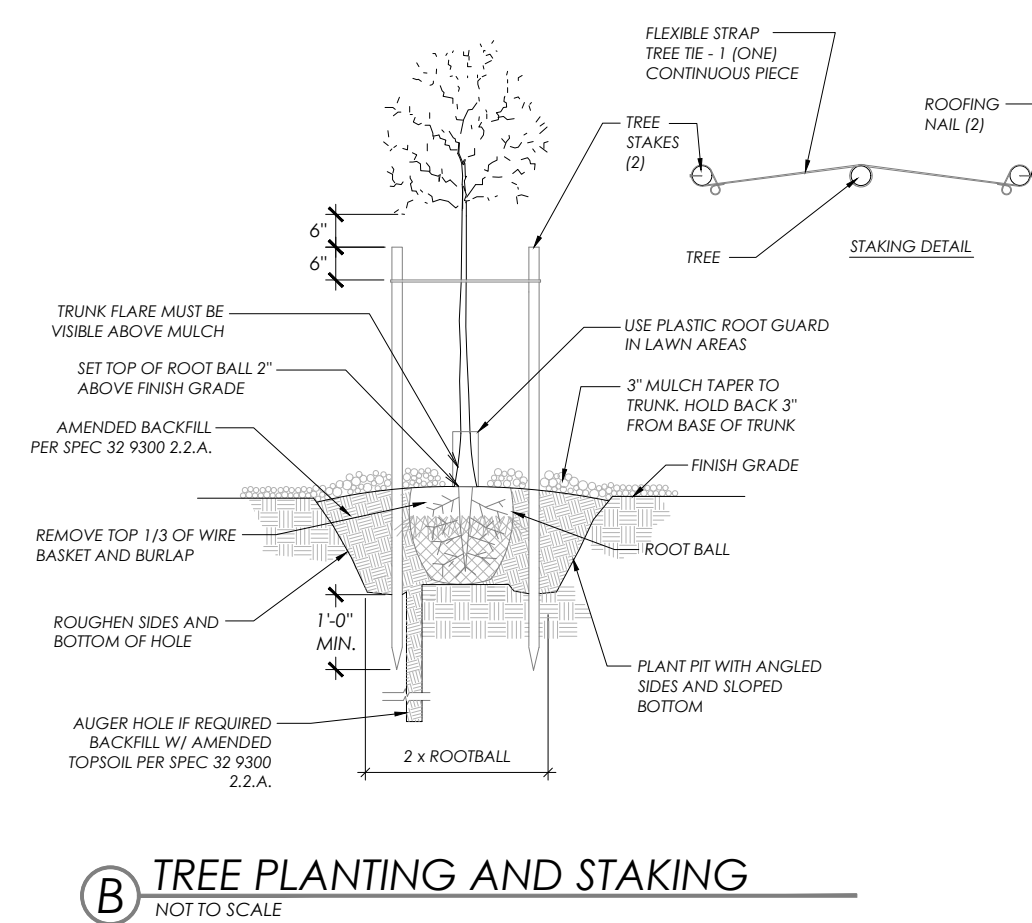
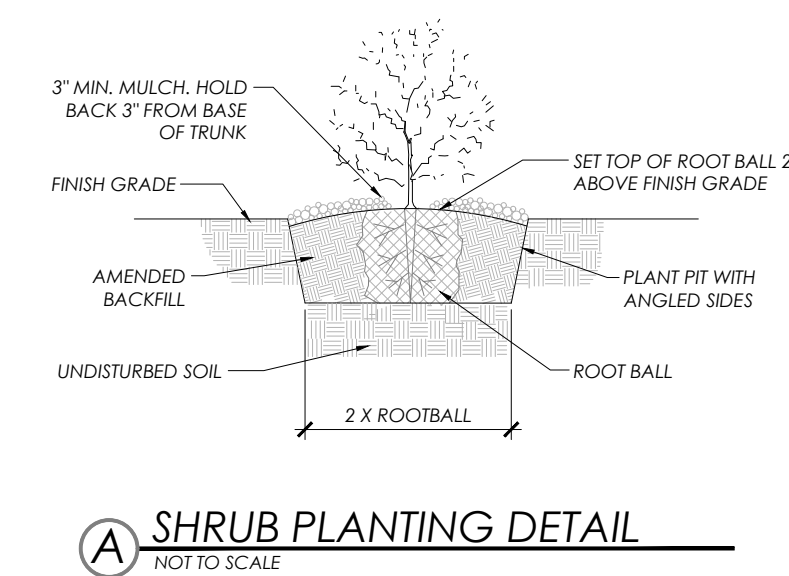
GENERAL NOTES

- LANDSCAPE CONTRACTOR TO EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. IF CONDITIONS ARE UNSATISFACTORY CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE IN WRITING. DO NOT PROCEED UNTIL CONDITIONS ARE SATISFACTORY.
- BEFORE EXCAVATING, DIGGING, OR DISTURBING SITE FOR ANY REASON, LANDSCAPE CONTRACTOR TO HAVE AREA "BLUE STAKED" IN ORDER TO LOCATE UNDERGROUND UTILITIES. LANDSCAPE CONTRACTOR TO ALSO NOTE LOCATION OF NEW AND PROPOSED UTILITIES AND WORK IN SUCH A MANNER TO PROTECT EXISTING AND PROPOSED UTILITIES FROM DAMAGE.
- THE LANDSCAPE CONTRACTOR TO COORDINATE THE WORK WITH OTHER CONTRACTORS. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL ASPECTS OF THE SITE AND WORK IN SUCH A MANNER AS TO AVOID DAMAGING ANY PORTION OF THE SITE OR STRUCTURE. LANDSCAPE CONTRACTOR TO REPAIR ANY DAMAGE, AT NO EXPENSE TO THE OWNER, THAT IS INCURRED BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN ALL LANDSCAPED AREAS. ALLOW FOR 3" OF ROCK MULCH IN ALL PLANTING BEDS.
- LANDSCAPE CONTRACTOR TO LAYOUT PLANTS PRIOR TO PLANTING. ADJUSTMENT MAY BE REQUIRED. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE TO RECEIVE APPROVAL OF PLANT LAYOUT BEFORE PROCEEDING WITH PLANTING.
- ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES. SHALL MEET ANSI STANDARDS, AND SHALL MEET MINIMUM REQUIREMENTS OF LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET SPECIFICATIONS OR DO NOT MEET THE QUALITY STANDARDS OF THE OWNER. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED FIBROUS ROOT SYSTEM THAT ARE FREE OF PHYSICAL DAMAGE, DISEASE, AND INSECT INFESTATION.
- CONTRACTOR TO PROVIDE 3" OF MULCH IN ALL PLANTER AREAS.
- ANY PLANT DAMAGED DURING ANY STAGE OF THE INSTALLATION PROCESS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.
- ANY PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL QUANTITIES REQUIRED AND PROVIDE THE PLANTS NECESSARY TO COMPLETE THE PLANTINGS. PLANT MATERIAL QUANTITIES INDICATED FOR BEDS/PLANTERS ARE ESTIMATES. VERIFY QUANTITY TO MATCH DETAILED DESIGN INTENT. PLANT QUANTITIES ARE FOR INDIVIDUAL PLANTS ONLY.
- LANDSCAPE CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY (MINIMUM) ON ALL PLANTING INSTALLATION. CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO OWNER, ANY PLANT MATERIAL THAT DOES NOT SURVIVE.
- SEE SPECIFICATIONS FOR PLANTING PROCEDURES, SOIL COMPOSITION, AND INFORMATION PERTINENT TO LANDSCAPE INSTALLATION.

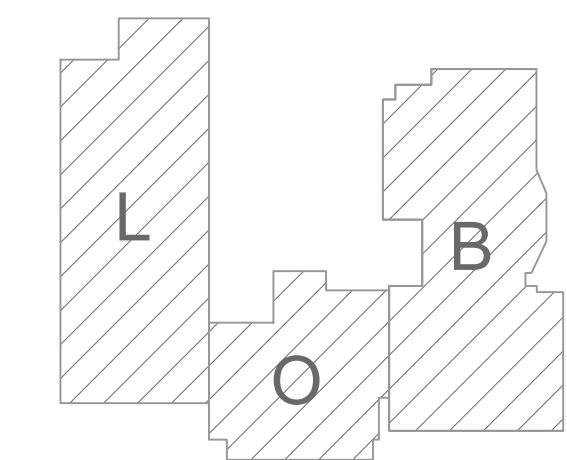
PLANTING NOTES

- THE INTENTION OF THE OWNER AND DESIGNER IS TO HAVE CONSTRUCTED UNDER THE CONSTRUCTION CONTRACT, A COMPLETE PROJECT READY FOR USE. THE GENERAL LANDSCAPE CONTRACTOR AND HIS SUB-CONTRACTORS SHOULD VIEW THESE DOCUMENTS ACCORDINGLY. ANY APPARENT QUESTION, INCOMPLETE AREA, AREAS OF DISCREPANCY OR CONTRADICTION IN THESE DOCUMENTS IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BIDDING. BY SUBMITTING A BID ON THIS PROJECT THE BIDDER CERTIFIES THAT HE HAS FULLY INFORMED HIMSELF OF THE REQUIREMENTS OF THE CONSTRUCTION DRAWINGS AS THEY RELATE TO HIS WORK AND HAS READ AND UNDERSTANDS THE NOTES AND SPECIFICATIONS. ALSO, THAT ANY QUESTIONS, INCOMPLETE AREAS, DISCREPANCIES OR CONTRADICTIONS HAVE BEEN BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER AND THE OWNER AND THAT THEY ARE ALL RESOLVED.
- WILLFUL INSTALLATION OF THIS WORK WHEN IT IS OBVIOUS THERE EXISTS JOB/SITE CONDITIONS OR DISCREPANCIES ON PLANS THAT ARE DETRIMENTAL TO THE PROJECT AND THAT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER OR THE LANDSCAPE DESIGNER WILL BE BACK CHARGED TO THE INSTALLER. THE INSTALLER ASSUMES FULL RESPONSIBILITY TO CORRECT THE WORK AT HIS OWN EXPENSE IF HE FAILS TO GIVE THE REQUIRED NOTIFICATION FOR RESOLUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO COMPLETE ROUGH GRADING, FINE GRADING AND PLACING AND GRADING OF TOPSOIL.
- SEE PLANS, DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- EXISTING LANDSCAPE TO REMAIN SHALL BE PROTECTED AND MAINTAINED BY CONTRACTOR.
- COMPACTED LANDSCAPE AREAS SHALL BE REPAIRED BEFORE PLANTING OCCURS.
- PRE-EMERGENT HERBICIDE APPLICATIONS ARE REQUIRED DURING LANDSCAPE INSTALLATION. THE APPLICATION IS TO OCCUR AFTER THE LANDSCAPE AREA IS WEED FREE AND BEFORE THE WEED BARRIER OR WOOD MULCH IS INSTALLED.
- QUANTITIES ARE TO BE VERIFIED BY THE CONTRACTOR. IF DISCREPANCIES EXIST THE PLAN QUANTITIES SHALL DICTATE.
- DECORATIVE ROCK PLACED AROUND PAVERS AND IN GRAVEL AREAS IS TO BE PLACED AT 3" DEPTH OVER DEWITT PRO 5 WEED BARRIER OR APPROVED EQUAL. SPRAY PRE-EMERGENT HERBICIDE PRIOR TO PLACEMENT OF WEED BARRIER AND AFTER PLACEMENT OF ROCK.
- BETWEEN ALL PLANTING, LAWN, AND GRAVEL AREAS, INSTALL METAL EDGING, USE COL-MET 1/8" X 5" BLACK EDGING OR APPROVED EQUAL.
- SHREDDED DYED BROWN WOOD MULCH SHALL BE PLACED AT 3" DEPTH ON SOIL IN MULCHED AREAS. SPRAY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER PLACEMENT.
- SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY OWNER.

PLANTING DETAILS



NO WORK IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY



THE BEEHIVE AND LION HOUSES RESTORATION
63 E S Temple St, Salt Lake City, UT, 84150

The Church of Jesus Christ of Latter-day Saints
DESIGN DEVELOPMENT, June 12, 2023

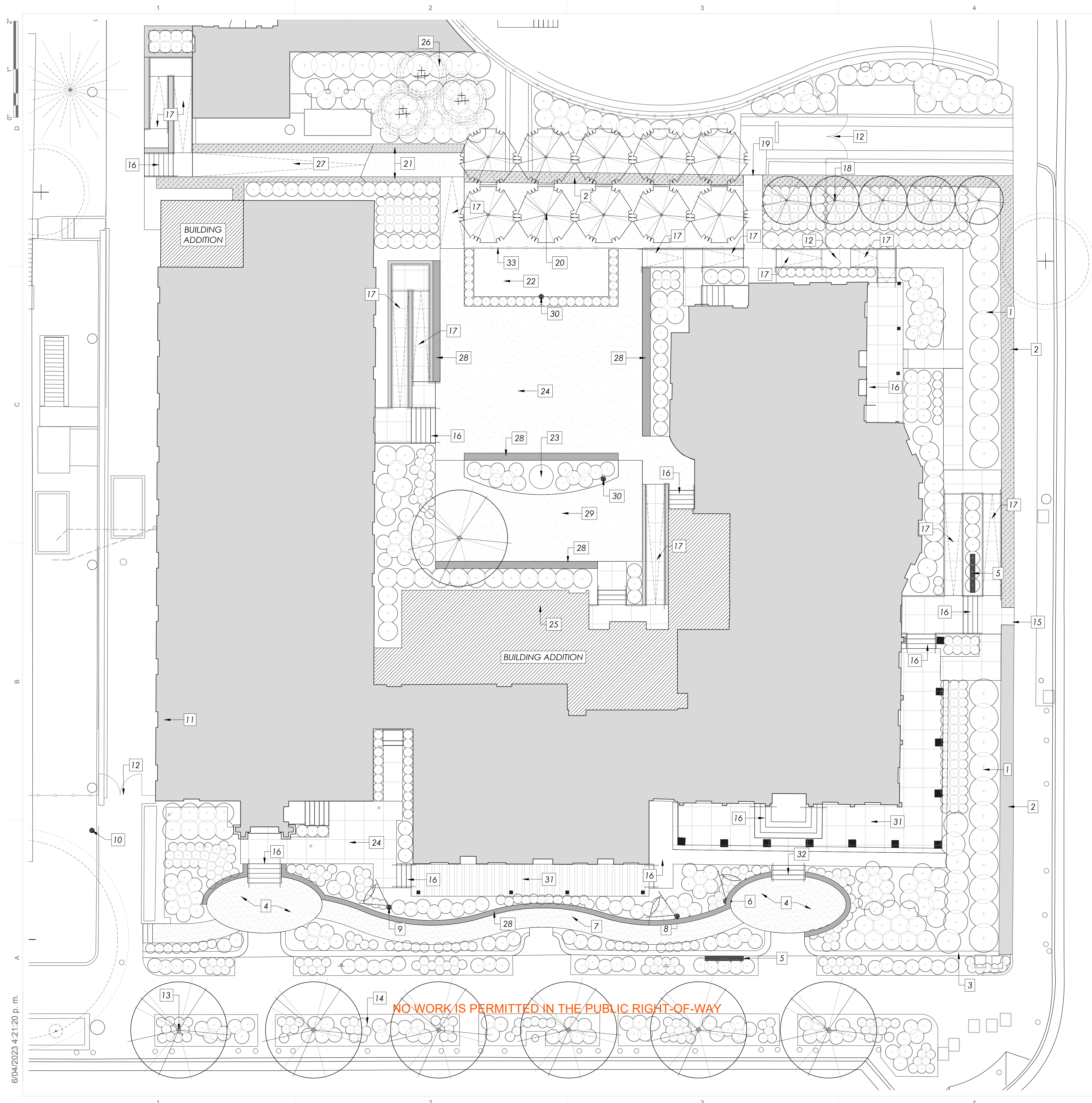


DATE	REVISION
01 06/12/2023	DD SET

PROJECT NUMBER 22061

LANDSCAPE COVER

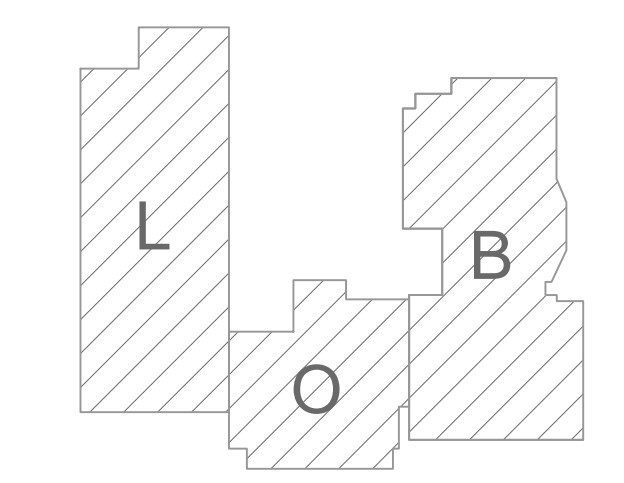
L000



REFERENCE NOTES

- KEYED NOTES:
1. LILAC HEDGE
 2. RUBBLE WALL TO STAY
 3. WALL WITH IRON FENCE
 4. ENTRY PLAZA
 5. WAYFINDING SIGN
 6. BEEHIVE HOUSE INTERPRETIVE SIGN
 7. NEW CHAT PATHWAY
 8. PRESIDENT'S OFFICE SIGN
 9. LION HOUSE INTERPRETIVE SIGN
 10. CHURCH ADMIN BUILDING SIGN
 11. MAIN TOUR ENTRY
 12. NEW GATE / FENCE
 13. LARGER STREET TREES - TYPE TBD
 14. NEW SIMPLER PLANTINGS
 15. REMOVE EXISTING STEP
 16. NEW STAIRS WITH RAILING
 17. NEW ADA RAMP WITH RAILING
 18. ROW OF LOMBARDY POPLARS
 19. ACCESS TO REMAIN
 20. DWARF FRUIT TREE ORCHARD
 21. NEW RUBBLE WALL
 22. KITCHEN GARDEN
 23. WELL
 24. PAVER / STONE COURTYARD
 25. VIEWS TO C.O.B.
 26. SCREENING HEDGE
 27. ADA RAMP (BUILT)
 28. NEW 18" SEAT WALL
 29. COMPACTED CHAT AREA
 30. INTERPRETIVE SIGN LOCATION
 31. RENOVATED STONE PORCH
 32. ADDITIONAL STEPS
 33. LOW DECORATIVE FENCE

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DATE	REVISION
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PROJECT NUMBER 22061

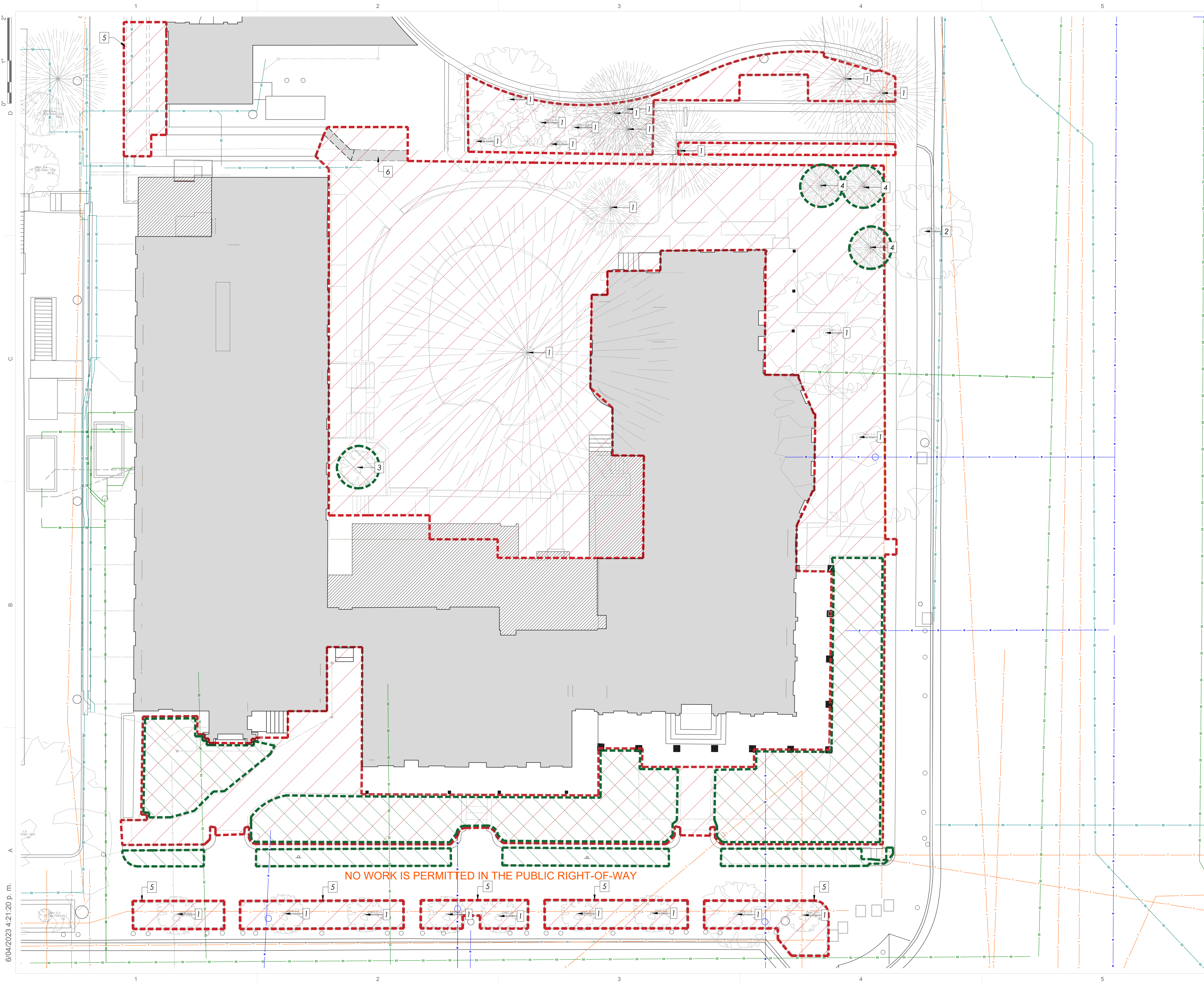
LANDSCAPE SITE PLAN





SCALE 1"=10'

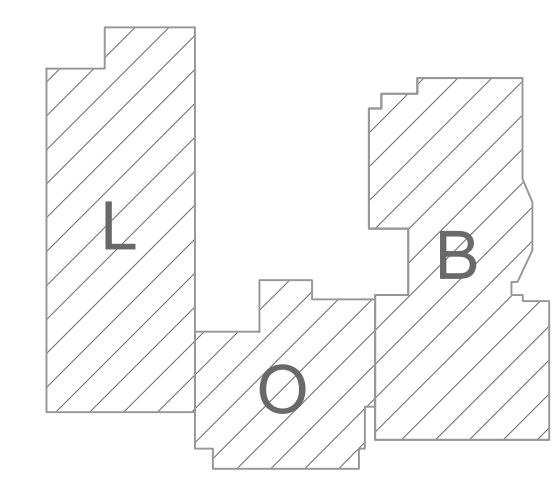
L100

6/04/2023 4:21:20 p. m.



- REFERENCE NOTES**
- KEYED NOTES:
1. LARGE TREE TO BE REMOVED
 2. LARGE TREE TO STAY
 3. JAPANESE MAPLE TO BE TRANSPLANTED
 4. CEDARS (3) TO BE ASSESSED FOR RELOCATION
 5. REMOVE EXISTING PLANTER CURBS
 6. REMOVE SECTION OF RUBBLE WALL
- COLOR CODE:
- LANDSCAPE TO BE REMOVED BY CONTRACTOR 
- LANDSCAPE TO BE SELECTIVELY REMOVED BY TEMPLE SQUARE MAINTENANCE STAFF 

NO WORK IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY



THE BEEHIVE AND LION HOUSES RESTORATION
 63 E S Temple St, Salt Lake City, UT, 84150
 The Church of Jesus Christ of Latter-day Saints
 DESIGN DEVELOPMENT, June 12, 2023

VODA
 Landscape + Planning
 159 West Broadway #200
 Salt Lake City, Utah 84103
 (801)497-2858 www.vodaplanning.com

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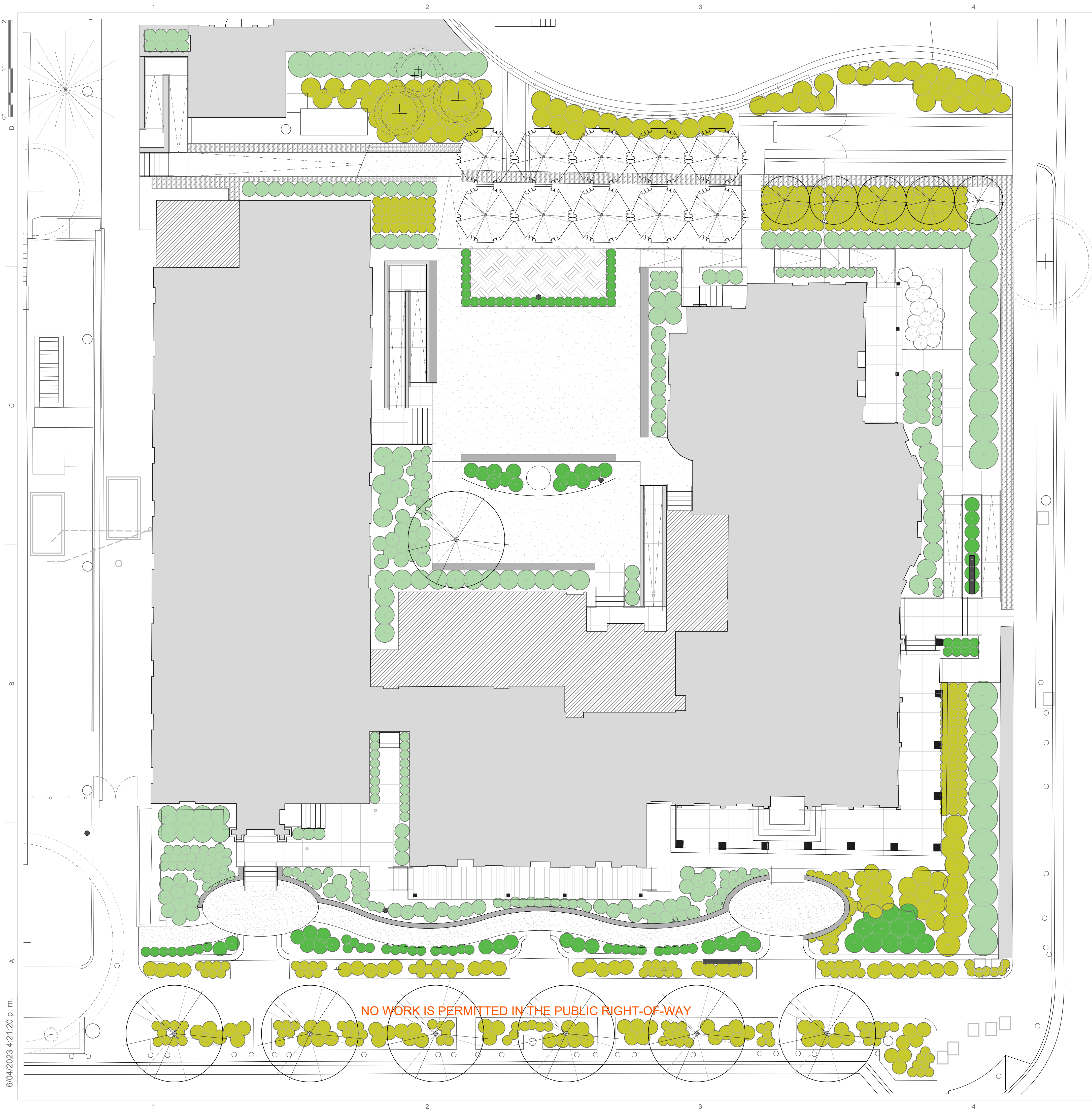
PROJECT NUMBER 22061

LANDSCAPE DEMOLITION PLAN

SCALE 1"=10'

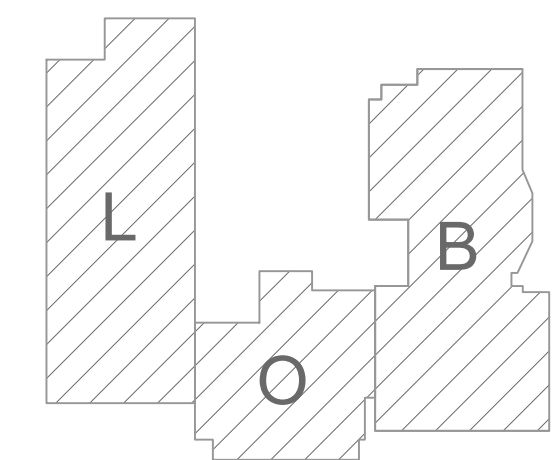
L101

6/04/2023 4:21:20 p. m.



REFERENCE NOTES

- COLOR CODE:
- DECORATIVE GARDENS ■
 - LOW WATER ■
 - PIONEER PLANTS ■



THE BEEHIVE AND LION HOUSES RESTORATION

63 E S Temple St, Salt Lake City, UT, 84150

The Church of Jesus Christ of Latter-day Saints
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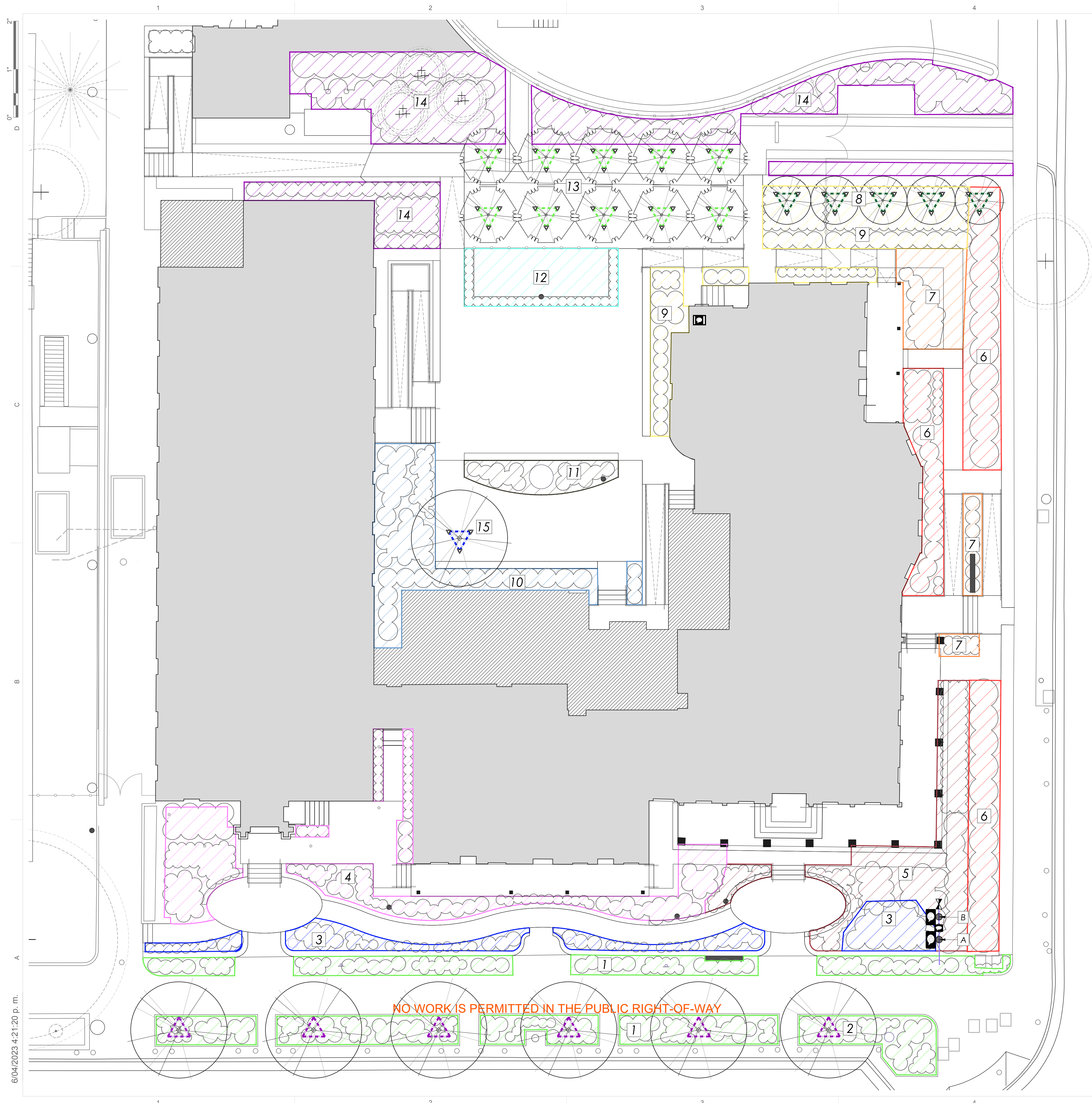
PROJECT NUMBER 22061

PLANTING PLAN

SCALE 1"=10'

L300

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NO WORK IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY

REFERENCE NOTES

IRRIGATION LEGEND

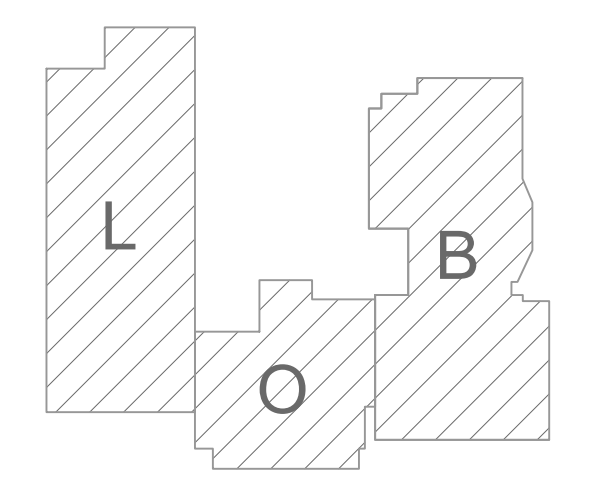
- Point of connection (compression T, adjust location base on new main)
- Stop and waste valve (3-5' below grade, with access via vertical sleeve and cap)
- Reduced Pressure Back Flow Preventer
- Master control valve in valve box
- Isolation valve in valve box
- Quick coupler valve (provide key with hose bib attachment)
- Drip control valve
- Control valve
- Deep root watering assembly
- Main lines
- Lateral lines
- PCV sleeving under paving

IRRIGATION ZONES

- Zone 1: ~1450 s.f. drip irrigation
- Zone 2: root watering system (3 per tree)
- Zone 3: ~505 s.f. drip irrigation
- Zone 4: ~880 s.f. drip irrigation
- Zone 5: ~750 s.f. drip irrigation
- Zone 6: ~920 s.f. drip irrigation
- Zone 7: ~400 s.f. drip irrigation
- Zone 8: root watering system (3 per tree)
- Zone 9: ~840 s.f. drip irrigation
- Zone 10: ~640 s.f. drip irrigation
- Zone 11: ~170 s.f. drip irrigation
- Zone 12: ~385 s.f. drip irrigation
- Zone 13: root watering system (3 per tree)
- Zone 14: ~1800 s.f. drip irrigation
- Zone 15: root watering system (3 per tree)
- Zone 16: spare zone

KEYED IRRIGATION NOTES

- A. New point of connection
- B. New stop and waste, BFP and master control valve
- C. Controller in box



THE BEEHIVE AND LION HOUSES RESTORATION
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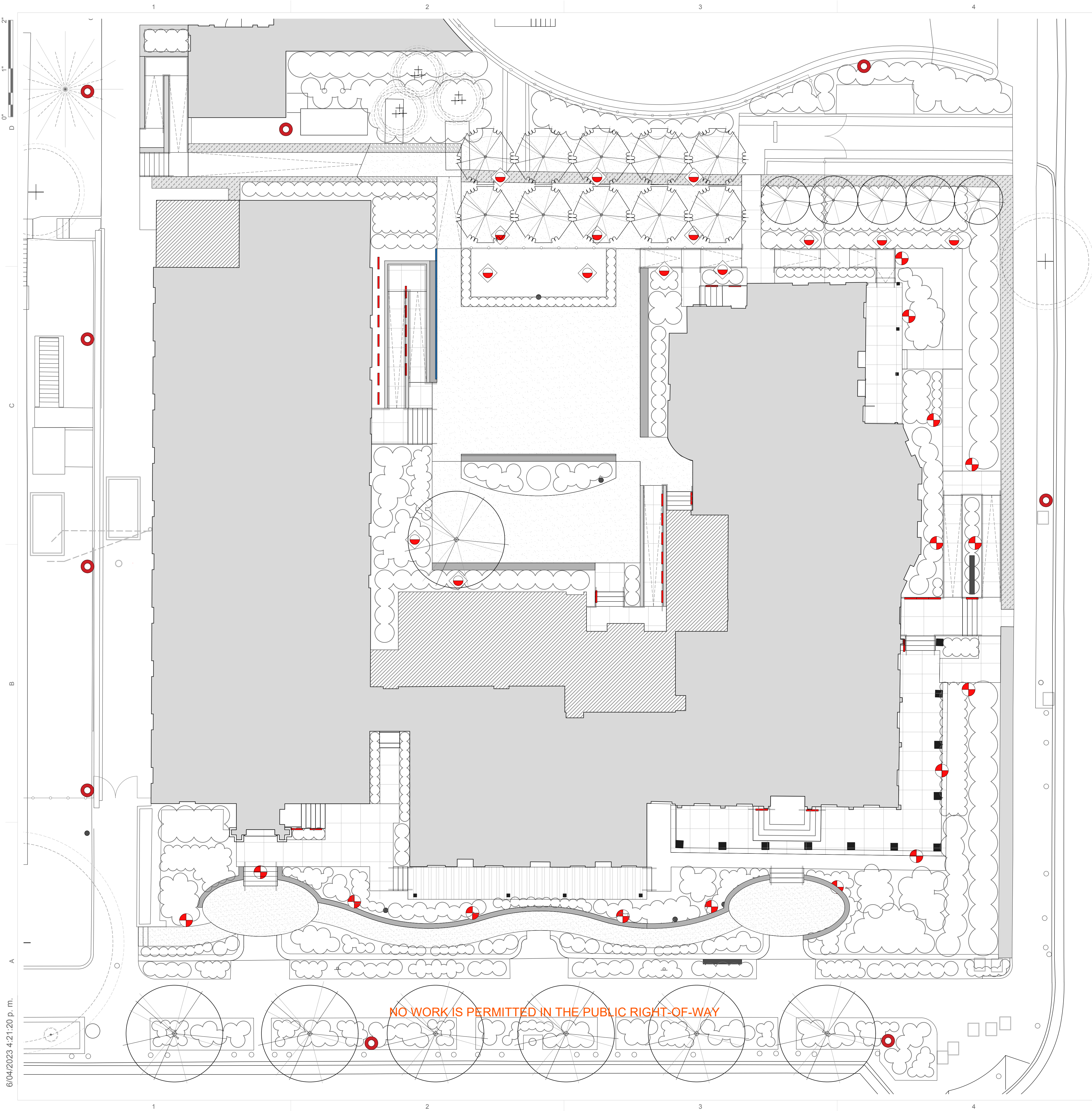
PROJECT NUMBER 22061

IRRIGATION PLAN






SCALE 1"=10'

L400

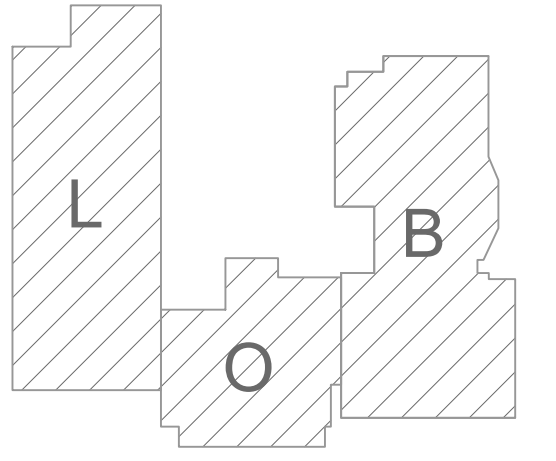
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NO WORK IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY

-  landscape uplight
-  landscape path light
-  emergency egress light in hidden elements
-  bench strip light
-  existing light pole

REFERENCE NOTES



THE BEEHIVE AND LION HOUSES RESTORATION
 63 E S Temple St, Salt Lake City, UT, 84150
 The Church of Jesus Christ of Latter-day Saints
 DESIGN DEVELOPMENT, June 12, 2023



DATE	REVISION
01 06/12/2023	DD SET

PROJECT NUMBER 22061

LIGHTING PLAN
OPTION 1

SCALE 1"=10'

L500

6/04/2023 4:21:20 p. m.





















LATTER-DAY SAINTS OFFICE BUILDING



ATTACHMENT F: ANALYSIS OF STANDARDS FOR D-1

Zoning Ordinance Standards for D-1 (Central Business District)

Purpose Statement: The purpose of the D-1 (Central Business District) is to provide for commercial and economic development within Salt Lake City's most urban and intense areas. A broad range of uses, including very high density housing, are intended to foster a 24 hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region. Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities and land use control.

Because this site is noncomplying, the height minimum of 100' for buildings and other regulations within the D-1 Zoning District do not apply. The addition of the long hall building is able to expand at the existing height of the buildings as per 21A.38.050 and with the issuance of a Certificate of Appropriateness.

Relevant Code Citations- 21A.38.050 Noncomplying Structures

D. Americans With Disabilities Act (ADA): To accommodate and encourage compliance with the Americans With Disabilities Act (ADA) accessibility guidelines, the enlargement of structures to accommodate ramps, elevators, and bathrooms that meet the minimum ADA accessibility guidelines and improve accessibility for persons with disabilities are not considered as increasing or enlarging a noncomplying structure.

F. The replacement or reconstruction of any existing noncomplying portion of a principal structure or full replacement of a noncomplying accessory structure is permitted provided the replacement is in the same location or in a location that reduces the degree of noncompliance and is of substantially the same dimension.

ATTACHMENT G: ANALYSIS OF STANDARDS FOR MAJOR ALTERATIONS IN A HISTORIC DISTRICT

Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for the alteration of a contributing structure in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City. The proposal is reviewed in relation to those that pertain in the following table.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City applies to this major alteration. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G) and can be accessed via the links below. Design Guidelines as they relate to the Design Standards are identified in Attachment H to this report.

<http://www.slcdocs.com/historicpreservation/GuideRes/ResidentialGuidelines.pdf>

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/o-o-o-66379

Standard	Rationale	Findings
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	The original use of the site was residential with office components. The proposed use, a house museum, requires minimal change to the defining characteristics of the building and its site and environment.	Complies
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	The proposal to restore the site's buildings to specific periods of significance requires the removal of several non-historic features such as the existing roofing, stucco, window shutters, and porch elements from outside of the period of significance. Features such as the historic windows and porch columns will be repaired. No materials or features that characterize the Landmark Site will be altered or removed.	Complies
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	The proposed alterations have historical basis based off measured drawings, photographs, and material evidence. No alterations that seek to create a false sense of history or architecture are proposed.	Complies
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Later alterations and additions from the John W. Young Era (1888-1893), the Lorenzo Snow and Joseph F. Smith Era (1900 to 1920), and the Boarding House Era (1910 to 1940) that have acquired significance will be retained and preserved. These alterations and additions include the restoration of the office's Greek Revival porch, the Boarding House addition, and the Long Hallway addition.	Complies

<p>Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>The Applicant proposes to preserve the distinctive features, finishes, and construction techniques by stabilizing and repairing the adobe blocks, restoring features such as the balustrades and parapets, and replacing the metal roof with a cedar shake roof that better matches the original material.</p>	<p>Complies</p>
<p>Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.</p>	<p>The proposal includes the replacement of many missing architectural features in a like for like method complying with this standard. The applicant proposes to restore the original entrances to the Lion House, reconstruct the Long Hallway that connected the Beehive and Lion Houses, rebuild the boarding house, and restore lost balustrades on the office's sleeping porch. The applicant has used historic photographs and measured drawings to create an accurate duplication of these features. The street-facing elevation of the proposed Long Hallway will be reconstructed to match the original long hall, while the rear elevation of the proposed reconstruction will be a modern interpretation of the long hall to depict a modern interpretation of the lost feature.</p>	<p>Complies</p>
<p>Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>The applicant proposes to remove stucco that was applied in in the late 1960's. The existing non-historic stucco is not period appropriate and has to be removed to repair and stabilize the adobe blocks underneath. Natural Hydraulic Lime stucco will be applied after the adobe is repaired. The proposed removal and reapplication of the stucco will be undertaken using the gentlest means possible.</p>	<p>Complies</p>
<p>Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>The proposal will not destroy significant historical material. The proposed alterations and additions are returning lost features and elements that are compatible with the sites character and environment in size, scale, color, material, and character. Materials such as cast iron, stucco, and wood have been chosen to replicate original features of the site. A contemporary design for the rear of the Long Hallway addition is proposed to differentiate the new addition from the existing structures. The proposed addition is compatible with the property.</p>	<p>Complies</p>
<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of</p>	<p>The proposed alterations will be constructed in such a manner that if removed in the future, the essential form and integrity of the structure will be unimpaired. The three proposed additions</p>	<p>Complies</p>

<p>the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>are a compatible scale to the existing buildings because they are reconstructions of original features associated with periods of significance associated with each respective building. The project will protect the historic integrity of the property and its environment.</p>	
<p>10. Certain building materials are prohibited including the following: a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic materials.</p>	<p>The proposal does not include aluminum, asbestos, or vinyl cladding. These materials will not be applied to the existing historic materials.</p>	Complies
<p>11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H Historic Preservation Overlay District, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H Historic Preservation Overlay District and shall comply with the standards outlined in chapter 21A.46 of this title.</p>	<p>The proposal includes the addition of wayfinding signs and additional educational signage on the exterior of the site that will be visible from the South Temple and State Street public way. The proposed signage will be consistent with the historic character of the landmark sites and will be comply with 21A.46.</p>	Complies

ATTACHMENT H: APPLICABLE DESIGN GUIDELINES

Design Guidelines for Historic Residential Properties & Districts in Salt Lake City are the relevant historic guidelines for this design review and are identified below for the Commission's reference. <http://www.slcdocs.com/historicpreservation/GuideRes/ResidentialGuidelines.pdf>

Site Features Design Objective: Historic site features that survive should be retained, preserved or repaired when feasible. New site features should be compatible with the historic context and the character of the neighborhood.

- 1.1 Historically significant site features should be preserved.
- 1.6 The historic grading pattern and design of the site should be preserved.
- 1.8 The historic finish of a masonry retaining wall should be retained.
- 1.11 Respect a common historic walkway pattern in form, design and materials wherever possible.
- 1.12 Historic paving materials should be retained where these still occur.
- 1.13 Historically significant planting designs should be preserved.
- 1.16 Minimize the visual impacts of site lighting.

Building Materials & Finishes Design Objective: Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subjected to harsh cleaning treatments.

- 2.1 Primary historic building materials should be retained in place whenever feasible.
- 2.2 Traditional masonry surfaces, features, details and textures should be retained.
- 2.4 Match the size, proportions, finish, and color of the original masonry unit, if replacement is necessary.
- 2.9 Protect wood features from deterioration.
- 2.10 Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood wherever necessary.

Windows Design Objective: The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.

- 3.1 The functional and decorative features of a historic window should be preserved.
- 3.2 The position, number, and arrangement of historic windows in a building wall should be preserved.

3.6 A replacement window should match the original in its design.

Porches Design Objective: Where a porch has been a primary character defining feature of a front facade, this emphasis should continue. A new (replacement) porch should be in character with the historic building, in terms of scale, materials and detailing.

5.1 Preserve an original porch whenever feasible.

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.

5.4 The open character and integrity of a historic front porch should be retained.

Architectural Details Design Objective: The architectural details associated with a historic building are essential to its character, style, and integrity, and should be retained and preserved.

6.1 Protect and maintain significant stylistic elements wherever possible.

6.2 If replacement is necessary, design the new element using accurate information about the original features.

6.3 When the original element is missing and cannot be documented, develop a new design for the replacement feature that is a simplified interpretation of the original.

Additions Design Objective: The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.

8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.

8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

8.4 A new addition should be designed to be recognized as a product of its own time.

8.9 Original features should be maintained wherever possible when designing an addition.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Public Hearing Notice:

Notice of the public hearing for this project includes:

- Public hearing notice mailed on August 24, 2023.
- Public hearing notice posted on City and State websites on August 24, 2023.
- Sign posted on the property on August 31, 2023.

Public Comments:

Staff has not received any public comment at the time of this publishing.