



# PIONEER PARK CULTURAL LANDSCAPE REPORT

Salt Lake City, Utah  
December 2021





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## CONTENTS

### CHAPTER 1 - INTRODUCTION

Project Overview & Study Area Boundaries .....	3
Management Summary .....	3
Scope of Work .....	4
Recommendations for Future Research.....	5
Significance .....	5
Treatment .....	5
Summary of Findings.....	5

### PART I

### CHAPTER 2 - SITE HISTORY

Indigenous Period, Pre-1847 .....	6
The Old Fort Period, 1847-1851 .....	8
Territorial Period, 1851-1895.....	15
Americanization Period, 1896-1958 .....	20
Civic Period, 1959-1974 .....	26
Salt Lake City Stewardship Period, 1975-2021.....	30

### CHAPTER 3 - EXISTING CONDITIONS

Landscape Characteristics of Pioneer Park.....	37
Context .....	37
Topography.....	39
Spatial Organization.....	39
Circulation .....	40
Land Use.....	42
Vegetation .....	43
Small-Scale Features .....	45
Condition Assessment of Landscape Features .....	49

### CHAPTER 4 - ANALYSIS & EVALUATION

Periods of Significance .....	50
Documentation of Historical Significance .....	50
Comparative Analysis of Historic & .....	
Existing Conditions .....	50
Integrity Assessment .....	61

### PART II

### CHAPTER 5 - TREATMENT

Management Summary .....	64
Preservation Philosophy & Treatment Approach .....	64
Treatment Approach.....	64
Treatment & Management .....	64
Narrative Design Guidelines .....	65
Compatible Alterations & Additions .....	66
Mitigation of 300 West & 400 South .....	66

### BIBLIOGRAPHY

Methodology.....	67
Bibliography .....	68

### APPENDIX

Appendix A - Inventory of Landscape Resources.....	73
Appendix B - Proposed Site Development Plan .....	74



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The Salt Lake City Historic Preservation Staff, for their ongoing advocacy for cultural landscapes and their extensive efforts to create city-wide processes and standards for the identification, documentation, and treatment of historic sites and landscape resources within the city.

The Salt Lake City Landmarks Commission, for their continued support of this project, and the city's ongoing effort to identify and protect cultural landscapes.

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## CONSULTANTS

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## 1

## CHAPTER 1 - INTRODUCTION

**PROJECT OVERVIEW & STUDY AREA BOUNDARIES**

Pioneer Park is located on the west side of downtown Salt Lake City, Utah, between 300 North, 400 South, 300 West, and 400 West streets. The study area for The Pioneer Park Cultural Landscape Report is limited to the immediate block (300 North, 400 South, 300 East, 400 West) for the purposes of the inventory and existing conditions report.

**MANAGEMENT SUMMARY***PIONEER PARK MANAGEMENT GOALS*

Pioneer Park is Salt Lake City's oldest and only downtown park. It has been a gathering place since the indigenous period and is the site of the Mormon Pioneer fort. Since that time, it has continued to be a place of refuge, a green oasis in an urban downtown. The park has offered various recreation opportunities that responded to interests of the era. Over the last 150 years the neighborhood has gone through a number of transitions and is now seeing a resurgence of new urban residents. Although everyday use is increasing in the park, residents are not satisfied with the current conditions.

The 10-acre park is predominantly open lawn with large mature trees scattered throughout. The park has a multi-use field, tennis courts, playground, basketball court and an off-leash dog park. There are no restrooms in the park.

Recent public engagement informed goals for improvements to the park:

- The Heart of the City - a commons that connects people to our urban center.
- Model for Urban Ecology - a green space that responds to our climate challenges.
- Balance Neighborhood and Regional

Needs - a park that supports everyday activities and active lifestyles while being a signature park that hosts city-wide events.

- Welcoming for Everyone - an inviting space for all abilities, incomes, age, genders, and cultures.
- Safe and Well-Maintained Space - a park with cutting-edge solutions to address common urban park conflicts and recognizes that stewardship and ongoing care is needed.
- Lasting Legacy - a place that expresses the layered history and provides value to future generations.

In response to the city goals for the park, supported by the public, the city has created a site development plan, see Appendix B.

*PROPOSED SITE DEVELOPMENT PLAN*

The city is proposing significant improvements to the park that represent a high degree of change, the details of which can be found in Appendix B.

The proposed improvements are consistent with historic recreational use and create a space that can easily be programmed. Improvements support the City's intent to provide amenities and programs that encourage increased use of the park and create a welcome vibrant public space.

*EVENTS*

Programming and events play a critical role in activating urban spaces. Pioneer Park hosts numerous events and activities throughout the year. Improvements to the park will create a more desirable venue for additional desired programming.



--- Site Boundary

Figure 1-1. Pioneer Park Study Area



Public Lands manages the park for the benefit of Salt Lake City residents. Special events and programming provide a variety of activities and experiences that contribute to creating a vibrant public park. Public Lands works with community partners to facilitate events in public spaces. The following is a summary of requirements and policies regarding special events in the park.

#### EVENT GUIDELINES

- The park may not be closed to public access for more than 24 hours.
- The event takes place during normal operating hours.
- There is adequate time, as determined by parks maintenance staff, between events for the park to recover. Determining the amount of time needed for recovery depends on intensity of use and time of year, therefore, recovery time is on a case-by-case basis. A general guideline is a large event in the middle of summer will require up to 10 days for recovery, while smaller event during cooler months can be more frequent.
- The community is supportive of the event, and it benefits the community.
- The event is open to the public.
- The event will have no or minimal conflicts with other activities in the park.
- The event complies with park regulations and permit requirements.

#### EVENT FREQUENCY

Salt Lake City Public Lands may limit the frequency of special events so that a park is available for its intended use by the general public, and to limit the frequency of impacts caused by special events on surrounding neighborhoods and communities.

In an effort to balance events and community access, Public Lands follows standard

guidelines for the total number of events that can happen in Pioneer Park.

These guidelines are utilized to limit impacts to both the Park and the community so that it can be maintained and provide appropriate access to the Park. Event size is determined by the event organizers anticipated level of attendance. Event size determines permit requirements and associated fees. Event applications are obtained through <https://www.slc.gov/eventpermits/>.

#### RECREATION

The multi-purpose field is the only recreational field in the Central City Planning Area and a much-needed recreational asset to the Downtown Community. Salt Lake City has established standards to manage field usage to maintain the quality of turf and balance access to the site by numerous groups.

Adding regularly scheduled athletic events will bring more neighborhood friendly programming to the park. Scheduling of the field will be coordinated with the park event schedule to avoid conflicts and identify potential synergies.

Scheduling of recreational fields is managed by Salt Lake City Public Lands staff. Applications to schedule field for play can be obtained through <https://www.slc.gov/cityparks/parks-field-reservations>.

#### SCOPE OF WORK

Pioneer Park is listed on both the National Register of Historic Places as the Old Pioneer Fort (site number 42SL593) and as a local Landmark Site. Landmark Site designation recognizes the park's historic and cultural merit and its role in helping create Salt Lake City. Located in the Downtown Planning Area and just one block from the historic Rio Grande Depot, the site and surrounding neighborhood has a rich history.

The purpose of this project was to prepare a Cultural Landscape Report (CLR). A CLR is a document used to guide the management of a cultural landscape. The CLR provides an understanding of the characteristics of the historic and existing landscape through period plans and a narrative description to describe the changes to the landscape. This report provides an overview of the changes to the landscape over time and identifies the periods of historic significance. The report includes site history, identification of periods of significance, existing conditions analysis and treatment recommendations. The Treatment section of the CLR addresses management needs related to the multiple uses of the site. This provides recommendation for the management approach to integrate historic preservation recommendations into current site development goals.

This Cultural Landscape Report (CLR) will provide the basis of evaluation for the Historic Landmarks Commission to review proposed improvements. The Salt Lake City Historic Landmarks Commission (HLC) as supported by the Salt Lake City Planning Preservation Team oversees stewardship of Landmark Districts and Sites. Proposed improvements made to landmarks sites must be approved by the HLC, which conducts design review of new construction or alterations to Landmark Sites and to properties located in Salt Lake City's Landmark Districts. The HLC will review and approve or deny an application for a Certificate of Appropriateness for proposed improvements to the site.

Salt Lake City goal in the completion of a CLR for Pioneer Park was to gain a better perspective of the extended history of the site, and its changes over time from a landscape architectural perspective.

In addition to identifying other Periods of Significance (POS) beyond the well-known Old Pioneer Fort site, this report seeks to document the condition and use of the site prior to pioneer settlement of the Salt Lake Valley, as well as the landscape improvements made to the site during post-pioneer periods. The report documents the existing conditions of the park and evaluates the historical significance of the space. Using this historical research and historical significance evaluation, the CLR will go on to make treatment and management recommendations to help guide the future use of and changes to the park, to ensure that historically significant elements are preserved and protected.

#### SCOPE OF WORK

The following scope of work was completed for this project:

*Project Management* -The consultant developed a project management plan that included a schedule identifying project milestones and deliverables to efficiently organize the work and collaborate with Salt Lake City and other partners.

- Define project goals in collaboration with the Parks Division and the Planning's Preservation Team
- Define management objectives
- Develop project schedule
- Define project boundary and project area
- Define scope of historical research

*Site History* - The consultant prepared an overview of the site history based on review of prior studies and determined the period(s) of historic significance.

- Reviewed the previously completed Cultural Resources Report.<sup>1</sup>

<sup>1</sup> SWCA Environmental Consultants, "A Class III Cultural Resource Inventory and Monitoring Plan for the Pioneer Park (Block 48) Improvements, Phase I, Salt Lake City, Salt Lake County, Utah, July 2007. (K-7-B)



- Completed a literature review of other previously compiled research on the site.
- Researched and documented site history.
- Defined the historic context for the site.
- Defined periods of significance (POS).
- Developed period plans (1-3, depending on POS).

*Existing Conditions* - The consultant completed an existing conditions visual survey of the site including:

- Compiled existing drawings, CAD files of the park, and the inventory of site features provided by Public Lands to create a base-map for the existing conditions survey.
- Observed the existing conditions on the site, and update CAD files accordingly.
- Create an existing condition plan using GIS compatible software.
- Developed a narrative description of the existing landscape characteristics.

*Landscape Features Inventory* - The consultant evaluated the site features included in the Public Lands inventory for completeness and provided a condition assessment of existing landscape features.

- Created an inventory that documents contributing, non-contributing, and missing landscape features, with date and POS of each.
- Performed condition assessment of existing landscape features.

*Analysis and Evaluation* - The consultant analyzed the historic integrity of the site and developed a statement of historic significance.

- Compared historic landscape conditions to existing landscape conditions.
- Assessed the historic integrity of the site.
- Developed a statement of historic significance.

#### *Treatment and Management*

*Recommendations* - Based on the outcome of the integrity assessment, the consultant developed a recommended approach to cultural landscape treatment that meets management goals including:

- Developed a management philosophy.
- Recommend treatment actions that preserve any remaining contributing features (if needed).
- Coordinate with SLC Parks, Planning (Preservation Team), HLC and design consultant to understand desired/future programming of the park, as this impacts Management Guidelines.
- Develop 1-2 treatment plans which detail (on a site plan) the location of treatment actions, provide alternatives, and proposals for phasing of treatment actions (if needed).
- Develop design guidelines to guide the long-term development and management of the site, and to ensure that proposals for new features will not detract from the historic significance of the site.
- Develop management guidelines to address potential impacts of proposed use and programming of the park.
- Include recommendations for mitigation of impacts of large, high speed UDOT roadways adjacent to Pioneer Park (300 West and 400 South).

*Final Report and Communication* - The consultant formatted all work into one final comprehensive document including:

- Compiled all sections of the report into one document (MS Word format with PDF published version)
- Copy edited the final report document
- Met and presented draft documents to SLC Parks, HLC, Planning Preservation Team, and the State Historic Preservation Office

- Completed a final presentation to the HLC regarding the results of the CLR.
- Provided final document revisions based on stakeholder feedback.

#### **RECOMMENDATIONS FOR FUTURE RESEARCH**

The 1974 National Register nomination of Pioneer Park should be revisited to reflect the additional historical research and findings included in this report. Separately, or as part of that process, future researchers should look in city and state archives for as-builts, plans, or other evidence relating to the design of the park during the Americanization Period. County archives were consulted and found no information on the parcel as it has been exempted from taxation and assessment since 1879. The only possible records from the county would be ownership transfer deeds held by the recorder which were not relevant for this report.

#### **SIGNIFICANCE**

Pioneer Park is one of Salt Lake City's oldest and most continuously used public spaces. The park maintains resources and characteristics from and is significant for its association with Indigenous, Old Fort, Americanization, and Civic Periods. We believe that Pioneer Park is historically significant for its association with the five periods as described in the historical narrative portion of this document, under National Park Service (NPS) criteria A, B, C, and D. The park is significant for criteria A for its association with immigration, rapid urbanization, and the parks movement in America, as well as for its association with subsequent national urban flight phenomena. The park is significant under criteria B for its association with Brigham Young. The park is significant under criteria C as one of the first intentionally planned and developed park in Salt Lake City. The park is significant under criteria D because of its association historical

use during the Indigenous Period and the high probability that the park retains undiscovered archaeological resources under the surface of the landscape.

The park retains integrity in terms of location for all historical periods, and retains integrity of setting, materials, feeling, and association for the Americanization and Civic Periods described in more detail in Chapter 4, Analysis & Evaluation.

#### **TREATMENT**

Based on the significance and integrity of the park, we believe that the most appropriate treatment approach for the park as a whole is rehabilitation. The rehabilitation approach would include preservation of the landscape resources which retain the most integrity, while allowing for the adaptive re-use of the landscape, and historically sensitive additions to the park. Treatment recommendations are discussed in detail in Chapter 5, Treatment Recommendations.

#### **SUMMARY OF FINDINGS**

Throughout its history, the landscape of the Pioneer Park study area has been influenced by diverse groups of people from Indigenous Peoples to the Mormon Pioneers, to subsequent waves of immigrants, to unhoused populations, business owners, and politicians.

Today Pioneer Park exists as a square city block defined by the adjacent cross-streets, curbs, parks strips, sidewalks, and rows of perimeter trees. The interior of the park consists of a mown lawn groundcover, with a canopy of established trees along the perimeter, framing a central multi-use field is surrounded by pedestrian paths. The park contains a hardscape circulation network connecting programmatic recreational areas along the west and east perimeters of the park.



## 2

PART I  
CHAPTER 2 - SITE PHYSICAL HISTORY

The history of Pioneer Park can be broken down into five distinct chronological periods. Based upon site evaluation and research, the primary period of significance for Pioneer Park is 1896-1958, the Americanization Period. These are based on a combination of broader social/historical movements, as well as site-specific improvements that were made to the park. These include:

- Indigenous Period Pre-1847
- The Old Fort Period 1847-1851
- Territorial Period 1851-1895
- Americanization Period 1896-1958
- Civic Period 1959-1974
- SLC Stewardship Period 1975-2021

**INDIGENOUS<sup>1</sup> PERIOD, PRE-1847**

The land that is now referred to as Pioneer Park, as well as the land around it, has been a critical intersection of people for thousands of years. This is due to significant and overlapping geographical factors that have made the area attractive through several historical periods.

While the Pioneer Park area became a gathering place for Utah's American Indian tribes, including the Goshute, Shoshone, and Utes, it was not exclusively occupied or used by any one of them. The Pioneer Park area was within their overlapping nomadic lands. Given that all tribes in the area were nomadic, these

lands were shared. Most hunter-gatherers are nomadic or semi-nomadic and lived in temporary settlements. Nomadic lands were frequently spread over hundreds of miles in order to provide a wide range of opportunities for subsistence.<sup>2</sup>

One reason the area of Pioneer Park was popular was the presence of two sources of clean water nearby. The Ute Tribe referred to the waterway now commonly called City Creek as Napopah.<sup>3</sup>

There was also a nearby spring that provided year-round sources of culinary water adjacent to a large area of relatively level topography within the City Creek floodplain that was used for temporary residence. The soils of the valley were formed by alluvium – clay, silt, sand, gravel, and other materials brought down from the mountains by running water – and by sediment from Lake Bonneville, though some have been modified slightly over time. Thus, the soils are mixed in type and in their natural condition can only support meager vegetation because they are either too dry or too salty. Where there is little salt present, sagebrush growth is plentiful. However, where salt is plentiful, perennials such as greasewood and “mutton sas” are numerous.<sup>4</sup> In addition, the topography is somewhat flatter here than it is further north, east, and northeast, though it still drops between 10 and 15 feet between the



Figure 2-1. Natural vegetation of greasewood and saltbushes. Land is in its natural state that was considered to only be adaptable to the grazing of sheep. (K-3-CC)<sup>5</sup>

northeast and southeast corners of the block.<sup>5</sup>

Little information is known about the Pioneer Park site, its characteristics and uses related to periods of prehistory that include the Paleo-Indian (approx. 12,000-10,000 B.P.), Archaic (10,000-2,000 B.P.), and Formative or Fremont (2,000/1,700-800 B.P.) Periods, and while we acknowledge them, the discussion for this report will focus on the more recent ethnographic, near-contact period because more information is available.

*In a 2007 report, SWCA Environmental Consultants provided a summary history of the Late Prehistoric Period (800-175 CE) in northern Utah. Throughout the Great Basin, ca. 820 CE (A.D. 1200), brownware pottery called “Intermountain Brownware”*

*or “Shoshonean Ware” appears. The appearance of these ceramics, along with other new material cultural items is thought to be evidence of an expansion of Numic-speaking peoples into the region from the Mojave Desert area. This perceived demographic shift is at the crux of an ongoing, intense debate as to the existence and nature of these population movements. The Numic expansion model is premised on the fact that Numic-speaking groups were present in the area at the time of Euro-American contact.<sup>6</sup>*

Historical changes began when Spanish, Mexican, French, and Anglo trappers and traders began traversing the Rocky Mountains, Great Basin, and Intermountain West in the late eighteenth century aiming to grow a

<sup>1</sup> In November 2021, the Natural History Museum of Utah held a discussion with representatives of all Utah's Native American Tribes. In the process of reviewing the appropriateness of the current exhibits, the question of what word or words are preferred by the tribes to refer to them collectively. It was acknowledged that none of the current terminology is perfect, however, it was far preferred to be referred to as Indigenous. Given this stated preference, this document will use Indigenous Period as well as Indigenous peoples as its preferred language.

<sup>2</sup> Nomadic lands within Utah have been shown on many maps to intersect and overlap in various parts of the Salt Lake Valley. Further reference can be found in Forrest Cuch, ed., A History of Utah's American Indians, 2 (K-7-D), utahindians.org/Curriculum/maps.php (Google Earth), and native-land.ca (website).

<sup>3</sup> Napopah is the Ute name for what is now known as City Creek. Map of the Great Salt Lake and Adjacent Country in the Territory of Utah, 1852. (K-1-R)

<sup>4</sup> Frank Gardner and John Stewart. A Soil Survey in Salt Lake Valley, Utah. USDA; 1899. (K-7-F)

<sup>5</sup> An explanation of the citation system used within is included in the Bibliography.

<sup>6</sup> SWCA, July 2007. (K-7-B)





Figure 2-2. Map of the Mexico Cession which resulted from the 1848 Treaty of Guadalupe Hidalgo, granting land that would eventually become the Utah Territory. (K-1-V)

religious following, wealth, or both. The first documentation of Native American groups living within the future state of Utah were most notably provided by the expeditions of Juan Maria Antonio Rivera (1765) and Fray Francisco Atanasio Dominguez and Fray Silvestre Velez de Escalante (1776).<sup>7</sup>

Nearby lands within the Salt Lake Valley were frequented for tribal hunting, trade, and communication. While the Northwestern Shoshone were generally located north of 2100 South,<sup>8</sup> the Utes utilized the valley's highlands and the east bench for grazing horses because the grass was more plentiful and higher

quality.<sup>9</sup> As the area was shared by numerous tribes, a network of trails crisscrossed the valley and canyons, giving further evidence that nomadic lifestyles permeated the area.<sup>10</sup>

As historian P. Bradford Westwood states, "After the Mexican-American War, the Treaty of Guadalupe Hidalgo (1848) resulted in the transfer of what is now the American Southwest to the United States. As a result of this treaty, the Utah Territory became part of the nation's public domain. The settlement also stipulated that the United States was then considered responsible for resolving any Native American land rights and claims."<sup>11</sup>

<sup>7</sup> These Spanish expeditions did not include northern Utah, but later U.S. Government-sponsored expeditions of the 1840s came closer. Begay, et al. A History of Utah's American Indians, 16. (K-7-D)

<sup>8</sup> Rhonda Lauritzen and Darren Parry. Phone interview with Darren Parry. Personal, August 31, 2020. (R-1-R)

<sup>9</sup> Kirk Huffaker and Forrest Cuch. Phone exchange with Forrest Cuch. Personal, December 23, 2020.

<sup>10</sup> Westwood, West Side Stories 4. (K-7-C)

<sup>11</sup> Westwood, West Side Stories 4. (K-7-C)



Figure 2-3. Sketch depiction of the Salt Lake Valley in 1847. (K-3-A)

However, the Treaty of Guadalupe Hidalgo did not include any formal wording recognizing Indigenous ownership of Utah or the southwestern lands. The Federal Government refused to recognize Indigenous sovereignty in 1862 with the passage of the Homestead Act, offering western lands to prospective settlers. Further, western colonizers chose to deny or ignore American Indian sovereignty or land claims.

Settlers, who were members of The Church of Jesus Christ of Latter-day Saints (hereafter also referred to as "Mormon Pioneers" or "Pioneers") entered the valley in 1847 and were the first Anglo colonizers to stay permanently. In the face of many challenges, this permanent settlement was successful despite the valley

being "very dry and treeless, except those small trees near creeks, with very little grass."<sup>12</sup> As Indigenous groups had identified, the land in the City Creek floodplain to the southwest was one of the best flat areas near a fresh spring with proximity to other necessary resources such as fishing and wildlife in City Creek Canyon. The proximity and quality of City Creek also later provided the Mormons a suitable site for baptism given its shallow depth, narrow width, and natural surroundings. The pioneers discovered and recognized other benefits of settlement at this location. As it was well documented, the Native tribes utilized the hot springs one mile north as a destination in their seasonal travels, and for medicinal and spiritual purposes.<sup>13</sup> These were later used by the Mormon Pioneers for similar

<sup>12</sup> Vicki Lynn Baker Thurston, History of Frank Jefferson Thurston, Rhoda Weyerman, and Ancestors by Vicki Lynn Baker Thurston, 159: file 1-T-2019. (R-1-T)

<sup>13</sup> Rhonda Lauritzen and Darren Parry. Phone interview with Darren Parry. Personal, August 31, 2020. (R-1-R)



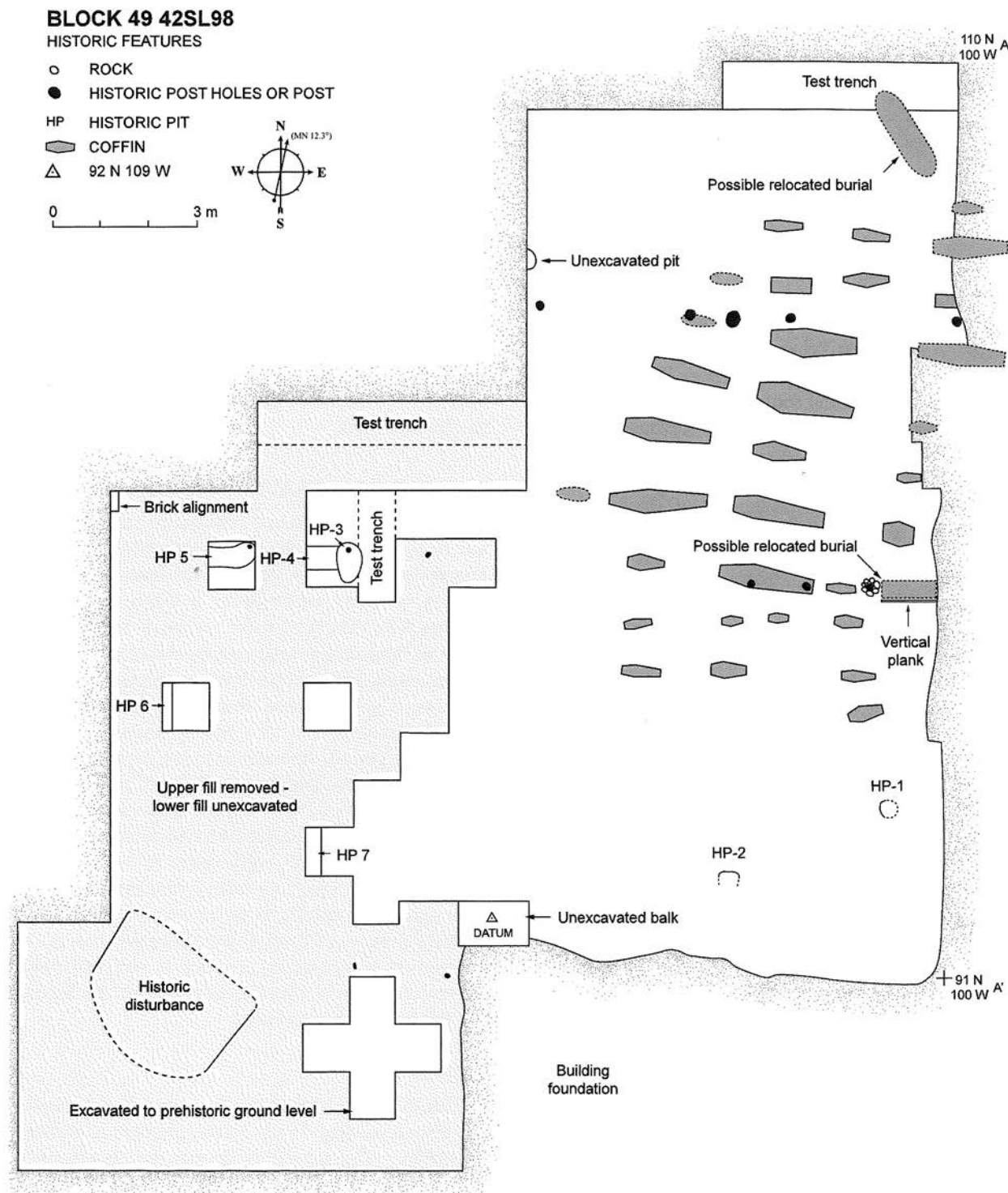


Figure 2-4. Archaeologist's rendering of the burial layout on Block 49, one block east of the Pioneer Park, of pioneer graves. (K-1-Sb)

health, hygiene, and for recreational purposes believing they had healing properties.<sup>14</sup>

Archaeological discoveries within the City Creek floodplain show that the area was well-used. In 1986, remains of Indigenous persons were found buried in the block just east of Pioneer Park, along with the first pioneer graves. It was known that there were graves in the vicinity, but the knowledge of their exact location had been lost for more than one hundred years. Construction of an apartment complex was halted while a more careful examination could proceed. Ultimately, thirty-three graves were found in the area, including what was believed to be the remains of a single Fremont period (720-1320 CE) Indigenous person and thirty-three pioneer settlers.

The remains of Indigenous people were returned to the Paiute Tribal Council for a ceremonial reburial.<sup>15</sup> During construction of the TRAX line along South Temple in 1999, another important discovery of human bone, pit houses, pottery, bone needles, arrow points and corn grinding tools provided additional information about the Fremont people that lived two blocks north of Pioneer Park.<sup>16</sup> Although no specific prehistoric resources or evidence of Indigenous occupation at Pioneer Park has been found during the era of modern archaeological documentation, it is possible such resources that would determine prior uses of the land were found by pioneers during the Pioneer Period, and they could still be found with more extensive investigations.

To Utah's native peoples, the settlement by Mormons resulted in displacement from the cultural lands that they had utilized for centuries. As stated by Forrest F. Cuch, "The end result of this movement was to push the sinuous tentacles of civilization deep into the hunting and gathering grounds that had been used for hundreds of years by native peoples."<sup>17</sup>

14 David L. Bigler and Will Bagley, *Army of Israel: Mormon Battalion Narratives*, Logan (UT): Utah State University Press, 2000, 329-330. (R-1-X) This was later developed as Wasatch Springs Bath House and known later as Wasatch Springs Plunge and is located at about 850 North 300 West.  
 15 David F. Boone, "And Should We Die": Religious Studies Center, Brigham Young University." (R-1-S)  
 16 Ronald Rood, "Archaeology Underfoot: Salt Lake's Downtown Fremont Village." (R-2-C)  
 17 Begay et al., *A History of Utah's American Indians*, 21. (K-7-D)



## THE OLD FORT PERIOD, 1847-1851

When the first wagon train of emigrants – members of The Church of Jesus Christ of Latter-day Saints<sup>18</sup> – entered the Salt Lake Valley on July 24, 1847, many recorded their first impressions.

Church Clerk Thomas Bullock noted in his journal, “the sky is clear, the air is delightful and all together looks glorious.”<sup>19</sup>

Others noted the generally fertile soil as evidenced by lush grass in some places growing seven to eight feet high, and some varieties reportedly standing at 12 to 13 feet. Bullock noted that the soil was “black,” looked “rich,” and was sandy enough to make it easy to work. These abundant grasses would provide feed for cattle and other livestock.<sup>20</sup>

Not all were enthusiastic about what they saw, however. Lorenzo D. Young wrote in his journal of July 24, “This day we arrived in the valley of the Great Salt Lake. My feelings were such as I cannot describe. Everything looked gloomy and I felt heart sick.”<sup>21</sup> His wife added that, weak as she was, she would rather continue on rather than stay in that “forsaken place.” Their daughter said she was heartbroken because there were no trees.<sup>22</sup> Many others noted the lack of timber except in the mountains and along the streams. The valley was, however,

hardly the wasteland that later stories promoted for dramatic effect.<sup>23</sup>

Before the bulk of the group arrived, several men had ventured ahead to get a start on planting as early as July 21, 1847, and by the 24th of July, the entire company arrived.<sup>24</sup> Orson Pratt, who was part of that advance party, painted this early, optimistic picture on July 22:

*We found the soil of a most excellent quality. Streams from the mountains and springs were very abundant, the water excellent, and generally with gravel bottoms. A great variety of green grass, and very luxuriant, covered the bottoms for miles where the soil was sufficiently damp, but in other places, although the soil was good, the grass had nearly dried up for want of moisture. We found the drier places swarming with very large crickets, about the size of a man’s thumb. This valley is surrounded by mountains, except on the north; the tops of some of the highest being covered with snow. Every one- or two-miles streams were emptying into it from the mountains on the east, many of which were sufficiently large to carry mills and other machinery. As we proceeded towards the Salt Lake, the soil began to assume a more sterile appearance.*<sup>25</sup>

At first glance, the Salt Lake Valley appeared uninhabited as homelands of the Northern Ute tribes generally ran farther to the south, the Northwestern Shoshone mostly lived to the north, and the Goshute occupied lands to the west.<sup>26</sup> In 1847, there were fewer than 20,000 Indigenous peoples living in all of Utah. Already, large numbers had died since first contact with settlers, principally from disease.<sup>27</sup>

Once the pioneers got their wagons down into the valley, they set up camp. Some of the 1847 group later tried to pinpoint the exact spot, and they believed the first campfire was kindled in an area near the corner of 300 South and 200 West.<sup>28</sup> That is near the spring that would later provide water to the fort that was soon to be built by the pioneers.

Within the first few days, scouting parties explored surrounding areas to make sure they had selected the best location. They found Miles Goodyear’s settlement at Fort Buenaventura in what later became Ogden; present day Utah County appeared to be actively inhabited by indigenous peoples;

Tooele was too dry; and Cache Valley would be too cold. They took a vote and decided to stay where they were.<sup>29</sup>

Then on July 28, with a wave of his hand and a few words, Brigham Young set forth a plan to map the city. He said, “Here is the forty acres for the temple lot.”<sup>30</sup> He then requested that the city be surveyed and drawn according to a plan roughly in keeping with what had been envisioned by the Church’s first president,



Figure 2-5. The first map of Salt Lake City, map by Henry G. Sherwood. Now held by the Library of Congress.

Joseph Smith, in 1844, and known as the “Plat of the City of Zion.”<sup>31</sup>

The cities that Smith and Young planned would have a green feeling with wide streets, prescribed open spaces, and garden lot housing.<sup>32</sup> Their plan favored low population density with homes set back twenty feet from

18 This is the proper and preferred name for the Church, but the Church’s style guide accepts historical use of “Mormon Pioneers” in contexts such as this, and abbreviation simply as “the Church.” For brevity in this document, both will be used, as well as simply “Pioneers,” (capitalized throughout as a proper noun), “Mormons,” and sometimes “members.” No disrespect is meant to The Church of Jesus Christ of Latter-day Saints in abbreviating, to any subsequent church in Salt Lake City, nor to other groups of pioneers who settled here or in other regions. This is simply a convenience where the meaning is not likely to be confused here.

19 Eugene E. Campbell, *Establishing Zion: The Mormon Church in the American West, 1847-1869*, 8. Salt Lake City, UT: Signature Books, 1988. (R-3-E)

20 Campbell, *Establishing Zion: The Mormon Church in the American West*. (R-3-E)

21 Lorenzo Dow Young diaries, 1846-1852 and 1888-1891, in Lorenzo D. Young papers, 1846-1894. Source pulled online from: [history.churchofjesuschrist.org/overlandtravel/sources/76032508412281695100-eng/](http://history.churchofjesuschrist.org/overlandtravel/sources/76032508412281695100-eng/). (R-3-X)

22 Campbell, *Establishing Zion: The Mormon Church in the American West*. (R-3-E)

23 Campbell, *Establishing Zion: The Mormon Church in the American West*. (R-3-E)

24 Press, *The Church Historian’s*. Brigham Young Vanguard Company (1847) - Pioneer Overland Travels. Accessed January 4, 2021. <https://history.churchofjesuschrist.org/overlandtravel/companies/1/brigham-young-pioneer-company>.

25 Orson Pratt, *Journal History*, July 22, Church History Library.

26 Thomas Carter, *Building Zion: The Material World of Mormon Settlement*, Minneapolis, MN: Univ. of Minnesota Press, 2015, 33. (R-3-D)

27 Thomas G. Alexander, *Utah, the Right Place: The Official Centennial History*. 108. Salt Lake City, UT: Gibbs Smith Publishers, 2003. (R-3-G)

28 “*March of The Pioneers*,” *The Salt Lake Tribune*, July 21, 1897. (R-2-G, Dixon 155)

29 Campbell, *Establishing Zion: The Mormon Church in the American West*. (R-3-E)

30 Note also that on August 4, the Council decided to reduce the temple block from forty acres to ten.

31 Bullock, Thomas 1816-1885. Thomas Bullock journals, 1843-1849, <https://catalog.churchofjesuschrist.org/record?id=f0ba97be-50a7-490b-9bfa-a0ad7b762af1&view=summary>.

32 Carter, *Building Zion: The Material World of Mormon Settlement*, 33. (R-3-D)



the street, having yards and flower gardens in front. This plan echoed philosophical ideas set forth by William Penn in Philadelphia.<sup>33</sup>

Grids are, of course, ubiquitous worldwide, and Salt Lake City was to be laid out in alignment with cardinal points of the compass and divided into 135 blocks of ten acres each, with 1¼-acre lots allotted to each family.<sup>34</sup> People would also receive farmland outside the city.<sup>35</sup> Even with precedents elsewhere, Salt Lake City is exceptionally unique in that no other major city can trace its beginnings to a single moment in time like this.<sup>36</sup>

On the morning of August 2, Orson Pratt and Henry G. Sherwood followed Young's instructions and commenced surveying the city, beginning with the temple block. On August 3, clerk Thomas Bullock's account also recorded one of the first mentions of what would become Pioneer Park in the historical record. Namely, that they ran a surveyor's chain, "to the Dobie Square which is 3 blocks south and 3 west from the Temple Square."<sup>37</sup> The "Dobie Square" referred to where adobe bricks were being made. The public adobe yard lay just west of what would become the Fort Block (Block 48).

Brigham Young added his own touches to Joseph Smith's plan, including four public squares along the lines of those found in Philadelphia. Among other amenities, these parks would offer "playgrounds and walks,"<sup>38</sup>

as well as "promenades, with fountains of the purest water, and each square, ornamented with everything delightful."<sup>39</sup> The four public squares would ultimately become Pioneer Square (Block 48), Temple Square (Block 87), Washington Square (Block 38), and Union Square (Block 102).<sup>40</sup>

An urgent item of business entailed digging canals and ditches to divert water from City Creek for irrigation. Although they broke a plow early on, they did discover that it was possible to plow the soil without soaking it first; they began planting immediately, having brought an extensive variety of seed for vegetables, as well as shrubs, fruits, and flowers. Their efforts experienced early success, but then cattle and horses got loose, destroying many crops.<sup>41</sup>

Another task was to erect a structure for protection from the elements when meeting as a group. Among the Mormons it was customary whenever the pioneers rested for a few days to make great arbors, or boweries as they called them, as places of shelter for public gathering or worship. They were made of poles and brush.<sup>42</sup> Hence, on July 30, Brigham Young assigned a group of newly returned Mormon Battalion veterans to build a bowery<sup>43</sup> on the

33 Carter, Building Zion: The Material World of Mormon Settlement, 33. (R-3-D)  
 34 Alvin Charles Koritz, "The Development of Municipal Government in the Territory of Utah," 1973. <https://scholarsarchive.byu.edu/cgi/viewcontent.cgi?referer=https://www.google.com/&httpsredir=1&article=5855&context=etd>, 39-40. (R-2-O)  
 35 Thomas G. Alexander, Grace & Grandeur: A History of Salt Lake City, 19. Carlsbad, CA: Heritage Media Corp., 2001. (R-3-I)  
 36 Rick Grunder and Paul Cohen. "Vol. 87, No. 3, Summer 2019 of Utah Historical Quarterly" Utah Historical Quarterly. Utah State History, 2019. <https://www.jstor.org/stable/10.5406/utahhistquar.87.issue-3> (R-2-X)  
 37 Residents often referred to the adobe bricks "dobies" or "dobys."  
 38 Alexander, Grace & Grandeur: A History of Salt Lake City, 19. (R-3-I)  
 39 From Kirtland to Salt Lake City p. 130 (letter written by Bullock to F.D. Richards) (R-2-G, Dixon 163).  
 40 Carter, Building Zion: The Material World of Mormon Settlement, 33. (R-3-D)  
 41 Campbell, Establishing Zion: the Mormon Church in the American West. (R-3-E)  
 42 Bigler and Bagley, Army of Israel: Mormon Battalion Narratives, 329-330. (R-1-X)  
 43 Thomas Bullock and Will Bagley. The Pioneer Camp of the Saints: the 1846 and 1847 Mormon Trail Journals of Thomas Bullock, 245. (Wash.): Arthur H. Clark Co., 2001. (R-3-W)

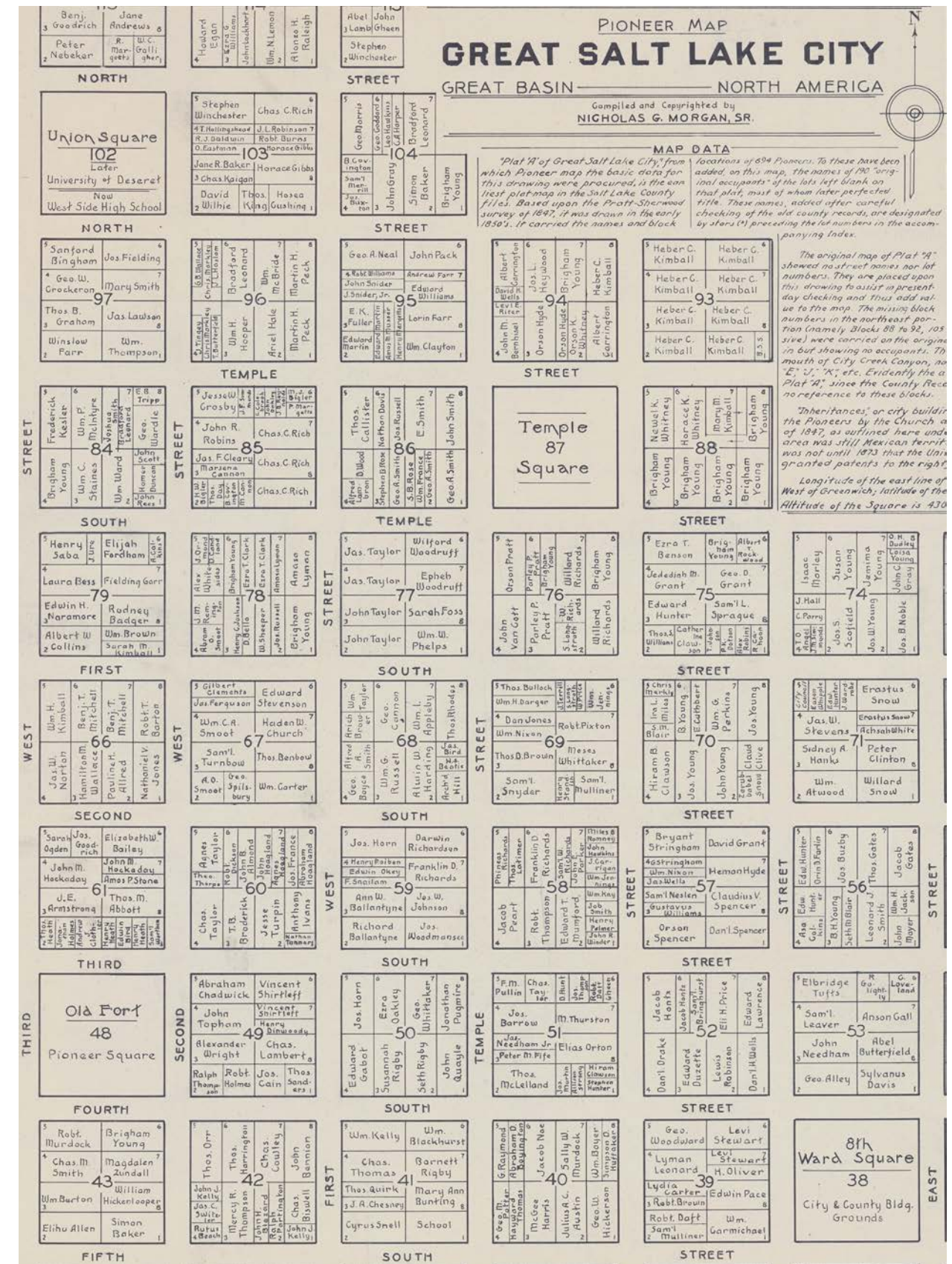


Figure 2-6. In the mid-20th century, Nicholas G. Morgan, Sr. created what is believed to be one of the most comprehensive maps of the pioneer era for downtown Salt Lake City, also showing the four original squares. (K-1-C)



newly settled temple site the following day, which they did.<sup>44</sup>

According to Northwestern Shoshone oral history,<sup>45</sup> in early June 1847 some of their bands that extended into Wyoming had sent advance word that a group of white people were sighted traveling through the mountains from the east, and that the group appeared friendly. Within days of the pioneer arrival in the valley, delegations from both the Ute and Shoshone tribes visited the camp to meet with Church leaders.<sup>46</sup>

The Ute leaders arrived first, and a group of Shoshone leaders followed on July 31. Shoshone Chief Sagwitch's family accounts indicate that when the wagon train including Brigham Young and the first Mormon settlers came into the Salt Lake Valley, Sagwitch and other chiefs greeted and welcomed them. Although no early Church records list the names of who visited their campsite that first month, they do record that on July 31, a delegation of about twenty Shoshone men, along with several Shoshone women, came into camp to trade with the company. The known tribal histories do not provide names either.<sup>47</sup>

William Clayton wrote in his journal that Shoshone leaders said that the Ute – who had met with church leaders earlier – did not own the land there. Clayton added that the Shoshone appeared displeased that the Mormons had already traded with the Utes, and the Shoshone then asserted their claim to the Salt Lake Valley. They indicated that the Utes had “come over the line” to interfere with Shoshone rights.<sup>48</sup> Ute histories today say that the Great Salt Lake was the very western edge of Ute territory,<sup>49</sup> so that line may have been somewhat blurry. Shoshone oral history today states that multiple groups used the area at various times during the year, including the Ute, Shoshone, and Goshute tribes.<sup>50</sup>

The following day, Heber C. Kimball, a member of the Quorum of the Twelve Apostles, preached to a congregation of pioneers. He discouraged the members from paying any tribes for the land, arguing that if they paid the Shoshone, the Ute and other tribes would also make claims on the same property. He then declared, “The land belongs to our father in heaven and we calculate to plow and plant it; and no man will have power to sell his inheritance, for he cannot remove it; it belongs to the Lord.”<sup>51</sup>

A letter from the First Presidency<sup>52</sup> of the Church later in September, advised the people, “When the Lamanites<sup>53</sup> are about, you will keep your gates closed, and not admit them within the walls; so far as you come in contact with them, treat them kindly, but do not feed them or trade with them, or hold familiar intercourse with them in the city; but if you wish to trade with them, go to their camp and deal with them honorably.”<sup>54</sup>

Also on August 1, they took a vote to begin building houses from adobe bricks and to consolidate all the encampments together into a stockade for defense. It would be built in the Spanish style, by making a frame of wood and filling it with mud, with some of it constructed from sun-dried adobe bricks.<sup>55</sup> That meeting thus solidified the decision to build a fort on the public square planned for Block 48 in the southwest part of the newly platted city. This marked the first major development of the land that would become Pioneer Park.

Why was this site chosen? First, it was “level,”<sup>56</sup> and had a good supply of water from the freshwater spring that bubbled just outside the block, to the northeast of the fort's perimeter.<sup>57</sup> The spring was near where the Holy Trinity Greek Orthodox Church is located today, at 279 South 300 West. There was also a nearby deposit of clay for adobe making, and the flat area was large enough for an entire fort.

If it is believed that the first campsite was, indeed, on the corner of 200 West and 300 South, then maybe the site was simply an obvious choice. There is no mention of site

preparation prior to beginning construction, given how much is written on other topics of the day. Perhaps people did not remark on the *absence* of obstacles or a *lack* of dramatic features.

Regarding site selection, it is also known that some Indigenous peoples had chosen to bury their dead in the same place that the pioneers ultimately picked as their first cemetery (on adjacent Block 49). This seems to reinforce the idea that when scanning the valley for a place to camp, more than one group found it to be an ideal spot. Then, when Brigham Young and his surveyors looked for where to place the public squares, Block 48 met the criteria without mention of debate.

One description gives some insights about the landscape at that time. In recalling her memories of living in and just outside the fort, Hulda Thurston described the area as dry, with very little grass, and with only small sagebrush (*Artemisia tridentata*) and rabbitbrush (*Ericameria nauseosa*) growing. She drew a stark contrast between this and the Morgan area where her family moved next, which was green and had plentiful timber.<sup>58</sup>

Work on the fort began on August 11. Ultimately, the completed fort had nine-foot adobe walls on three sides built with portholes. On the east, the walls of log cabins doubled as the fort's exterior wall. While they built the outer walls from wood, adobe bricks were less costly as inner walls of the homes. The roofs slanted inward and were covered with branches, then filled in with dirt. Locking gates

44 The pioneers built a succession of boweries in Salt Lake City, which are often confused in historical write-ups because the first-person accounts generally just refer to “the bowery,” without indicating which one. The first was on the temple block, built by members of the Mormon Battalion on July 30, 1847, and was the first structure built by the Pioneers in the Valley. It probably only lasted a short time. A second bowery was built in the Old Fort shortly thereafter. A third, larger bowery was built in the Old Fort to accommodate the harvest celebration held in August 1848. A fourth, large bowery was built on the temple block in time for the celebration on July 24, 1849. The temple block bowery was replaced and improved a number of times. All were temporary structures that required upkeep or replacement.

45 Darren Parry, *The Bear River Massacre: A Shoshone History*, Salt Lake City, UT: By Common Consent Press, 2019, 25-29. (R-1-W)

46 Scott R. Christensen, *Sagwitch: Shoshone Chieftain, Mormon Elder, 1822-1887*. Logan (UT): Utah State University Press, 1999, 15. (R-2-E)

47 Christensen, *Sagwitch: Shoshone Chieftain, Mormon Elder, 1822-1887*, 1999. (R-2-E)

48 Christensen, *Sagwitch: Shoshone Chieftain, Mormon Elder, 1822-1887*, 1999. (R-2-E)

49 Fred A. Conetah and Kathryn L. MacKay. *A History of the Northern Ute People*. Salt Lake City, Utah: Uintah-Ouray Ute Tribe, 1982. (R-3-O)

50 Rhonda Lauritzen and Darren Parry. Phone interview. Personal, August 31, 2020. (R-1-R)

51 Christensen, *Sagwitch: Shoshone Chieftain, Mormon Elder, 1822-1887*, 1999. (R-2-E)

52 The term First Presidency refers to the President of the Church, and his counselors.

53 The term Lamanites refers to a group of people described in the Book of Mormon. Mormon Pioneers believed that indigenous tribes were descended from these Book of Mormon people, and therefore referred to them as Lamanites.

54 An epistle of the Council of the Twelve Apostles, to the saints of the Great Salt Lake City, Great Basin, September 9, 1847. (R-2-G p. 30)

55 Thurston, 2019, 159. (R-1-T)

56 Journal history, September 28, 1848 to September 1849. (R-2-G p. 166)

57 W. Randall Dixon. *The Old Fort and Pioneer Park: A Brief Historical Overview*. Salt Lake City, 1997. Church History Department, Salt Lake City. (R-2-G, p. 96-97)

58 Thurston, 2019. (R-1-T)



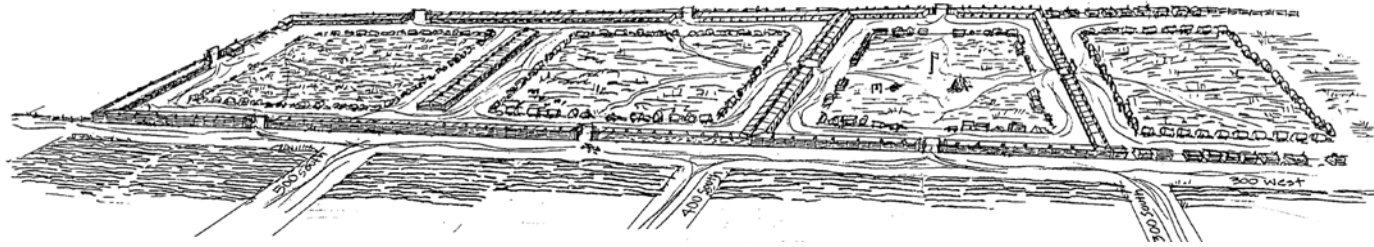


Figure 2-7. The Henrichsen elevation sketch above is considered by several historians to be the most accurate depiction of the Salt Lake City Fort. (R-1-H)

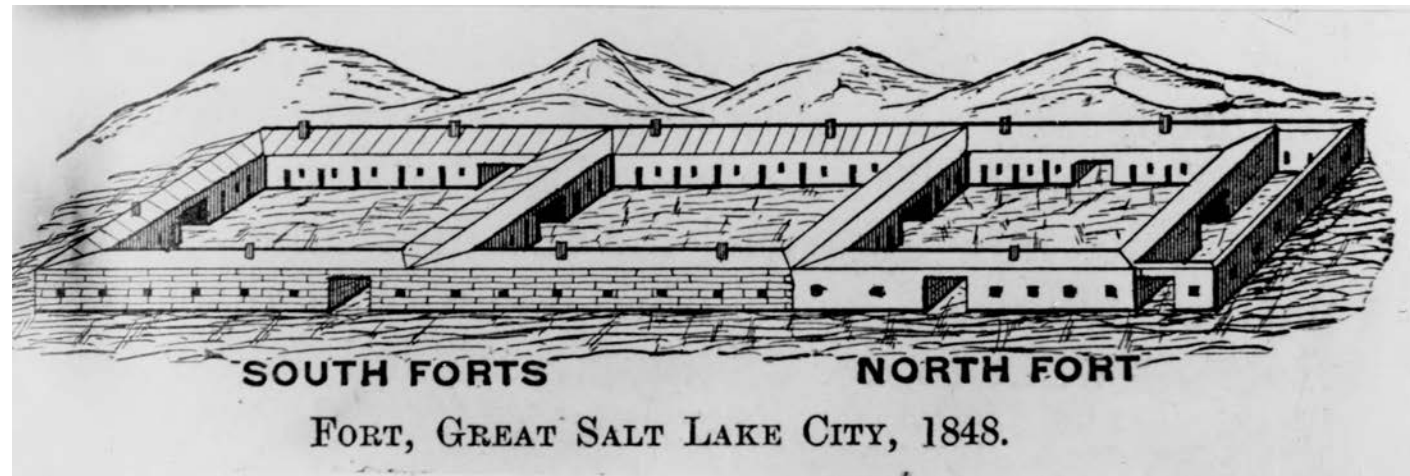


Figure 2-8. Fort, Great Salt Lake City, Utah Department of Heritage & Arts. (R-2-Q)

pierced the walls in the center of each side, and at least one gate was large enough to drive a team through it.<sup>59</sup>

Even before the fort was completed, it became obvious that they needed to add on to accommodate the rest of the wagon trains that were entering the valley through that fall. Therefore, they enlarged the fort to enclose two more blocks to the south and part of the block to the north. The completed fort covered over forty acres. Throughout the summer and autumn of 1847, a total of 2,095 people in various wagon companies arrived.

Another journal history provides some description of the landscape inside the fort. "The ground inside [the fort] was level and

covered with green grass and was a beautiful common. Near the center was a flag staff, and a bowery, made of poles and covered over with willow brush, fitted up with benches and a stand, for public speaking, and on the outside were very [sic] extensive fields of grain and garden vegetables..."<sup>60</sup>

In contrast to limited detail provided in journals about the landscape in and around the fort, there are many colorful first-person accounts of home life and cabin interiors. Fireplaces were made of clay pounded into shape.<sup>61</sup> In them, they burned the readily available sagebrush. Some families built doors hung with rawhide straps as hinges,<sup>62</sup> but others simply tacked a blanket or tarp. Very few had window glass, so they removed wood blocks from windows

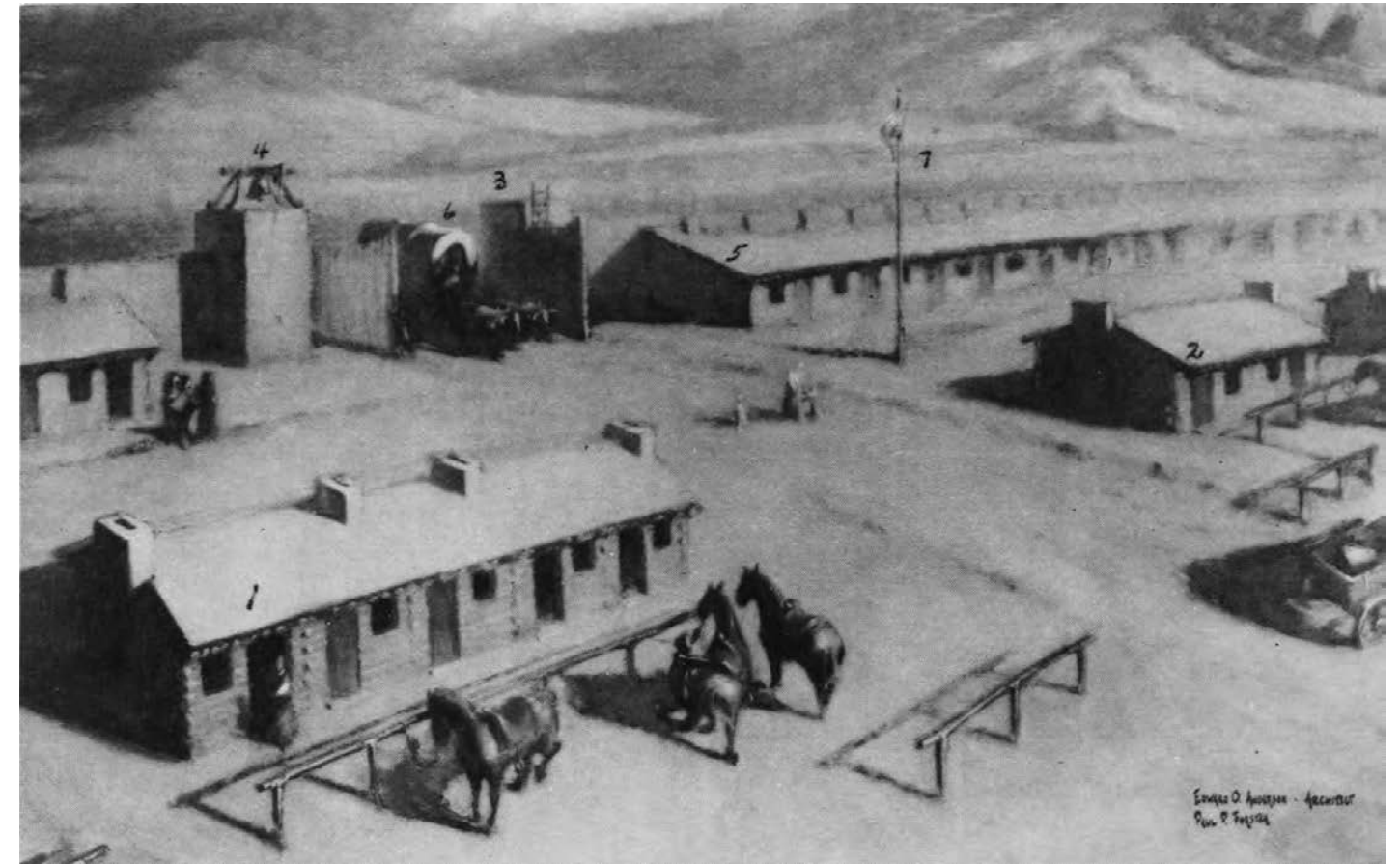


Figure 2-9. Rendering of the inside of the Fort Great Salt Lake City, view southeast at mid-block. (R-3-X)

during the day or let sunlight filter through oiled cotton cloth.<sup>63</sup>

Chamber pots served toilet needs at night, with privies dug somewhere outside the homes.<sup>64</sup> It is unknown where or how many outhouses were located within the fort walls versus outside, but there must have been sanitation challenges. An excerpt from a March 6, 1848, council meeting also highlights the issue of living with domestic animals, "It was decided that hogs be prohibited from running at large from and after Saturday night under penalty of a fine at the discretion of the judges."<sup>65</sup>

The pioneers were also surrounded by wildlife. Mice tunneled and scurried beneath the rough-hewn planks of some homes, or the dirt floors of most. Various accounts describe catching a hundred or more mice in the evening before a family could sleep. A single family of house cats first occupied the fort, and a few families found relief from the mice by purchasing a kitten. People had to regularly check for rattlesnakes.<sup>66</sup> They listened to howls of foxes, catamounts, and ravens. An early organized hunt killed bears, wolverines, wildcats, wolves, foxes, mink, eagles, magpies, hawks, owls, and ravens.<sup>67</sup>

59 W. Randall Dixon. *The Old Fort and Pioneer Park: A Brief Historical Overview*. Salt Lake City, 1997. Church History Department, Salt Lake City. (R-2-G, p. 96-97)

60 Journal history, September 28, 1848 to September 1849. (R-2-G p. 166)

61 Irene Hascall described her home in March 1848. (R-2-G p. 117)

62 "Pioneers of 1847 Recount Experiences of the Journey Across the Plains and Life in the Old Forts in the Valley, Elder Hiram T. Spencer," *Deseret News*, Saturday August 14, 1920. (R-2-G, p. 131)

63 Oliver B. Huntington, "Early Reminiscences," *Deseret Evening News*, August 13, 1888, 3.

64 Privy vaults could be present at the park and encountered during ground disturbance. Privies are considered archaeological "gold" as they were typically used as trash cans too, and often contain well-stratified deposits of artifacts. "The Old Fort," a write-up by Darrell Jones, Museum docent, 2000. (R-2-G, p. 116)

65 Minutes recorded in "Our Pioneer Heritage, The Old Fort chapter," p. 105. (R-2-G, p. 90)

66 "Pioneers of 1847 Recount Experiences of the Journey Across the Plains and Life in the Old Forts in the Valley, Elder Hiram T. Spencer," *Deseret News*, Saturday August 14, 1920. (R-2-G, p. 131)

67 Campbell, *Establishing Zion: the Mormon Church in the American West*. (R-3-E)



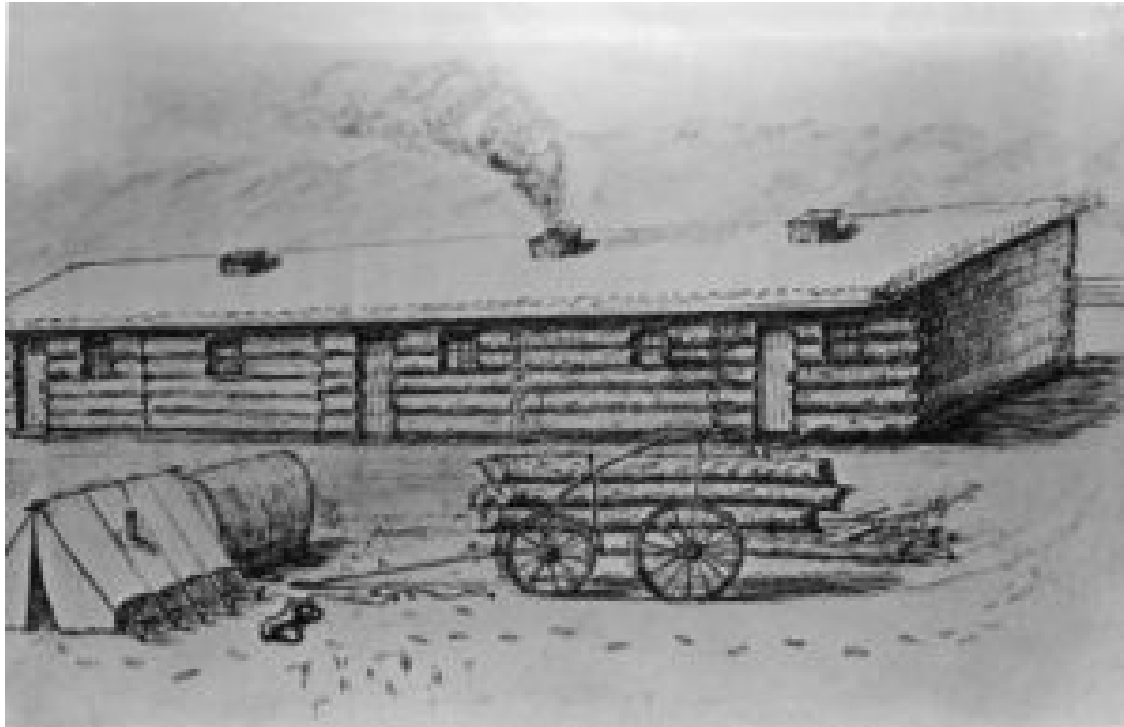


Figure 2-10. A typical log cabin on the land within Fort Great Salt Lake City. (R-3-Y)

Some kitchen garden plots seem to have existed within the fort, but the main agricultural production happened on acreage outside the fort, with families each receiving an allotment of farmland a few miles from town.

Much of life revolved around water, which sometimes presented dangers. On August 11, 1847, three-year-old Milton Howard Therlkill died in an accidental drowning when he fell into City Creek. Milton was buried in Block 49 adjacent to the fort. As others died, they too were buried in that same block. The exact location of these graves became lost, but in 1986, a construction company unearthed remains of several individuals. A thorough archaeological study found human burials related to earlier Indigenous peoples and to pioneers during the years 1847-56.<sup>68</sup>

Accounts say that the late summer and fall of 1847 brought no rain, and many people expressed gratitude for a mild winter. But when snow did come, the people learned that

their brush and mud roofs were worse than leaky—they dripped mud inside their homes. Several people recalled positioning umbrellas over their heads while cooking and sleeping. When sunshine appeared, everyone dragged their clothing and furnishings into the common areas outside to dry.

With no harvest surplus, the pioneers of 1847 lived on measured rations and scrawny livestock that first winter and spring. One account described the food situation:

*Desolation reigned Supreme. During the winter and spring food had to be so carefully husbanded that in the great majority of households it was weighed or measured each week with great exactness, so that it should not be consumed before the harvest time. There was not a vegetable of any kind in the entire settlement. The only articles that had the appearance of vegetables that could be obtained were thistle roots and segos; they were very*

*scarce. The sole dependence for food was unbolted flour from wheat ground in brother Charles Crimson's little mill at the mouth of city Creek Canyon, and poor beef—so poor that one could not see a speck of grease on the water in which it was boiled, and it was slimy, as the flesh of poor, starved animals is, and very tasteless.*<sup>69</sup>

Aside from their homes, the pioneers built a few additional features inside the fort. These included a flagpole (generally referred to as a “liberty pole” during its time) from which they flew the stars and stripes. The exact location is not certain.<sup>70</sup> At least one flag was present among scarce initial belongings because several residents were U.S. Army Veterans of the Mormon Battalion, and they brought a flag with them from California.<sup>71</sup> Although the original liberty pole is long gone, the idea of a flagpole was meaningful to the pioneers, and they generally raised a flag at public events.<sup>72</sup> A flagpole has since existed through most of the park's history.

Another structure inside the fort held the Nauvoo Bell, which previously hung from the temple and arrived with members of the Rich Company in September 1847.<sup>73</sup> It summoned residents to church services and other public gatherings.

With such a mild winter, people felt confident planting early crops in the spring of 1848, and they came up well. By mid-April, crops

included: corn, beans, cucumbers, melons, pumpkins, squash, flax, millet, rye, wheat, and grass six inches high. Then, a killing frost in late May destroyed much of that early progress. The pioneers replanted, only to have cricket swarms nearly decimate the harvest again. The crickets were such a scourge that some feared being forced to leave the Valley.

Brigham Young dismissed the concern by saying, “We have the finest climate, the purest water, and the purest air that can be found on earth, and there is no healthier climate anywhere. We will cultivate the soil.” Once the crickets subsided, they raised some ten thousand bushels of wheat that first season. The First Presidency declared that “we can raise more and better wheat per acre in this Valley than any of us have ever seen.”<sup>74</sup>

Another important amenity in the fort was the large bowery built for the harvest celebration of 1848. One sketch<sup>75</sup> shows that the fort block had two boweries. The large one accommodated the entire population and some indigenous guests for their first harvest feast, held August 10, 1848. This firsthand account by Isabella Horne describes the occasion:

*Our brethren built a large Bowery, which was decorated with sheaves of wheat, oats and barley, bundles of corn and green branches. Tables were set to the full length of the Bowery. They were decorated with*

<sup>69</sup> The Juvenile Instructor, January 1, 1896 V. 31 (1896) p. 20. (R-2-G, p. 71)

<sup>70</sup> W.D. Kartchner's firsthand account places the flagpole on the “east side of the middle of the fort,” but another former resident of the sketched it in the center. The Henrichsen elevation sketch shows the liberty pole at the center of the Fort.

<sup>71</sup> Ronald W. Walker, A Banner is Unfurled. Dialogue, [https://www.dialoguejournal.com/wp-content/uploads/sbi/articles/Dialogue\\_V26N04\\_89.pdf](https://www.dialoguejournal.com/wp-content/uploads/sbi/articles/Dialogue_V26N04_89.pdf). (R-2-P)

<sup>72</sup> Note: Brigham also flew his own flag, or a flag representing Deseret, so when histories mention “flag,” it is likely not a United States flag during the early years in the Valley. See: Walker, A Banner is Unfurled. Dialogue. (R-2-P)

<sup>73</sup> Charles Tracy, Shannon M., and Ronald G. Watt. 2020. “The Nauvoo Temple Bells.” In *Artifacts Speak: Revisiting Old Stories about Treasured Latter-day Saints Heirlooms*, edited by Glen M. Leonard. Provo: BYU Studies. (R-3-J)

<sup>74</sup> Campbell, *Establishing Zion: the Mormon Church in the American West*. (R-3-E)

<sup>75</sup> An after-the-fact drawing by Harrison Sperry. Church History Library, MS 9164, high council, minutes October 24 and November 7, 1847 Harrison Sperry, drawing representing the Old Fort and its two additions in the Great Salt Lake Valley as it was in 1847. Church History Library: Note that this drawing has later annotations inserted by a church historian. Dixon advised caution in interpreting the additions as they were made after the fact. (R-2-G, p. 78)

<sup>68</sup> “The Old Fort,” a write-up by Darrell Jones, Museum docent, 2000. (R-2-G, p. 116)





Figure 2-11. A later bowery built on the temple block shows the general style of what the fort bowery may have looked like. (R-3-Z)

*branches of all kinds of vegetables that had been raised, also a few flowers, and made a nice appearance...Our cattle had fattened up by that time so that we had good beef... vegetables, home-made molasses and preserves. I believe I was as proud of our tables and the food on that occasion as I have been at any subsequent time under more favorable surroundings.*<sup>76</sup>

How long the large bowery remained intact is unclear. It may have only lasted for a year, or it may have received ongoing upkeep through 1849 when it was replaced at the temple block.

In addition to celebrations and worship services, the fort was a gathering place that hosted a litany of firsts in terms of civic functions: the first school,<sup>77</sup> the first General Conference of the Church, a meeting to organize the provincial State of Deseret,<sup>78</sup> and

the first general election. By October of 1848, people had already dubbed this block the Old Fort, even though it had only been up for a year.

In contrast to mild weather the year before, the winter of 1848-49 brought severe conditions. Even before spring, some adobe buildings within the Fort started crumbling due to the effects of freezing and thawing.<sup>79</sup> Brigham Young had already announced intent to move out that spring, clean it up, keep animals out, and clear away the other forts. He also took the opportunity to remind people that the land was a public square,<sup>80</sup> perhaps to preempt other ideas about the land, or perhaps in answer to questions regarding ownership where people had bought homes there.<sup>81</sup>

Only a handful of families moved out of the fort before February of 1849.<sup>82</sup> When Brigham Young's family relocated on March 1,<sup>83</sup> others followed suit. That spring, one account wrote, "The forts are rapidly breaking up, by the removal of the houses on to the city lots," and indicating that the city was already assuming the appearance of a more established community.<sup>84</sup> Families salvaged wood and other building materials from the Fort—in some cases moving full cabins.

On March 25, 1849, the first public meeting was held on the temple block, marking a

permanent shift of venue. Although the original families had already moved from the fort, the 24 th of July celebration marked a symbolic—even perhaps formally planned—transition from the fort to the temple. That day, a parade-style procession began at Block 48 and ended at Temple Square. In the evening, residents gathered beneath a new bowery. This new bowery at the temple block was large enough to shelter an audience of more than 3,000, and was 100 feet long and sixty feet wide, with 100 posts supporting the roof.

One epistle from Church leadership 1849 to emigrating pioneers paints a picture of present and envisioned life in the Valley. In this letter, they set forth their aspirations for the city:

*We wish all the green timber and shrubbery in and about the city to remain as it is, unless you find time to trim it so that it may grow tall and strait; and we also wish the green timber and young trees in the mountains to remain as they are, particularly the Sugar Maple...to yield you sap at the present time... It is very important that the water of the City Creek should be preserved pure as possible... Fall is the time for planting<sup>85</sup> many seeds particularly such as hickory nuts, peaches, plums, cherries, etc., all of which are very desirable, together with the apple, pear, quince, grape, nectarine, persimmon, mulberry, locust, etc., and every other kind*

79 Thomas Bullock, Journal history, Sunday February 25. Annotation - original image name appearing on document: 2020110\_145736\_HDR.jpg. (R-2-G, p. 180)

80 Church history document - typed minutes dated October 29, 1848, p. 3. (R-2-G, p. 82)

81 This is noteworthy in light of several proposals during the 20 th century to re-create the Fort. It is the position of this report that it would be historically inappropriate to build a permanent replica of a temporary structure that was already crumbling after only a year of use.

82 Journal History of the Church, February 19, 1849, 1.

83 The Personal Writings of Eliza Roxcy Snow, ed. Maureen Ursenbach Beecher (Salt Lake City: University of Utah Press, 1995), 227). (R-1-D, Lund Chronology)

84 Settling the Valley, Proclaiming the Gospel: The General Epistles of the Mormon First Presidency, ed. Reid L. Neilson and Nathan N. Waite (New York: Oxford University Press, 2017), 69.

85 One portion of the above letter also requested seeds and plant varieties to bring, "There are an extensive variety of grain and seeds already in the Valley, but that should not prevent the Saints from bringing choice seeds from any part of the earth for every good thing that can grow here is wanted: and a large amount of Osage orange, Cherokee rose tree, and English hawthorn seeds are needed this year for hedges, and the potato, or hill onion, for eating; Also lobelia, mulberry, and black locust seed. Any amount of...Silesia, or French beet seed would be useful here this season."

76 Isabella M. Horne, Pioneer Reminiscences, 292 - Complete section obtained from Google Books. <https://books.google.com/books?id=ZHA3h88aDh0C&lpg=PA292&ots=V7IbNniire&dq=pioneer+reminiscences+m.isabella+horne&pg=PA293-v=onepage&q=pioneer+reminiscences+m.isabella+horne&f=false> (partial section found R-2-G, p. 62)

77 Huntington, "Early Reminiscences," 1888, 3.

78 Journal history, 36- 37. (R-2-G, p. 50)



of fruit used in their season which is within your reach, not forgetting the hop vine.<sup>86</sup>

Other accounts also show Church leadership encouraging residents to actively plant a tree canopy in the city. Even as early as 1850, newcomers to the city described it as "beautiful" in appearance by any standard, and not only because they were weary when they arrived.<sup>87</sup>

The Church leadership's vision for the city's landscape arose partly from a belief that earthly blessings are evidence of adhering to proper moral conduct. The quickly developing Mormon landscape showed the priority they placed on prosperous towns, well-watered lots, large houses, and ornate temples. These were people who also maintained a steadfast belief in the public good, including values of industry, honesty, temperance, frugality, and the equality of opportunity.<sup>88</sup>

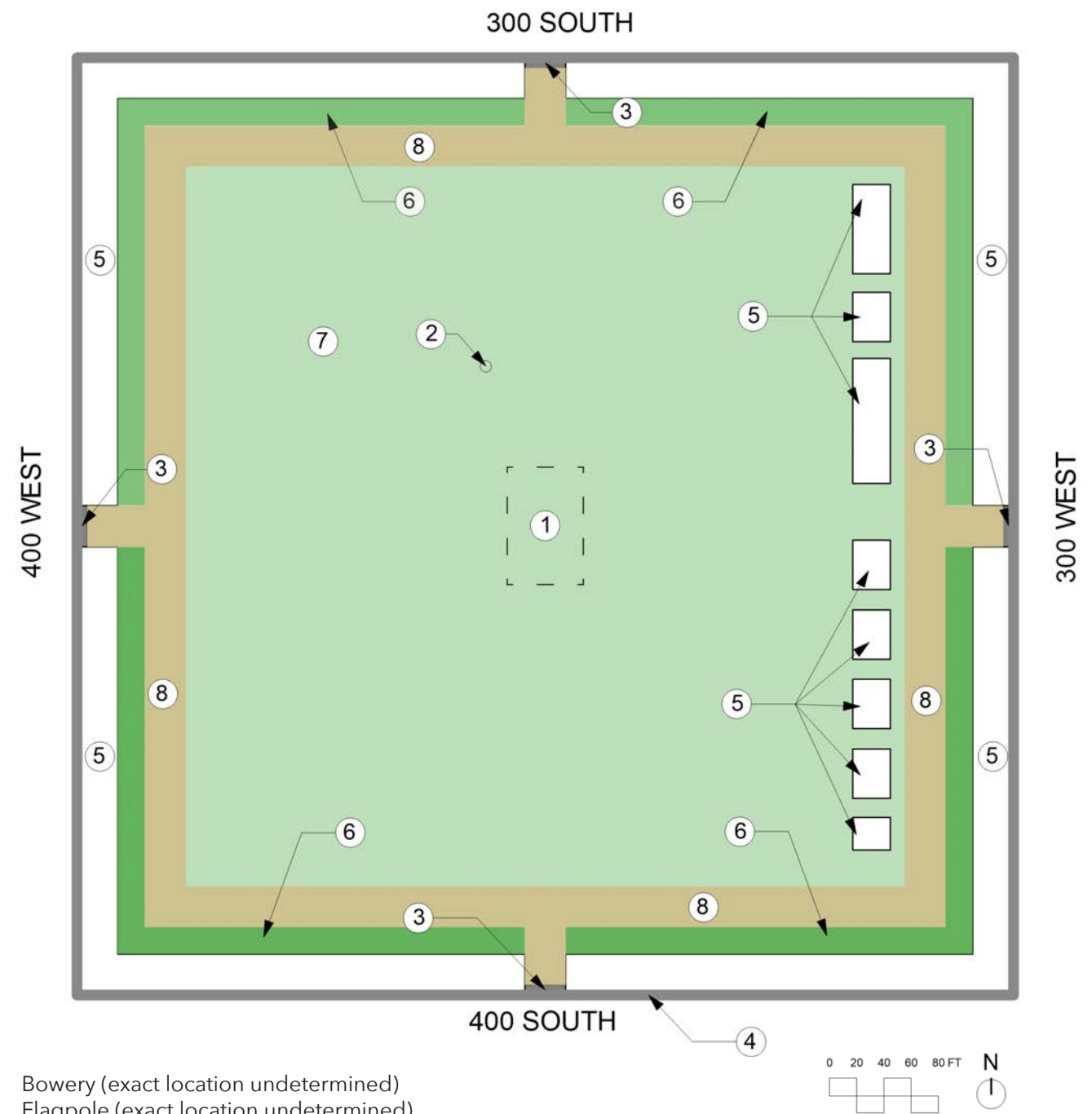
Families came and went on the Fort Block for a while. As newcomers arrived in the Valley, they rented or bought homes from the first residents in the Old Fort until they could build something better on their own land. For example, one former member of the Mormon Battalion, Reddick Newton Allred, recorded that he "bought" a room in the Old Fort and lived there through the winter of 1849.<sup>89</sup> Another resident, Hosea Stout, mentions the purchase price of his home in the Fort for \$40, from E. Gardner.<sup>90</sup>

Advertisements show how this land continued to house some families and businesses in 1850, including one for a physician's professional services in the "west angle of the Old Fort,"<sup>91</sup> and another announced salt for sale at "Mrs. Millers', in the Old Fort."<sup>92</sup>

As families moved from the fort to establish their own farms, it marked a cultural shift from group to individual living, and from the ascetic toward the worldly.<sup>93</sup> The idea was generally to expand by building a large number of small towns, rather than a few large cities. Early life in the valley and subsequent towns favored highly planned, communal living, but quickly branched out to individual ownership and less-planned settlements.<sup>94</sup>

In establishing new communities, the early pioneers took lessons learned from this first fort in tandem with the Salt Lake City plat as an approximate template. These towns generally began with a fort built in the Spanish style roughly mirroring the Old Fort, with residents living there as long as necessary and moving out as soon as they could. Communities in the Sanpete Valley are good examples of this formula at work, with towns beginning as a fort, then laid out according to the revised City of Zion plan.<sup>95</sup>

**PERIOD PLAN - THE OLD FORT**



- 1. Bowery (exact location undetermined)
- 2. Flagpole (exact location undetermined)
- 3. Gate
- 4. Adobe fort walls
- 5. Cabins
- 6. Kitchen garden
- 7. Commons
- 8. Dirt road

86 Epistle of the council of the twelve apostles, to the saints of the Great Salt Lake City, Great Basin, September 9, 1847 p. 29. Annotation on document: date Stamp 1 Oct 1849; In the margin it is typed M.S. 11: 366. About this time, this from the pen of Almon W. Babbitt was published in the St. Louis Union. (R-2-G, p. 14, 27-33).

87 Salt Lake City, The Place Which God Prepared, edited by Scott C. Esplin and Kenneth L. Alford. Chapter 11, "Arrival of Nineteenth-Century Mormon Emigrants in Salt Lake City, by Fred E. Woods, p. 205. Deseret Book. (R-3-F)

88 Carter, Building Zion: The Material World of Mormon Settlement, 279. (R-3-D)

89 Reddick Newton Allred, Journal. The Church of Jesus Christ of Latter-day Saints Overland Travel records. <https://history.churchofjesuschrist.org/overlandtravel/pioneers/43043/redick-newton-allred>. (R-1-U)

90 Darrell Jones, The Old Fort, an unpublished article. 2000. (R-2-G, p. 116)

91 Deseret News, September 28, 1850, 3. (R-1-D, Lund Chronology)

92 Deseret News, November 16, 1850, 6. (R-1-D, Lund Chronology)

93 Carter, Building Zion: The Material World of Mormon Settlement, 277. (R-3-D)

94 Carter, Building Zion: The Material World of Mormon Settlement, 277. (R-3-D)

95 Carter, Building Zion: The Material World of Mormon Settlement, 39. (R-3-D)

Figure 2-12. Period Plan - The Old Fort



## TERRITORIAL PERIOD, 1851-1895

As the Old Fort was dismantled and land inside the city became quickly assigned, the future of the block that hosted it was in flux during the Territorial Period. The land largely remained open and leased for agricultural purposes, without major improvements. Debate about its best use began. The opportunity to obtain an entire block of open space in the heart of the city sparked ideas. Plans gathered steam, then fizzled, which meant that the land remained available.

Government was organizing during this time, and Church leadership had created the provisional State of Deseret in 1849. They subsequently petitioned the U.S. government for admission as a state. On September 9, 1850, an Organic Act of Congress officially created the Utah Territory.

In January of 1851, minutes reflect some undesired activities in the Old Fort, including a report of one nighttime party in which a man struck another with a club, and the Sheriff shortly thereafter fetched away a “still & apparatus,” from the grounds.<sup>96</sup> Then, a first item of business after the city’s incorporation in January of 1851 was to order demolition of any remaining buildings on Block 48, after the city council had declared it a nuisance two years earlier. In that same Salt Lake City Council meeting, they also considered an ordinance to require all residents of the city to plant trees on their lots within one year, suggesting the Balm of Gilead and Cottonwoods for their usefulness and beauty, but also favoring variety. That the council considered this motion and discussed it at length in such an early meeting shows

the priority they placed on such beautification efforts.<sup>97</sup>

For the next twenty years, this property would be rented out to various parties for agricultural purposes. During this period, it was also occasionally referred to as the Sixth Ward Square.<sup>98</sup> Several trends and changes occurred that affected the Old Fort Block and the surrounding neighborhood during the Territorial Period.

In terms of the broader Mormon culture, the 1870s-1890s marked a shift from religious to secular landscapes. Prior to 1890 ideas of millennialism influenced many members of The Church of Jesus Christ of Latter-day Saints. This belief prepared members for the second coming of Christ, preceded by an apocalypse. Some anticipated that this would happen in 1890, and when the world did not end on that date many people settled in for a protracted stay. By the end of the Territorial Period, Utah landscapes shifted into a period of Americanization, growth, and improvement.<sup>99</sup>

Change accelerated with the introduction of the transcontinental railroad starting in 1869. As one of the foremost events of the nineteenth century, and it greatly changed many facets of life in Salt Lake City. Given the Old Fort Block’s close proximity to rail terminals that would be built, this development impacted this neighborhood more than most. Within a matter of years one rail line would pass directly adjacent to the Old Fort Block, and other ideas were proposed for how to use the block in conjunction with further railroad development.

Of great general concern during this period was the appropriation of water. By the 1870s, an extensive network of canals flowed into “laterals” and ditches that delivered water to homesteads throughout the valley. Corrugates were dug next to each row to bring water to the crops and “waste ditches” carried water from one field to the one below it.<sup>100</sup> Hence, ditches flowed along two sides of the Old Fort Block, as they did along every block in the city.<sup>101</sup>

Immigration to Utah also changed the neighborhood dramatically. A total of 12,000-14,000 immigrants came to Utah between 1880-1910, which also changed the park neighborhood.<sup>102</sup> Mining was so prevalent along the Wasatch Front that one visitor to the city in 1880 described the area along Main Street as “one large mining camp.” Mormon Pioneers continued to come to the area, many of whom were non-English speaking as well. The enormous number of jobs offered by the mines and railroads brought immigrants from around the world. For these reasons, the neighborhood surrounding the Old Fort Block became quite diverse from an early time.<sup>103</sup>

There were a number of proposals related to the block during this period, and title transferred several times. Here is a quick summary of major activities (see the provided references for a detailed chronology):

- In 1865, plans were discussed to landscape the block with trees and public walks.

Instead, the Salt Lake City Council decided to sell the block as building lots. Brigham Young intervened and purchased the property instead.

- In 1866, Young transferred ownership of the block to former Salt Lake City Mayor A.O. Smoot, who in 1871, sold the property back to Young.
- On May 1, 1871, A delegation led by Brigham Young broke ground for the Utah Southern Railroad on the northwest corner of the Old Fort Block.<sup>104</sup>
- In 1873 discussions began with Utah Central and Utah Southern Railroads to obtain the property.<sup>105</sup>
- Brigham Young, Sr. passed away in 1877, and on December 7, 1878. His son, Brigham Morris Young, (who had inherited the land) offered to sell the property to the city for the sum of \$6,500. The committee on public grounds, made a counteroffer of \$5,000,<sup>106</sup> and the transaction was completed in 1879. In doing so, Brigham Morris Young requested that it remain open space for the enjoyment of all and honored his father’s original vision that the block be set aside as a public square.<sup>107</sup>
- On March 25, 1879, the mayor and city council decided that “the Old Fort Block, recently purchased by the city, should hereafter be known as Pioneer Square.”<sup>108</sup>
- The block was leased to John Reading for agricultural purposes during much of this period.<sup>109</sup>
- New railroad plans emerged in the foreground, and *The Salt Lake Herald*

96 From W. Randall Dixon’s files. Typewritten minutes, spiral bound, labeled p. 39, with annotation handwritten “January 1851, T.B. (HOJ).” (R-3-U)

97 Our Pioneer Heritage, 314-15. Pioneer City Ordinances, Removal of the Old Fort. Salt Lake City: Daughters of Utah Pioneers. (R-3-T)

98 A document of unknown origins that appears to be a close-up of an aerial map with markings that say, “No. 1602. Brigham Young Sen. Public Square, 48, Whole Block, Jan 16 1872. Later typewritten label added in the margins, “Block 48, Old Fort, Pioneer or 6th Ward Square. Provide by Jennifer Lund, Church History Library. (R-1-G)

99 Carter, Building Zion: The Material World of Mormon Settlement, 277. (R-3-D)

100 Leonard James Arrington, Great Basin Kingdom: Economic History of the Latter-Day Saints, 1830-1900, 54. U. of Nebraska Press, 1970.

101 SWCA, July 2007. (R-1-K)

102 Brad Westwood, Utah Department of Heritage & Arts, and Division of State History. 2020-2021. “18: Pioneer Park Neighborhood: The Wellspring of Modern Salt Lake City.” Salt Lake West Side Stories. (K-8-K)

103 SWCA. July 2007. (R-1-K)

104 Rhonda Lauritzen and Darren Parry. Phone interview with Darren Parry. Personal, August 31, 2020. (R-1-R)

105 Deseret Evening News, May 3, 1871, 8. (R-1-D, Lund Chronology)

106 Referencing Deseret News, January 1, 1879, 9. (R-1-D, Lund Chronology)

107 W. Randall Dixon. (1997). The Old Fort and Pioneer Park: A Brief Historical Overview. Unpublished manuscript, Church History Department, Salt Lake City. (R-2-G, p. 96-97)

108 Dixon, 1997. The Old Fort and Pioneer Park. (R-2-G, p. 96-97)

109 Referencing “City Council,” Deseret Evening News, January 28, 1885, 2. (R-1-D, Lund Chronology)





Figure 2-13. Close-up view of the 1870 Bird's Eye View of Salt Lake City, with Pioneer Park at center, by Augustus Koch, held today by the Library of Congress. (R-2-L)

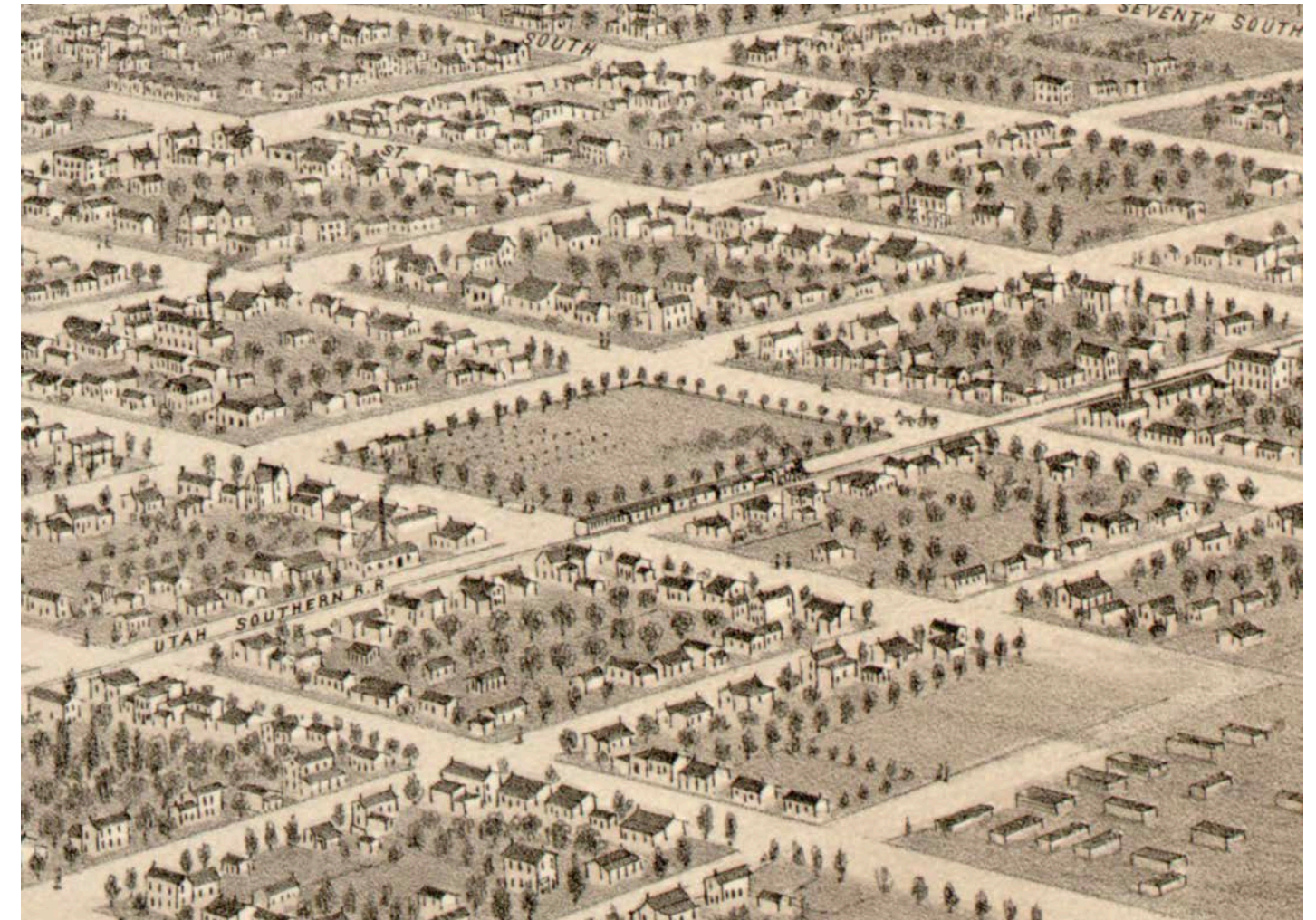


Figure 2-14. View southeast in the 1875 Bird's Eye View of Salt Lake City with Pioneer Park at the center, from the Library of Congress. (R-2-R)

published an editorial calling for the city to dedicate the Old Fort Block to a Union Train Depot so all three rail lines in the city would use the same depot.<sup>110</sup>

- James H. Bacon proposed leasing the square as a terminal for the proposed Deep Creek Railway, to be built from Salt Lake City to Nevada.<sup>111</sup> He ultimately proposed purchasing it for \$150,000 to be paid once 200 miles of track was laid. Bacon argued that "It is well known and universally

conceded that the Fort Block, for which I ask, is not located in a section that renders it particularly valuable for public purposes and the inhabitants of the city have never yet received in any way any benefit from the block.

- The sale was called a "public outrage,"<sup>112</sup> and the matter ended up in court. The City Attorney issued an opinion that the City did not have the right to sell the land.<sup>113</sup> The Third District court disagreed and said it

could be sold.<sup>114</sup> The sale ultimately failed and in February of 1895, the land was seemingly abandoned.

The landscape within the block experienced only minor change during the period. Orchards appear on various maps and then are gone.<sup>115</sup> The configuration of the perimeter trees change. Throughout the Territorial Period, Block 48 was variously known as the Old Fort Block, the Old Fort Square, and it was sometimes called the Sixth Ward Square. Then on April 4, 1880, the *Deseret News* announced that, "The Old Fort Block, now

known as Pioneer Square, is being improved by the setting out of two rows of poplar trees around the whole block. One row is placed just inside the fence; the other is in the usual place, alongside the water ditch."<sup>116</sup>

There is one lone building in the northeast corner with the rest of the block largely unoccupied or used for storage. The 1875 bird's eye view of the Old Fort Block marks the first time the Utah Southern Railroad tracks run along the block's western boundary.

110 Referencing "Union Depot," Salt Lake Herald, December 21, 1887, 4. (R-1-D, Lund Chronology)

111 The Deep Creek Railroad was never built in Salt Lake City, but they did construct a short-gauge line that served in western Utah mining operations for a short time beginning in 1917. Mining operations in that area were unstained, and the line was only profitable for four of its twenty-two years.

112 Referencing "City Council," Salt Lake Herald, February 18, 1891, 8. (R-1-D, Lund Chronology)

113 Referencing, *Deseret News*, March 3, 1891. (R-1-D, Lund Chronology)

114 Referencing, *Deseret News*, March 6, 1891. (R-1-D, Lund Chronology)

115 *Deseret Evening News*, April 3, 1868. (R-1-D, Lund Chronology)

116 Dixon, 1997. *The Old Fort and Pioneer Park*. (R-2-G, p. 96-97)





Figure 2-15. Pioneer Square called out on the 1892 Bird's Eye View of Salt Lake City held by the Library of Congress. (K-1-G)

A year later, the city issued a public call for a landscaping plan, for which they paid William R. Jones \$11.00.<sup>117</sup> The landscaping plan apparently must have fallen flat, while use as a kitchen garden continued, because three years later in 1884, neighborhood residents complained about the neglected lot and an unbearable stench of rotting cabbages. They called the situation a nuisance.<sup>118</sup> Whatever happened with the cabbages, the *Deseret News* praised the "splendid cauliflower specimens" grown the following season on the block.<sup>119</sup>

The *Salt Lake Herald* published an editorial on the city's public squares, praising development of Liberty Park and expressing frustration at the lack of attention to the three other squares. In a criticism apparently aimed at Pioneer Square

they concluded that, "The city has no business to engage in the industry of raising corn, onions and carrots, and it is doubtful if it has the right to lease public squares for agricultural or any other purpose."<sup>120</sup>

By this time, community members began advocating for a proper park, and they started fundraising efforts to preserve the square for use by the people.<sup>121</sup>

Still, in 1889 the only structure on the Sanborn Fire Insurance Company's map of Block 48 was a one-and-a-half story wood building with screened porch in northeast quadrant. The city council then approved another lease, provided that the lessee made some improvements.<sup>122</sup>

<sup>117</sup> Referencing, "An Answer Filed," *Deseret Evening News*, March 12, 1891, 8. (R-1-D, Lund Chronology)

<sup>118</sup> Referencing, *Deseret Evening News*, January 9, 1884, 3. (R-1-D, Lund Chronology)

<sup>119</sup> Referencing, *Deseret Evening News*, October 28, 1884, 3. (R-1-D, Lund Chronology)

<sup>120</sup> Referencing, "The Public Squares," *Salt Lake Herald*, October 28, 1887, 4. (R-1-D, Lund Chronology)

<sup>121</sup> Referencing, "The Old Fort Fund," *Salt Lake Herald*, March 13, 1891, 8. (R-1-D, Lund Chronology)

<sup>122</sup> Referencing, "An Answer Filed," *Deseret Evening News*, March 12, 1891, 8. (R-1-D, Lund Chronology)

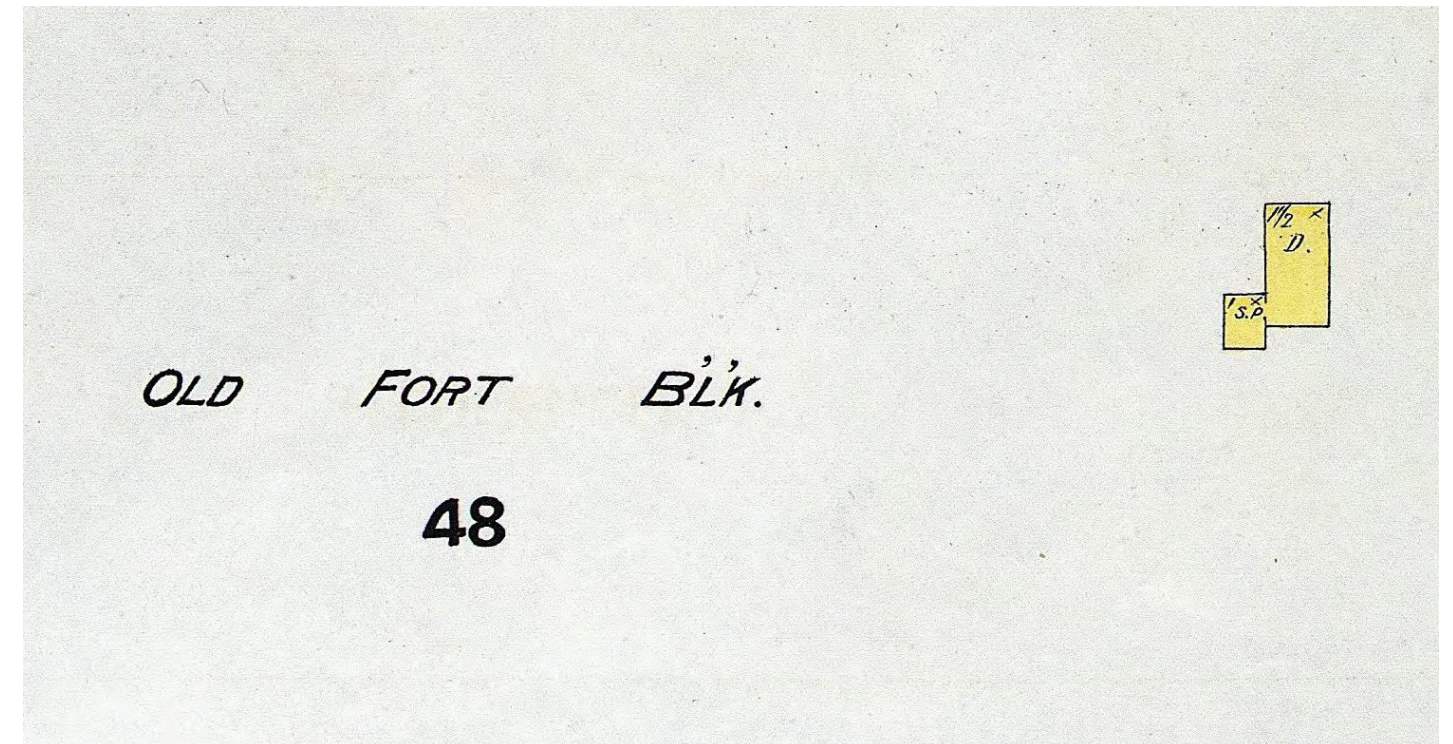


Figure 2-16. Cropped view of the 1889 Sanborn Fire Insurance Map, Sheet 46, showing single structure on the Old Fort Block - BLock 48. (K-1-E)

During the years between 1891 and 1898 the land remained largely open space. In the 1891 Bird's Eye View, trees lined the east side of the block (presumably Lombardy Poplars); various other trees and shrubs were depicted on south and west sides while the north half largely looked to be lawn.<sup>123</sup>

In 1895, a new idea was proposed to make Pioneer Square the site of a much-needed high school, with the remainder of the area a city park.<sup>124</sup> This proposal – like others of this period – failed.

Then, another use emerged for this block – a use which the community would come to love. A large, flat, open plot of land was ideal for the circus. Starting in the early 1890s newspaper advertisements and announcements began appearing for various traveling circuses that

contracted with the city to use the space. For example, 1893: "Richard's circus will exhibit at Pioneer Square three days, commencing Monday, July 17."<sup>125</sup> With this development, the land once again became used for public gathering and recreation under the cover of temporary shelters, i.e., circus tents.

Research and documentation of soils and irrigation in the 1890s stated that, "The transformation of this sterile waste, glistening with beds of salt, and soda, and deadly alkali, [once] seemed impossible." Much of this type of land outside the city, through the innovations of irrigation, was transformed into farmland. However, by the late 1890s the land at Pioneer Park was already being categorized as Urban Land.<sup>126</sup>

<sup>123</sup> Henry Wellge, 1891 Bird's eye view of Salt Lake City, Library of Congress Control Number: 75696616. LCCN Permalink: <https://lccn.loc.gov/75696616>. (K-1-G)

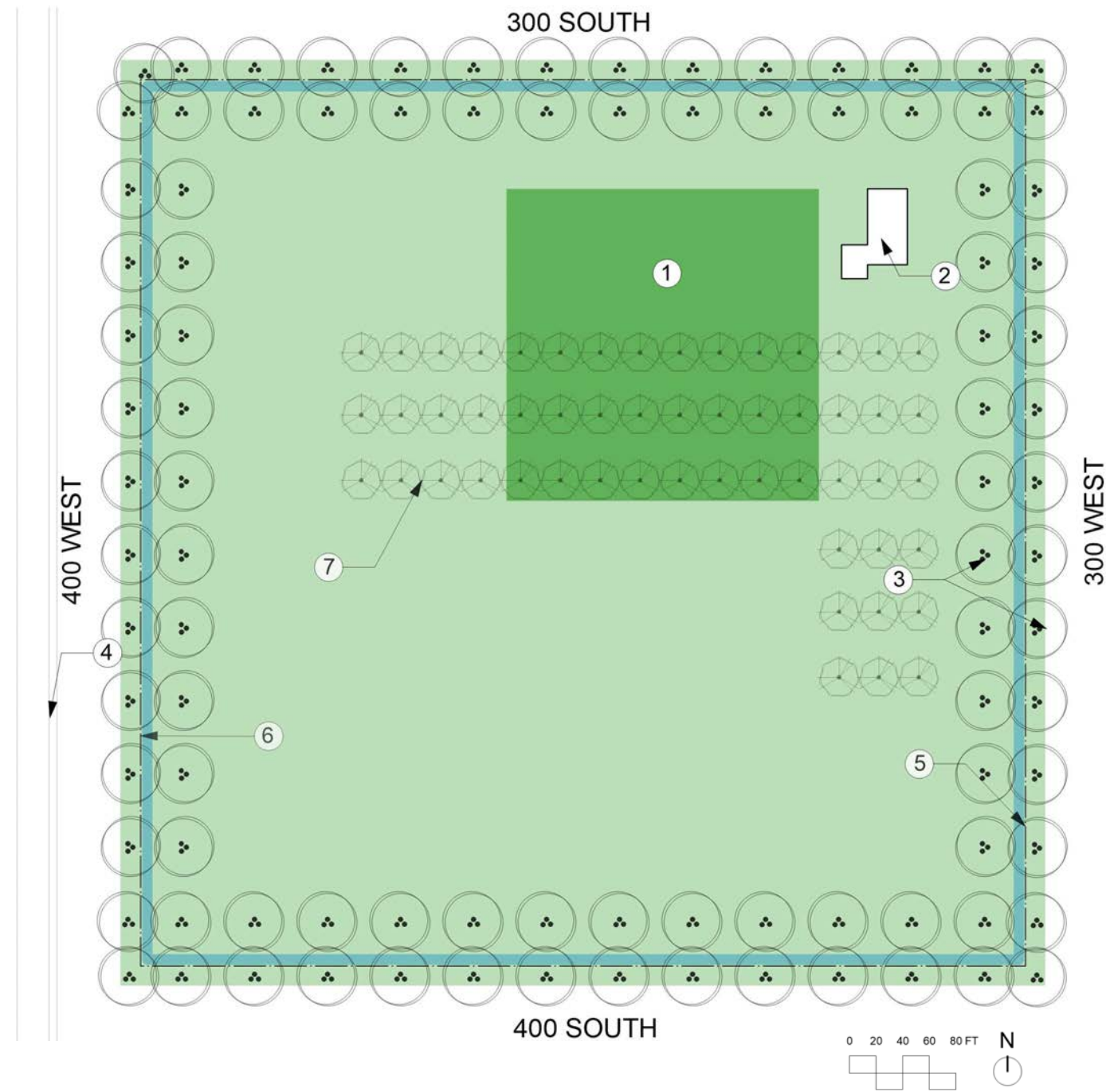
<sup>124</sup> Referencing, "For the Chamber of Commerce," *Deseret Weekly*, February 9, 1895, 10. (R-1-D, Lund Chronology)

<sup>125</sup> Referencing, "Advertisement," *Salt Lake Herald-Republican*, July 15, 1893, 5. (R-1-D, Lund Chronology)

<sup>126</sup> Gardner and Stewart. A Soil Survey in Salt Lake Valley, Utah. 1899. (K-7-F)



PERIOD PLAN - TERRITORIAL



1. Garden plots
2. Farmhouse
3. Cottonwood / Poplar trees
4. Utah Southern Railroad
5. Canal
6. Present-day right-of-way
7. Orchard

Figure 2-17. Period Plan - Territorial



**AMERICANIZATION PERIOD, 1896-1958**

A major influence within the Americanization Period was the City Beautiful Movement. Inspired by the "White City" created at the 1893 World's Columbian Exposition in Chicago, the City Beautiful Movement influenced communities to create grand, formal city plans, care for public land, and bring amenities to the public for better health and more pleasing aesthetics. Flexible, non-programmed space is inherent in City Beautiful era parks, allowing for temporary planned uses for community benefit. Providing more generous open and green space within densely populated and industrializing cities, was also a goal of the City Beautiful Movement, providing an opportunity to experience picturesque qualities of beauty and monumental grandeur within the urban environment.

In the 1890s, Liberty Park was considered the gem of Salt Lake City's parks. It was large and, at that time, far removed from downtown with an east side location in the former "Big Fields" agricultural area. Having received the bulk of attention and funding from the city, Liberty Park's entrance was designed and constructed in 1883-1885. Though well ahead of the City Beautiful Movement, Liberty Park became locally significant and popular as a park destination.<sup>127</sup> However, Salt Lake City progressives were also thinking about how to bring improvements to the impoverished west side dwellers and laborers.<sup>128</sup>

The City Beautiful Movement arrived at just the right time as the Americanization Period was witness to significant population increases through each of its decades. In 1890, pre-statehood, the population of the city was 44,843. By 1900, post-statehood in 1896,



Figure 2-18. The World's Columbian Exposition of 1893 in Chicago initiated the City Beautiful Movement in the United States, with the goals to provide clean, safe, orderly, and beautiful urban places. (K-3-BB)

127 The city began constructing wide grass medians on 600 East between South Temple and Liberty Park in 1906 as a grand natural promenade to the park's north entrance. Similar medians were later built on 800 East and 1200 East. Westwood, West Side Stories 15: The Progressive Era, The Making of a Proper Park, and the "Stockades." (K-8-H)

128 Westwood, West Side Stories 15. (K-8-H)

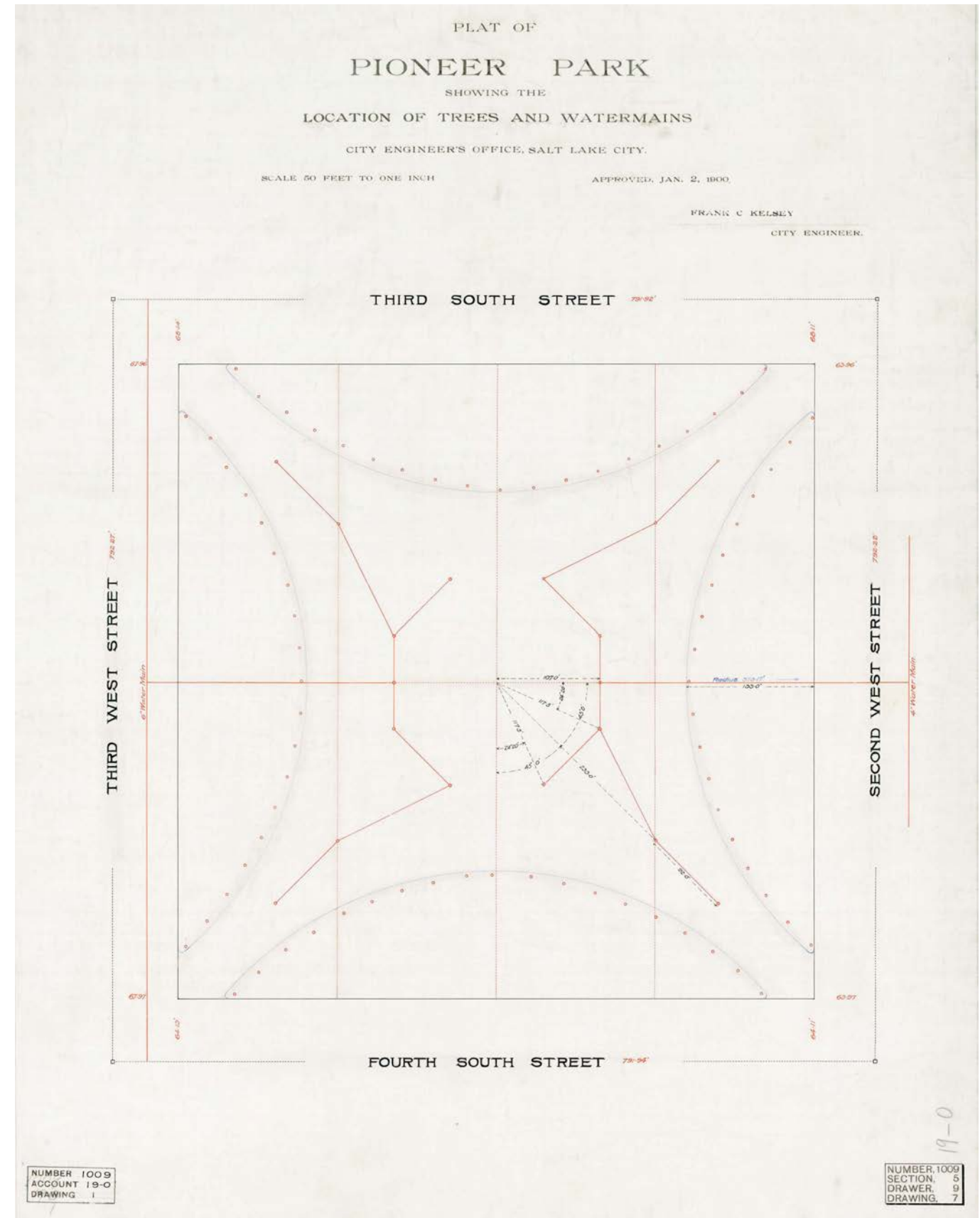


Figure 2-19. Dated 1900, this city engineer's plat shows the location of trees and water mains, presumably for one of the earliest sprinkler systems in the city. (K-8-S)



the population had grown to 53,531, a 19% increase.<sup>129</sup> City residents utilized the park's flexible, unprogrammed space for all types of occasions, including regular touring circus troupes, such as the Wallace Brothers Circus in July 1897. During the 50th anniversary of the city's founding, also July 1897, the "Old Fort Block" was declared as a public space and the city began first conversion of fallow fields into a formal park.<sup>130</sup>

As noted in *West Side Stories 15: The Progressive Era, The Making of a Proper Park, and the "Stockades,"* Pioneer Park and the surrounding neighborhood were central to a rapidly growing city:

*The development of Pioneer Park after 1898 represents another effort to incorporate Progressive Era reforms but this time in the oldest most industrial part of Salt Lake City. On July 25, 1898, member of the First Presidency of the Church of Jesus Christ of Latter-day Saints, George Q. Cannon, dedicated the old fort block as a municipal park. ... This decision to create a public park with the support of prominent religious and government leaders, at least for a time abated the prior calls from sundry business leaders to turn the open space into something else.*<sup>131</sup>

Salt Lake City Mayor John Clark presided over the 1898 dedication in one of the important early partnerships between Salt Lake City and The Church of Jesus Christ of Latter-day Saints<sup>132</sup> which soon after became distinctly

separate entities. For the powerful railroads, this event marked a last opportunity for them to push the city to sell the property to them and started an intensive last push over the next five years for them to obtain ownership for as much as \$250,000.<sup>133</sup>

By most accounts, the physical appearance of the park was likened to a swamp in a vacant lot. In 1898, there were three structures on Pioneer Public Square. A wood residential structure, similar to that which appears in 1870 and 1885 bird's eye sketches, of one-and-a-half stories is present in the northeast quadrant of the block with the address of 313 West 300 South.<sup>134</sup> On the northern edge of the block, west of the house and located at the address of 327 West 300 South, is a wood structure labeled as City Sewerage Dept. Store House. The last structure is a minor, very small accessory wood building at the back (west) lot line of the residence and adjacent to the property line of the store house.<sup>135</sup>

Improvements to the neighborhood surrounding the park were slow, but the city did fund projects to improve the physical environment of the park and the reputation of the area. In 1901, a city council resolution introduced an annual appropriation of \$500 toward the landscape maintenance of trees, shrubbery, and lawns.<sup>136</sup> In 1903, Pioneer Park was dedicated by unanimous vote of the city council, passing an ordinance "dedicating Block 48...commonly called Pioneer Square... as a Public Park, for the use of the inhabitants

of Salt Lake City."<sup>137</sup> Despite the grounds being described positively as "similar to those of Liberty Park, and though many of the trees are young, the general effect of the landscape is good,"<sup>138</sup> the public perception of the park was regarded more negatively as reflected by an east side resident:

*It is now only good for a serenade ground by bullfrogs every night from March up to November.*<sup>139</sup>

Through the first decade of the 1900s, Pioneer Park continued to be a place for both planned and spontaneous gatherings. Negative public sentiment continued due to use of the park for what was viewed as inappropriate activities such as camping for recent emigrants and wayward children.<sup>140</sup>

The meager annual allocation of \$500 was not going far in improvements. In 1906, it was reported that "The first, Pioneer square, cannot lay much claim to being a park. The ground is there, and a few trees have been planted, but no pretense is made to keeping the place up." Though that same year, the landscape and grounds were sufficiently maintained to host a baseball game that was captured by the sports page.

Fortunately, the legislature made a commitment to deliver an annual appropriation of \$2,000 to keep the square in a condition that was appropriate for park purposes. Again, it was negatively described:

*At present, the place is locked and in the early morning has more the appearance of a lodging-house than a public property. In the*

*early morning hours dozens of persons can be found sleeping in the grass in the park.*<sup>141</sup>

In early 1907, it was reported that "Pioneer square is in good condition also this year. Plans are being made to improve it by planting more grass, especially in the side plots.<sup>142</sup> But once summer rolled around, the same stories emerged. Police were said to have plenty of work doing a daily round up of vagrants at the park.<sup>143</sup> In November, the city decided to close the park for an unknown reason, however, it was found that teams of horses and wagons were crossing the park in a short cut during the winter months and damaged the wire entry fences at the corners.<sup>144</sup> Pioneer Square was valued at \$100,000 in January 1908, a considerable sum to the growing and cash-strapped municipal government.

In 1909, the historic square turned park was about to have a brighter future. Central to that future was the founding of the Parks & Recreation Association of Salt Lake City (PRASLC). The association's goals included the following:

- To encourage outdoor life and appreciation and maintenance of the natural beauty in and about Salt Lake City;
- To investigate City conditions with reference to Parks and Playground needs and to provide for their efficiency;
- To secure the establishment and maintenance of a complete system of Parks, Playgrounds and Recreation Centres [sic] at convenient distances throughout the City;
- To construct a model Recreation Center - adequately equipped for bathing, games,

129 Salt Lake City, Utah Population History, 1880-2019. (K-8-Q)

130 Westwood, *West Side Stories 14: Salt Lake City Loses Its "Dirtiest City" Status, the West Side, Public Health, and the City's Only Surviving Pioneer Square.* (K-8-G)

131 Westwood, *West Side Stories 15.* (K-8-H)

132 Also referred to as the LDS Church.

133 "Pioneer Square Dedication," *The Salt Lake Tribune*, July 22, 1898. (K-5-D)

134 In the 1870 (R-2-L) and 1889 (K-1-X) bird's eye sketches, rows of orchards can be seen on the east side of the block, but the exact location is not consistently exhibited or referenced.

135 Sanborn Fire Insurance Co. map, 1898. (K-1-H and K-1-I)

136 "City Council Reverses Itself," *Deseret Evening News*, April 17, 1901. (K-5-BB)

137 Pioneer Square ("The Old Fort"), undated, no author. (K-8-U)

138 "Pioneer Park Open," *Salt Lake Telegram*, July 24, 1903. (K-5-K)

139 "Speedy Completion," *The Salt Lake Tribune*, April 19, 1903. (K-5-G)

140 *The Salt Lake Tribune*, July 17, 1905. (K-5-M)

141 *Salt Lake Telegram*, July 18, 1906. (K-5-Q)

142 "Hundreds Seek Beauty Spots," *The Salt Lake Herald*, April 16, 1907. (K-5-R)

143 "With the Police," *The Salt Lake Herald*, July 30, 1907. (K-5-DD)

144 "Park Closed to Public," *The Salt Lake Herald*, November 17, 1907. (K-5-EE)



- sports, and social meetings, suitable for winter and summer use – and
- To conduct the same under competent supervision until such time as the Municipality shall undertake the work.<sup>145</sup>

While none of these objectives directly mentioned Pioneer Park, it was sought by the progressive PRASLC to be the first for improvement due to its industrial neighborhood location, and thus ability to enhance the lives of the surrounding low socio-economic families and immigrants who lived and played on the west side.<sup>146</sup>

The PRASLC, working through the city's Children's Playground Committee, petitioned the city's park board to install the playground in April, but it took the entire year to secure enough political and public support for the idea of a playground to take hold and raise funds to purchase equipment.<sup>147</sup> The playground movement gained prominence during this period with an increase from 10% of cities over 5,000 population having a playground before 1908 to an estimated 40% in 1909.<sup>148</sup>

Early 1909 improvements reportedly included the planting of a large number of trees and shrubs.<sup>149</sup> And in June, the city council discussed allowing farmers to stand along the north side of the park to sell their produce.<sup>150</sup> In short time this would be allowed and later

would be moved to the east side of the park along 300 West.

Pioneer Park was the suitable venue to serve as the location for the annual national Grand Army of the Republic (GAR) encampment in 1909.<sup>151</sup> The GAR was a fraternal organization for Civil War veterans who served in the Union Army. It was founded in 1866, held an annual reunion where up some of its 410,000 members would hold a parade and camp for the weekend, and were organized nationally for advocacy such as supporting voting right for African American veterans, making Memorial Day a national holiday, and as a voting bloc helped get several presidents elected.<sup>152</sup>

In early 1910, the city made considerable preparations for the installation of the city's first playground. The Park Commission stated, "...we believe this park should be made a garden of beauty which would give a lasting impression to the thousands of visitors who would gain their first view of the city while passing Pioneer Square on their way from the station."<sup>153</sup> Work commenced on leveling the ground by filling in low spots with soil and gravel, raising the surface four feet in some places.<sup>154</sup> The newspaper reported that a drawing was made showing Pioneer Park with 2½ acres devoted to the playground, with the outer sides of the block set with trees, shrubbery, lawns, use of hedges as walls or barriers, and many fountains



Figure 2-20. Photograph of street paving on 300 South in 1909 also captured an undetermined corner of Pioneer Park, where you can clearly see the hedge walls. The fenced entry at the corners were used to restrict access larger than a bicycle from entering the site. (K-3-Y)

and entrances.<sup>155</sup> It was at this time that the first playground was installed at Pioneer Park, in the exact center, and it was an immediate success.

The remainder of the park was described at the time as follows:

*...northeast quarter, 130-foot racing grounds; northwest quarter, divided into a boys' field and a parents' corner; the entire south half is taken up with a girls field, 72x130 feet, a little boys' handball field 78x55 feet, a basketball field 50x55 feet, and the rest of the ground taken up with matrons' house, sand boxes, swings, merry-*

*go-rounds, maypole, trapeze bars, shelter buildings and auditorium.*<sup>156</sup>

The year 1910 continued to be a highlight for focus on making Pioneer Park a central location of activities. The public market area for approved selling was moved to east side of park,<sup>157</sup> and due to the popularity of the location, the mayor bolstered the effort to make Pioneer Park a central location of activities by promising to erect a big market for Utah farmers for the benefit of citizens and to erect an auditorium.<sup>158</sup> However, no further details were given at that time and a plan would not emerge for another two years.

<sup>145</sup> The Parks and Playgrounds Association of Salt Lake City, 1909. (K-8-E)

<sup>146</sup> Westwood, West Side Stories 15. (K-8-H)

<sup>147</sup> "League Women Plan Campaign," Salt Lake Herald-Republican, April 20, 1909. (K-5-U)

<sup>148</sup> The Parks and Playgrounds Association of Salt Lake City, 1909. (K-8-E)

<sup>149</sup> "City Dads Give Their Attention to the People's Playground," Salt Lake Herald-Republican, April 16, 1909. (K-5-T)

<sup>150</sup> "City's Health Up to Council," The Intermountain Republican, June 14, 1909. (K-5-FF)

<sup>151</sup> "Making Provisions to Care for Veterans," The Salt Lake Tribune, May 26, 1909. (K-5-II)

<sup>152</sup> More information about the 1909 Annual National Encampment can be found at <https://rsc.byu.edu/civil-war-saints/splendid-outpouring-welcome-salt-lake-city-1909-national-encampment-grand-army> and [https://en.wikipedia.org/wiki/Grand\\_Army\\_of\\_the\\_Republic](https://en.wikipedia.org/wiki/Grand_Army_of_the_Republic).

<sup>153</sup> It appears from newspapers that despite the park having been dedicated more than a decade ago, many continued to call it Pioneer Square.

<sup>154</sup> Most accounts of the block to this point herald the site's character for its levelness. This is the first and only account by the newspaper or historically that discusses leveling low spots and thus could be exaggerated. "Plan to Beautify City is Discussed," The Salt Lake Tribune, February 23, 1910. (K-5-GG)

<sup>155</sup> This drawing has not been located.

<sup>156</sup> Children's Playground is Assuming Shape," The Salt Lake Tribune, March 27, 1910. (K-5-W)

<sup>157</sup> "Council Throws Committee Down," Salt Lake Herald-Republican, May 10, 1910. (K-5-X)

<sup>158</sup> "Big Market for Utah Farmers," Deseret News, January 24, 1910 (K-5-V); The Salt Lake Tribune, March 27, 1910. (K-5-W)





Figure 2-21. The Parks & Recreation Association of Salt Lake City advocated and raised private funds for installing the city's first playground in 1910. Consisting of swing sets and slides, it proved popular for children across the city. (K-4-G)

The first paving of 300 South between Main Street and the recently opened Denver & Rio Grande Depot was paved in early spring. This improvement as well as the attention paid to Pioneer Park certainly helped welcome new visitors with modern, beautiful, and clean amenities.

The Daughters of Utah Pioneers (DUP) announced plans in 1911 to erect a monument in Pioneer Square.<sup>159</sup> Though the intention was likely to build it immediately to capitalize on the new popularity of the park, it took over two decades. The 'shelter house' opened on May 30, 1911 and was described as an "artistic

shelter...which affords abundant shade.<sup>160</sup> By this time the playground was surrounded by a 'neat fence' and the 'park proper...has been sodded with winding paths cut through the green.' The big improvements, however, were the construction of two swimming pools to the north of the playgrounds. The boys' swimming pool measured 75 x 30 and was 3½ feet deep and had dressing rooms immediately adjacent. The wading pool for girls and little children was circular and shallow enough to make it safe for all.<sup>161</sup> Photographic evidence shows a mix of grass and trees throughout the park, movable wood park benches, a high metal fence separating the dirt playground from the

159 "Will Erect Monument," Deseret News, September 26, 1911. (K-5-AA)

160 The Salt Lake Tribune, May 16, 1911. (K-5-Y)

161 "First Model Playground in the City is Nearing Completion," The Salt Lake Tribune, July 30, 1911. (K-5-Za)

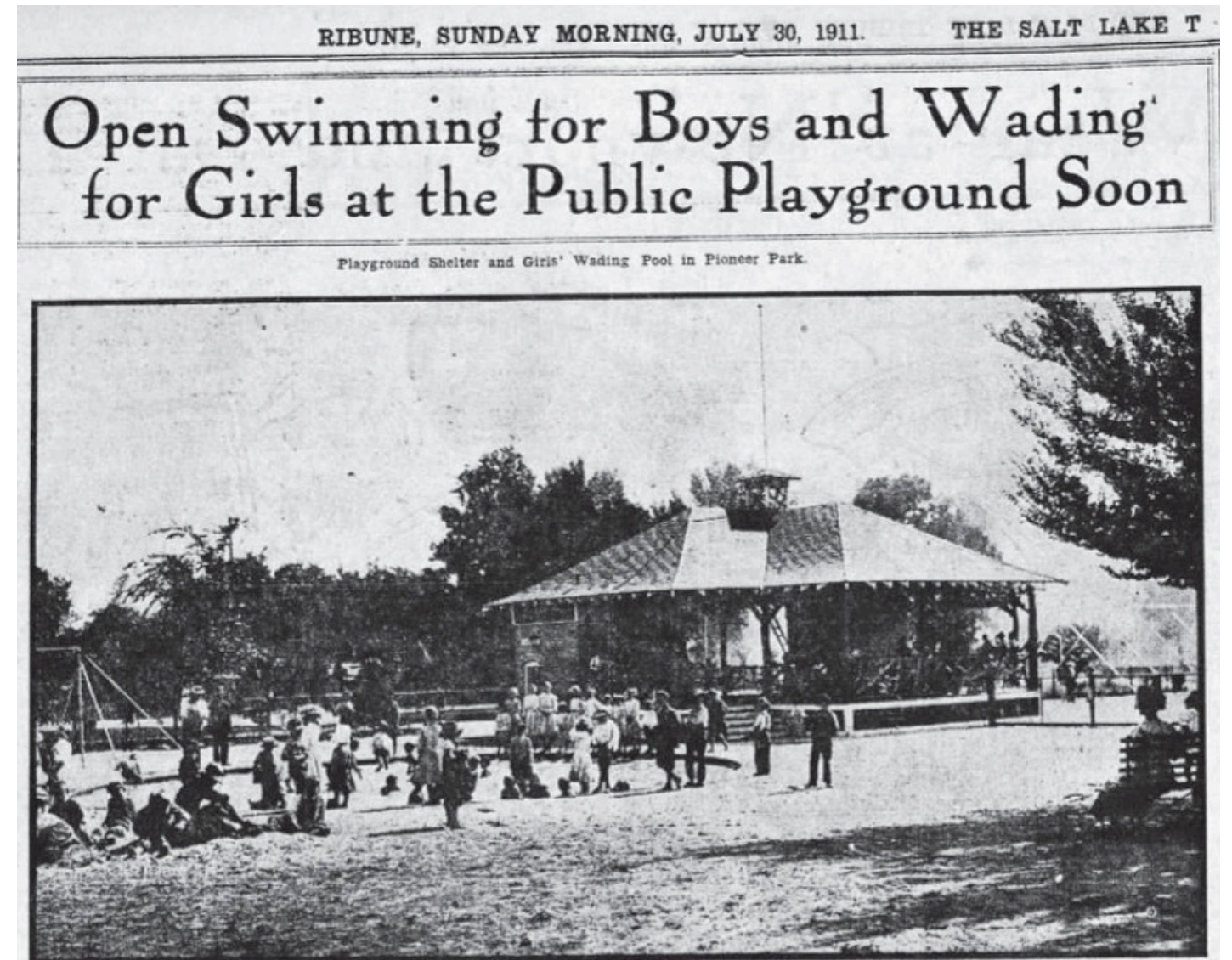


Figure 2-22. While the playgrounds installed in 1910 were resoundingly successful, the anticipation for the opening of public swimming pools at Pioneer Park made headlines. (K-5-Zb)

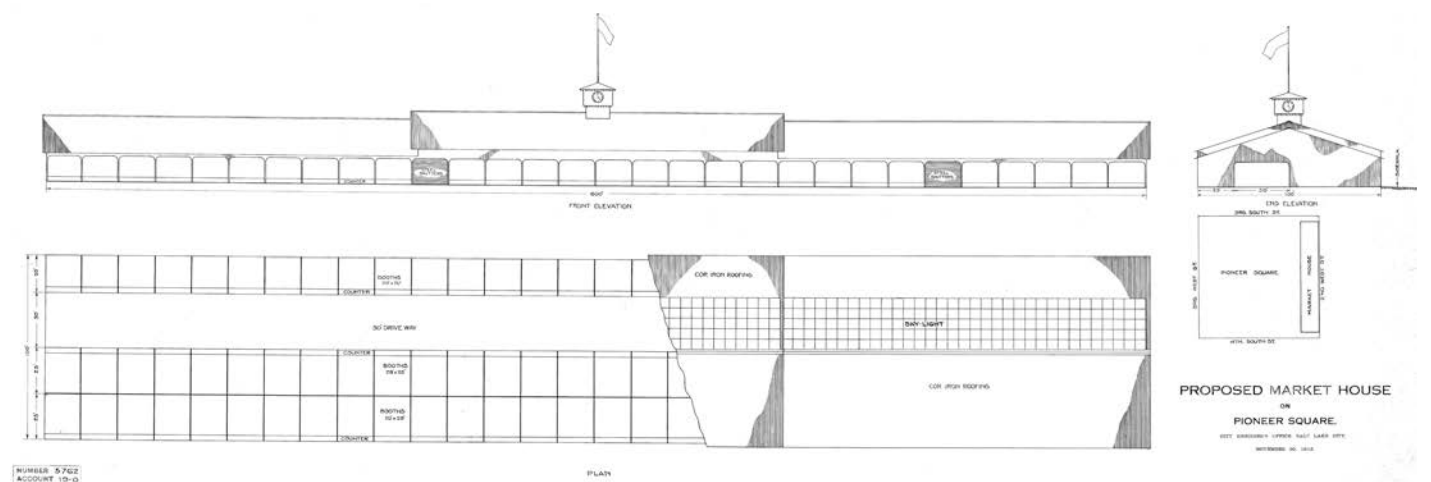


Figure 2-23. Proposed Market House at Pioneer Square, 1912. Drawing by the City Engineer's Office. (K-8-R)



## AUDITORIUM AND MARKET DESIGN

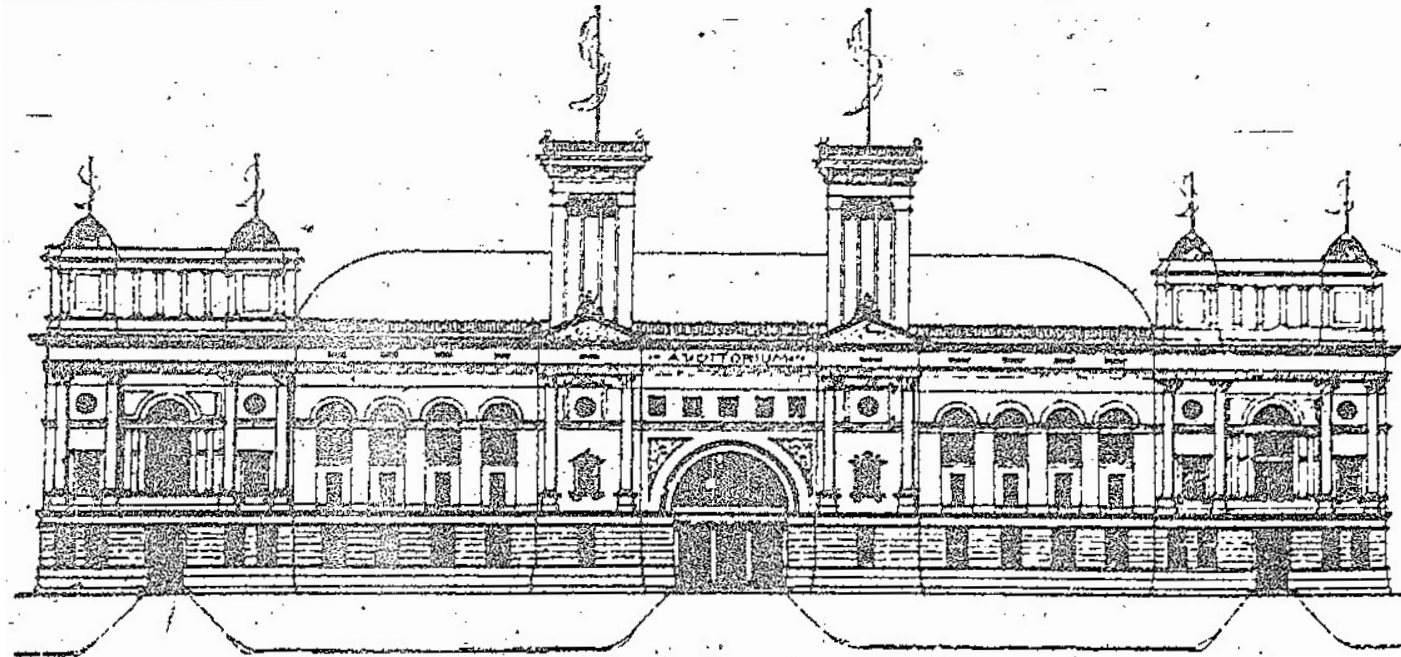


Figure 2-24. At the request of the city in 1912, architects Minor & Young designed a Beaux Arts-style auditorium and market building that conceptually extended the full length of the east side of the park. (K-3-N)

grass areas, and swing sets and two slides on the playground. The shelter house, or pavilion, as well as the boys' dressing structure display a rustic Craftsman architectural style.

While water was previously a necessary component of implementing a successful picturesque park landscape through irrigated sprinkling, its significance became strengthened through the addition of the pools, restrooms in the pavilion, and a dual drinking fountain on the east side of the park.

Census numbers reflect that by 1910 there were almost 1,200 African Americans living in Utah. The majority of businesses owned by African Americans were in the Pioneer Park neighborhood on the near west side and between the city's two major railroad

depots.<sup>162</sup> However, African Americans in Utah were subjected to Jim Crow-era segregation restrictions including prohibition from using the wading pools at Pioneer Park.<sup>163</sup>

While most of the major improvements had been completed by 1912, the idea to build an auditorium and market in the park was still being considered. In November, a vernacular barn-like market house was sketched to be placed along the eastern edge of the park.

By December, the basic plan had been fully designed by the firm of Minor & Young in the Beaux Arts architectural style, which was favored in the City Beautiful Movement.<sup>164</sup> However, there were no signs that this proposal went further than the announcement and an initial presentation.

<sup>162</sup> Westwood and Clark, *West Side Stories 24: African Americans and Salt Lake's West Side: Part One*. (K-8-M)

<sup>163</sup> The exclusion of African Americans from the pools in Pioneer Park lasted through their lifespan into the late 1950s, and in Salt Lake City's general economic life into the 1960s. Westwood, *West Side Stories 31*. (K-9-C)

<sup>164</sup> "Local Architects Submit to City Commission Plans for Great Structure," *The Salt Lake Tribune*, December 15, 1912. (K-5-HH)



Figure 2-25. By 1920, a picturesque landscape of trees, flowers and bushes, gravel pathways, natural hedge wall, and a Victorian carpet of grass at Pioneer Park had matured. (K-4-O)

In 1913, the Salt Lake City Civic Planning and Art Commission was created to follow the City Beautiful Movement, proposing, and implementing a twenty-year plan to beautify the city. The City Parks Report of 1914 described the park in the following way:

*"Borders of the lawn were placed on the west and south sides of this park and sprinkling systems installed. Modern comfort stations were constructed and drinking fountains added. A market having been established on the north of the park, an office for the Market Master was erected as well as a railing 300 feet long where horses from the market were hitched. At the playgrounds four new sanitary drinking fountains and flower boxes were added and a flag stand erected. A new boys' dressing*

*room with showers was constructed near the swimming pool and many pieces of play apparatus were added, including slides, ocean waves, teeters, and swings. The lawns, which, are the best of any of the parks, were cleared of all weeds, fertilized, and repaired. The concession stand was moved to the south side of the park; 350 feet of sewer pipe was laid; buildings repaired and painted; trees and shrubs were planted, and all trees pruned and sprayed. Fifty new benches were added to the number already there and several other minor improvements made."* (K-8-W)

The plan took several years to be developed and was adopted in 1920.<sup>165</sup> By 1921, it was reported that the Park Department was rapidly moving toward realization of Salt Lake City's

<sup>165</sup> Julie Osborne, *Beehive History 22: From Pioneer Fort to Pioneer Park, 1996*. (K-8-D)



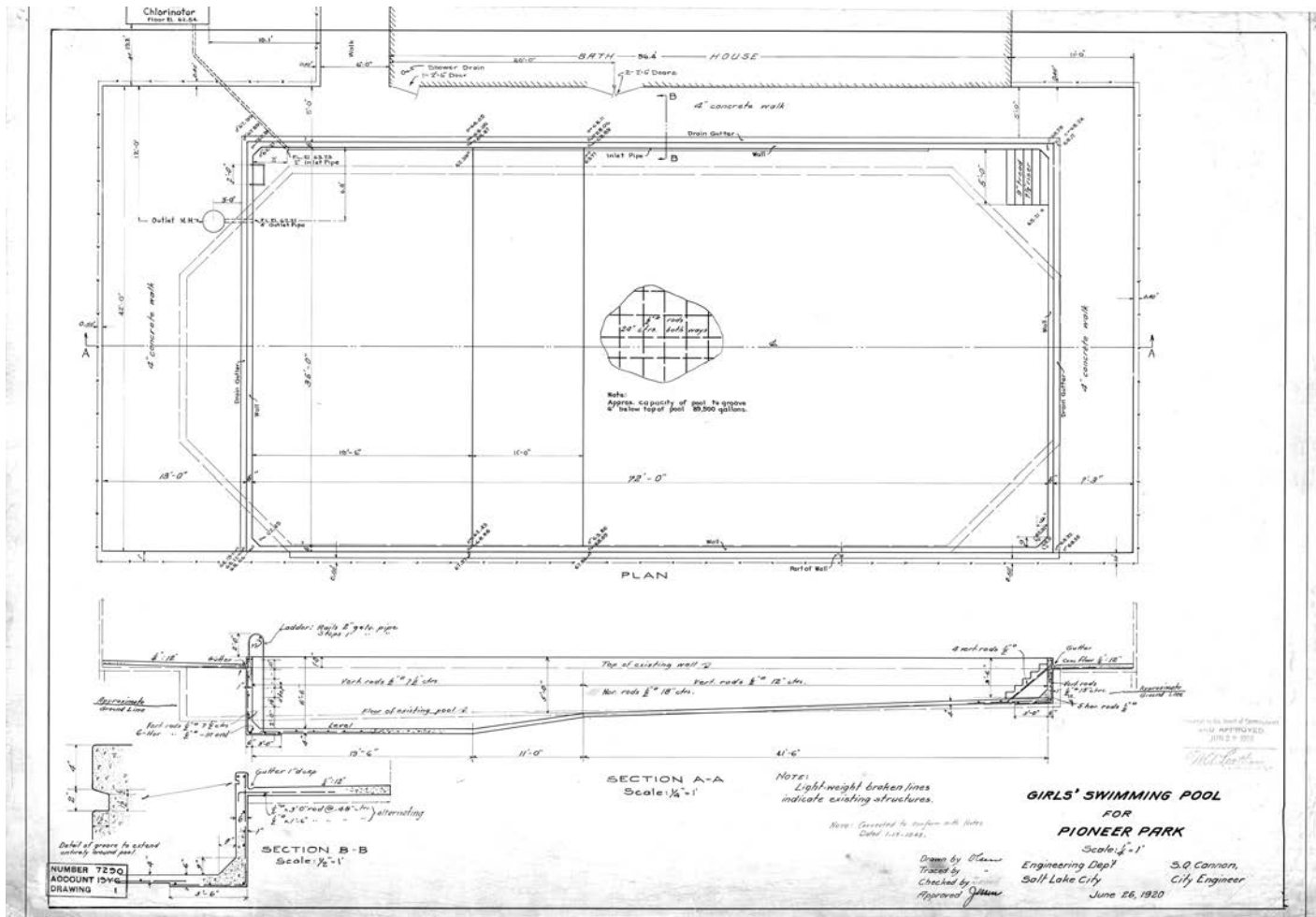


Figure 2-26. Drawing of the girls' swimming pool for Pioneer Park, June 26, 1920. (K-8-V)

ambition to become recognized nationally as *The City Beautiful*.

The girls' swimming pool was designed by the City Engineer's Office in 1920. With construction following the design, the pool's first season was 1921.

Pioneer Park stayed the same physically for more than a decade. A few improvements are seen by 1927 in addition to those that have previously been mentioned, including:

- A one-story wood structure at the exact center labeled 'booth;'
- An octagonal-shaped girls' swimming pool east of center;

- A rectangular wood structure west of the girls' swimming pool labeled 'dressing rooms;'
- A small rectangular wood structure southeast of center with a terra cotta chimney.<sup>166</sup>

The Great Depression had a deep impact on Utah's economic and social conditions. Given those impacts, little change happened at Pioneer Park between 1930 and the late 1940s after World War II. The DUP erected and dedicated their stone monument with a bronze plaque in the center of the park in 1933. It was funded by Utah Pioneer Trails and Landmarks Association and the Boy Scouts and Vanguards

166 Sanborn Fire Insurance Co. map, 1927. (K-1-K)

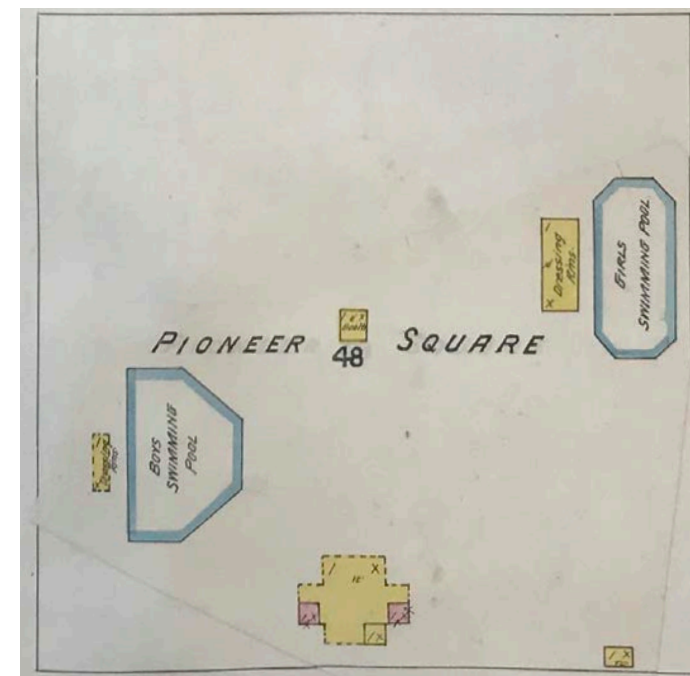


Figure 2-27. This 1927 Sanborn Fire Insurance Co. map is the first that shows both swimming pools and swimming dressing structures, as well as the pavilion. (K-1-K)

of Pioneer Stake.<sup>167</sup> By 1937, a small informal baseball diamond was seen in the northwest quadrant of the park and two tennis courts were constructed on the west half.<sup>168</sup> The trees and landscape continue to mature and informal pathways take root as the park continues its regular use without contention.

However, the relatively peaceful use of the historic square as a park, without controversy, was about to change. With the close of World War II and the return of life to routines of work, school, and play, Pioneer Park came into the crosshairs of those seeking economic gain and a change in the west side's perceptions. Between 1948 and 1955 four proposals to sell Pioneer Park for redevelopment were debated.

167 Original plaque was stolen and replaced in 2020. Note that the stone monument was relocated ca. 2018 to the east side of the park.

168 UGS aerial 1937. (K-2-A)

169 Osborne, *Beehive History* 22. (K-8-D)

170 Westwood, *West Side Stories 7: The Legacy of Salt Lake City's Pioneer Fort*. (K-8-F)

171 Salt Lake City, *Utah Population History, 1880-2019* (K-8-Q); "West Sides to Boost Betterment of Area," *Salt Lake Telegram*, January 12, 1950. (K-6-K)

172 "City Prepares Park Areas for Summer," *The Salt Lake Tribune*, April 30, 1950. (K-6-J)

173 Sanborn Fire Insurance Co. map, 1950 (K-1-L); *Historicaerials.com* 1950 (K-2-G), 1958 (K-2-I); *Marriott Library aerial*, 1955 (K-2-H); UGS aerial, 1958. (K-2-J)

The first came in 1948 when city officials began a seven-year process to explore other uses for the park, including selling it to fund a west side park and new golf course.<sup>169</sup> For many in Utah's majority cultural and ethnic background, Pioneer Park represented an opportunity for complete redevelopment given that they considered it a public space that consistently attracted poverty, nefarious activity, and ethnic and racial diversity in its regular use.<sup>170</sup>

Despite the Salt Lake City population witnessing exponential growth between 1900 and 1950 (a 240% increase to 182,121), "the problem of Pioneer Park" was still one of the goals of elected officials as well as neighborhoods such as the West Side Community Council.<sup>171</sup>

The grand Beaux Arts style Park that emerged during the City Beautiful Movement had begun to decline during the Great Depression and a post-war change in lifestyles was beginning to take hold. The earliest consideration of placing a baseball field at Pioneer Park came in 1950. One of the park's swimming pools, long in a state of deterioration, was covered and landscaped over by 1954 and the centrally located baseball field was fully functioning.<sup>172</sup> The park continued to boast two of the best tennis courts in the state, even hosting some of the state high school tournaments, and added horseshoe pits.<sup>173</sup>

Again, Salt Lake City commissioners considered selling the park for capital improvements funds, stating that the recreational use of the park had dropped off



because the surrounding area had become industrial. However, Mayor Earl Glade refused offers even up to \$400,000. Those opposed to the idea lined up at meetings and in the headlines. In response, the *Deseret News* (Sunday, May 23, 1948) conceded that “we may be willing to sacrifice our wives in order to play golf,” but went on to argue, “let’s not sacrifice our historical attractions or our children.”<sup>174</sup> The Sons of Utah Pioneers (SUP) stated that the sale would be tragic, that they’d be willing to step up in performing maintenance, and adding, “we’ve been destroying so many of our old landmarks that we have few left.”<sup>175</sup> The Planning Commission and the American Pioneer Trails Association took public stances against selling public open space. Supporting the commissioners, the city engineer suggested building a coliseum or auditorium on the block and the Salt Lake Chamber came out in favor of selling the park.

When it came to public sentiment, many did not mince parse words:

*My husband says he’s afraid that something one of the city commissioners said will gum up the deal. It was something about using part of the money to enlarge one of the municipal golf courses. It wouldn’t surprise him, he says, if the president of the Hoboes’ National Assn. got out an injunction. Imagine! – Bridge Club<sup>176</sup>*

*The park is badly run down.*

*Major use of the park seems to be a hangout or an out-of-doors sleeping place for bums and idlers.*

*We ought not leave it as an expensive, little-used, run-down park which has become littler better than a fancy Salt Lake City hobo “jungle.”<sup>177</sup>*

A member of the public also suggested that the park be replaced with a multi-story parking garage to benefit downtown.<sup>178</sup> Fortunately, the commissioners were forced to abandon the park sale plan because of the country’s entrance into the Korean War and resulting shortage of building materials, making it impractical for a buyer to develop the tract.<sup>179</sup>

Taking a more proactive approach, the Sons of Utah Pioneers announced a plan on June 25, 1955, that included reconstruction of the fort’s walls and cabins. They desired to restore ‘the most historic site in western America’ and operate it as a tourist attraction. The plans indicated that part of the block would be restored as nearly as accurately as possible to the original fort using modern, long-lasting materials, but in a reduced scale, size, and appearance. Included would be a replica of the old Salt Lake Theatre and a museum building with a colonnade or “Hall of Fame” to house statues of Pioneers.<sup>180</sup> The last threat of the Americanization Period came in 1955 when Salt Lake realtors unsuccessfully argued for the sale of the park.<sup>181</sup>

Aerial photography from 1955 shows that Pioneer Park’s physical composition was evolving. Trees around the outside of the block are missing while the park’s center is mostly dirt and appears that the boys’ swimming pool is extant, but the girls’ swimming pool is not. There are a series of hardscape pathways

in four tiers: 1) From corners and mid-blocks into center; 2) parallel to streets at sidewalk (straight); 3) parallel to streets but with undulating curves nearest to the center; and 4) parallel to streets with gentle curves between sidewalk and center paths.<sup>182</sup> In January 1957, 63 Carolina Poplar trees along the park’s east side (300 West) were removed by the city at the request of Utah State Road Commission. The State Road Commissioner deemed their removal necessary as they had become very hazardous along heavily traveled 300 West, and the had deemed that all the trees were dying or diseased anyway.<sup>183</sup>

By 1958, Pioneer Park looked very different than it did just ten years prior. The center development of the park – the girls’ and boys’ swimming pools and their associated dressing rooms – was removed and landscaped over.<sup>184</sup> Over the center of the park, a little league baseball diamond with dirt infield and grass outfield has been constructed. The tennis courts and pavilion remain extant. The large mature trees on the east side of the park have been removed. Undeveloped paths are evident throughout the park on all sides, and a complete sidewalk rings the block.<sup>185</sup> The final removal of the swimming pools marks a tragic end to the Americanization Period, when the City Beautiful Movement was embraced, came to life, and gave so many people joy.

In a submission to the *Deseret News*, John Florez summed up what it was like growing up during the 1950s, going to Pioneer Park, saying that it was the place to be. With summer concerts by a brass band at the pavilion by the postal service and the city, playing and picnicking was a family affair. It was a place where many ethnic communities came together. The pavilion was the main gathering place that also served as a dance floor and stage where plays were put on. Entertainment happened all week including an outdoor movie night, farmers market, baseball and tennis, and arts and crafts in a large wood building.<sup>186</sup>

174 A. Kent Powell, *Utah’s Preservation History*, 1978. (K-9-A)

175 “S.L. Commissioners Study Sale of Pioneer Park,” *The Salt Lake Tribune*, July 27, 1950. (K-6-A)

176 “Senator from Sandpit,” *Ham Park*, *The Salt Lake Tribune*, August 2, 1950. (K-6-E)

177 “Pioneer Park has Long Been Neglected,” *Salt Lake Telegram*, August 5, 1950. (K-6-F)

178 “Our Readers’ Views: Urges Parking Lot for Pioneer Park,” *Deseret News* 1952, 22. (K-5-JJ)

179 “City Abandons Park Sale Plan,” *Deseret News*, September 8, 1950. (K-6-L)

180 “Pioneer Square (“Old Fort”).” Author unknown. Undated. (K-8-U)

181 Powell, *Utah’s Preservation History*, 1978. (K-9-A)

182 Marriott Library aerial, ca. 1955. (K-2-H)

183 “Time, Safety Doom Park Trees,” *The Salt Lake Tribune* 1957, 17. (K-6-O)

184 While no evidence has been discovered through initial research, it is worth mentioning that the decision to close and fill in the pools at Pioneer Park came at the same time as a national movement to do this in order to prevent forced integration. The civil rights movement in the early 1950s had won several high-profile, precedent-setting legal cases that required public entities, including municipalities, to offer equal services to all people regardless of race. While the timing of many cities deciding to shutter recreational facilities and discontinue recreation programs rather than integrate, Salt Lake City’s decision to close the pools at Pioneer Park, in the center of one of the most diverse neighborhoods in the state, seems to be unfortunately timed but not purposeful.

185 UGS aerial, 1958 (K-2-J and K-2-K); *Historicaerials.com*, 1958. (K-2-I)

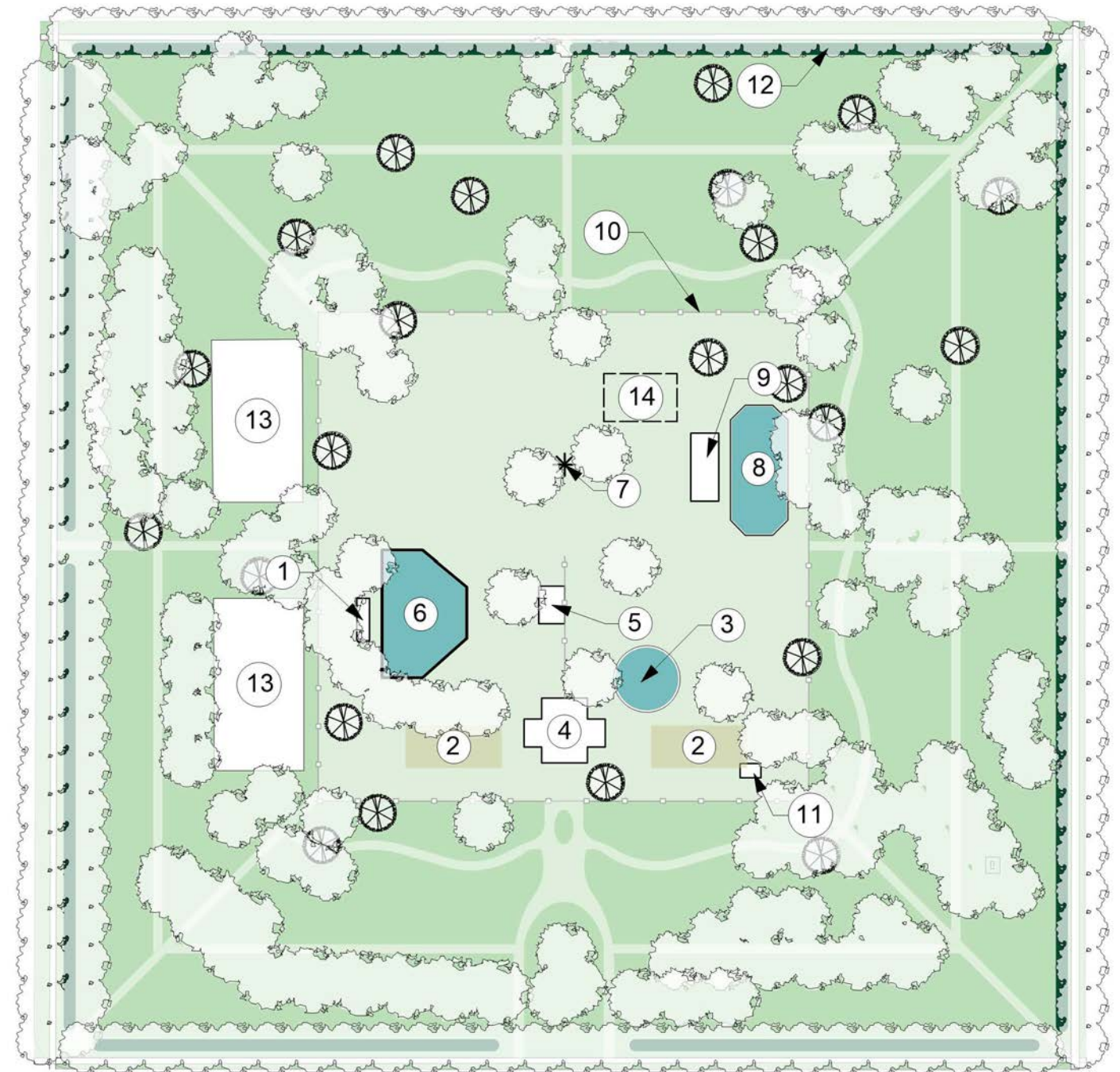
186 John Florez, “Remembering the summers and going to ‘the park’ – Pioneer Park,” *Deseret News*, August 1, 2015. (K-6-M)





Figure 2-28. By 1958, a regulation little league baseball field had replaced all but one of the structures built during the Americanization Period. The baseball field existed through 1977 while the pavilion remains through at least 1981. (K-2-J)

PERIOD PLAN - AMERICANIZATION



- |                                  |                            |
|----------------------------------|----------------------------|
| 1. Boys' changing room           | 8. Girls' swimming pool    |
| 2. Playground areas              | 9. Girls' changing room    |
| 3. Swimming pool                 | 10. Short, 3-foot fence    |
| 4. Pavilion                      | 11. Outhouse / Guard house |
| 5. Arts building                 | 12. Border hedge           |
| 6. Boys' swimming pool           | 13. Tennis courts          |
| 7. Segregated drinking fountains | 14. Walled play area       |

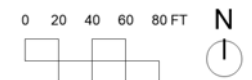


Figure 2-29. Period Plan - Americanization



### CIVIC PERIOD, 1959-1974

A challenge that emerged with the arrival of the railroad in 1869 and grew through the late 1800s into the early 1900s was the growth of people experiencing homelessness. They found Pioneer Park and its neighborhood one of the few places where they could find acceptance among peers, a well-kept public place to gather, sleep, and use a restroom. The co-location of homeless services in the Pioneer Park neighborhood began in the Civic Period, including construction of the St. Vincent de Paul Dining Hall in 1967. Due to the policies of this era, unhoused people could only legally occupy public spaces. A resulting impact of that policy was for social service organizations to cluster within the Pioneer Park neighborhood to advance their mission to serve the homeless population.

Research from newspaper accounts shows that the homeless community's deep connection to the neighborhood is historical and not a recent development. The predecessors of today's homeless services were the religious, civic, and community groups who established church missions, after-school classes, recreation activities, daycare, and social services for new and poor immigrants for nearly 150 years. And the proximity of the park to the two railroad depots as well as to the railroad hotels made it a natural gathering place for anyone newly arrived in Salt Lake City.<sup>187</sup>

Fluctuations in the city's overall population characterized the Civic Period. Between 1940 and 1960, the city's population grew by 26% with the biggest spike between 1940 to 1950—22% compared to the postwar period of 1950-1960, which only increased by 4%.<sup>188</sup> By the

following census in 1970, the city experienced its first official loss of population. The numbers, as well as other stories, document that people were leaving the city in favor of residing in the suburbs and this had begun far before 1960. The loss of population between 1960-1970 was 13,569, or 7%.<sup>189</sup>

After the final removal of the pools and installation of the little league baseball field in the mid-1950s, no further significant physical changes were evident in the park through the early 1960s as the uses remained consistent.<sup>190</sup> However, removal of the east side trees in 1957 was followed subsequently, circa 1959, by the widening of 300 West which claimed an unknown amount of park land for the project.<sup>191</sup> Trees on the north, south, and west remained the same as in the Americanization Period. And by 1966 though, the neighborhood would go through a significant physical change at the completion of Interstate 15. Most direct access to the new highway was determined to be through the Pioneer Park neighborhood via newly constructed viaducts that connected surface streets from downtown. One of the viaducts, which were long bridge-like concrete structures, extended along the south side of the park, impacting not only its viewshed but creating a new concrete no-man's land.<sup>192</sup> Unintended consequences of the new ramps were that they provided dark places for nefarious activities, makeshift shelter for homeless, and additional traffic, noise, graffiti, and trash next to and in Pioneer Park.<sup>193</sup> It was likely that at the same time as the new ramps were constructed, state roads of 400 South and 300 West were widened to accommodate the increased traffic. To facilitate the widening, land from the block was removed from the park

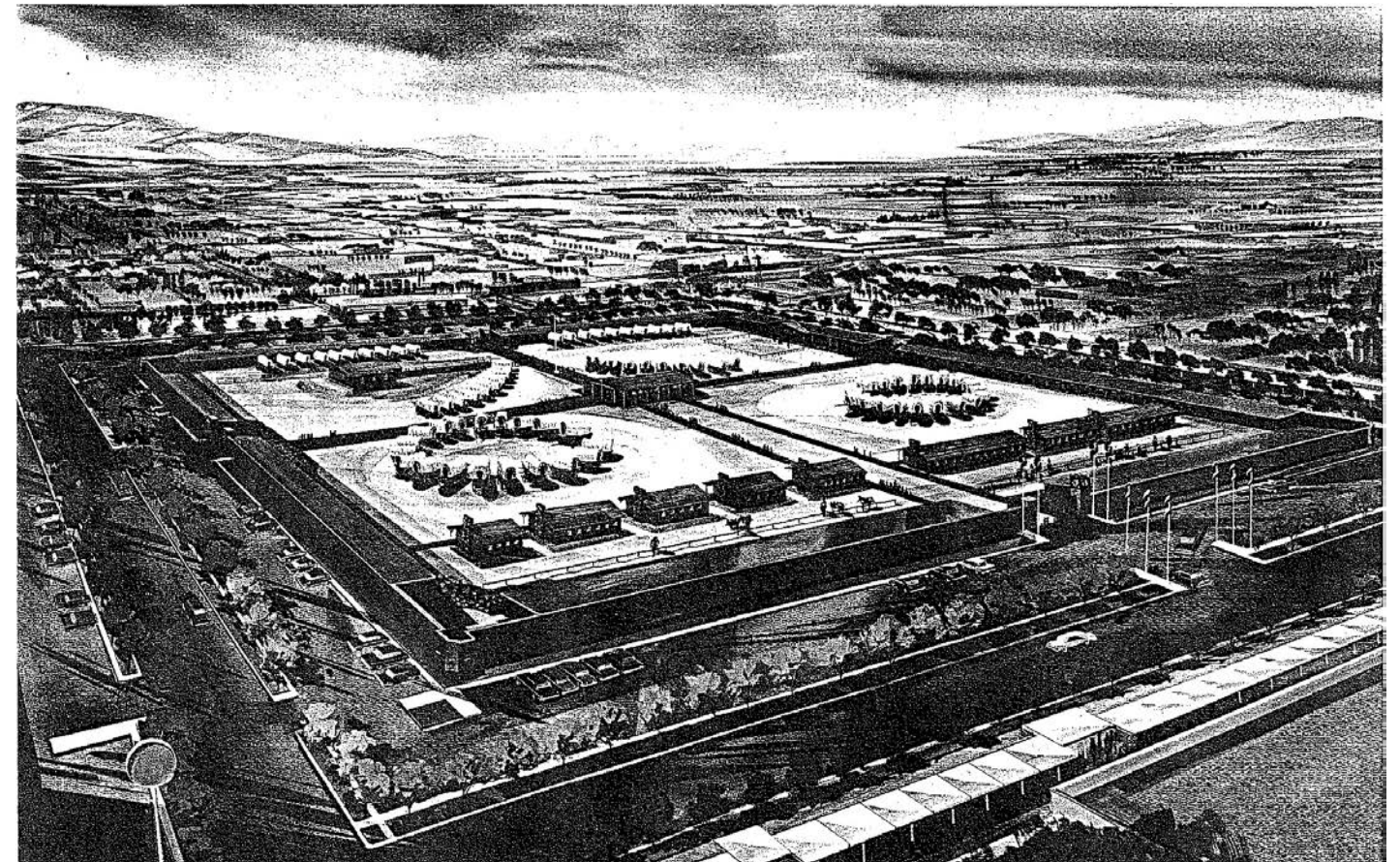


Figure 2-30. As the Civic Period begins, the first of several attempts to recreate the old fort is put forward. No plan is historically accurate. In this first plan, there are adobe walls, a few reconstructed cabins, and a bowery at the center. (K-3-P)

and changed into street altering the historic original size and setback from the roadway.

Salt Lake City's political leaders expressed their concern about increasing blight in the neighborhood. Given the population changes in the city, the desire of city leaders was to reinvest in downtown in order to keep residents living in the city as well as attract visitors, while simultaneously solving social ills.<sup>194</sup> One of the first major proposals to be put forward came in early 1960 when philanthropist Nicholas G. Morgan, Sr. promoted the complete consumption of Pioneer Park for the Pioneer Civic Center. The center, designed in the Neo-Formalism architectural style by Edward O. Anderson,

included a new civic auditorium at the center of the block, along with reconstruction of the Old City Hall, a reduced-scale reproduction of the Old Fort, and a connecting walkway to a new parking structure to the north across 300 South.<sup>195</sup>

A group of prominent architects, planners, and business leaders convened in 1960 to discuss the future of downtown, eventually producing the Second Century Plan in 1962. Major development projects were proposed in the plan including a convention center, art museum, visitor center, and a city-county government complex with library. However, a civic auditorium was not proposed in the Second Century Plan, and despite the

187 Westwood, West Side Stories 33: Current Challenges and Developments in a Post-Industrial Neighborhood - Part One (K-9-E).

188 The total population change between 1940-1960 was 149,934 to 189,434.

189 Salt Lake City, Utah, Population History, 1880-2019. (K-8-Q)

190 Historicaerials.com, 1962 (K-2-L); Historicaerials.com, 1965. (K-2-M)

191 "Road Board Lists \$20 ½ Million Call," The Salt Lake Tribune 1959, 19. (K-6-T)

192 Westwood, West Side Stories 17: Twentieth and Twenty-first Century Pioneer Park Neighborhood Developments. (K-8-J)

193 The 400 South viaduct was razed in 2001 during I-15 reconstruction as envisioned by the Gateway Master Plan of 1999.

194 Westwood, West Side Stories 31: Twentieth-century Changes to Salt Lake City's Original West Side. (K-9-C)

195 "City Approves Removal, Restoration of Old City Hall at Pioneer Park Site," Deseret News, May 10, 1960. (K-6-I)



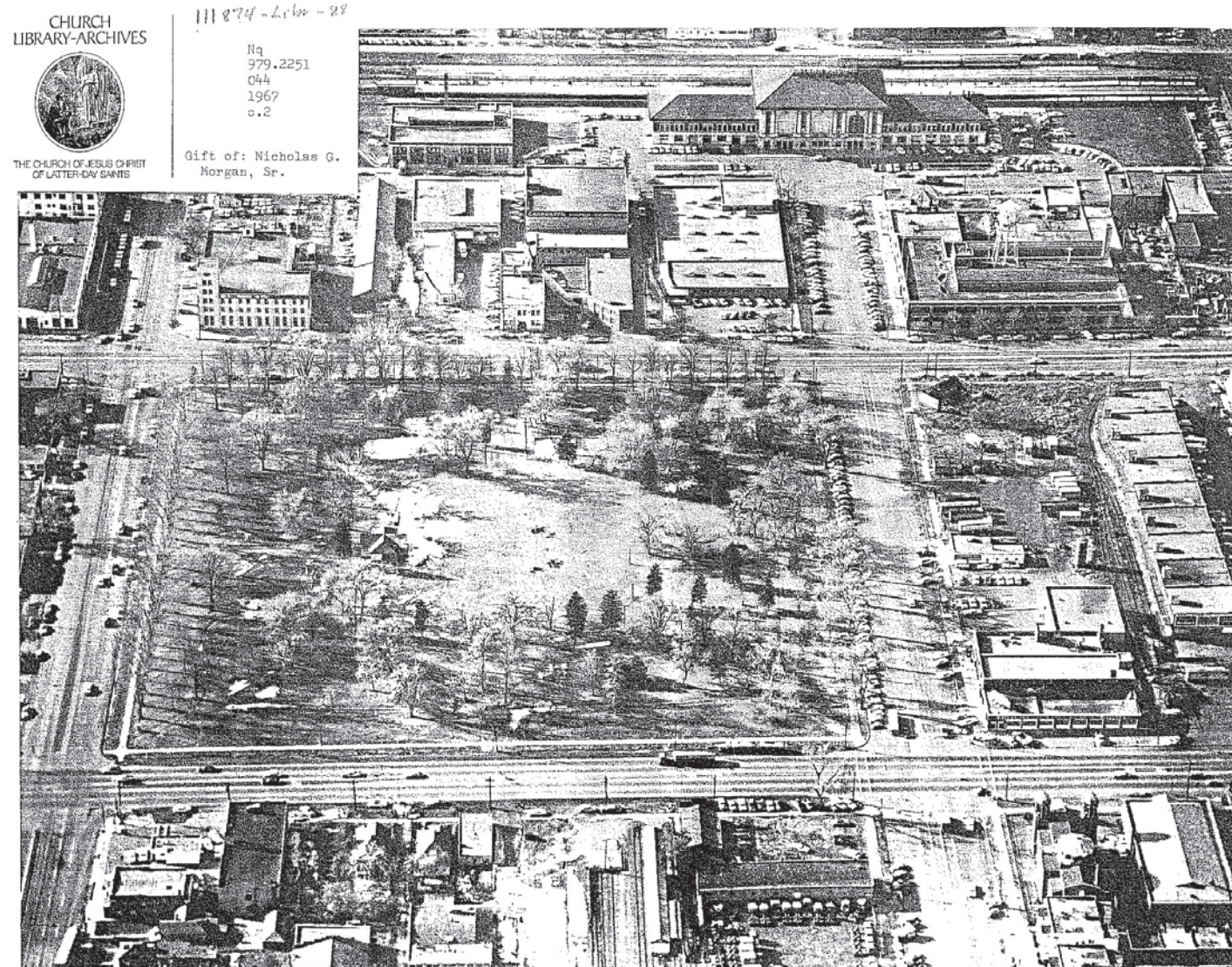


Figure 2-31. The view of the park ca. 1964, prior to the new I-15 highway ramp being constructed on the south side of the park, was one with a mature tree canopy, open center field, and lighting within the park but a lack of regular organization. (K-2-N)

city's approval to relocate and reconstruct Old City Hall at Pioneer Park, it never materialized.<sup>196</sup> Meanwhile, the public continued to push for alternative uses, including building underground parking and completely redoing the park above.<sup>197</sup>

However, a contingent that was interested in retaining the park as a park found success. The Daughters of Utah Pioneers placed a marker

at the southeast corner of Pioneer Park to commemorate it as the "Plymouth Rock of the West" in 1963.<sup>198</sup>

In 1964, the city installed ten new lights along 300 West that were 20,000 lumens each.<sup>199</sup> By the late 1960s, the park continued to look similar to what it had after the last major physical change in the late 1950s. Many of the prominent features such as the central

196 Downtown Salt Lake City Second Century Plan, 1962. (K-1-T)

197 "Planners Invite Your Opinions," The Salt Lake Tribune 1962, 19. (K-6-P)

198 Waymarking (website), Utah's First Fort: DUP No. 295, ca 2009. (K-9-H)

199 "S.L. Floods Parks But With Light," The Salt Lake Tribune 1964, 21. (K-6-Q)



**PROPOSED PIONEER PARK**—Architect's drawing of proposed improvements at Pioneer Park. Second West and Fourth South, shows (1) relocated and restored old City Hall, (2) restored Social Hall, (3) reproduction of the old Pioneer fort, (4) proposed new Civic

Auditorium, (5) walkway over Third South to proposed new parking terrace that would serve the area. Nicholas G. Morgan Foundation proposed the park improvements. The drawing is the work of architect, Edward O. Anderson, AIA.

Figure 2-32. A second redevelopment plan for Pioneer Park was publicly announced in 1960. The cornerstone of the project was the reconstruction of Old City Hall on the northwest corner, while the old fort was relegated to a miniature scale version on the south side of the performing arts center. (K-3-Qb)

baseball field, tennis courts, historic pavilion, and pathways and sidewalks are present. Mature trees continue to grow in a scattered arrangement within the quad but around the baseball field, and in single rows along the east and south sides.<sup>200</sup> A small water closet (restroom) was located on the east side of the park by the end of the decade.<sup>201</sup>

As Westwood states in *West Side Stories*, "The city often urged that unused buildings be

razed, leaving many dispersed brown fields across the west side. Private, corporate, and government entities during the 1970s and 1980s targeted the Pioneer Park neighborhood for long-term construction projects as well as land banking."<sup>202</sup> As a result, property owners and developers tore down entire blocks of buildings, favoring parking lots and efficiently-built, characterless new buildings. Though some of this poor development was an outcome of the population changes,

200 Nicholas G. Morgan, Sr. aerial, ca. 1964. (K-2-N)

201 Sanborn Fire Insurance Co. map, 1969. (K-1-U)

202 Westwood, *West Sides Stories* 31. (K-9-C)



it undoubtedly hastened further changes as many ethnic enclaves were severed or completely demolished save for a few landmarks. As a result, many of the unique ethnic enclaves of the west side have long since disappeared.<sup>203</sup>

Through the early 1970s, Pioneer Park continued to physically look like it had since the late 1950s. There are mature trees woven into the grass base, unofficial pathways through the park, and a sidewalk on all four sides of the block. Activity centers continued to include the pavilion, baseball field, and tennis courts.<sup>204</sup> But the park was also being used as a site to begin social justice initiatives and rallies, such as in May 1968 when the Poor People's March in SLC began at Pioneer Park as one of the group's stops on their way to a national march in Washington, D.C.<sup>205</sup> In April 1972, a Vietnam anti-war and civilian bombing rally began at Pioneer Park and ended at the Federal Building.<sup>206</sup>

In 1971, civic booster Nicholas Morgan made his last attempt to have the fort rebuilt, proposing a new plan designed by architect Edward O. Anderson that occupied the entire block. Governor Calvin Rampton considered the idea worth studying and appointed a commission to look into rebuilding<sup>207</sup> the fort replica.<sup>208</sup> However, Morgan died in November 1971 and the commission was disbanded without conclusion. A different type of change occurred in 1972, when Union Pacific Railroad steam locomotive No. 833, built in 1930, was

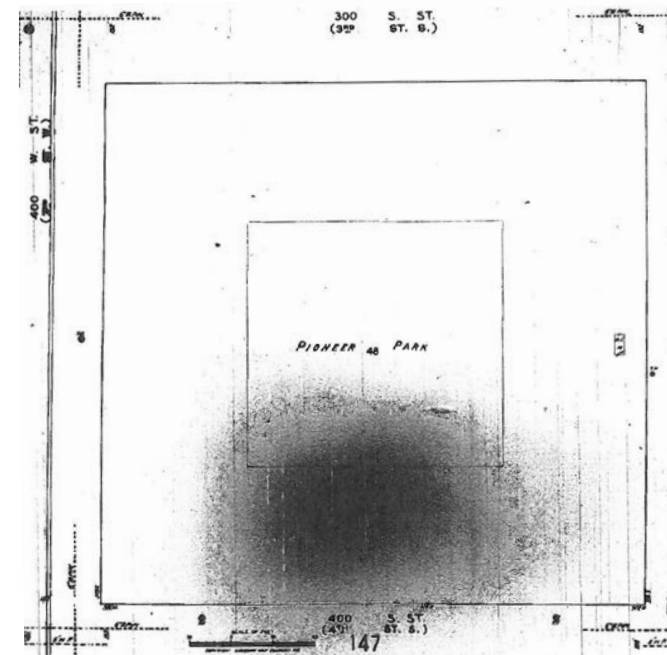


Figure 2-33. The single structure drawn into the east side of the 1969 Sanborn Fire Insurance map is the Pioneer Square monument. The lack of detail on the map provides us with two possible perspectives: 1) Sanborn chose to not spend time and effort on accurately depicting structures in a park or that were owned by a municipality, and 2) there may have been a general lack of respect for the structures within the park and/or their condition that led to a choice to not represent them. (K-1-U)

placed on 'rails to nowhere' in the northeast corner of the park.<sup>209</sup> The locomotive was one of the last actively operating steam engines in the country, working its routes between Denver, Cheyenne, and Salt Lake City right up until its donation to the city to be placed in Pioneer Park for posterity and admiration.<sup>210</sup>

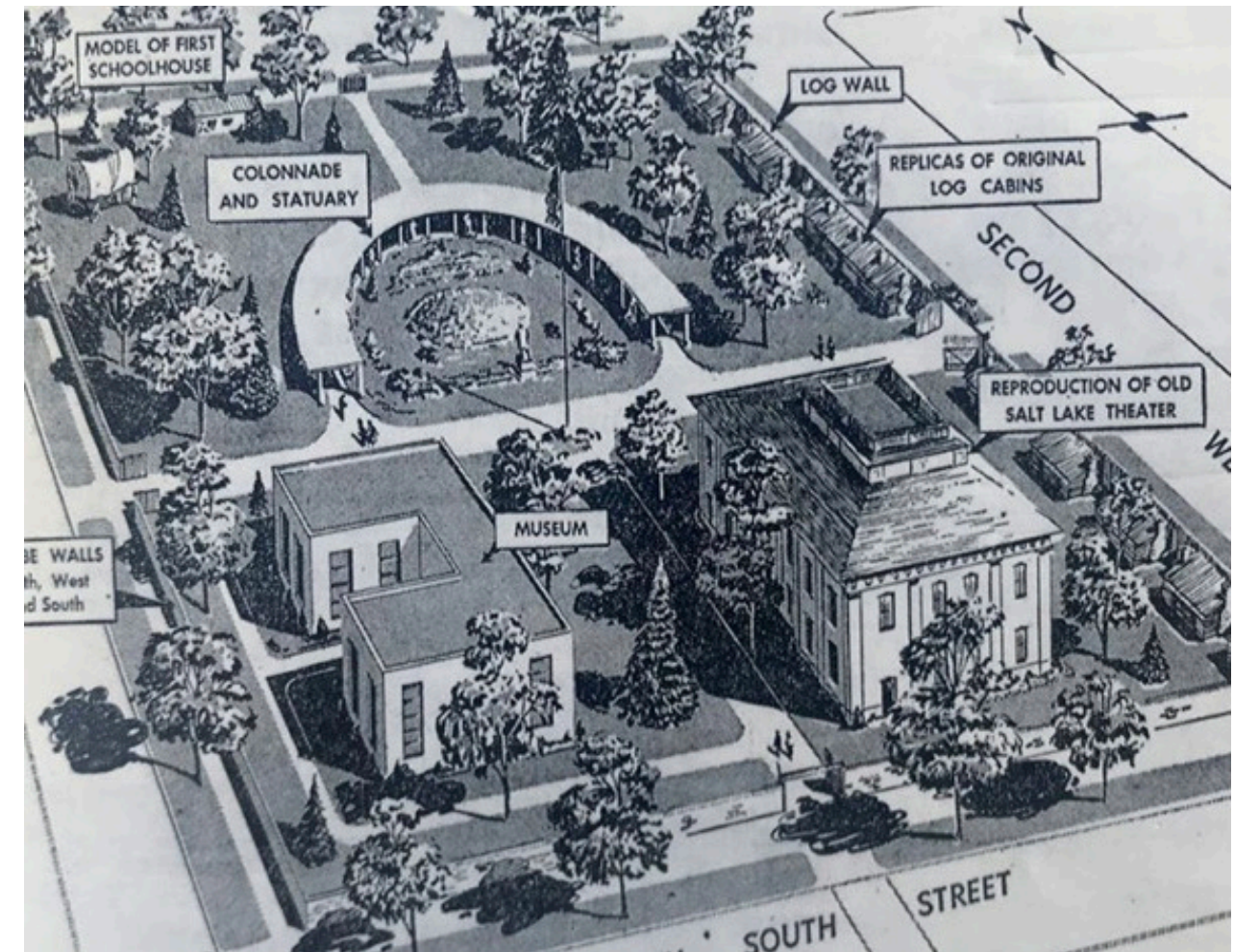


Figure 2-34. In a third plan to reconstruct portions of the old fort, the proposal created a regimented organization within the park and redeveloped it with reconstructions of the log cabins, first schoolhouse, and Salt Lake Theatre while adding a museum and a Mormon pioneer hall of fame in statuary. (K-3-M)

The Civic Period ended in early 1974 with the "Old Fort Block" being listed on the National Register of Historic Places.<sup>211</sup> It was submitted for consideration in late 1972, approved by the Utah Board of State History in early 1973, and was one of the earliest National Register designations in Utah. Fittingly, this designation put an end to the post-war decades of public debate over greater civic purposes for open space, primarily in reconstructing the fort in some physical form, were regularly and publicly debated.

203 Today, no historic buildings remain on Blocks 49, 57, 65, 68, 77, 79, 85 and 86. One historic structure remains on Blocks 67, 78, 80, 83 and 84.

204 UGS aerial, 1970 (K-2-O and K-2-P); Historicaerials.com, 1971. (K-2-Q)

205 "'Poor' Segment Plans Stop in S.L.," The Salt Lake Tribune 1968, 44. (K-6-R)

206 Swenson, Paul. "Civilian Bombing Cited At Rally," Deseret News 1972, B2, B12. (K-10-CC)

207 This is directly contrary to Brigham Young's desire. Young reinforced in 1849 that it would be most appropriate to utilize the land as a public square and it should revert to this purpose once the Old Fort was dismantled. Thus, there is an inherent inappropriateness of rebuilding something that was never meant to be permanent.

208 SLC Historic Landmark Commission, Minutes of December 17, 2003. (K-9-G); Pioneer Park: Prestigious Past, Perilous Present, Deseret News, October 25, 2007. (K-6-G)

209 The locomotive was relocated to the Ogden Union Station Museum in 1999; Westwood, West Side Stories 30: The West Side's Pioneer Park Amenities. (K-8-P).

210 Locomotive Wiki, Union Pacific 833. (K-9-D)

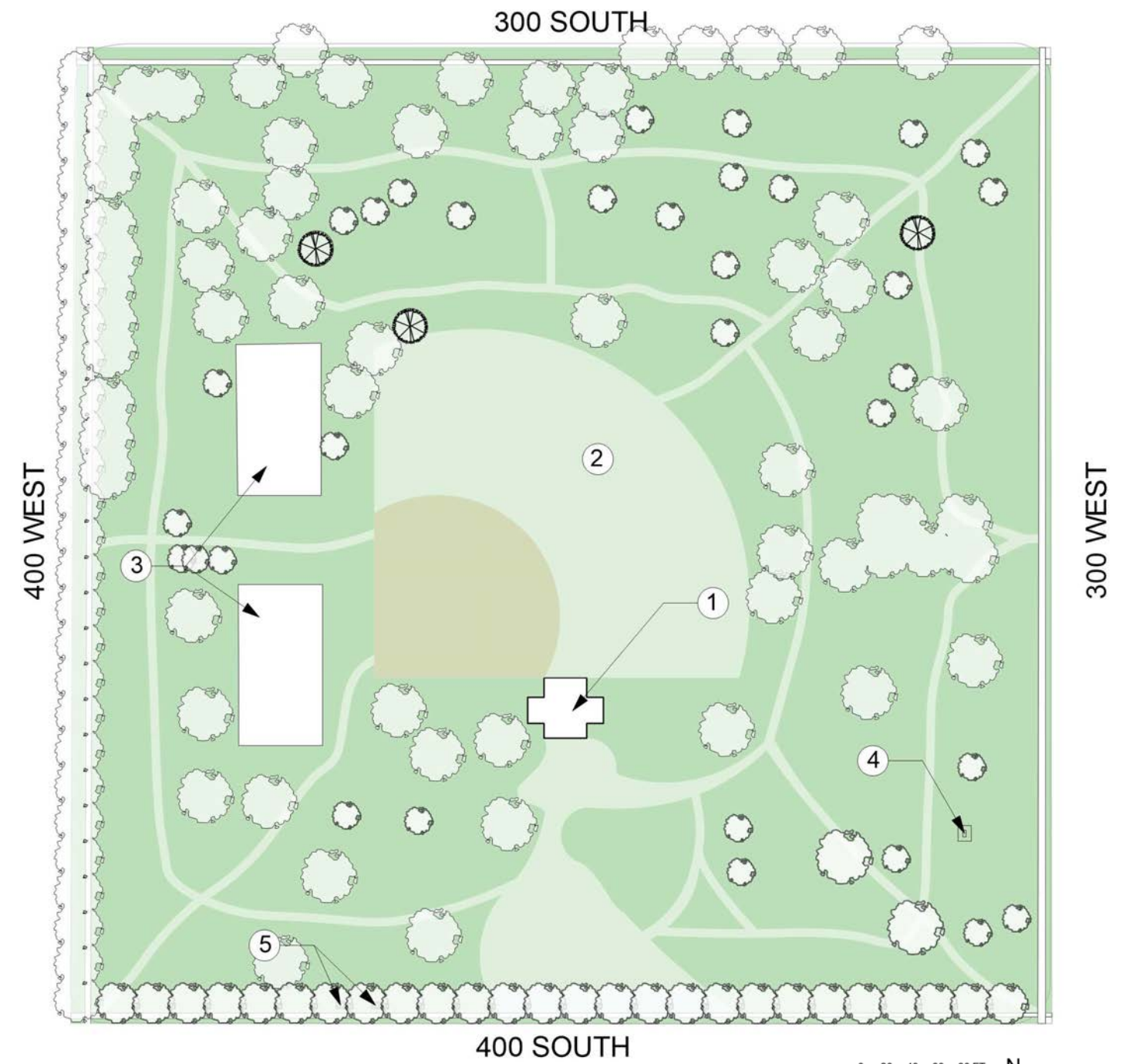
211 National Register of Historic Places, Old Pioneer Fort Site. (K-8-A)





Figure 2-35. The aerial view of the park in 1971 shows that it has changed very little since 1958 and the first appearance of the baseball field. Structures for programmed uses included the baseball field, pavilion, and two tennis courts, while a generous amount of grass and mature trees allowed for unprogrammed uses. (K-2-Q)

PERIOD PLAN - TERRITORIAL



- 1. Pavilion
- 2. Baseball diamond
- 3. Tennis courts
- 4. Old Fort monument
- 5. Stone columns

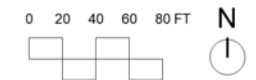


Figure 2-36. Period Plan - Civic



**SALT LAKE CITY STEWARDSHIP PERIOD, 1975-2021**

Following the official designation of Pioneer Park in the National Register of Historic Places, it became the site of the annual Pioneer Day family celebration in 1975. It seemed the perfect site for old-fashioned food, games, music, activities. However, it was a rare bit of good news of how the park was being used at the time, with nefarious activities capturing the headlines several days out of every month.<sup>212</sup> To counter the negative trend and bring back more picnics and families, the city commission banned alcohol in all city parks.<sup>213</sup>

The aerial photograph from 1977 shows a consistent view of the park since 1971 with the same arrangement of uses and elements including the baseball field at center, tennis courts to the west, historic marker in the southeast corner, sidewalks around the perimeter of the block, and organically created walking paths.<sup>214</sup> The Parks Master Plan for 1977 quantified Pioneer Parks' uses as being: 10 acres in size; 1 playground; 2 tennis courts; 1 little league baseball field; 1 covered picnic facility; and zero off street parking.<sup>215</sup> The city floated a bond proposal to create a Recreation Fund that would include \$150,000 of improvements for Pioneer Park including a restroom, four new tennis courts, and lighting. However, the proposal did not pass at the ballot box.<sup>216</sup>

During the SLC Stewardship Period, Pioneer Park became the site for numerous significant public events and protests. Besides the Pioneer Day family day, by 1979, the park was the traditional ending point of the St. Patrick's Day parade. However, Pioneer Park's public purpose as an open space was still attractive to some that desired to fill it with a primary use and structures. In 1980, the Utah State Historical Society publicly backed a plan to excavate the site of the Old Fort, then reconstruct the wall and fort with historical style cabins if the city funds it. The plan was further backed by Mayor Ted Wilson who stated he would personally fundraise for it.<sup>217</sup> By 1980, aerial photography gave a distinctive view of the disappearing form of the baseball infield, eroding at the edges, and a diagonal dirt path from southeast to northwest which is a distinct pattern of usage.<sup>218</sup>

In 1981, while utility trenches were being excavated at the northwest corner of the park, railroad artifacts and evidence of an agricultural past were uncovered.<sup>219</sup>

The first major public investment in the park's landscape since the Americanization Period came in 1982. Salt Lake City Parks produced a plan to establish an official circulation system of pathways to the park and cost of the investment was \$200,000.<sup>220</sup> The plan featured diagonal sidewalks from each corner that terminated at the center with a flagpole. The central area of the park was ringed

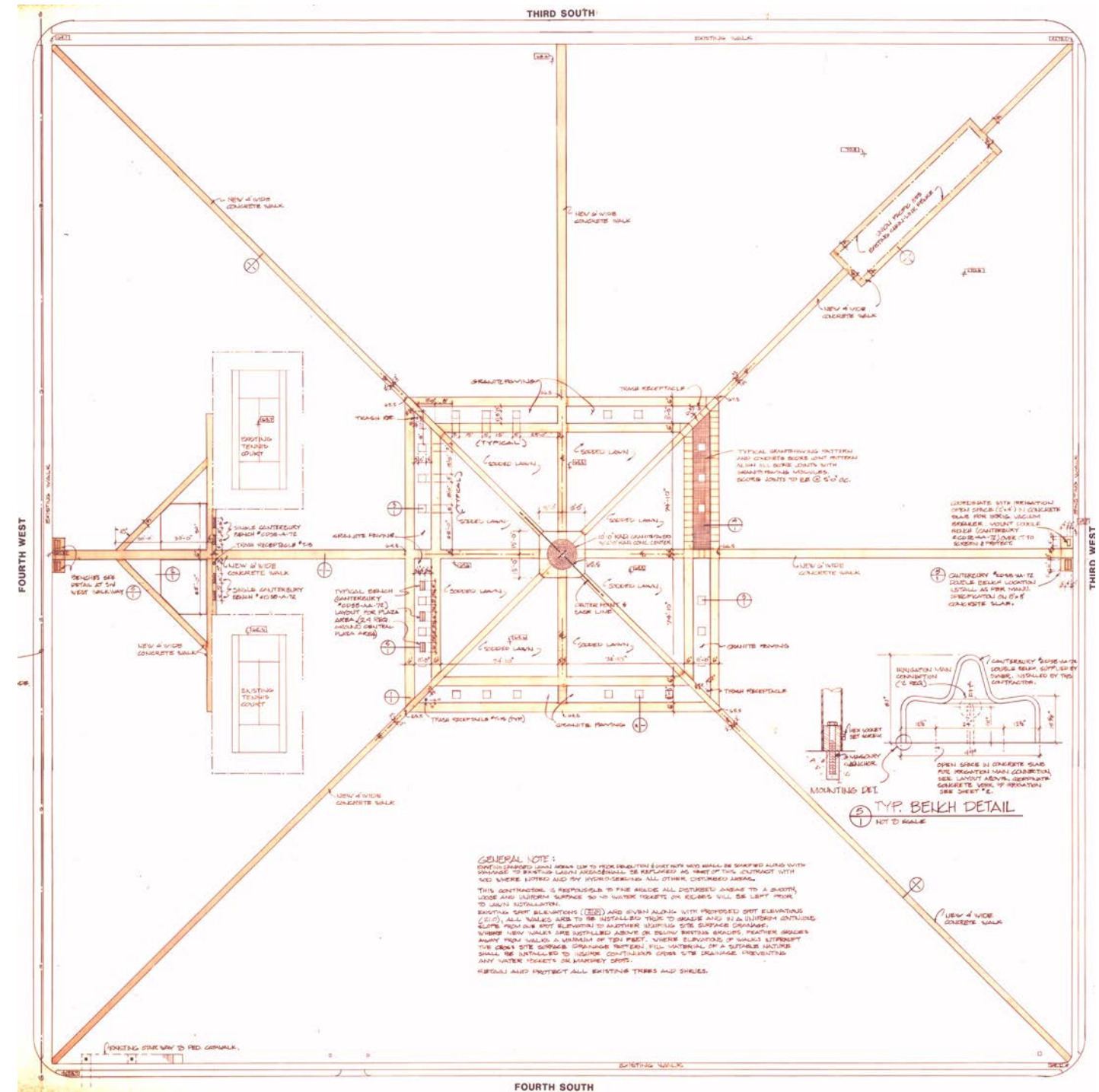


Figure 2-37. Salt Lake City Parks Construction Plans for Pioneer Park, 1982. (K-10-D, Sheet 3)

212 "Fest Draws Throng to Pioneer Park," The Salt Lake Tribune, July 14, 1978. (K-10-A); "Old-Time Spirit Comes Alive at Pioneer Park," The Salt Lake Tribune, July 11, 1975. (K-10-E)  
 213 "Beer ban returns parks to picnickers, Fillis says," Deseret News, September 8, 1975. (K-10-N)  
 214 Historicaerials.com 1977. (K-2-R)  
 215 Master Plan, Salt Lake City Parks and Recreation Department and Salt Lake City Planning Department, November 1977. (K-10-J)  
 216 Randy Peterson, "S.L. Voters to Decide on Recreation Fund Tax," The Salt Lake Tribune, November 27, 1977. (K-10-B)  
 217 This plan never materialized due to lack of funding. "Historical Society Hopes to Make Pioneer Park Tourist Attraction," The Salt Lake Tribune, December 18, 1980. (K-10-C); Henetz, 1990. (K-10-K)  
 218 Historicaerials.com 1980. (K-2-S)  
 219 Bruce Hawkins to John Swain, August 3, 1981. W. Randall Dixon (personal), Pioneer Park History Detailed Chronology, 2004. (K-10-M)  
 220 Patty Henetz, "Park in Peril: Birthplace of an empire has become center of bloodshed and tragedy," Deseret News, November 25, 1990. (K-10-K)





Figure 2-38. Rally in Pioneer Park for the homeless, 1989. (K-3-H)



Figure 2-39. The Downtown Farmers' Market was started by the Downtown Alliance in 1992 to assist in revitalizing Pioneer Park and the neighborhood. Now operated by Urban Food Connections of Utah, the summer market attracts upwards of 10,000 on Saturdays. (K-10-W)

with a square-shaped, double sidewalk with regular spaced trees and tree grates in granite paving between the sidewalks. Additional short walkways at the mid-block points of each block face from the perimeter sidewalk to the center further divided the landscape. A new irrigation system running north-south at regular spacing (no scale on drawing) was installed and playgrounds added at the western edge between the tennis courts and sidewalk. A resulting impact of these changes was the demolition of the historic Pavilion, which was the last structure remaining from the Americanization Period.<sup>221</sup>

Among the many events and programs that have utilized Pioneer Park to reach the homeless population was a rally in 1989 that provided services and necessities to those who attended. Due to continued use challenges, the park's reputation by 1990 was one of known violence. But revitalization and change had begun to happen in the neighborhood, including the Redevelopment Agency of Salt Lake City's (RDA) investment in Pioneer Village Apartments on Block 49 to the east. To help revitalization efforts on downtown's west side, the Downtown Alliance started the Downtown Farmers' Market in Pioneer Park.<sup>222</sup>

By 1993, aerial photography shows that the 1982 plan has been implemented with the series of walkways crisscrossing the site. A small structure is along the south side of the center square, and four trees at the center where the pathways intersect.<sup>223</sup> In 1993, Mayor

Deedee Corradini proposed to build the city's new baseball stadium in Pioneer Park or on the block southeast of the park.<sup>224</sup> However, the "Pioneer Park Neighborhood Plan was prepared for the RDA that recommended both short and longer term items be addressed that promoted a "funky, lively, urban neighborhood" feel, including "changing the name of the park to a historic name such as Pioneer Square or give it a completely new name to aid the image change of the area," citing the association of the name Pioneer Park with "current and past problems."<sup>225</sup>

In 1995, Landmark Design, Inc. produced plans for further alterations in the park titled "Pioneer Park Phase I Improvements" for the RDA.<sup>226</sup> These plans provided specifications for additional paving along the north-south mid-block walkway on the north for farmers' market use, removal of a sand volleyball court in the southwest quadrant and filling it with bark, installing two new sand volleyball courts in the northwest quadrant, new playground equipment and swing sets, and installation of new restrooms along the south edge of the central square.<sup>227</sup> Implemented in 1996, it was at this time that the stone monument was relocated from the southeast quadrant to the center.

Fifty-two linden trees and four sycamores were planted as part of the 1996 project.<sup>228</sup> In the summer of that year, a memorial plum tree in the northeast corner of the park was dedicated

221 Construction Plans for Pioneer Park, Salt Lake City Corporation, Salt Lake City Public Works, 1982. (K-10-D)

222 While it was slow in building momentum, the market reached an apex by 2015 in leasing the entire park and managing over 200 booths of food products, arts, and crafts which attracted upwards of 10,000 patrons weekly between June-October.

223 Historicaerials.com 1993. (K-2-V)

224 The Pioneer Park site(s) were not chosen and instead the new field was built on the site of the previous stadium known as Derks Field.

225 Dixon, 2004. (K-10-M)

226 Additional consulting on the plan included Brixen & Christopher Architects, Richardson Structural Engineering, Bennion Associates Engineers, BNA Consulting Engineers, CRS Consulting Engineers, and Parametrix Inc. (K-10-L)

227 Construction Plans for Pioneer Park Phase I Improvements, Redevelopment Agency of Salt Lake City, Landscape Design, Inc., 1995. (K-10-L)

228 Katia Pace, Staff Report for Pioneer Park Alterations, Major Alteration - PLNHLC2017-01070, SLC Planning Division, 2018. (K-8-B)



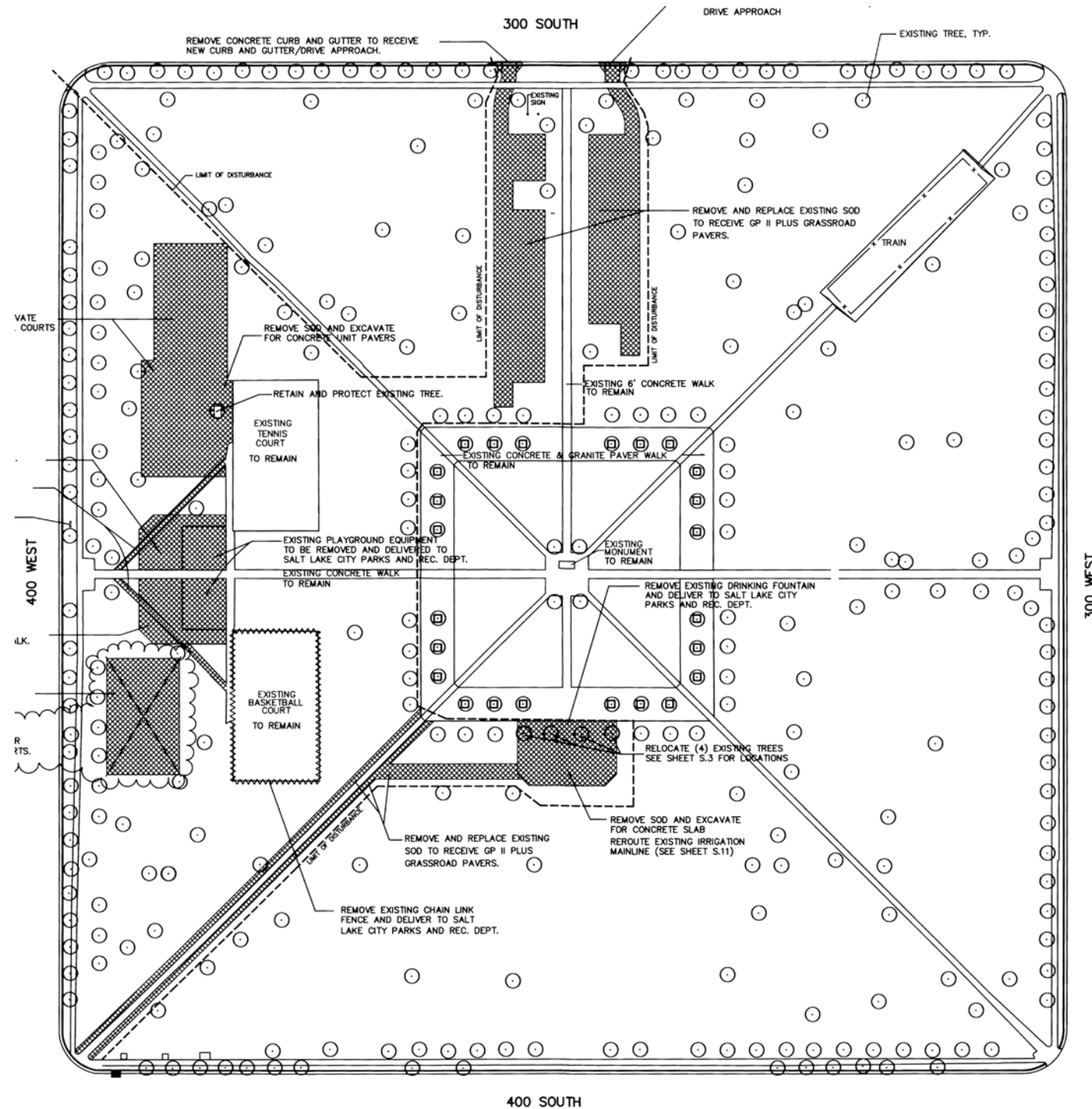


Figure 2-40. Overall plan by Landmark Design, Inc. for the Redevelopment Agency of SLC, 1995. (K-10-L, Sheet 2)

to Andy Plumb, who died of a heroin overdose at a different location.<sup>229</sup>

Further planning to improve the neighborhood and westside was released in 1998 in the Gateway Master Plans.<sup>230</sup> Conception for the plans began in 1996 with a major project within their scope being the shortening of all the Interstate 15 viaducts, including the demolition of the 400 South ramp that had obstructed the view of to and from Pioneer Park since the mid-1960s.<sup>231</sup> About this same time, Mayor Corradini again proposed a stadium in the park, this time recommending that the 2002 Olympic Speed Skating venue be constructed there. Pioneer Park was also considered as a possible site to build an Olympic Cultural Center and/or commemorative amphitheater for the games.<sup>232</sup>

By 2000, the Union Pacific 833 locomotive was removed from the northeast corner of the park and relocated to the Ogden Railroad Museum.<sup>233</sup> In that same year, the park was considered as an option for the effort to build an aquarium by a private entity.<sup>234</sup> During the 2002 Olympic Winter Games, Pioneer Park was designated as one of the primary protest sites or free speech zones. The park's open space was critical in allowing the congregation of different groups and organizations that used the site such as the Falun Gong, Utah Animal Rights Coalition, and PETA.

The SLC Public Services Department, represented by Director Rick Graham,

presented a design plan to the SLC Historic Landmarks Commission at their December 2003 meeting that incorporated several elements designed to address a "list of objectives identified by a diverse stakeholder group," including creating a safe and welcoming environment for public use.<sup>235</sup> This was the first public presentation for a multi-use space within the park, though it would take sixteen years to become a reality. The plan was subsequently approved by HLC, presented to city council in 2005 and approved.<sup>236</sup> Mayor "Rocky" Anderson proposed using Pioneer Park as one of two Salt Lake City locations for a soccer stadium for Real Salt Lake, after the new expansion team was announced to start in the 2005 season and wanted a stadium ready for 2006.

From aerial photography in 2006, the park physically appears similar to 1993 except the locomotive and fence have been removed with a singular sidewalk replacing the split walkway that went around the train and its fence, and the addition of the sand volleyball courts in the northwest quadrant.<sup>237</sup>

The Pioneer Park Amenities Plan was created in 2006. Phase I of the design prescribed a perimeter promenade and four corner entry plazas to facilitate events, in particular, the Downtown Farmers' Market. Phase II of design called for opening up the center of the park to create a multi-purpose recreational and event space. Phase III was designed to add

229 Ann Floor, "Siblings Unite to Confront the Overdose Epidemic," Continuum, University of Utah, Summer 2016. (K-10-BB)  
 230 SLC Planning Division, The Gateway Specific Plan, 1998. (K-10-S) SLC Planning Division, Creating an Urban Neighborhood: Gateway District Land Use & Development Master Plan, 1998. (K-10-T)  
 231 Demolition of the 400 South elevated roadways happened in 2001. Zack Van Eyck, "I-15 changes move into fast lane; 400, 600 South ramps to open, as 900 South ramp prepares to close," Deseret News, September 26, 1999. (K-10-AA)  
 232 While Pioneer Park was popular to suggest for 2002 Olympic Winter Games venues, it was not chosen in favor of other options.  
 233 Josh Loftin, "Engine will get new home in Ogden," Deseret News, September 24, 1998. (K-10-U)  
 234 Diane Urbani, "Park is Prime for Aquarium, Promoter Says," Deseret News, November 19, 2000. (K-10-O)  
 235 Dixon, 2004. (K-10-M)  
 236 Pioneer Park Fact Sheet, Salt Lake City Parks & Public Lands, 2018. (K-10-P)  
 237 Historicaerials.com 2006. (K-2-W)



new neighborhood uses around the edges including a multi-use park building.<sup>238</sup>

The SLC Historic Landmarks Commission considered the request for approval for Phase I in September 2007, a request that also included replication and relocation of existing streetlights and construction of the off-leash dog area.<sup>239</sup> In early 2008, the Historic Landmarks Commission approved the Pioneer Park Amenities Plan, premised on preparation of Tree Stewardship Report and Plan, which was produced by Bill Rutherford, SLC Urban Forester.<sup>240</sup> Phase I of the Plan was completed that same year. Changes viewed from the air by 2009 include the additions of the fenced dog park in the southeast quadrant and the volleyball courts in the northwest quadrant. The outer pathway and larger rounded corner entries designed and implemented in Phase I of the plan are now clearly visible.<sup>241</sup>

Phase II of the 2006 Plan, opening up the center of the park to create a multi-purpose recreational and event space.<sup>242</sup> To construct the large open lawn in the center of the park during Phase II, 53 trees were removed. Approximately sixty percent of the trees removed were in a state of declining health. The species removed included sycamore, linden, ash, and spruce. Twenty-four new sycamore trees were planted in conjunction with the redesign, and new tree-specific irrigation was installed to enhance tree health with the plan to increase tree life. A tree protection zone around the primary construction area was also utilized to protect sensitive mature trees in good health nearby.

The resulting project created the field, provided event lighting, new walkways, a new flagpole area, and irrigation. Demolition for this project removed much of what was constructed in 1982 that was at the center of the park.<sup>243</sup>

The Occupy Wall Street movement that started in New York City on September 17, 2011, became represented at Pioneer Park. Following numerous days of protest marches, Occupy Salt Lake City set up an encampment at the park on October 6. While the protests, demonstrations, and encampment were all peaceful, it was removed on November 12 after an accidental death at the site and the city council's vote on a new ordinance to not allow camping at any public park.<sup>244</sup>

The AIA Utah Chapter Urban Design Assistance Team (UDAT) facilitated a charrette in 2015 to gather input for updating and implementing Phases II and III of the 2006 Plan. From the charrette, four schemes emerged with the following common characteristics:

- Creating a central, open space for concerts, sports and other events;
- Replace and relocate existing toilets;
- Retain perimeter pathways for farmers' market;
- Keep the program of the park that works; and
- Add new program understanding the diverse users of the community including food trucks, cafes, splash pads, fitness areas/equipment, and community gardens/orchards.<sup>245</sup>

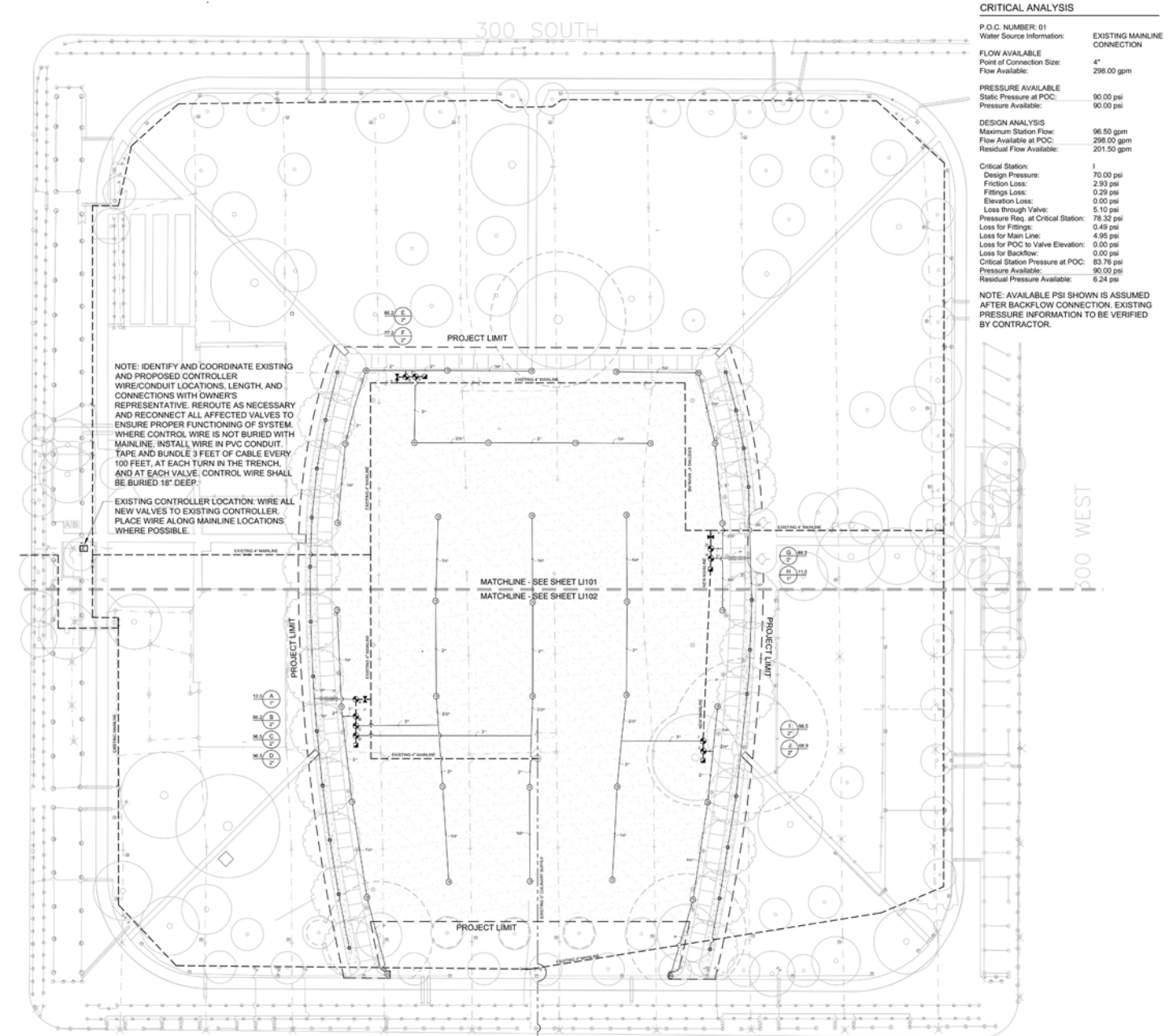


Figure 2-41. Overall irrigation plan for implementation of Phase II, 2018. (K-10-V, Sheet 7)

Since construction on Phase II did not begin until 2018, the aerial photograph from 2016 looks similar to 2009.<sup>246</sup> Pioneer Park was the starting site of the 2020 National Day of Action protest march calling for greater community control of police. This was a direct local response to the recent Salt Lake City Police shooting of Bernardo Palacios-Carbajal as well

as the national Black Lives Matter movement.<sup>247</sup> As of summer 2021, community input for Phase III of the 2006 Plan is being gathered.

238 Pioneer Park Fact Sheet, 2018. (K-10-P)

239 Ana Valdemoros, Staff Report for Petition 470-07-27 Pioneer Park Improvements Phase I at approximately 350 South 300 West, SLC Planning Division, 2007. (K-10-X)

240 Correspondence, Rick Graham to Janice Lew, April 15, 2008. (K-10-F)

241 Historicaerials.com 2009. (K-2-X)

242 Construction on Phase II began in 2018 and was completed in 2019.

243 Pioneer Park Fact Sheet, 2018. (K-10-P)

244 Erin Alberty, "Occupy SLC protestors vilify elite, camp with destitute," The Salt Lake Tribune, October 28, 2011. (K-10-G)

245 Correspondence, Rick Graham to Luke Garrott, Pioneer Park Design Charrette: AIA Urban Design Committee pro-bono design services, March 11, 2015. (K-10-Q)

246 Historicaerials.com 2016. (K-2-Z)

247 Paighen Harkins, "Salt Lake City protestors join national day of action in calling for community control of police," The Salt Lake Tribune, June 13, 2020. (K-10-I)





Figure 2-42. The Twilight Concert Series of the Salt Lake City Arts Council moved to Pioneer Park in 2010 through 2018, hosting as many as 40,000 concertgoers. (K-10-Y)



Figure 2-43. Occupy Salt Lake City in Pioneer Park; *The Salt Lake Tribune*, October 28, 2011. (K-10-H)

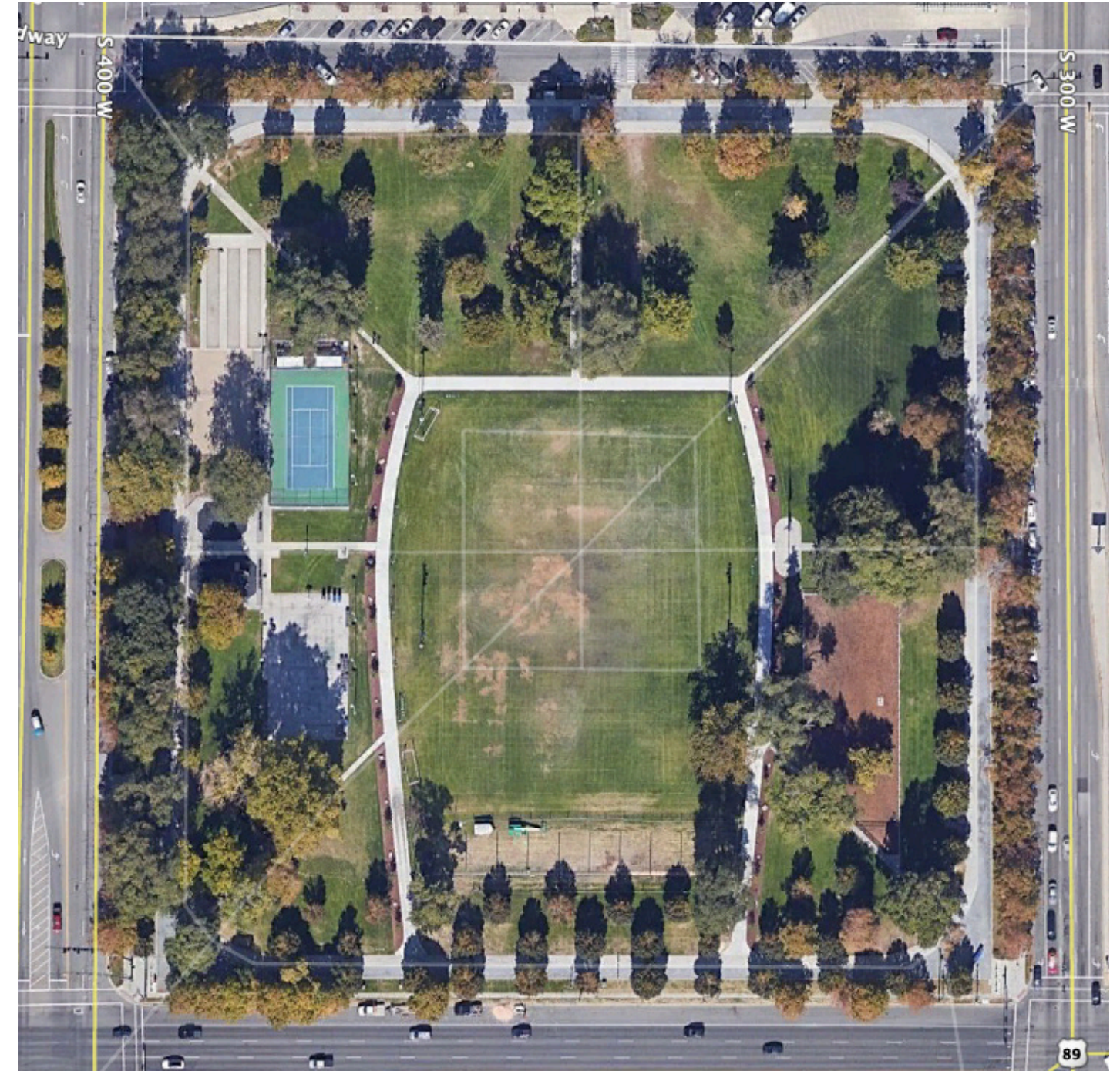


Figure 2-44. Pioneer Park as it appeared in October 2019 via Google Earth. (K-10-Z)



### 3 CHAPTER 3 - EXISTING CONDITIONS

This section includes narrative, graphic, and photographic documentation of the 2020-2021 existing conditions within the Pioneer Park Cultural Landscape Report (CLR) study area (Figure 1.1). Inventory information was combined from an existing electronic base map provided by Salt Lake City, available existing conditions documentation, and several site visits completed during the fall of 2020 through the spring of 2021. The description of the existing conditions within the Pioneer Park study area identifies and documents individual landscape systems and features. Existing conditions descriptions are organized around the following standard National Park Service (NPS) categories for landscape characteristics:

- Context
- Topography
- Spatial Organization
- Circulation
- Land Use and Activities
- Views and Vistas
- Buildings and Structures\*
- Vegetation
- Water Features\*
- Small Scale Features

\*Characteristics are not currently present on the site but are referenced here for inclusion in the analysis section of this report.

The end of this section includes a discussion of the condition assessment, which can be found in more detail along with a complete list of all landscape features in Appendix A This report also contains a series of photographs of the site taken between the fall of 2020 and the spring of 2021 by Io LandArch. See Figure 3.14 for a photographic reference map of the study area.

#### LANDSCAPE CHARACTERISTICS OF PIONEER PARK

To most people, Pioneer Park may appear to simply be an unassuming public green space, located in a downtown neighborhood of Salt Lake City. Many visitors appear to appreciate the shade of the mature trees that predominate the site, while others enjoy a lunchbreak on the grass. Still more people can be seen taking advantage of the park's other features, like joggers on the gravel path, individuals playing fetch with their dogs in the off-leash dog-park area, or parents with children congregating around the playground. A few passers-by might take note of one of the two historical markers describing the history of the park's namesake, the Mormon Pioneers. However, in order to really understand and begin to evaluate Pioneer Park as a cultural landscape, we must look at the park through the lens of landscape architecture, identifying and understanding both the vernacular and designed influences that shaped, and continue to shape, this space today.

#### EXISTING CONDITIONS PLAN - SUMMARY

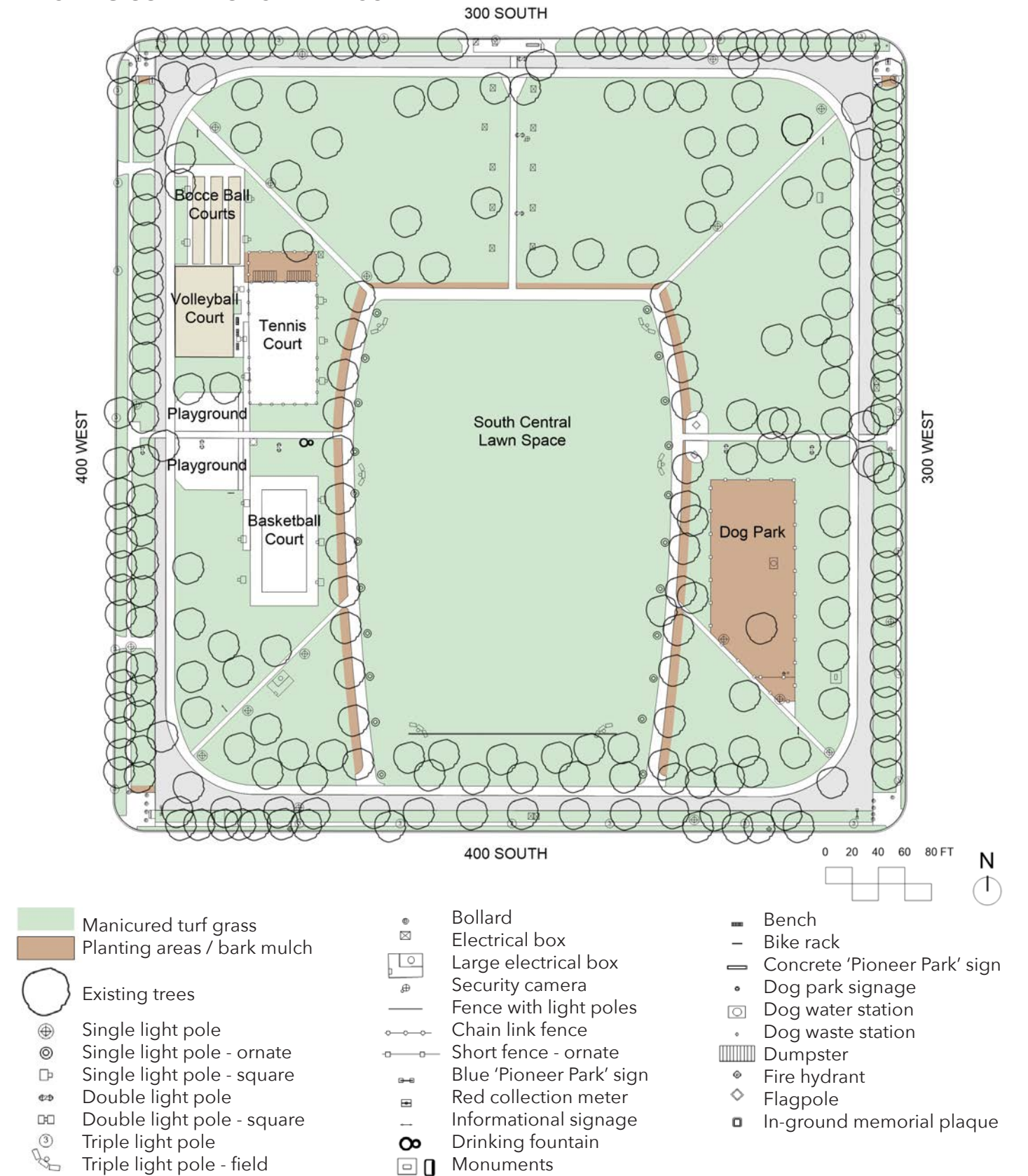


Figure 3-1. Existing Conditions Plan - Summary





Figure 3-2. Context Map

**CONTEXT**

Pioneer Park is located on the west side of Salt Lake City. This area of the city is noted for its immigrant neighborhoods, notably Greektown directly to the north and Japantown northeast of the park. Pioneer Park is also directly located one block east of the historic Rio Grande Railroad Depot.

The boundary of Pioneer Park is officially defined by the Salt Lake City street grid, which was originally laid out by the "Plat of the City of Zion," a theological city planning system that was implemented by the area's Mormon settlers beginning in 1833, prior to their arrival in Utah, and continued in larger scale after emigrating across the country. Pioneer Park is bounded on the north by 300 South, on the



X1. North end, 300 South (looking northwest)



X2. Northeast end, 300 S & 300 W (looking northeast)



X3. East end, 300 West (looking south)



X4. East end, 300 West (looking northeast)



X5. South end, 400 South (looking east)



X6. South end, 400 South (looking west)



X7. Southwest end, 300 S & 400 W (looking southwest)



X8. West end, 400 West (looking west)



X9. Northwest end, 300 S & 400 W (looking northwest)



X10. Northeast skyline, Park Center (looking northeast)

Figure 3-3. Context Photos



east by 300 West, on the south by 400 South, and on the west by 400 West. 300 West and 400 South are each seven-lane roads having significant volumes of automobile traffic. 400 West is a four-lane road with a large central median containing grass and trees. 300 South is a two-lane road containing diagonal parking on both sides and two bays of diagonal parking in the center of the road.

Pioneer Park is framed by urban style commercial and mixed-use development on opposite sides of the surrounding streets. Adjacent development is low- to mid-rise in height and includes Broadway Park Lofts, an infill mixed-use housing project, and restaurants and markets located in a historic structure to the north of the park. A newer hotel comprises much of the block directly to the east, and a commercial structure and a convenience store are located south of that. The block south of the Pioneer Park is comprised largely single-story commercial structures built up to the right-of-way and separated by small parking lots. The street west of Pioneer Park contains a hotel, several multi-family residential projects, and the Big-D Construction headquarters in the historic Fuller Paint Building.

**TOPOGRAPHY**

Pioneer Park has a distinctive level topography. The relatively flat ground-plane provides visual and spatial cohesion across the park.

**SPATIAL ORGANIZATION**

A Guide to Cultural Landscape Reports defines spatial organization as the “arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces.

In Pioneer Park the primary spatial elements are the trees which form vertical planes and the flat ground plane of the site that work together to create space. There are two hierarchies of space, the overall space of the park which is strongly defined by closely spaced rows of perimeter trees, and a series of sub-spaces or rooms within the park. Here the locations of interior park trees generally correlate with the alignment of the sidewalks (as opposed to scattered randomly throughout the lawn areas), leaving open areas on the west, north, eastern, and central portions of the site. The spatial organization is illustrated in Figure 3-4.

**CULTURAL TRADITIONS**

The Salt Lake City street grid that forms the boundary of Pioneer Park originated in the Plat of Zion, a theological planning approach unique to the Mormon Pioneers. This approach served as the basis for the first plat of Salt Lake City. Maintenance of the historical boundary of Pioneer Park (i.e., the entire block) has also maintained the tradition of the plat and its associated street grid. The block is differentiated from other blocks in the Plat of Zion as it is one of four originally prescribed public squares.

**EXISTING CONDITIONS PLAN - SPATIAL ORGANIZATION**

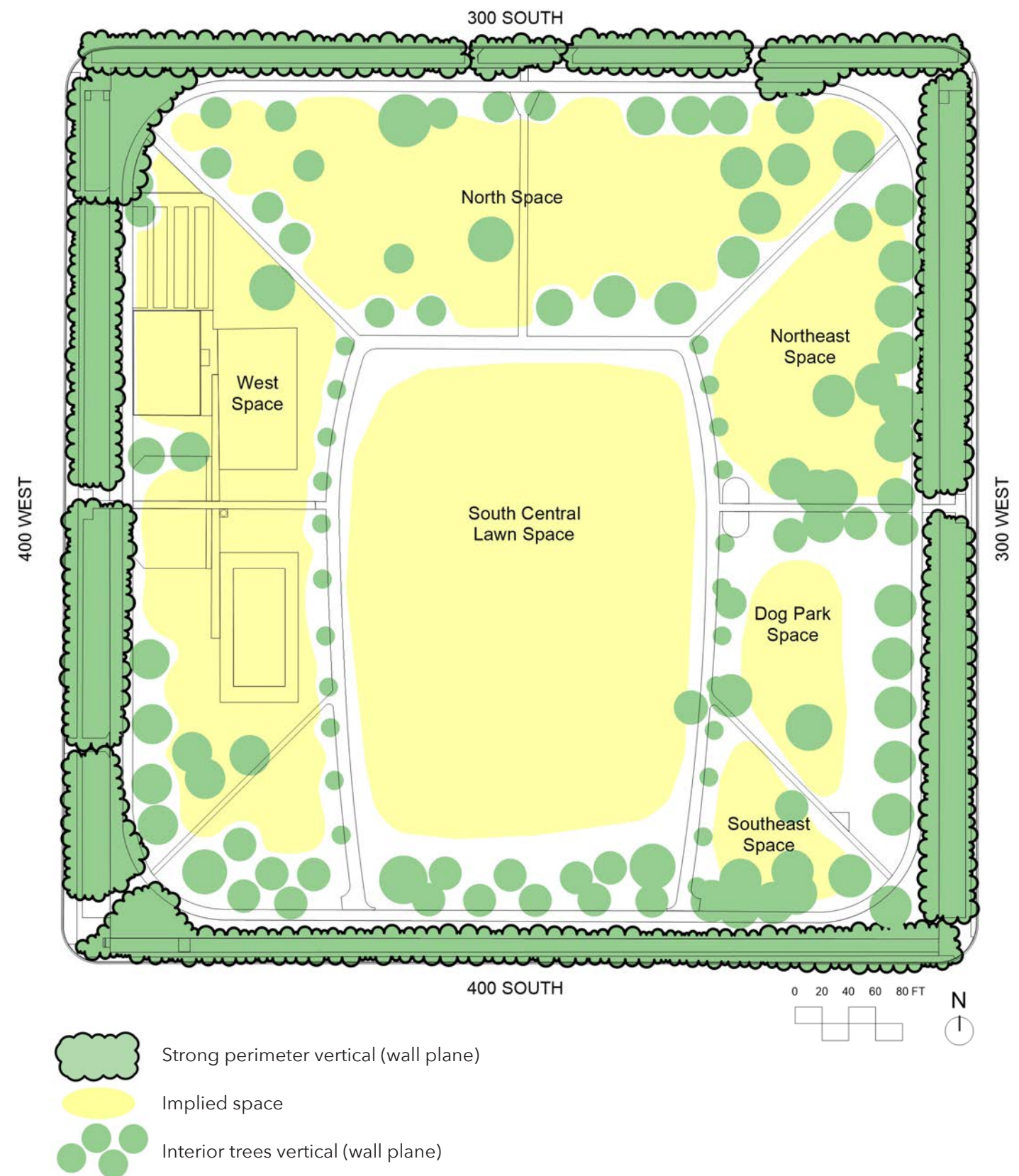


Figure 3-4. Existing Conditions Plan - Spatial Organization



**CIRCULATION**

Circulation in Pioneer Park consists of sidewalks and pathways. There is no interior vehicular circulation in Pioneer Park, but as previously described, the park boundary is defined by the perimeter streets. Each of these streets includes a park strip and public sidewalk. Offset toward the center of the park from the sidewalks is a perimeter gravel path. The gravel path is articulated with large radiused curves around each of the inside corners. Immediately inside of the gravel path is a concrete sidewalk following the same alignment. Offset from these paths a rectangular promenade extends north from the south sidewalk following defining a large rectangular lawn area at the south-central portion of the park.

Internal to the park, a radially symmetrical arrangement of concrete paths subdivides the block into cardinal and diagonal directions.

In addition to providing pedestrian access throughout the park, these circulation patterns create a strong organization system within the park and define programmatic areas. Between the interior perimeter path and the south-central promenade there are four diagonal concrete walkways aligned with the four corners of the park. The site circulation also includes two concrete mid-block east-west sidewalks, and a single central north-south walkway, each terminating at the south-central lawn space. These are described in the inventory as mid-block cardinal circulation because they align with the cardinal compass directions. The south-central lawn space is lined on the west, north, and east sides by a wide concrete promenade.

**EXISTING CONDITIONS PLAN - CIRCULATION**

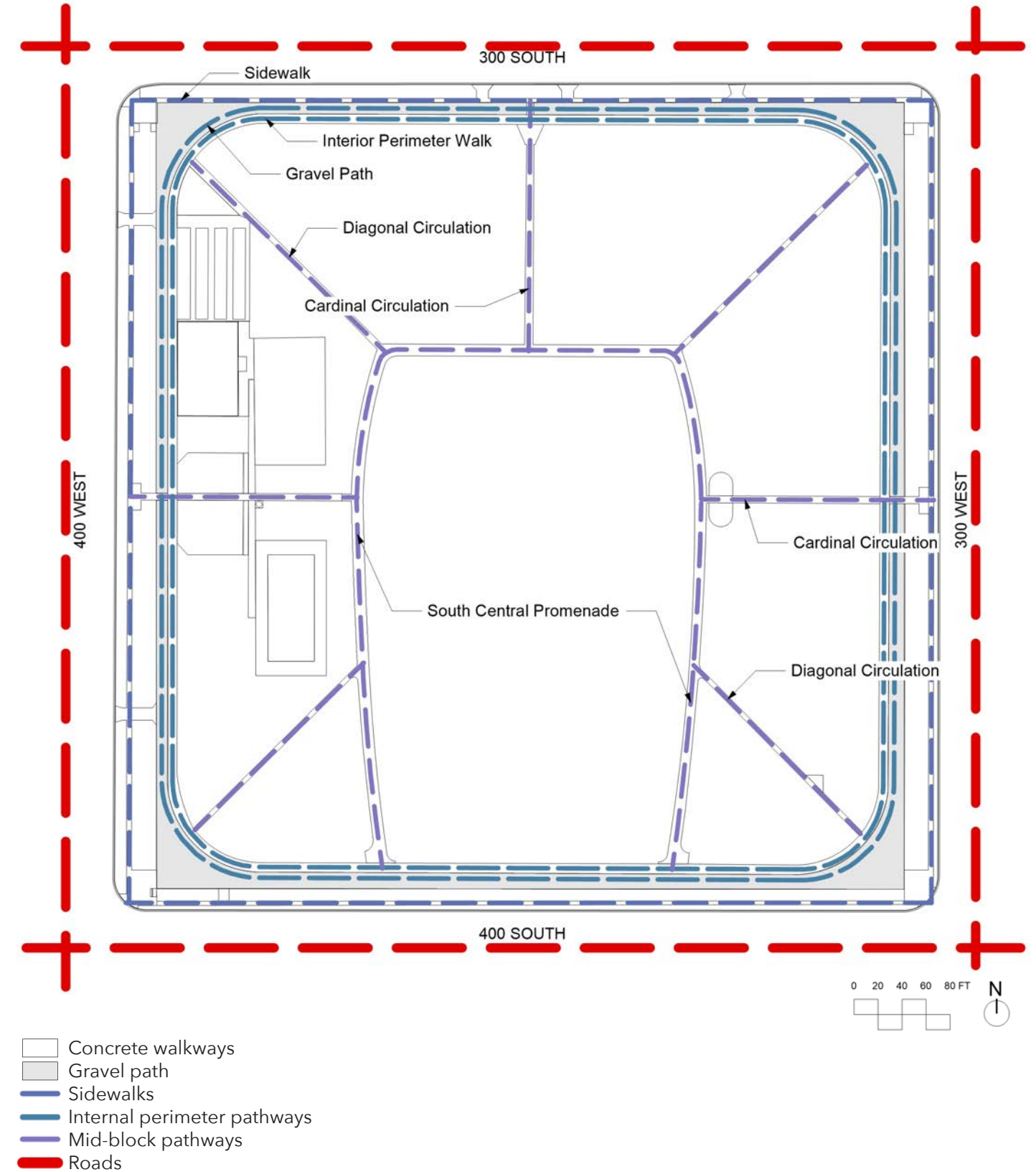
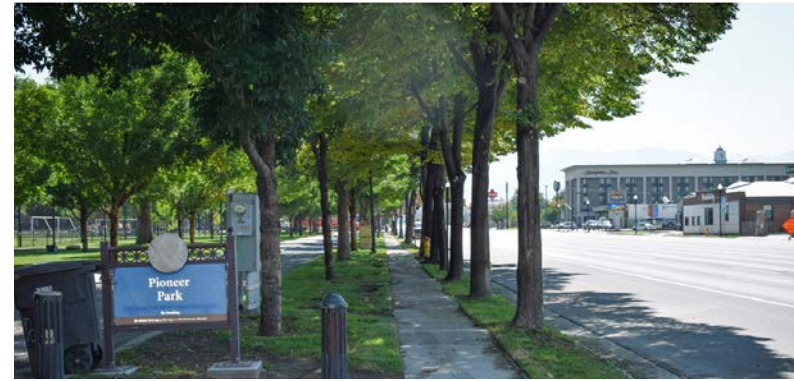


Figure 3-5. Existing Conditions Plan - Circulation





C1. West sidewalk, 400 West (looking south)



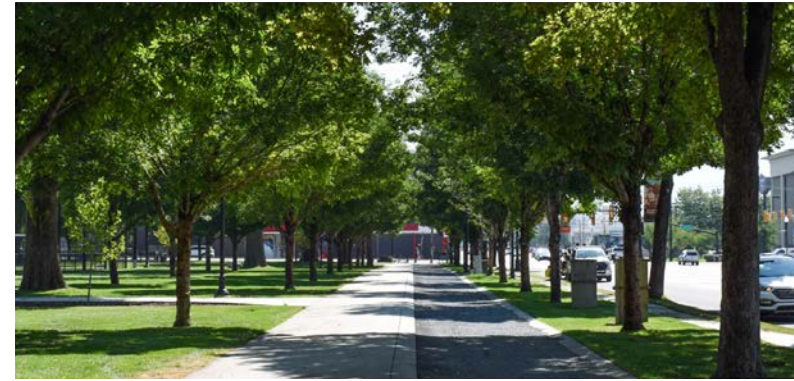
C2. South sidewalk, 400 South (looking east)



C3. East sidewalk, 300 West (looking south)



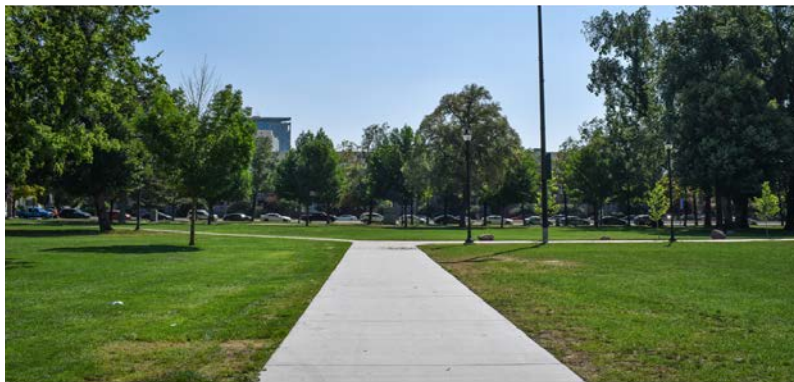
C4. Jogging path, 300 South (looking west)



C5. Jogging path junction, 400 South (looking east)



C6. Soccer promenade (looking north)



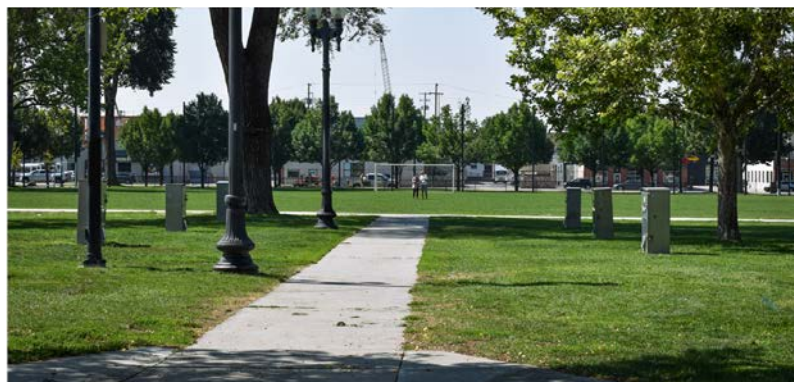
C7. Soccer promenade (looking east)



C8. Soccer promenade & diagonal path (looking south)



C9. Cardinal path (looking west)



C10. Cardinal path (looking south)

Figure 3-6. Circulation Photos



**LAND USE**

Pioneer Park is used as a public park today. The majority of the site provides for flexible lawn areas that can host a variety of activities from spontaneous individual use to large group gatherings and events. The most frequent of these is the Downtown Farmers' Market, which is a popular recurring weekly event at the site during the summer months.

The periphery areas of Pioneer Park provide more programmatic uses, including bocce ball, sand volleyball, tennis, basketball, and playground along the northwest edge. A dog park area along the east side of the park. The central lawn area serves as both a soccer field as well as an open lawn space that can accommodate varied uses and events.

**EXISTING CONDITIONS PLAN - LAND USE**

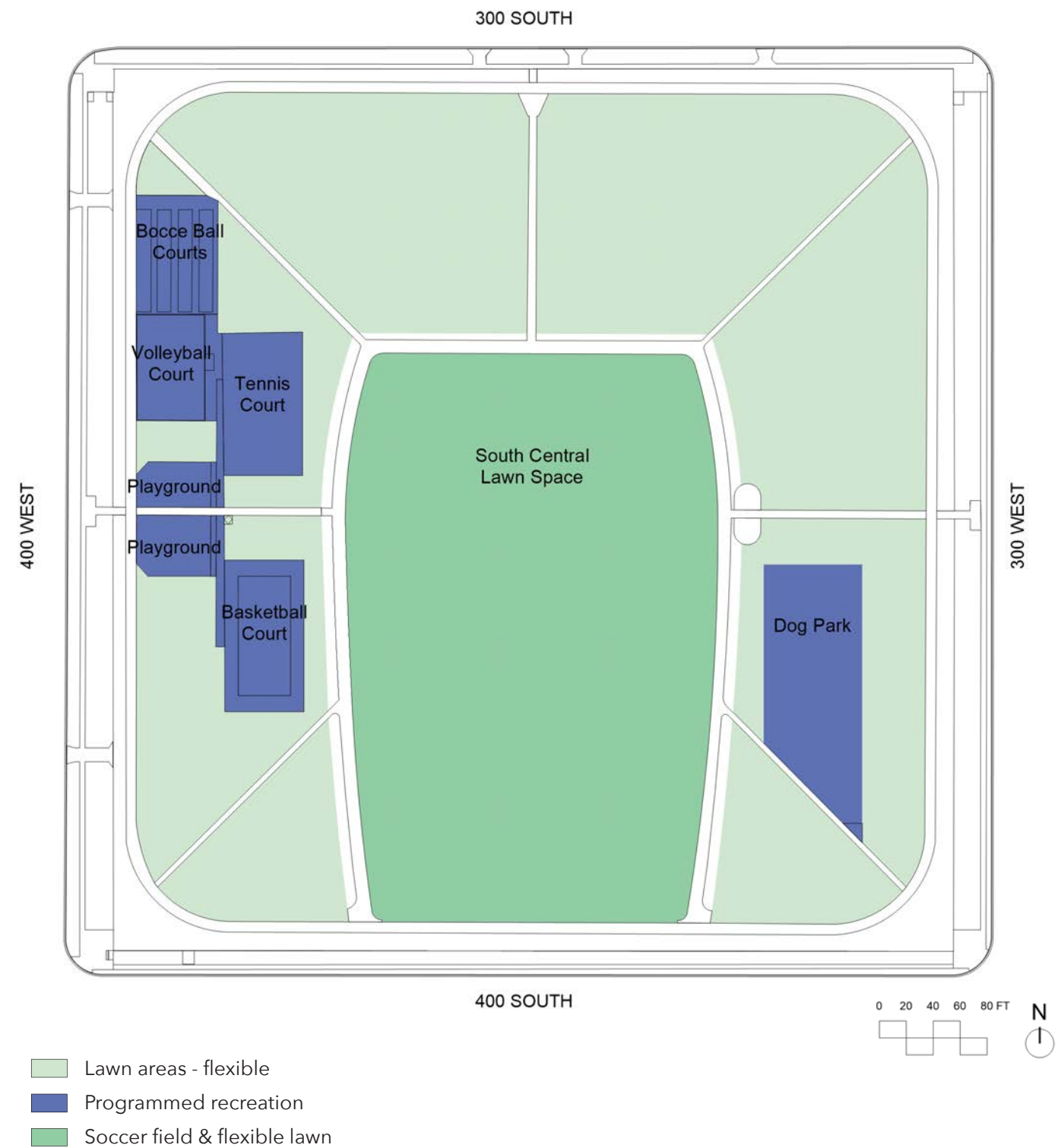


Figure 3-7. Period Plan - Civic



VEGETATION

The vegetation of Pioneer Park consists largely of two distinctive horizontal layers—an almost continuous mown lawn groundcover and a large number of shade trees of varying ages. There are currently 246 trees comprising seventeen distinctive species in the park. Young species include recently planted London Plane Trees (*Platanus x acerifolia*)

around the perimeter of the south-central lawn area, as well as a large number of Ash (*Fraxinus pennsylvanica*) around the interior perimeter of the park. The established species consist of many American Elm (*Ulmus americana*), as well as a handful of Colorado Spruce (*Picea pungens*) and several other old-fashioned varieties. This stand of trees provides a comfortable shade to the lawns in the summer.

EXISTING CONDITIONS PLAN - VEGETATION

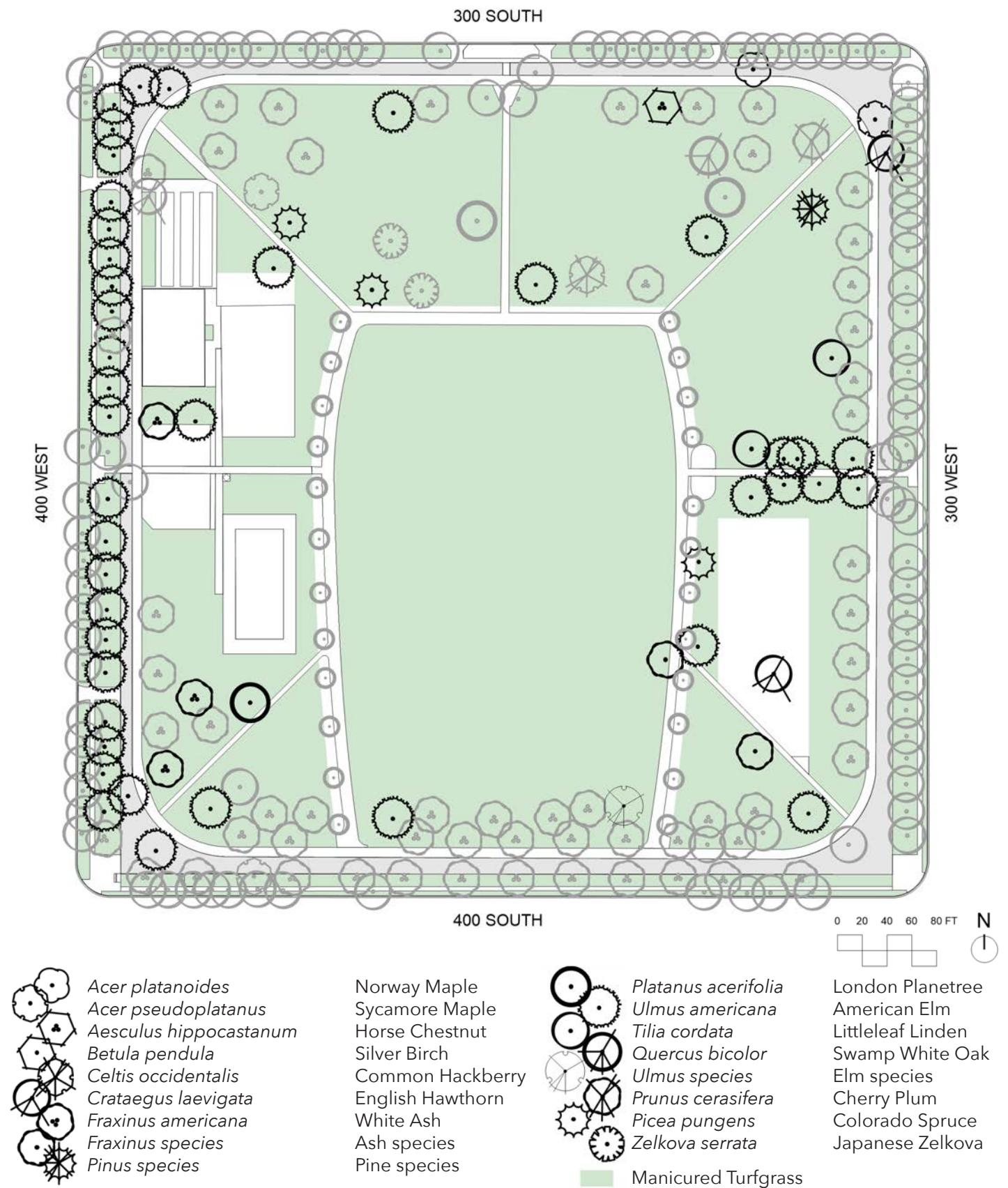


Figure 3-8. Existing Conditions Plan - Vegetation





V1. *Acer platanoides* Norway Maple



V2. *Acer pseudoplatanus* Sycamore Maple



V3. *Aesculus hippocastanum* Horse Chestnut



V4. *Fraxinus pennsylvanica* Ash Tree



V5. *Celtis occidentalis* Common Hackberry



V6. *Crataegus laevigata* English Hawthorn



V7. *Fraxinus americana* White Ash



V8. *Fraxinus species* Ash species



V9. *Pinus species* Pine species



V10. *Platanus x acerifolia* London Plane Tree



V11. *Tilia cordata* Littleleaf Linden



V12. *Quercus bicolor* Swamp White Oak



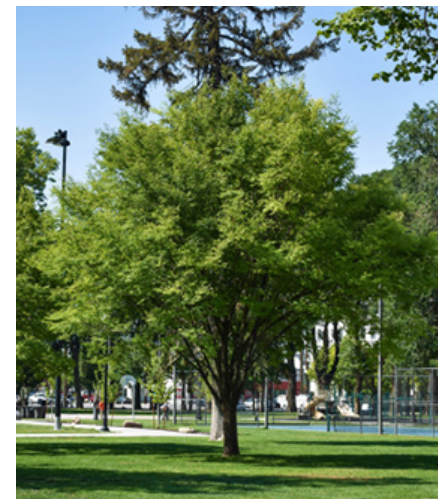
V13. *Ulmus species* Elm species



V14. *Prunus cerasifera* Cherry Plum



V15. *Picea pungens* Colorado Spruce



V16. *Zelkova serrata* Japanese Zelkova

Figure 3-9. Vegetation Photos



### SMALL-SCALE FEATURES

Pioneer Park contains a large quantity of small-scale features consisting of a broad assortment of fixtures, furnishings, signs, fences, and other small-scale landscape elements. Because of the sheer quantity and variety of small-scale features, we have organized them into the following sub-categories:

*Flagpoles* - Two flagpoles are located between the central and east quadrants at the intersection of the mid-block east-west sidewalk.

*Site Furnishings* - The site furnishings are largely related to the use of the space as a public park, including contemporary benches and bike racks. Some of the site furnishings support the programmatic use of the space for larger events, such a storage area north of the tennis courts that contains shipping containers and moveable site furnishings. A large number of plastic trash bins were also located throughout the site during our visits, but these appear to be movable (non-permanent) features and are therefore not evaluated in this inventory or assessment. A single drinking fountain is located between the basketball and tennis courts.

*Accessories* - The site contains several fixtures directly related to the use of the site for programmed recreation, including a volleyball net, basketball hoops, and playground equipment. The central open space contains soccer goalposts.

*Fences* - The site contains several fences consisting of different materials and styles. An ornamental iron four-foot-tall fence surrounds the dog park on the east side of the park. The south side of the soccer field has a section of black vinyl coated chain-link fence that is four feet in height. The tennis courts are surrounded by a chain link fence that varies in height. This fence adjoins a similar newer section of

chain-link fence surrounding the storage/utility area. There also appears to be some remnant concrete fence footings that exist along the inside of the sidewalk on 300 West.

*Signs* - Many signs are scattered throughout the park, and include identity signage, wayfinding signage, and informational signage.

*Lighting* - Pioneer Park contains 87 light fixtures in five distinct styles. The oldest of these appear to be decorative cast-iron single pole fixtures with a glass shades located along the diagonal walkways. Double-headed cast iron fixtures with more elaborate detailing line the north-south and east-west mid-block paths. Decorative cast iron streetlights with three lamps line the city roads around the park; they are consistent with the style presently used throughout downtown. Similarly styled fixtures with two lamps line the east and west walkways along the central soccer field (added in 2017). Large field lighting is also located in this central space. Modern shoe-box style light poles are located in the areas around the sports courts, while all four corners of the site have lighted bollards.

*Monuments* - The east quadrant contains two monuments commemorating the pioneers and the historic fort. The northeast monument is for the Sons of the Utah Pioneers. It is a roughly carved rectangular pillar of granite standing approximately five feet in height, three feet in width on the east-west sides, and two feet in length on the north-south sides. The east-facing side has a recessed area where a metal plaque has been affixed. The entire monument sits directly on a flat surface of tile that is applied to concrete. The southeast monument is for the Daughters of the Utah Pioneers. The monument is made of concrete with three bronze plaques. The entire monument sits on a concrete base that then rests within a surrounding surface of dark gray tile that is applied to concrete.

*Miscellaneous* - Pioneer Park contains an assortment of other elements, including a series of large landscape boulders in a bark-mulched space outside the central soccer field sidewalks. One very apparent element within the park today is the double row of three-foot-high stainless steel electrical boxes in the north-central portion of the park. Other supporting electrical elements are less noticeably scattered throughout the park. At each corner of the northern quadrant are two red coin meters used for collecting coins to donate to agencies fighting homelessness. A small area of precast concrete paving is located in the area between the tennis and volleyball courts. Two concrete columns exist in the park strip along 400 South that appear to have been a gateway of some sort, though we do not have enough information to ascertain their purpose.



EXISTING CONDITIONS PLAN - SMALL-SCALE FEATURES

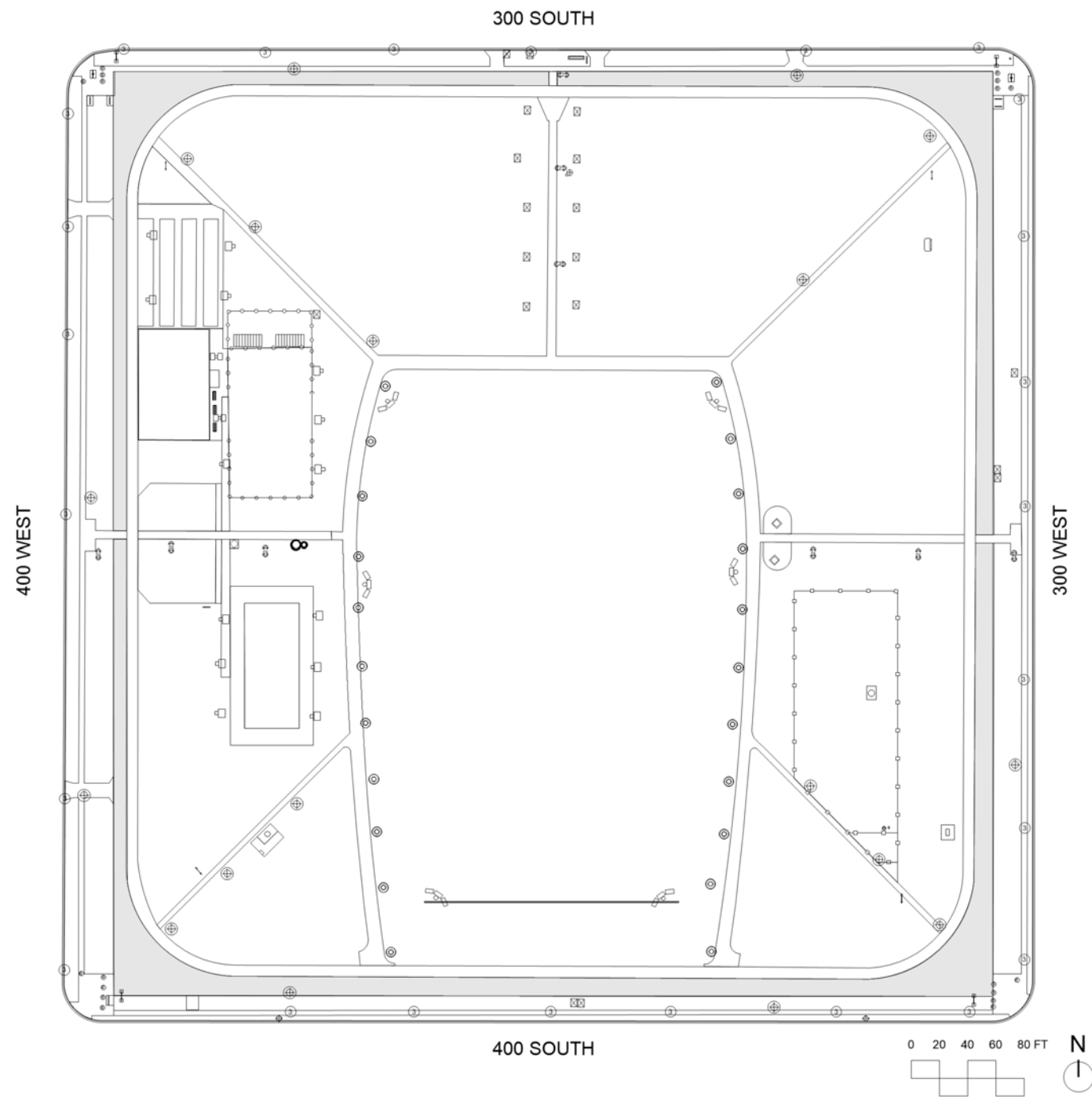


Figure 3-10. Existing Conditions Plan - Vegetation



S1. Small light pole



S2. Single light pole - ornate



S3. Single light pole - ornate with solar panel



S4. Single light pole - square



S5. Double light pole



S6. Double light pole - square



S7. Triple light pole



S8. Triple light pole - field



S9. Variation of field light pole

Figure 3-11. Small-Scale Features - Lighting Photos





S10. Bollard



S11. Electrical box



S12. Large electrical box



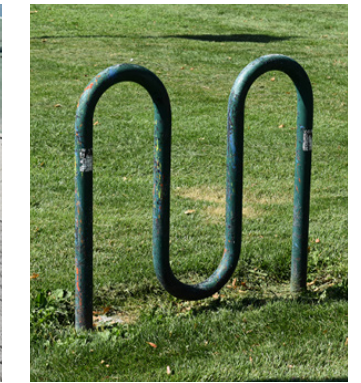
S13. Security camera



S22. Monument



S23. Bench



S24. Bike rack



S14. Fence with light poles



S15. Chain link fence



S16. Short ornate fence



S17. Blue 'Pioneer Park' sign



S25. Concrete 'Pioneer Park' sign



S26. Dog park signage & waste station



S18. Red collection meter



S19. Informational signage



S20. Drinking fountain



S21. Monument



S27. Dog water station



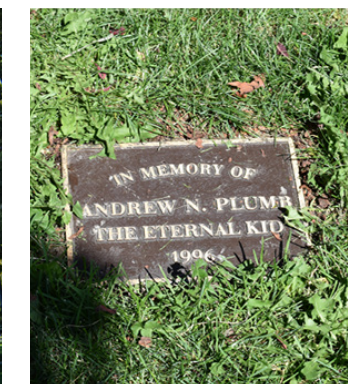
S28. Dumpsters



S29. Fire hydrant



S30. Flagpoles

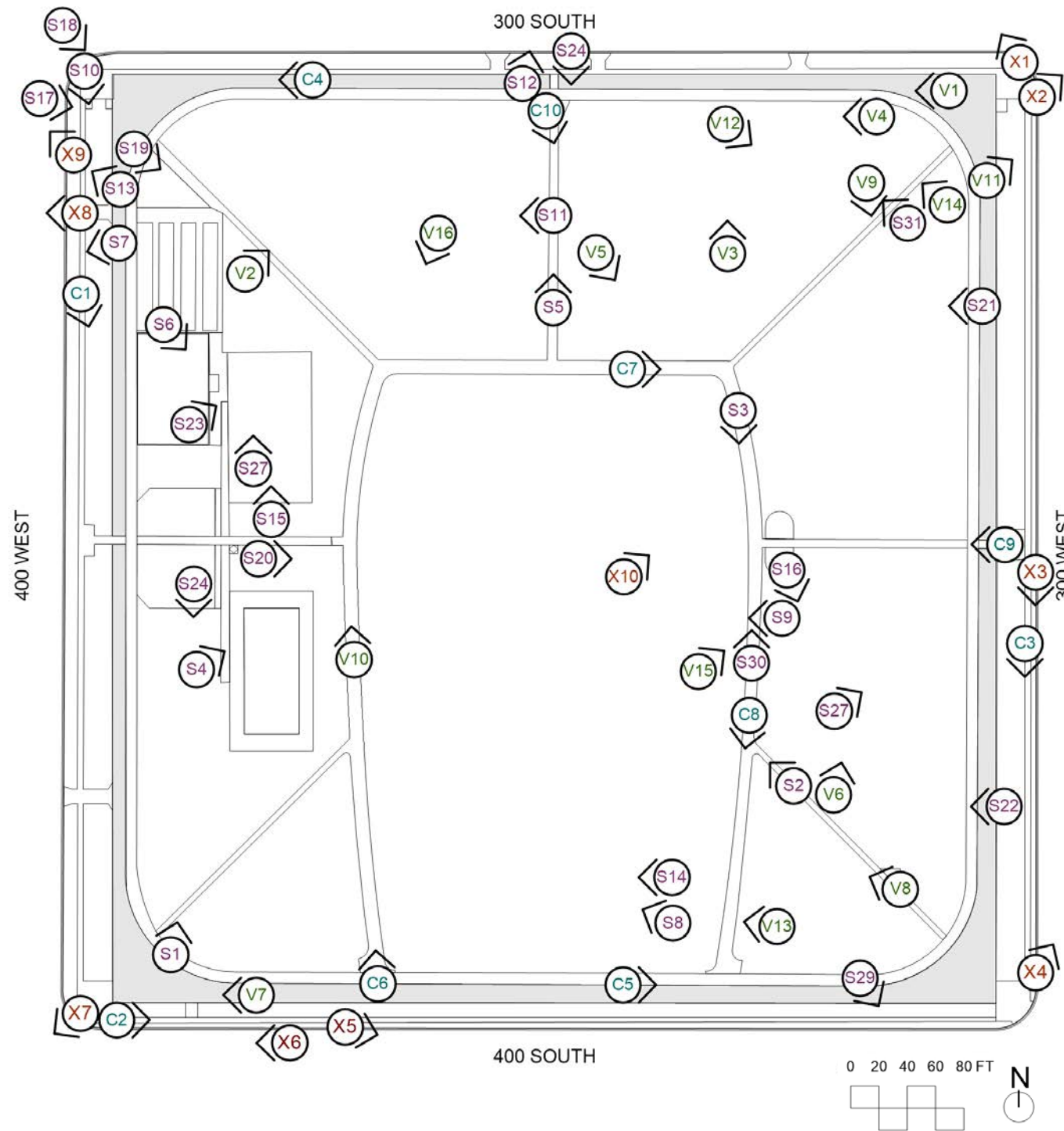


S31. In-ground memorial plaque

Figure 3-12. Small-Scale Features Photos

Figure 3-13. Small-Scale Features Photos (continued)





CONTEXT

- X1. North end, 300 south (looking northwest)
- X2. Northeast corner, 300 South & 300 West (looking northeast)
- X3. East end, 300 West, (looking south)
- X4. East end, 300 West (looking northeast)
- X5. South end, 400 South (looking east)
- X6. South end, 400 South (looking west)
- X7. Southwest end, 300 South & 400 West (looking southwest)
- X8. West end, 400 West (looking west)
- X9. Northwest end, 300 South & 400 West (looking northwest)
- X10. Northeast skyline, looking northeast)

CIRCULATION

- C1. West sidewalk, 400 West (looking south)
- C2. East sidewalk, 300 West (looking east)
- C3. South sidewalk, 400 South (looking south)
- C4. Jogging path, 300 South (looking west)
- C5. Jogging path junction, 400 South (looking east)
- C6. Soccer promenade (looking north)
- C7. Soccer promenade (looking east)
- C8. Soccer promenade & diagonal path (looking south)
- C9. Cardinal path (looking west)
- C10. Cardinal path (looking south)

VEGETATION

- V1. *Acer platanoides* 'Norway Maple'
- V2. *Acer pseudoplatanus* 'Sycamore Maple'
- V3. *Aesculus hippocastanum* 'Horse Chestnut'
- V4. *Fraxinus pennsylvanica* 'Ash Tree'
- V5. *Celtis occidentalis* 'Common Hackberry'
- V6. *Crataegus laevigata* 'English Hawthorn'
- V7. *Fraxinus americana* 'White Ash'
- V8. *Fraxinus species* 'Ash species'
- V9. *Pinus species* 'Pine species'
- V10. *Platanus x acerifolia* 'London Plane Tree'
- V11. *Tilia cordata* 'Littleleaf Linden'
- V12. *Quercus bicolor* 'Swamp White Oak'
- V13. *Ulmus species* 'Elm species'
- V14. *Prunus cerasifera* 'Cherry Plum'

- V15. *Picea pungens* 'Colorado Spruce'
- V16. *Zelkova serrata* 'Japanese Zelkova'

SMALL-SCALE FEATURES: LIGHTING

- S1. Single light pole
- S2. Single light pole - ornate
- S3. Single light pole - ornate with solar panel
- S4. Single light pole - square
- S5. Double light pole
- S6. Double light pole - square
- S7. Triple light pole
- S8. Triple light pole - field
- S9. Triple light pole - field variation

SMALL-SCALE FEATURES

- S10. Bollard
- S11. Electrical box
- S12. Large electrical box
- S13. Security camera
- S14. Fence with light poles
- S15. Chain link fence
- S16. Short fence - ornate
- S17. Blue 'Pioneer Park' sign
- S18. Red collection meter
- S19. Informational signage
- S20. Drinking fountain
- S21. Monument
- S22. Monument
- S23. Bench
- S24. Bike rack
- S25. Concrete 'Pioneer Park' sign
- S26. Dog park signage & waste station
- S27. Dog water station
- S28. Dumpster
- S29. Fire hydrant
- S30. Flagpole
- S31. In-ground memorial plaque

Figure 3-14. Photography Key



## CONDITION ASSESSMENT OF LANDSCAPE FEATURES

This section includes a description of the physical condition of the existing landscape features and systems within the study area using established NPS standards set forth in A Guide to Cultural Landscape Reports. There are four standards defining the conditions of cultural landscape features and systems:

- *Good* - indicates the cultural landscape shows no clear evidence of major negative disturbances and deterioration by natural and/or human forces. The cultural landscape's historical and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.
- *Fair* - indicates the cultural landscape shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within three to five years to prevent further harm to its historical and/or natural values. The cumulative effect of the deterioration of the significant characteristics and features of the cultural landscape, if left to continue without the appropriate corrective action, will cause the landscape to degrade to a poor condition.
- *Poor* - indicates the cultural landscape shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural areas.
- *Unknown* - indicates that not enough information is available to make an evaluation.

The existing landscape features and systems at Pioneer Park have been assessed and assigned a rating according to these standards. A rationale has been given for each rating. Features that are assessed as being in good

condition are not described in detail. A complete listing of inventoried features and their condition is located in Appendix A of this report.

Representative landscape features in good condition by feature category:

### TOPOGRAPHY

- Flat site

### SPATIAL ORGANIZATION

- Strong perimeter delineation

### CIRCULATION

- South-Central lawn promenade
- Gravel perimeter pathway

### LAND USE & ACTIVITIES

- Use of the site as a public park

### VEWS AND VISTAS

- Views to the Rio Grande Depot

### BUILDINGS & STRUCTURES

- None

### VEGETATION

- The majority of the vegetation is in good condition, exceptions noted

### SMALL-SCALE FEATURES

- Historical monuments
- Soccer field, fence, goals
- Bocce ball courts
- Playgrounds
- Salt Lake City style light fixtures (single and triple pole)
- Dog park & fencing
- Informational signage

Representative landscape features in fair condition by feature category:

### SPATIAL ORGANIZATION

- Perimeter park strip encroachment by adjacent streets (300 West and 400 South)

### CIRCULATION

- Sidewalks
- Mid-block cardinal and diagonal circulation

### VEGETATION

- Some trees

### SMALL-SCALE FEATURES

- Pioneer Park signage
- Benches
- Decorative cast iron double light poles

Representative landscape features in poor condition by feature category:

### SMALL-SCALE FEATURES

- Basketball court
- Decorative cast iron single-lamp pole lights



## 4

## CHAPTER 4 - ANALYSIS &amp; EVALUATION

**PROPOSED PERIODS OF SIGNIFICANCE**

The proposed periods of significance for the cultural landscape study area used in this report are identified as follows:

- Indigenous Period                      Pre-1847
- The Old Fort Period                      1847-1851
- Americanization Period                1896-1958
- Civic Period                                1959-1974

**DOCUMENTATION OF HISTORICAL SIGNIFICANCE**

Pioneer Park was listed on the National Register of Historic Places (NRHP) in 1974. According to National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (1995), to be eligible for the NRHP, a historic property must meet one or more of the following criteria:

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

We believe that Pioneer Park is historically significant for its association with the four periods as described in the historical narrative portion of this document, under NPS criteria A, B, C, and D as described below:

*Indigenous Period (pre-1847)* - Significance under Criteria D. Archaeological resources have been discovered in close proximity to Pioneer Park. Based on this and the historical use of the area including Pioneer Park during the Indigenous Period, we believe that there is a high probability of yet undiscovered archaeological resources at Pioneer Park.

*The Old Fort Period (1847-1851)* - Significant under Criteria A and B. This site is notable for its use as the first settlement used by the Mormon Pioneers when they arrived in the Salt Lake Valley, along with lives of some of those prominent early settlers, including the Mormon prophet and later Utah Territorial Governor Brigham Young. The site is also one of only four public squares officially designated by Young in the original survey of Salt Lake City.

*The Americanization Period (1896-1958)* - Significant under Criteria A and C. Pioneer Park is significant under Criterion A because the park shows the influence of events that have made a significant contribution to the broad patterns of history. The public parks and public health movements influence is seen in Pioneer Park's features and use. Salt Lake City experienced high volumes of immigration, rapid growth, and urbanization, similar to many cities across the US during this period. These national trends offered a democratic solution to these conditions by providing access to green space, and recreation in urban environments. The park's proximity to the train station combined with the demographics of the surrounding neighborhood made it a prime location for public gathering and recreation by culturally diverse groups of people.

Pioneer Park is significant under Criterion C because it embodies the distinctive characteristics of the types of public parks

being implemented during the first phase of the Public Parks Movement in the latter half of the nineteenth century,<sup>1</sup> an intense period of rapid urban growth and industrialization throughout America.<sup>2</sup> Its method of construction is also representational of parks during this movement. The park is a distinguishable entity within the broader context of the surrounding neighborhood. The park was planned and intentionally developed as a park during the Americanization Period. While there is a lack of information about the park's original planners and their intent, the information available about the appearance of the park during this period indicates a strong influence by national park and recreation trends, including the use of large shade trees and expansive lawns. The pools, pavilion, playgrounds, and other recreational features of the Americanization Period were secondary and transitory elements within the framework of the park that changed over time to reflect public recreation trends. The spatial organization, land use, cultural traditions, circulation, and vegetation were the defining characteristics of this park from the Americanization Period, which remain largely intact today.

*The Civic Period (1959-1973)* - Significant under Criteria A. The Civic Period was marked by the local and national trend of urban flight, as large numbers of people moved out of historic urban centers, leaving behind urban poverty and blight. This period was marked by efforts to draw people and visitors back to the urban center including the addition of the baseball field, and to replace the park with a number of different civic proposals. Yet, despite the perceived blight, this park continued to be an important public park for the city's residents. During this period

the pools from the previous period were removed. The addition of the baseball field at the center of the park, altered the use of the central portion of the park somewhat, reflecting changing trends in recreation. But in general, spatial organization of the park, the land use, the cultural traditions, circulation, and vegetation remained consistent through this and subsequent periods. The baseball field was removed during the SLC Stewardship Period, but its general placement and the way that it altered the previous period's circulation patterns is reflected in the placement of the large south-central lawn area and promenade which were added during the SLC Stewardship Period.

**COMPARATIVE ANALYSIS OF HISTORIC AND EXISTING CONDITIONS**

The comparative analysis for the Pioneer Park study area compares existing landscape conditions to the landscape development patterns associated with each of the defined periods described in Site History. The analysis focuses on existing landscape features, although some non-extant historic features are also identified. The goals of the analysis are to:

- Identify the landscape resources that contribute to the historic significance and character of the Pioneer Park Study area.
- Assess the integrity of remaining landscape resources.
- Provide a basis for treatment and management recommendations for the preservation of significant resources.

<sup>1</sup> The Parks Movement is generally thought to be roughly divided into phases that focus on different aspects of parks. It is important to keep in mind that the ideals found in the phases have a significant degree of overlap which makes pinning down exact dates difficult.

<sup>2</sup> Jon A. Peterson, "The Evolution of Public Open Space in American Cities," *Journal of Urban History* 12, no. 1 (November 1, 1985): pp. 75-88, <https://doi.org/10.1177/009614428501200104>.



This analysis uses specific terminology to assess the integrity of landscape features, based on their origins and compatibility with the historic landscape. These terms are consistent with NPS standards and Cultural Landscape Reports that have been completed for similar sites and are as follows:

- *Contributing Features* - Features that contribute to the Pioneer Park historic significance and include individual elements and other characteristics that remain from the periods of significance.

- *Non-Contributing (NC) Features* - Features that have been added to Pioneer Park since the end of the periods of significance. In order to effectively communicate the role of these features in the Cultural Landscape, we are including the following sub-categories for Non-Contributing Features:

- The comparative analysis is organized into sections, based on the landscape characteristics described in Existing Conditions. These characteristics include: Context, Topography, Spatial Organization, Circulation, Land Use and Activities, Views and Vistas, Buildings and Structures, Vegetation, Water Features, and Small-Scale Features. A complete list of evaluated resources is provided in Appendix A. The comparative photos are included at the beginning of this section (below) because many of the photos illustrate multiple landscape characteristics.



Figure 4-1. 1909 photo of street paving looking west along 300 South. Pioneer Park is visible on the left-hand side of the historic image. This photo illustrates the sidewalk, park strip and street tree configuration defining the perimeter of the park. A clipped hedge lined the inside of the public sidewalks. The corner entrance to the park is visible.

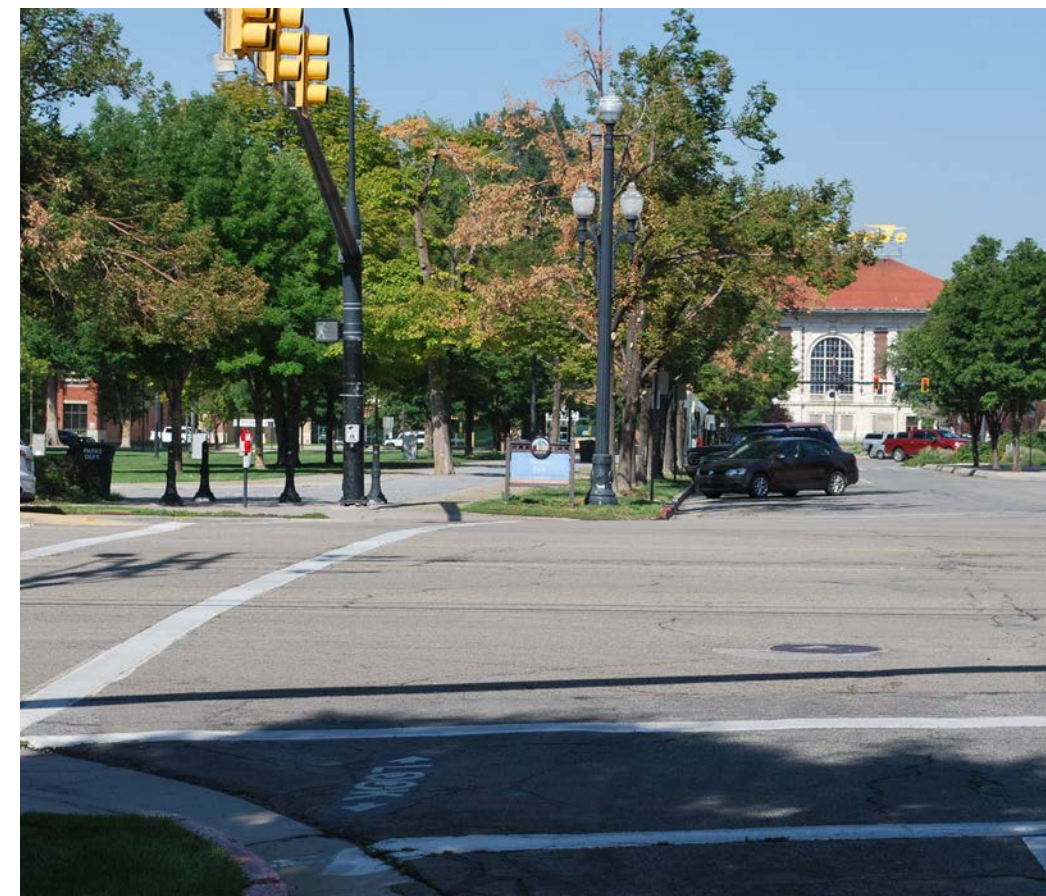


Figure 4-2. 2021 photo looking west along 300 South. Pioneer Park is visible on the left-hand side of the image. This photo illustrates the sidewalk, park strip and street tree configuration defining the perimeter of the park remains. The clipped hedge and gateway on the corner are now missing. The corner entrance to the park is existing. New lights, bollards, and signage were added to the park during the SLC Stewardship Period.



Figure 4-3. 1909 photo of street paving looking south along 400 West. Pioneer Park is visible on the left-hand side of the historic image. This photo illustrates the sidewalk, park strip and street tree configuration defining the perimeter of the park. A clipped hedge lined the inside of the public sidewalks. A portion of the corner entrance to the park is visible.



Figure 4-5. Late 1910 photo looking northwest across the park, with the Denver & Rio Grande Depot visible in the background. The piles of dirt visible in the foreground and on the left indicate that this image was taken mid-construction.

Figure 4-4. 2021 photo looking south along 400 West. Pioneer Park is visible on the left-hand side of the historic image. This photo illustrates the sidewalk, park strip and street tree configuration defining the perimeter of the park remains. The clipped hedge and gateway on the corner are now missing. The corner entrance to the park is existing. New lights, bollards, and signage were added to the park during the SLC Stewardship Period.



Figure 4-6. 2021 photo looking northwest across the park, in the direction of the Denver & Rio Grande Depot which is now obscured by buildings. Some of the vegetation visible in the earlier photos appears to have matured, notably the two spruces on the right-hand side of the image.



Figure 4-7. 1911 photo of the playgrounds taken just north of the pavilion, looking southeast across the wading pool and playground area. The diagonal pathway accessing the park from the corner of 300 West and 400 South is clearly visible behind the children. While the foreground appears to be dirt or sand, the background contains mown lawn and large open-branching shade tree, in a scattered picturesque configuration.

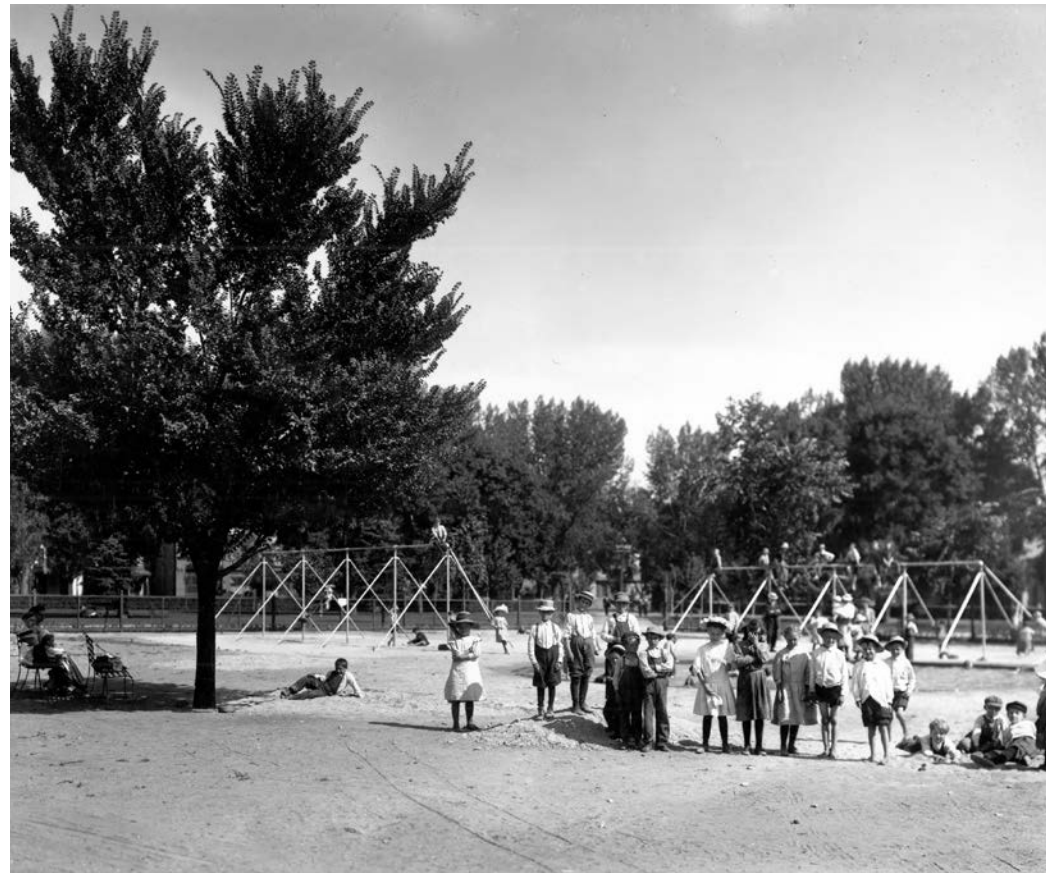


Figure 4-9. 1911 photo looking southwest with the pavilion in the center-right of the image, wading pool center-left of image and playgrounds visible in the background on either side. A short, visually open fence is visible in the background defining the playground spaces and can be seen extending north from the center of the pavilion. A park bench is visible on the right-hand side of the image. While the foreground appears to be dirt or sand, the background contains mown lawn, and large open-branching shade trees, in a scattered picturesque configuration.

Figure 4-8. 2021 photo looking southeast across the park from approximately the same location as the previous image. The diagonal pathway accessing the park from the corner of 300 West and 400 South is remains but appears narrower than the 1911 image. The wading pool and playground structures are missing. The mown lawn and some of the large open-branching shade trees remain. The new south-central lawn area and sports field lighting are visible in the foreground and the new dog park addition is visible on the left.



Figure 4-10. 2021 photo looking south-west across the park from approximately the same location as Figure 4.4.1. The pavilion, wading pool, playground structures, and bench are missing. The mown lawn, and some of the large open branching shade trees, remain. The new south-central lawn area, soccer goal posts, and sports field lighting are visible in the foreground.



Figure 4-11. 1911 photo of the boys' pool and pergola structure (changing rooms) just west of the pool, looking northwest across the park. A low, visually open fence can be seen in the background enclosing the pool area. Beyond the two interior perimeter pathways are visible running north-south inside of the perimeter hedge. The diagonal pathway accessing the park from the northwest corner is also clearly visible. While the foreground appears to be dirt or sand, the background contains mown lawn, and large open-branching shade trees, in a scattered picturesque configuration.



Figure 4-13. Photo ca. 1909 looking north across the drinking fountain, which was located in the approximate center of the park. This image reveals the formal Beaux Arts geometry that was utilized in the articulation of ground-plane and circulation elements. The low, visually open, interior perimeter fence is visible in the middle ground.

Figure 4-12. 2021 photo looking northwest across the park from approximately the same location as Figure 4-11. The boys' pool and pergola structure, interior fence, and perimeter fence are now missing. The interior perimeter pathway running north-south through this area remain but have shifted somewhat in location. The mown lawn, and some of the large open-branching shade trees remain. The new south-central lawn area, soccer goal posts, and sports field lighting are visible in the foreground.



Figure 4-14. 2021 photo looking north across the middle of the block. The fountain, interior pathways, and interior fence are all missing. The north-south access through the center of the block remains.



Figure 4-15. 1912 photo looking northeast across the northern portion of the park. A curvilinear gravel path can be seen traversing the scene in a northeasterly direction. Mown lawn dominates the image with two planting islands are visible in the center and left-hand side of the image. The perimeter hedge is visible in the background along with the rows of street trees beyond that. Trees interior to the park are large shade trees with open branching, placed in a scattered arrangement.



Figure 4-17. 1912 photo looking southeast toward the pavilion. A low visually open fence appears to extend north from the centerline of the pavilion, bisecting the central space. The playground is visible in the background. A small structure at the center of the image appears to be a concessions building, labeled as 'booth' on the Sanborn map. While the foreground appears to be dirt or sand, the background contains a mown lawn and large open-branching shade trees in a scattered picturesque configuration.

Figure 4-16. 2021 photo from the central eastern portion of the site, looking north.



Figure 4-18. 2021 photo looking southwest across the park from approximately the same location as Figure 4-17. The pavilion, concessions, fence, and playground structures are missing. The mown lawn and some of the large open branching shade trees remain. The new south-central lawn area, soccer goal posts, and sports field lighting are visible in the foreground.



Figure 4-19. 1920 photo looking at the southwest corner of the park. The perimeter hedge and corner entrance to the park are clearly visible in the background with an interior perimeter pathway visible inside of the hedge, and a diagonal pathway running northeast from the corner entrance. Mown lawn dominates the landscape with large open-branching shade trees in a picturesque arrangement appearing frequently in the background. Two planting islands are visible in the lawn areas. Two park benches can also be seen in this image.



Figure 4-20. 2021 photo looking southwest across the park from approximately the same location as the previous image. The mown lawn continues to dominate the landscape and some of the large open-branching shade tree, remain. The southeast entrance and diagonal circulation path remain. The soccer promenade appears to be in approximately the same location as the north-south pathway visible in the middle-ground of the previous image. The perimeter hedges, interior perimeter pathways, planting islands, and park benches are missing. The new south-central lawn area, soccer goal posts, and sports field lighting are visible in the foreground.



Figure 4-21. 1943 photo of the Pioneer Square monument. The background reveals maturing landscape, including the open-branching large shade trees and a large spruce tree in a scattered arrangement with mown lawn covering the ground-plane. The buildings visible in the background of the image indicate that at least some portion of the perimeter hedge has been removed by this point in time.



Figure 4-22. 2021 photo of the Pioneer Square monument taken from the same relative angle as Figure 4-21. The changes in background angles and vegetation patterns indicates that this monument has been moved or rotated since the previous photo was taken. The granite base of the monument is also missing.





Figure 4-23. 1947 photo of the Pioneer Square monument, view to the west.



Figure 4-24. 2021 photo of the Pioneer Square monument taken from the same relative angle as the previous image. The changes in background angles and vegetation patterns indicates that this monument has been moved or rotated since the previous photo was taken. The granite base of the monument is also missing.



Figure 4-25. 1948 bird's eye image of Pioneer Park looking southeast across the site. This photo provides an excellent overview of the landscape during this period, including multiple landscape characteristics, including spatial delineation, circulation patterns, structures, water features, and vegetation. The sidewalks, park strips and street trees appear intact and mature in this image including the double-row of American elms at the bottom (west) side of the block. The perimeter hedge appears to

have been removed prior to the date of this photo. The diagonal circulation patterns are distinct in this image, and faint outlines of the interior perimeter pathways and north-south and east-west circulation patterns can still be made out. The interior fencing also appears to have been removed. The pavilion, concessions building, boys' and girls' pools, wading pool, and tennis courts are also visible in this image. The original playgrounds appear to have been removed.





Figure 4-26. 2020 bird's eye perspective of Pioneer Park taken from above the south-central lawn space looking southwest. The buildings and pools are missing. The perimeter sidewalk, park strip, and newer street trees maintain the spatial enclosure of the block, while the interior perimeter gravel and concrete pathways approximate the location and pattern of the previous

interior circulation patterns. The diagonal circulation pattern is visible although now interrupted by the south-central lawn area and promenade. Mown lawn continues to dominate the site and many of the interior trees visible in the previous image appear to have survived and matured.



Figure 4-27. 2020 bird's eye perspective of Pioneer Park taken from above the south-central lawn space looking northeast. The buildings and pools have been removed. The perimeter sidewalk, park strip, and newer street trees maintain the spatial enclosure of the block, while the interior perimeter gravel and concrete pathways approximate the location and pattern of the previous

interior circulation patterns. The diagonal circulation pattern is visible, although now interrupted by the south-central lawn area and promenade. Mown lawn continues to dominate the site, and many of the interior trees visible in the previous image appear to have survived and matured.



Figure 4-28. 1937 aerial photo. This image illustrates the dense tree canopy that was beginning to mature toward the later end of the Americanization Period. Openings in the canopy reveal the regimented ground-plane with Beaux Arts geometry, including symmetry in the entry sequence to the park extending north from 400 South. Mid-block cardinal and diagonal pathways are visible in this image, along with two interior perimeter pathways. The tennis courts, pools, and some of the buildings are also visible.



Figure 4-29. 1958 aerial photo shows the evolution of the park into the Civic Period. In this image the pools have been removed and the central area replaced with a large open baseball field. The tree canopy is noticeably thinner in this image, with all of the street trees along the eastern portion of the site removed. The sidewalks, parks strips, and street trees on the north, south, and western edges of the block remain. A large number of new trees appear to have been planted in the parks' interior during this period. The circulation patterns from the previous period also remain largely intact including the two interior perimeter pathways, and the mid-block diagonal and cardinal pathways now interrupted by the baseball diamond. The pathways have also become less regimented and symmetrical, with the edges becoming worn and interspersed with random desire lines.



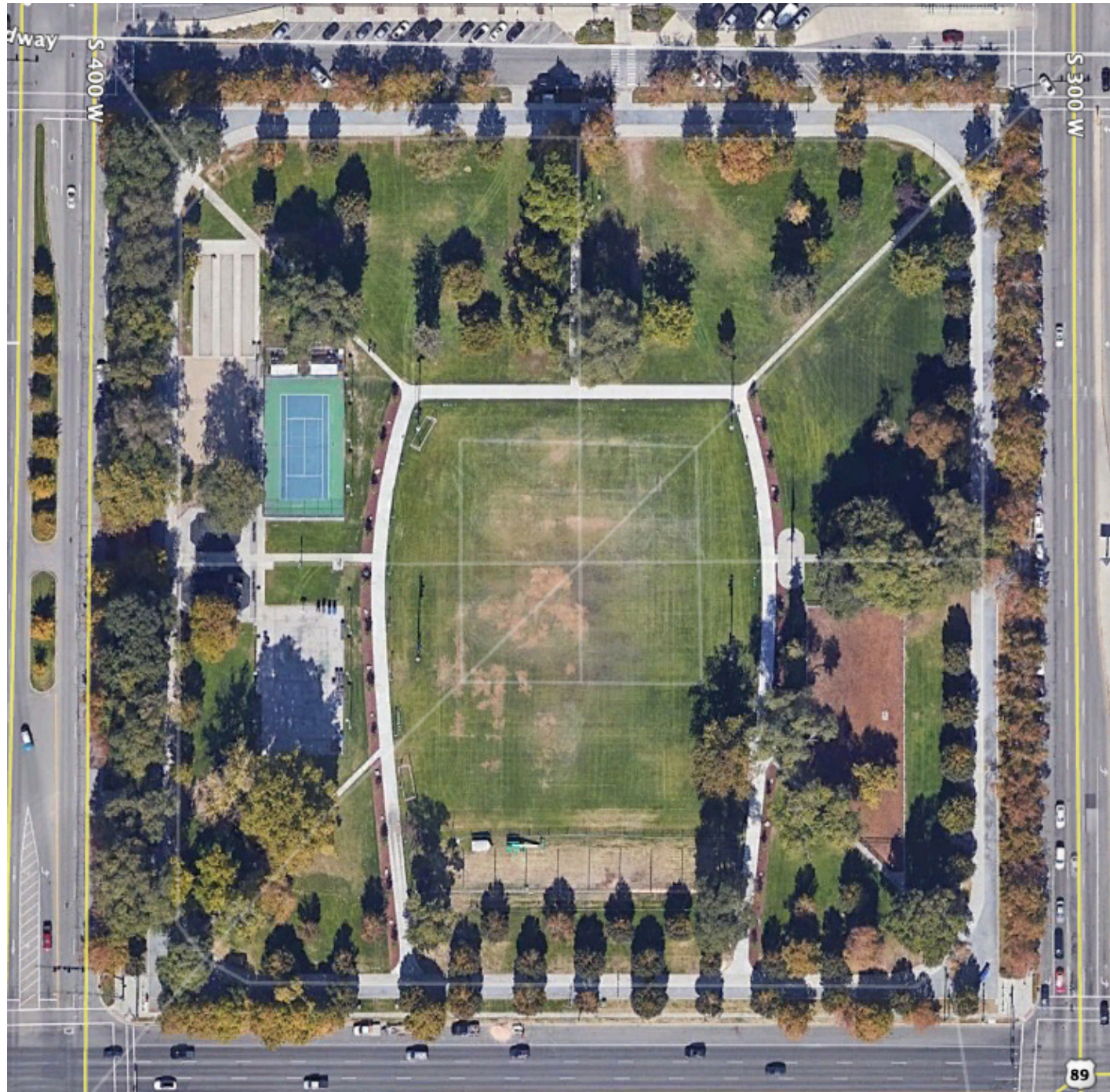


Figure 4-30. 2021 aerial photo reveals the continued evolution of the park through the SLC Stewardship Period and through to present day. Since the previous image the pavilion has been removed, the eastern park strip has been re-vegetated. The baseball diamond has been replaced with an open lawn area located in the same general vicinity but shifted south slightly and outlined with a concrete promenade in the approximate location of the Americanization Period's inner perimeter pathway and fence. The circulation mid-block circulation system

that has been continuous since the Americanization Period has been redefined in concrete. The outer perimeter pathway has been shifted outward slightly and articulated with gravel and concrete. The tennis courts remain, although the south court has been repurposed as a basketball court. Bocce ball, beach volleyball, and playgrounds have been added to the western edge of the block.

### TOPOGRAPHY

*Historic Character* - Notably, Pioneer Park has remained relatively flat through all periods of significance.

*Existing Condition* - The park remains relatively flat.

*Analysis* - Pioneer Park retains integrity of Topography.

### SPATIAL ORGANIZATION

*Historic Character* - Strong perimeter delineation of the ten-acre block has been a consistent feature throughout four of the five historic periods of the site. Beginning with the Old Fort Period, adobe walls lined with cabins formed physical barrier around the site, creating a central common for community gathering and daily public activities. During the Territorial Period the perimeter was lined with canals and ditches, allées of Poplar (*Populus nigra*) trees and an open interior used predominantly for agricultural purposes. In the Americanization Period, the implied walls of the park were delineated through the definition park-strips planted with rows of American elms (*Ulmus americana*) (including an allée of elms on the west side visible on Figure 4-25 on page 57), sidewalks, and a perimeter fence, as well as an interior perimeter fence. This established a well-defined perimeter, distinguishing the park from its urban context. During the Civic Period and in later years, this perimeter was eroded somewhat due to the loss of the perimeter fence and the encroachment into the park strips by adjacent roads (Figure 4-29 on page 58). The rows of street trees on the north, east, and south sides have been replaced outside of the period and have shifted inwards on the east and south edges to accommodate road widening likely in 1959.<sup>3</sup> The park was spatially defined as one

large undivided area until the Americanization Period.

During the Americanization Period, the addition of a perimeter hedge (Figure 4-1 on page 51 and Figure 4-3 on page 52) an interior fence (Figure 4-13 on page 54), the placement of pools, and structures all worked to create a series of wall planes defining a core space, that was surrounded by a series of smaller spaces wrapping the periphery of the park. The picturesque tree canopy added an additional sense of overhead enclosure (ceiling plane) to these spaces. The pools, fence, and structures that were creating the strong core spatial delineation during the Americanization Period were removed at the end of this period, but the majority of the trees remained, continuing to define the core space during this period.

*Existing Condition* - While less defined, the implied core and perimeter spatial delineation consistent with the Americanization and Civic Periods can still be read in the landscape today implied by the delineation of the ground plane, and the existing large trees that continue from these periods.

*Analysis* - For these reasons we believe that the spatial organization of the park consisting of a strong perimeter delineation, a central core, and periphery spaces retains integrity from the Americanization and Civic Periods.

### CULTURAL TRADITIONS

*Historic Character* - The block was originally set forth in Brigham Young's platting of the city, as a "public square" based on the theological Plat of Zion.

*Existing Condition* - The park is still a public open space that is the same size and location as originally intended.

3 "Road Board Lists \$20 ½ Million Call," The Salt Lake Tribune 1959, 19. (K-6-T)



*Analysis*- The park retains integrity of Cultural Traditions as it still functions as originally set out in the Plat of Zion.

### CIRCULATION

*Historic Character* - Throughout the history of Pioneer Park, circulation has been a dominant characteristic of the landscape. During the Old Fort Period, the site contained four mid-block access points. An interior perimeter dirt road, used for horses and various carts/wagons, is described as following the line of cabins that lined the interior of the fort walls, and desire lines cutting through the central commons space. Based on a comparative analysis of the park, systematic (consistent with the Beaux Arts style) mid-block and interior pathways which were originally laid out in gravel during the Americanization Period (Figure 4-7, Figure 4-11, Figure 4-13, Figure 4-15, Figure 4-25, and Figure 4-28) The circulation system was adjusted somewhat during the Civic Period to accommodate a baseball field and became interwoven with an extensive network of desire lines through the landscape (Figure 4-29 on page 58). These same mid-block paths appear to have been re-accepted again during the SLC Stewardship Period, put into concrete this time.

*Existing Condition* - The circulation patterns present on the site today are very similar, and in many cases the same patterns, as what existed on the site during the Americanization Period.

*Analysis* - It is important to note here that the integrity of this resource is not based in the material, but in the circulation pattern itself. The present-day use of concrete which was added outside of the periods of significance for these pathways is non-contributing, but still compatible with the resource. Based on the comparative aerial photos, the circulation system at Pioneer Park retains integrity from the Americanization and Civic Periods. This

includes the sidewalk circulation (Pioneer through Civic Periods), the interior perimeter circulation and the mid-block and cardinal direction circulation. The non-contributing circulation is the perimeter and mid-block circulation routes that have been placed into concrete outside of the periods of significance (1980 approx.), and the south-central promenade.

### LAND USE

*Historic Character*- Pioneer Park was one of the original four blocks designated as “public squares” in the original Plat of Zion within days of the Mormon settlers first arriving in the Salt Lake Valley. Even though the Pioneers built a fort on the site (temporary housing), the center of the fort remained as a public commons. During the Americanization Period the site was formally improved as a public park. During this period, the vast majority of the site consisted of largely multi-purpose active and passive recreational areas, with secondary programmed uses also located throughout the site. For the period, these included the swimming pools, playgrounds, and tennis courts. During the Civic Period, the swimming pools were removed, and a baseball field was added to the park.

*Existing Condition* - The use of the block as a public park continues to the present day, including a mix of large flexible lawn areas, basketball, tennis, sand volleyball, soccer, bocce ball, playground, and a dog park.

*Analysis* - Based on the continued use of the site, first as a “public square” and then developed and used as a public park beginning in the Americanization Period and continuing through the present day, the park maintains integrity for Land Use.

### BUILDINGS & STRUCTURES

*Historic Character* - During the Indigenous Period, the site would have occasionally hosted

temporary structures used by native peoples as they travelled through the area. The Old Fort was the first major structure on the site, comprised of a perimeter adobe wall and lined with wood cabins. But even this structure was fabricated in a way to provide a temporary home for settlers. The fort was never intended to become a permanent structure. Another built structure that existed in some form or another was the bowery (this regionally specific word is used to define a temporary gazebo or pergola-type structure used for gathering). Again, this structure was typically crafted of branches and intended to be temporary - used for a season or event. It appears that multiple boweries existed during The Old Fort Period and they were not always located in the same exact spot. During the Territorial Period, the site contained at least a small home and several outbuildings. During the Americanization Period, a large, covered pavilion (Figure 4-9 on page 53 and Figure 4-17 on page 55) was built in a rustic style near the center of the site that would remain through the Civic Period. There were also supporting structures for other programmatic elements on the site, including a pergola-topped structure adjacent to the boys’ pool (Figure 4-11 on page 54) and a possible food vending building (Figure 4-17).

*Existing Condition* - No buildings or otherwise permanent structures exist on Pioneer Park today.

*Analysis* - Pioneer Park does not maintain integrity for Buildings and Structures.

### VEGETATION

*Historic Character* - The vegetation present on site has shifted from the native shrub-steppe vegetation associated with the Indigenous Period to the subsequent meadow grasses and agricultural crops associated with the Old Fort Period and later Territorial Periods. The poplars first planted around the perimeter of the block during the territorial period, were replaced

with street trees during the Americanization Period. Interestingly the west side of the block was originally planted with a double-row of American elms (*Ulmus americana*) - reminiscent of the double rows of poplars from the previous period (Figure 4-25 on page 57). During the Americanization Period, mown lawn covered much of the ground surface of Pioneer Park as is visible in the majority of the comparative photos show that the site also once included planting islands filled with carpet bedding.

During the Civic Period (1959-1974) it appears that a majority of the American elms along the northern perimeter of the park, and all of the American elms along the east perimeter of the park were removed, along with a number of large species inside the park. Based on the aerial photo in Figure 4-29 on page 58, numerous new trees were also introduced during this period. Aside from the linear street plantings, the placement of trees throughout the Americanization and Civic Periods was scattered and the species used were generally picturesque in form, having a more open shape with broad spreading canopies on the deciduous varieties. The resulting effect, which is apparent in the urban forest of the park today is a soft and loose massing of trees that blend to define a picturesque canopy that undulates through the park, providing shady glens that open periodically into more meadow-like sunny patches.

*Existing Condition* - None of the vegetation associated with the Indigenous, Old Fort or Territorial Periods remain. Some of these original Americanization Period elms lining the inside of sidewalk along the west edge of the park remain today. Elms were heavily used throughout the inside of the block as well. Other species from this period that exist in the park today include several Colorado Spruce (*Picea pungens*), and one London Plane Tree (*Platanus x acerifolia*). Mown lawn continues as the predominant groundcover to this day.



The planting islands and associated use of colorful, low-growing annuals characterized in Figure 4-15 and Figure 4-19 are a vegetative characteristic of the landscape that is now absent today.

Based on comparing aerial photos to current placement, as well as the apparent age of existing trees in the park today, some of the trees attributed to the Civic Period, including Ash (*Fraxinus sp.*), Pine (*Pinus sp.*), and Horse Chestnut (*Aesculus hippocastanum*) still exist. The urban forest condition within the park from the Americanization and Civic Period remains.

*Analysis* - The vegetation on the site today includes a mixture of mature trees that were original to the Americanization and Civic Periods, as well as more recently planted trees that are consistent with the rows of park strip trees around the perimeter of the park, as well as the picturesque style and placement of the trees interior to the park. The mown lawn is consistent with (and likely descended from) the original lawn that covered much of the park during the Americanization and Civic Periods. For these reasons the site retains integrity for Vegetation Features.

#### WATER FEATURES

*Historic Character* - Water has been a consistent theme throughout the site's history. The site was part of the broader city-creek floodplain which shaped the landscape and provided the fertile soil that would eventually be valued for agriculture. The site was valued by Indigenous people and selected by the Pioneers for its proximity to water, including City Creek as well as the adjacent hot springs. During the Territorial Period, the site was bounded by the city's canal and ditch system. In the Americanization Period, public swimming pools (Figure 4-7, Figure 4-9, Figure 4-11, and Figure 4-12) were a popular amenity.

*Existing Condition* - No water features from any period are existing on the site today.

*Analysis* - The site does not retain integrity for Water Features.

#### SMALL-SCALE FEATURES

*Historic Character* - The use of small-scale features from any of the historical periods appears to have been limited. Flagpoles have existed on the site in some form since The Old Fort Period, although their exact placement has changed over time. During the Americanization Period a number of site furnishings and other small-scale features were added to support the use of the space as a public park. Some of these, apparent in Figure 4-7, Figure 4-9, Figure 4-17, and Figure 4-19, include park benches, playground equipment, and fences. The divided public drinking fountain with two bubbler spouts (Figure 4-13) is another prominent small-scale feature that was original to the Americanization Period. Also notable during the Americanization Period was a fence surrounding the central open space and pool complex, which has been removed. One monument was added to the park in each of the Americanization and Civic Periods, commemorating the site's Pioneer history (Figure 4-21 and Figure 4-23).

*Existing Condition* - Many of these original objects appear to have been removed. The existing tennis court and basketball court (converted from an original tennis court) are both from the Americanization Period (visible in Figures Figure 4-25 and Figure 4-28). Today, the inner basketball court concrete is in especially poor condition, while the original tennis court area seems to have been resurfaced. An additional 10-12' of concrete appears to have been added to the outside of the court at a later date. A playground also exists on the site today, although its location, form, and equipment has changed. The two monuments commemorating the site's

Pioneer history still exist today although the Americanization Period monument has been relocated multiple times and changed in appearance.

*Analysis* - The site does not retain integrity for Small-Scale Features.

#### INTEGRITY ASSESSMENT

The following integrity assessment evaluates the existence and condition of landscape features from the proposed periods of significances, using individual qualities of integrity set forth by National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that "Integrity is the ability of a property to convey its significance... Historic properties either retain integrity (that is, convey their significance) or they do not."<sup>4</sup> Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when a property is significant." Based on the criteria and information presented above, we believe that the site maintains integrity from the Old Fort, Americanization, and Civic Periods.

Pioneer Park's evaluation based on each of the seven aspects of integrity included in the National Register criteria are as follows:

*Location* - the place where the cultural landscape was constructed or the landscape where the historic event occurred.<sup>5</sup> Pioneer Park retains integrity of location because it remains in the same location in which it was first designed and constructed.

*Design* - the combination of elements that create the form, plan, space, structure, and style of a cultural landscape.<sup>6</sup> The Pioneer Park landscape retains integrity of design from the Americanization Period based primarily on the continuity of the vegetation from that period to the present day, including a large number of mature tree species. The overall spatial organization of the park including the perimeter street trees is consistent with the Americanization Period. The circulation patterns throughout the site, are almost identical to the circulation routes that existed during the Americanization Period.

*Setting* - the physical environment of the cultural landscape.<sup>7</sup> Pioneer Park retains integrity of setting from the Americanization Period. The public parks movement of this period was born out of the need for beautiful functional green recreation spaces in rapidly densifying cities across the country. The mixture of housing and commercial buildings, predominantly pedestrian and street-oriented nature of the city during the Americanization Period is similar to that of the present-day city.

*Materials* - the physical elements that were combined or deposited during the particular period(s) of time and in a particular pattern or configuration to form the cultural landscape.<sup>8</sup> The Pioneer Park landscape retains integrity of vegetation from the Americanization and Civic Periods - which is the predominant material

<sup>4</sup> How to Apply the National Register Criteria for Evaluation, vol. 15 (Washington, D.C.: U.S. Dept. of the Interior, National Park Service, Inter-agency Resources Division, 1995), 44-49.

<sup>5</sup> How to Apply the National Register Criteria for Evaluation, 44-49.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

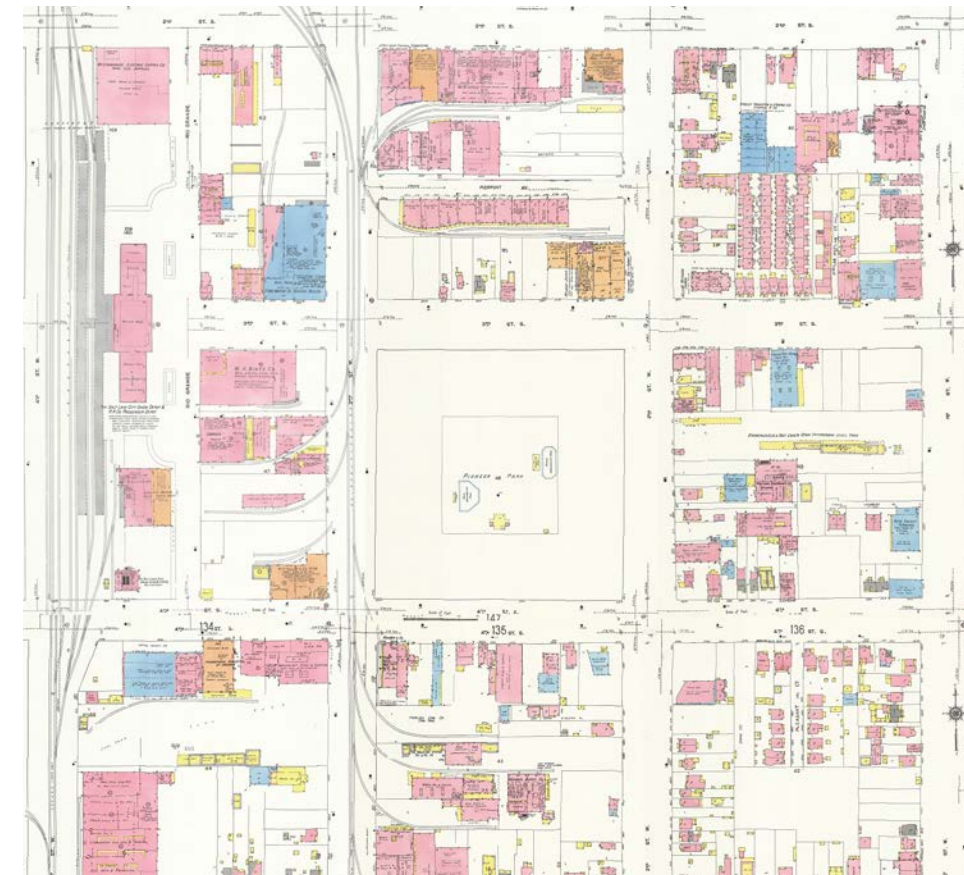


on this site. This includes the continuous use of mown lawn as the predominant groundcover, combined with large canopied, open branching, picturesque shade trees. While the lawn has regrown itself hundreds of times, many of the trees original to the Americanization Period remain and thoughtful planning, especially in recent years, has worked to replace lost trees (because trees age and eventually die) with trees similar in placement and form to ensure continuity of the park's urban forest.

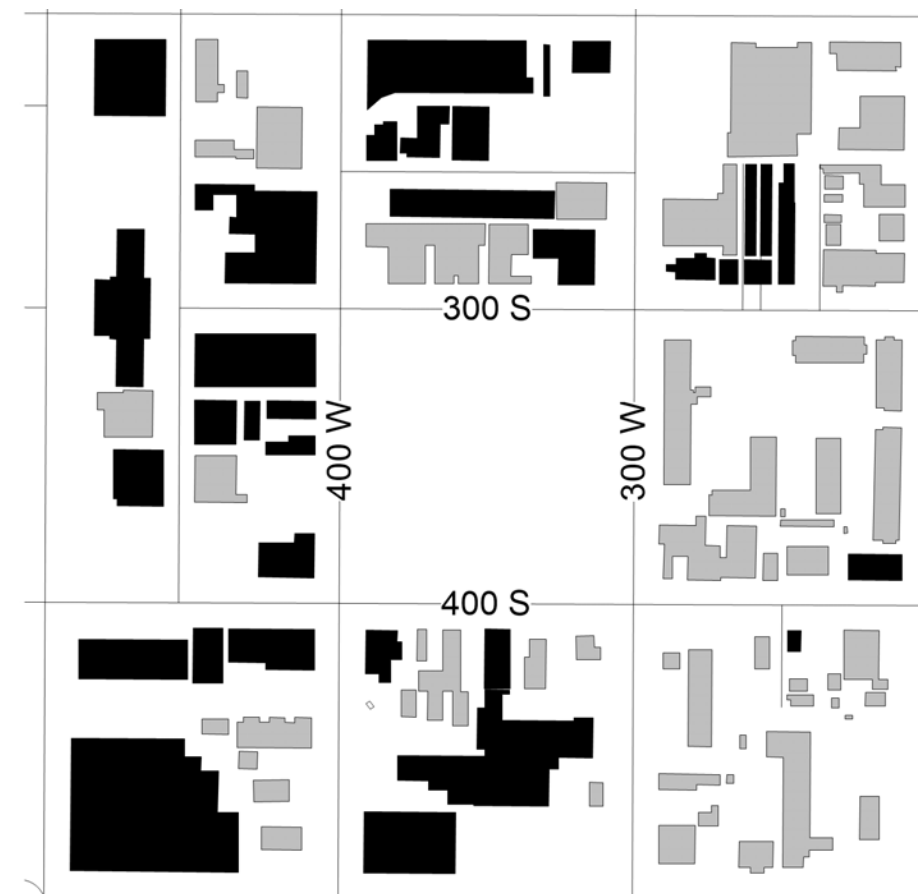
*Workmanship* - Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.<sup>9</sup> Pioneer Park does not retain integrity of workmanship, as a result of the removal of the structures, water features, and small-scale features from the Americanization and Civic Periods.

*Feeling* - a cultural landscape's expression of the aesthetic or historic sense of a particular period of time.<sup>10</sup> Pioneer Park retains integrity of feeling present in the aesthetic expression of the park from which existed during the from the Americanization and Civic Periods. This aesthetic was created by the use of mown lawn, and extensive large tree canopy offering softness and shade providing visual and physical respite from the surrounding urban development.

*Association* - the direct link between the important historic event or person and a cultural landscape.<sup>11</sup> Pioneer Park retains integrity of association with the Old Fort Period. Pioneer Park was set forth as one of four designated public squares in the original Plat of Zion set forth by Territorial Governor Brigham Young. The Plat of Zion street grid, and the continuation of the block which was set aside as a "public square" in the original Plat of Zion remain intact.



Americanization Period (1896-1958), 1950 Sanborn Maps [Compilation]. University of Utah J. Willard Marriott Digital Library, Sanborn Fire Insurance Maps Collection.



■ New footprints  
 ■ Buildings retained/built-upon from Americanization Period

SLC Stewardship Period (1975-2021), 2021 GIS Data Map. Salt Lake City Public Services Department.

9 How to Apply the National Register Criteria for Evaluation, 44-49.

10 Ibid.

11 Ibid.

Figure 4-31. Setting Comparison



5

PART II  
CHAPTER 5 - TREATMENT

Pioneer Park is a historically significant site for its association with the Indigenous, Old Fort, Americanization, and Civic Periods, but retains little integrity after generations of changes to the landscape. It retains partial integrity to both the Americanization and Civic Periods, relating to land use, circulation (diagonal walkways), and vegetation (turf grass, interior mature trees, and park perimeter trees). This chapter discusses treatment and management recommendations to preserve the historic integrity of the park and its contributing resources.

Per the National Park Service’s Preservation Brief 36, “Treatment may be defined as work carried out to achieve a historic preservation goal—it cannot be considered in a vacuum. There are many practical and philosophical factors that may influence the selection of a treatment for a landscape. These include the relative historic value of the property, the level of historic documentation, existing physical conditions, its historic significance and integrity, historic and proposed use (e.g., educational, interpretive, passive, active public, institutional or private), long-and short-term objectives, operational and code requirements (e.g., accessibility, fire, security) and costs for anticipated capital improvement, staffing and maintenance.”<sup>1</sup>

The treatment plan for Pioneer Park that follows below outlines the overall historic preservation approach and is based on the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The treatment is prescribed based on the historical significance of a resource combined with its integrity, and it also factors in the proposed use of the resource moving forward. Combined with the treatment plan, the management recommendations provide a framework for addressing the repair and replacement of historic materials while also considering issues related to alterations, new additions, and ongoing maintenance.

The overarching treatment recommendation for remaining features which retain integrity in Pioneer Park is rehabilitation. This treatment will allow for preservation of contributing historic resources as well as the alteration of non-contributing landscape characteristics to accommodate changes to the park. Treatment guidelines and recommendations were developed in accordance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (1996), and *NPS Director’s Order-28: Cultural Resource Management Guidelines* (1998).

EXISTING CONDITIONS PLAN - TREATMENT

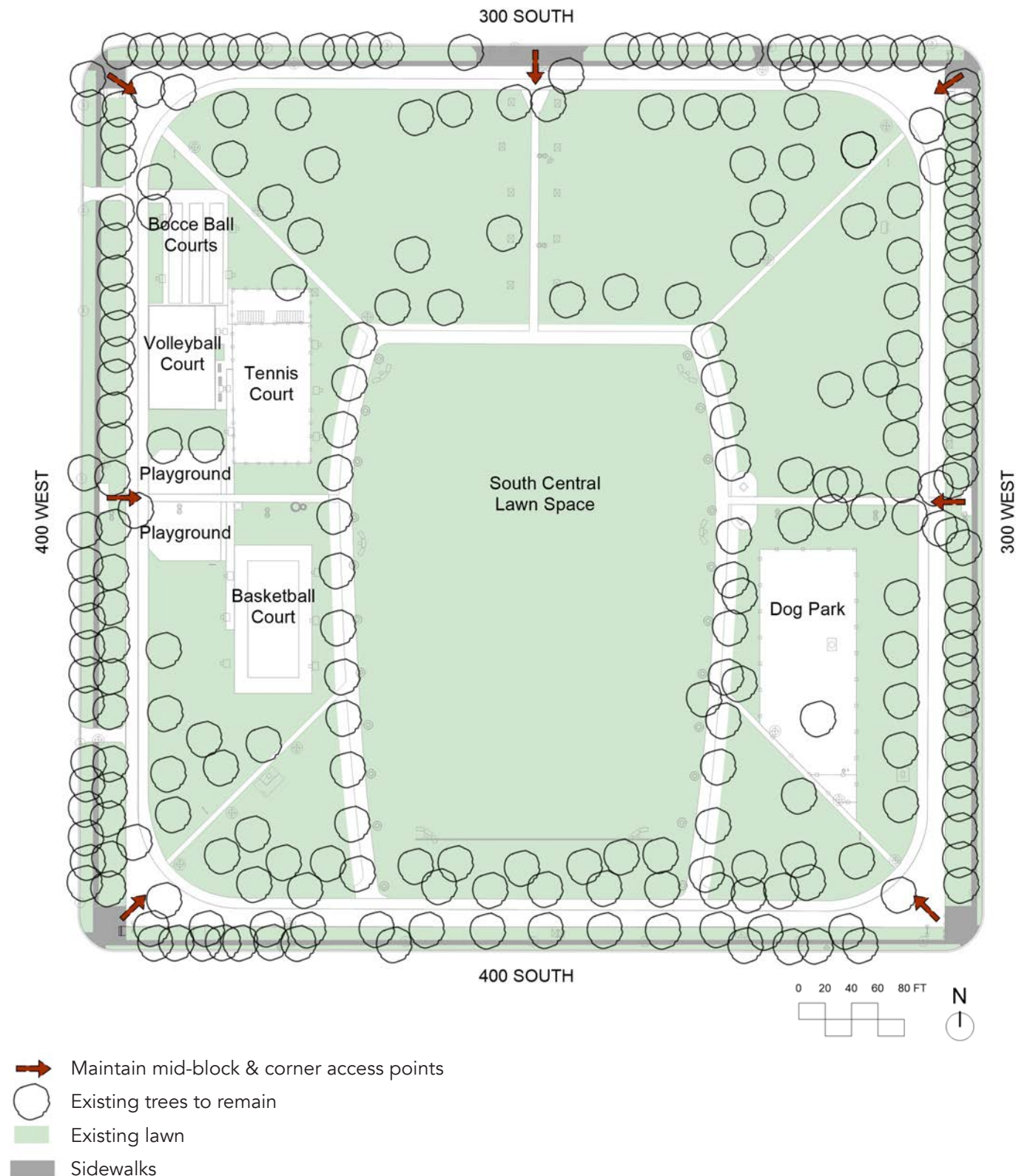


Figure 5-1. Existing Conditions Plan - Treatment

1 National Park Service. 2021. NPS Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes. U.S. Department of the Interior, National Park Service, Washington, D.C. Access online August 2021 at: <https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm>



## MANAGEMENT SUMMARY

This project was undertaken by Salt Lake City Corporation, managed by its Public Lands Department, and supported by the Planning and Engineering Divisions, in an effort to identify and document cultural landscape resources throughout Salt Lake City. The following treatment and management recommendations for Pioneer Park are based on management goals and objectives identified through a series of conversations with staff representing these departments. The Treatment goals for Pioneer Park are as follows:

- Preserve the resources that contribute to the significance of Pioneer Park, as defined in the previous section of this report.
- Continue ongoing use of the park primarily as a green space, limiting the number of structures and amount of hardscape.
- Communicate the significance of individual resources and establish guidelines for:
  - The design team working on developing a new plan for Pioneer Park;
  - Ongoing maintenance of these resources by Parks Maintenance Staff.

The CLR addresses these goals by providing the following approach to the protection, preservation, and maintenance of Pioneer Park's historic resources. The specified treatment approach is based on the research and evaluation completed in Part 1 of this document.

## PRESERVATION PHILOSOPHY & TREATMENT APPROACH

### PRIMARY TREATMENT

*Primary Treatment A* - The primary treatment recommended for Pioneer Park is Rehabilitation.

*Rehabilitation* - Improves the utility or function of a cultural landscape, through repair or alteration, to make possible an efficient

compatible use while preserving those portions or features that are important in defining its significance. Pioneer Park has been and will continue to function as a public park. Rehabilitation will allow for the continued adaptation of the park to accommodate present day recreation activities and changing community needs. This applies only to features which retain integrity. Changes to non-contributing features should not threaten the integrity of those that remain.

### STANDARDS FOR REHABILITATION

The following details the ten guidelines within the Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new material will match the old in composition, design, color, texture, and where possible, materials. Replacement of

- missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
  8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
  9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
  10. New additions or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### TREATMENT APPROACH

In addition to the Secretary of the Interior's Standards for Rehabilitation, the subsequent treatment recommendations are also based on the following evaluation process set forth by the NPS in *A Guide to Cultural Landscapes* which includes the following steps:

- Identify, retain, and preserve: These are the essential actions necessary to maintain the integrity of a historic landscape. Pioneer Park's contributing features are documented in Appendix A, Inventory of Landscape Resources.
- Protect and maintain: These are the actions that should be undertaken to protect and maintain the identified contributing features.
- Repair: When the contributing features are

- in poor condition, repair is recommended.
- Replace: If a feature's condition has deteriorated to the point that repair is not physically possible, then replacement, usually in-kind, is recommended.
- Compatible alterations and additions: alterations and additions may be required for certain resources to ensure their continued use.

These same steps should be repeated throughout the planning, design, implementation, and maintenance processes and are key in ongoing management and maintenance decisions beyond the scope of this CLR.

### TREATMENT & MANAGEMENT

The following treatment and management plan is organized around the same landscape characteristics categories used in the previous chapters of this report. It includes a brief discussion of the category and contributing resources along with their integrity. It goes on to include a more in-depth discussion of specific treatment strategies recommended to support the overall Rehabilitation Treatment previously described, based on site-specific existing conditions, immediate needs, as well as the proposed use of the site and specific considerations associated with accommodating future use and management of Pioneer Park and its historically contributing resources.



## NARRATIVE DESIGN GUIDELINES

The following written guidelines are intended to provide context and parameters for future planning, design, and management decisions for Pioneer Park, to ensure that the future design of the park is compatible with this cultural landscape and that contributing features are preserved. This narrative is organized into the following categories:

- Topography
- Circulation (diagonal walkways only)
- Land Use
- Vegetation
- Compatible Alterations and Additions

### TOPOGRAPHY

The relatively flat topography of Pioneer Park is significant and retains integrity, it also has the effect of visually unifying the park because almost all areas of the parks landscape can be seen from any point in the park.

Preserve contributing Topographic features:

1. Topographic changes should not interrupt the visual continuity of the park
2. Maintain existing sightlines across the park
3. Avoid creating landform that block sightlines; increases in elevation from the addition of topography or mounding should be under 3' tall and wide to minimize the resulting slopes.
4. Green infrastructure or low impact development (LID) strategies may be implemented providing that the topographic swale or depression is shallow and wide, not deep and narrow, and does not interrupt sightlines.
5. Mitigate visual incongruity from a grading/topographic perspective by maintaining shallow slopes (less than 8% slopes on the surfaces of any topographic/grading features).

### SPATIAL ORGANIZATION

Because the spatial organization is directly tied to the vegetation it is addressed in the vegetation section.

### CIRCULATION

#### Sidewalks

1. Maintain sidewalk circulation patterns around the perimeter of the block.
2. Retain adequate soil volumes for large tree plantings between sidewalk and curb. See Vegetation 13c.
3. Concrete is the most appropriate material surface for the sidewalks around Pioneer Park.

#### Mid-block circulation patterns

1. Maintain cardinal direction pathways beginning at the midpoints of the block and extending inward on the west, north, and east sides of the park.
2. Maintain diagonal pathways beginning at the corners of the block and extending inward.

### VEGETATION

The contributing Vegetation resources at Pioneer Park, include the established trees from the Americanization and Civic Periods. Since the Americanization and Civic Periods, the Park has had a predominant groundcover of mown lawn, perimeter trees, and the scattered shade trees and some open-habit evergreens.

Preserve contributing vegetation features:

1. Minimize use of inorganic and impermeable surfaces. Total surface area should be no greater than 25% of the park area to maintain consistency/compatibility with the Americanization Period. Please measure the Americanization plan to determine.

2. Maintain use of mown lawn as the predominant groundcover on the site consistent with the Americanization and Civic Periods. Water-wise species are an appropriate adaptation.
3. Protect and manage mature trees to prolong their lifespan.
4. Identify root-zones of mature trees and prioritize protection of root zones during construction, events, and maintenance activities.
5. Allow for rest periods for the lawn and tree root zones between large events. The length of the rest period depends on the scale of event and is determined on a case-by-case basis during the event permitting process.
6. Create and update a succession tree planting plan every ten years to ensure continuous tree coverage on the site.
7. Continue the use of shade trees in a variety of forms and sizes to create contrast as the predominant trees on the site consistent with the Americanization and Civic Periods.
8. Provide an annual inspection of historic trees.
9. Integrated pest management principles should be applied to monitor and proactively address pest and disease issues.
10. Provide regular selective pruning of trees by a certified arborist to remove dead/dying limbs and branches.
11. Maintain and enhance the perimeter of the park, by preserving existing sidewalks, park strips, and street trees.
  - a. Follow best horticultural practices for the long-term maintenance of park strip trees.
  - b. If park strip trees die, replace them with the same species, or with species that will be similar in form, color, texture, and scale at maturity.
  - c. Narrowing of the park-strips or further encroachment into the park strips on either side by sidewalks or street widening is not appropriate, as it will

impact the health and longevity of existing street trees, and/or require the planting of smaller street tree species which will be inconsistent with the spatial qualities of the existing trees.

- d. Widening of the park strips by shifting the public sidewalk inward, narrowing the street, or removing on-street parking would not have an adverse impact on the spatial organizational characteristics of this resource, and in fact may benefit and improve the health and longevity of street trees by providing a larger area for them to grow in.

12. Maintain the existing American Elms (*Ulmus americana*) on west perimeter.
  - a. When the time comes to replace the American Elms consider Dutch elm disease resistant varieties.



## COMPATIBLE ALTERATIONS & ADDITIONS

While the use of the site continues as a public park, the recreational and park needs of the parks users has changed over time and will continue to change going forward. For this reason, and consistent with this reports Rehabilitation treatment recommendation, it is appropriate to make alterations to the park, and provide additional landscape features and buildings to support changing user needs. The following approach should be taken to ensure that alterations and additions to the park are compatible with and do not destroy the contributing resources previously identified in this report.

1. Proposed alterations to the park should preserve the cultural landscape features identified as contributing in this report.
2. New additions, or alterations, to the park should preserve the contributing landscape features identified in this report.
3. New landscape features shall be differentiated from the original landscape features in design.
4. New construction shall be undertaken in such a manner that if removed in the future, the remaining contributing landscape features (perimeter trees, diagonal, and cardinal direction walkways) would be unimpaired.
5. Structures should be compatible with scale and massing with the historical architectural styles that originally appeared on the site but should not seek to re-construct or otherwise re-create structures that no longer exist.
6. Keep structures small and with low visual impact on the landscape through the following:
  - a. Minimize the footprint of structures on the ground.
  - b. Maintain a minimum of 60% transparency for the total exterior of any structure located between 2'-8' above the ground.
  - c. This excludes freestanding restrooms, storage, and kitchen areas of less than 600 square feet.
7. Consider the use of temporary or modular structures that can be easily relocated or removed in the future with minimal impacts to the landscape.
8. All ground disturbance below the base of sod should include an archaeological review and may require an archaeological monitor depending on the horizontal and/or vertical extent of the disturbance as well as other factors contributing the to the potential for buried resources to be present.
9. Consider developing and implementing an archaeological discovery plan, which could include training of parks staff to identify and respond to discoveries.
10. Small Scale Features - none of the small-scale features at the park are considered contributing, and therefore none of these features must be preserved. Historically the use of small-scale features was reserved to provide functionality to the park, and the presence of small-scale features was noticeably limited in historical photos. A consistent approach to the placement and design of small-scale features is recommended, as this will allow visitors to the park to appreciate the remaining contributing landscape features more fully.
11. None of the small-scale features at the park are considered contributing, and therefore none of these features must be preserved. However, some of the features, specifically the flagpoles, and mid-block light fixtures are compatible with the historic character of the park and may be retained if desired.
12. Establish a consistent style or appearance for new small-scale features moving forward with the goal of minimizing the visual impact of these features.
13. Develop a signage and wayfinding plan for the park to reduce the amount of unnecessary signage.
14. Fences, if required to support certain park programming, should reinforce historic spatial and/or circulation patterns and should be visually open and low (< 4' whenever possible).

## MITIGATION OF 300 WEST & 400 SOUTH

The 300 West and 400 South rights-of-way create visual, auditory, and physical encroachment of onto the park property, that compromises the uses and enjoyment of the park by visitors. For this reason, it is foreseeable that future park interventions may include solutions for mitigating these impacts. It is important that any proposed changes avoid creating adverse impacts on the historic integrity of remaining contributing features in the park. The following should be considered when considering interventions and/or mitigation efforts:

1. Preserve existing tree plantings along 300 West and 400 South which buffer noise from these streets.
2. Consider providing an additional layer of tree plantings or other vegetation along 300 West and 400 South inside of the existing tree plantings to provide an additional layer of noise buffering. Refer to Compatible Alterations and Additions subsection for guidance on tree selection and placement.



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### METHODOLOGY

#### BACKGROUND RESEARCH AND DATA COLLECTION

The consultant was provided with a database of information relative to the park, including, landscape architectural drawings from contemporary park improvement projects, GIS data, as well as several previously collected historical resources. This information provided a foundation from which to build the subsequent fieldwork documentation and historical research required to complete this report.

This report references several key documents relating to the Pioneer Park site, these are included in our annotated bibliography, and include SWCA Environmental Consultants. A Class III Cultural Resource Inventory and Monitoring Plan for the Pioneer Park (Block 48) Improvements, Salt Lake City, Salt Lake County, Utah. July 2007.

#### FIELD INVESTIGATIONS AND EXISTING CONDITIONS DOCUMENTATION

Inventory drawings were completed using as-built CAD drawings and GIS data provided by the city. Site visits to complete field work, including observing and recording existing features and conditions of the park, were initially completed in the Fall of 2020, with repeated visits through the winter and spring of 2020-2021 to verify information.

#### HISTORICAL PERIODS OF SIGNIFICANCE RESEARCH METHODOLOGY

Research for all historic periods began first with extensive research from and review of existing sources, including outreach to other historians, and accessing private collections. This was followed by primary research to

provide context and analysis with respect to gaps in information as specifically pertained to historic landscape characteristics. Sources were digitized, cataloged, and cited with footnotes and full bibliography.

#### *Indigenous Period Sources:*

- Interviews and conversations with other historians and experts took place, especially with Darren Parry, Chairman of Shoshone Nation, and Forrest Cuch, author, and past historian in the Ute Nation.
- The SWCA Cultural Resource Inventory.
- Reviewed and utilized research by W. Randall Dixon from his personal archives and those that have been donated to the Utah State Historical Society.
- Primary and secondary research, including early maps, photographs, and personal accounts from native and pioneer accounts.

#### *Old Fort and Territorial Period Sources:*

- Reviewed extensive prior research provided by Jennifer Lund at the LDS Church History Department. Especially helpful was the Pioneer Park Chronology document. See note below.
- The SWCA Cultural Resource Inventory documents also informed this research.
- Reading personal histories from people who lived in the Old Fort (obtained from the Church's overland trail histories), former Mormon Battalion members, and others.
- Newspaper search through Newspapers.com.
- Internet research.
- Many primary sources were provided by the Church History Library (Church of Jesus Christ of Latter-day Saints) and the historians employed there. W. Randall Dixon, a retired historian with the LDS

Church History Department, generously shared an extensive compilation of primary source files he had gathered on the subject.

- Following primary research, an additional and thorough review of secondary sources (mostly books) was undertaken to inform additional analysis.
- Jenny Lund from the Church History Department, as well as knowledgeable Salt Lake City staff reviewed the draft report and provided extensive editorial feedback.

#### *Americanization and Civic Period Sources:*

- Reviewed and utilized research by W. Randall Dixon from his personal archives and those that have been donated to the Utah State Historical Society.
- Aerial photographs, maps, and historic photographs provide visual accounts of the site and surrounding areas throughout these periods.
- Newspaper search through Newspapers.com.
- Internet research.
- West Side Stories, a blog authored by senior state historian P. Bradford Westwood, provide context for the Pioneer Park neighborhood's development, and were created based on research utilizing Dixon's personal archives.

#### COMPARATIVE ANALYSIS

The documented conditions of the site were cross-referenced with the documented site history, to determine how the Pioneer Park study area has changed over time, and what landscape characteristics remain from each of the documented historical periods, and what resources are missing.

#### EVALUATION OF SIGNIFICANCE

The evaluation of significance for the landscape of Pioneer Park is based on The Secretary of the Interior's National Register Criteria and using National Register Bulletin 15:

How to Apply the National Register Criteria for Evaluation (1995).

#### TREATMENT

Treatment recommendations are based on Salt Lake City's goals and objectives for Pioneer Park, and the Secretary of the Interior's Standards for the Treatment of Historic Properties based on our evaluation of the park's existing conditions, significance, and integrity.

#### CITATION REFERENCE SYSTEM

In order to key references and illustrations with their use within the document, a unique citation reference system was implemented. The first value of the system is a letter that refers to one of the two primary researchers and which one located, downloaded and utilized the reference. The second value is a number that refers to the folder number where the reference is located. The third value is a letter that is specific to that exact reference. For example, if you are looking at the following reference:

Barlow, Jacob. 2008. "Utah's First Fort: DUP No. 295." Waymarking. <https://www.waymarking.com/waymarks/WM3P6D>. (K-9-H)

You can locate the downloaded reference in Kirk's research folder; Folder number 9; Item H.



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APPENDIX

APPENDIX A - INVENTORY OF LANDSCAPE RESOURCES

RESOURCE	CHARACTER DEFINING	ASSESSMENT	CONDITION	HISTORICAL PERIODS	ASSOCIATED LANDSCAPE CHARACTERISTIC	NOTES	TREATMENT
Relatively Flat Topography	Yes	Contributing	Good	Indigenous (pre-1847)	Topography		Rehabilitation
Strong Perimeter Boundary	Yes	Contributing	Good	The Old Fort (1847-1851), Americanization (1896-1958), Civic (1959-1974)	Spatial Organization	Currently consists of park strips with trees, interior tree plantings, interior sidewalks creating a strong boundary to the park	Rehabilitation
Public Park & Associated Uses	Yes	Contributing	Good	Americanization (1896-1958)	Land Use	Currently consists of a combination of lawns, pathways, and programmed recreation areas	
Sidewalks	Yes	Contributing	Fair	Americanization (1896-1958)	Circulation	Concrete in certain sections may have been replaced at some point outside of period. The linear sidewalk location is contributing, but the concrete itself is not.	Rehabilitation
Mid-Block Diagonal Circulation	Yes (access points)	Contributing	Fair	Americanization (1896-1958)	Circulation	Original pattern, put into concrete outside of periods	Rehabilitation
Mid-Block Cardinal Directions	Yes (access points)	Contributing	Fair	Americanization (1896-1958)	Circulation	Original pattern, put into concrete outside of periods	Rehabilitation
Mown Grasses Groundcover	Yes	Contributing	Good	Americanization (1896-1958)	Vegetation		Rehabilitation
300 South - park strip & trees-north side	Yes	Contributing	Good	Americanization (1896-1958)	Spatial Organization, Vegetation	North side park strip containing lawn and well defined row of Littleleaf Linden ( <i>Tilia cordata</i> ) trees	Rehabilitation
300 West - park strip-east side	Yes	Contributing	Poor	Americanization (1896-1958)	Spatial Organization, Vegetation	East side park strip containing lawn	Rehabilitation
300 West - street trees inside of sidewalk	Yes	Contributing	Good	Recent (1973-Current)(See Notes)	Spatial Organization, Vegetation	East side interior park strip space defined between sidewalk and interior perimeter jogging path, contains well defined row of Littleleaf Linden ( <i>Tilia cordata</i> ) trees, replacing a previous row of street trees in the park strip that defined the eastern perimeter of the park.	Rehabilitation
400 South - park strip & trees	Yes	Contributing	Fair	Americanization (1896-1958)	Spatial Organization, Vegetation	South side park strip and interspersed Littleleaf Linden ( <i>Tilia cordata</i> ) trees, park strip appears to have been encroached upon by 400 South widening.	Rehabilitation
400 West - park strip & trees	Yes	Contributing	Fair	Americanization (1896-1958)	Spatial Organization, Vegetation	West side park strip containing lawn and moderately well defined row of Littleleaf Linden ( <i>Tilia cordata</i> ) trees, replacing western-most row of American Elms ( <i>Ulmus americana</i> ) from Americanization period.	Rehabilitation
400 South - street trees Inside of sidewalk	Yes	Contributing	Good	Recent (1973-Current) (See Notes)	Spatial Organization, Vegetation	South side lawn space defined between sidewalk and interior perimeter gravel path, contains well defined row of White Ash ( <i>Fraxinus americana</i> ) trees, replacing a previous row of street trees inside of the sidewalk defining the southern perimeter of the park.	Rehabilitation
400 West - street trees Inside of sidewalk	Yes	Contributing	Good	Americanization (1896-1958)	Spatial Organization, Vegetation	West side interior park strip space defined between sidewalk and interior perimeter gravel path, contains well defined row of mature American elm ( <i>Ulmus americana</i> ) trees original to the Americanization period	Rehabilitation
Trees Interior-mature American elm ( <i>Ulmus americana</i> )	Yes	Contributing	Good	Americanization (1896-1958)	Vegetation	Good condition for age, but nearing end of life-span	Preservation Primary Rehabilitation Secondary
Trees Interior-young trees	No	Contributing	Good	Recent (1973-Current)(See Notes)	Vegetation	Assortment of trees planted outside of historical periods, but consistent with general placement and form of tree plantings from the Americanization period.	Rehabilitation
Trees Interior-Other Mature Trees	Yes	Contributing	Good	Civic (1959-1974)	Vegetation	Good condition for age, but nearing end of life-span	Preservation Primary Rehabilitation Secondary
Tennis Court - Original Surface	No	Contributing	Fair	Americanization (1896-1958)	Small Scale Features	Original tennis court, has been resurfaced outside of historical periods	Rehabilitation
Basketball Court - Original Surface	No	Contributing	Poor	Americanization (1896-1958)	Small Scale Features	Original south tennis court which has been repurposed for basketball, includes basketball standards	Rehabilitation
Historical Monuments	No	Contributing	Good	Civic (1959-1974)	Small Scale Features	Pioneer and old fort monuments	Rehabilitation
Commons	Yes	Contributing	Good	The Old Fort (1847-1851)	Land Use		Rehabilitation

The Old Fort Walls	NA	Missing	Missing	The Old Fort (1847-1851)	Structures, Spatial Organization		
The Old Fort Cabins	NA	Missing	Missing	The Old Fort (1847-1851)	Structures		
Pavilion	NA	Missing	Missing	Americanization (1896-1958)	Structures		
Bowery	NA	Missing	Missing	The Old Fort (1847-1851)	Structures		
House and Outbuildings	NA	Missing	Missing	Territorial (1851-1895)	Structures		
Canals	NA	Missing	Missing	Territorial (1851-1895)	Water Features		
Perimeter Poplar Allée ( <i>Populus nigra</i> )	NA	Missing	Missing	Territorial (1851-1895)	Vegetation, Spatial Organization		
Relatively Flat Topography	Yes	Contributing	Good	Indigenous (pre-1847)	Topography		Rehabilitation
Strong Perimeter Boundary	Yes	Contributing	Good	The Old Fort (1847-1851), Americanization (1896-1958), Civic (1959-1974)	Spatial Organization	Currently consists of park strips with trees, interior tree plantings, interior sidewalks creating a strong boundary to the park	Rehabilitation
Public Park & Associated Uses	Yes	Contributing	Good	Americanization (1896-1958)	Land Use	Currently consists of a combination of lawns, pathways, and programmed recreation areas	
Sidewalks	Yes	Contributing	Fair	Americanization (1896-1958)	Circulation	Concrete in certain sections may have been replaced at some point outside of period. The linear sidewalk location is contributing, but the concrete itself is not.	Rehabilitation
Mid-Block Diagonal Circulation	Yes (access points)	Contributing	Fair	Americanization (1896-1958)	Circulation	Original pattern, put into concrete outside of periods	Rehabilitation
Mid-Block Cardinal Directions	Yes (access points)	Contributing	Fair	Americanization (1896-1958)	Circulation	Original pattern, put into concrete outside of periods	Rehabilitation
Mown Grasses Groundcover	Yes	Contributing	Good	Americanization (1896-1958)	Vegetation		Rehabilitation
300 South - park strip & trees-north side	Yes	Contributing	Good	Americanization (1896-1958)	Spatial Organization, Vegetation	North side park strip containing lawn and well defined row of Littleleaf Linden ( <i>Tilia cordata</i> ) trees	Rehabilitation
300 West - park strip-east side	Yes	Contributing	Poor	Americanization (1896-1958)	Spatial Organization, Vegetation	East side park strip containing lawn	Rehabilitation
300 West - street trees inside of sidewalk	Yes	Contributing	Good	Recent (1973-Current)(See Notes)	Spatial Organization, Vegetation	East side interior park strip space defined between sidewalk and interior perimeter jogging path, contains well defined row of Littleleaf Linden ( <i>Tilia cordata</i> ) trees, replacing a previous row of street trees in the park strip that defined the eastern perimeter of the park.	Rehabilitation
400 South - park strip & trees	Yes	Contributing	Fair	Americanization (1896-1958)	Spatial Organization, Vegetation	South side park strip and interspersed Littleleaf Linden ( <i>Tilia cordata</i> ) trees, park strip appears to have been encroached upon by 400 South widening.	Rehabilitation
400 West - park strip & trees	Yes	Contributing	Fair	Americanization (1896-1958)	Spatial Organization, Vegetation	West side park strip containing lawn and moderately well defined row of Littleleaf Linden ( <i>Tilia cordata</i> ) trees, replacing western-most row of American Elms ( <i>Ulmus americana</i> ) from Americanization period.	Rehabilitation
400 South - street trees Inside of sidewalk	Yes	Contributing	Good	Recent (1973-Current) (See Notes)	Spatial Organization, Vegetation	South side lawn space defined between sidewalk and interior perimeter gravel path, contains well defined row of White Ash ( <i>Fraxinus americana</i> ) trees, replacing a previous row of street trees inside of the sidewalk defining the southern perimeter of the park.	Rehabilitation
400 West - street trees Inside of sidewalk	Yes	Contributing	Good	Americanization (1896-1958)	Spatial Organization, Vegetation	West side interior park strip space defined between sidewalk and interior perimeter gravel path, contains well defined row of mature American elm ( <i>Ulmus americana</i> ) trees original to the Americanization period	Rehabilitation
Trees Interior-mature American elm ( <i>Ulmus americana</i> )	Yes	Contributing	Good	Americanization (1896-1958)	Vegetation	Good condition for age, but nearing end of life-span	Preservation Primary Rehabilitation Secondary
Trees Interior-young trees	No	Contributing	Good	Recent (1973-Current)(See Notes)	Vegetation	Assortment of trees planted outside of historical periods, but consistent with general placement and form of tree plantings from the Americanization period.	Rehabilitation
Trees Interior-Other Mature Trees	Yes	Contributing	Good	Civic (1959-1974)	Vegetation	Good condition for age, but nearing end of life-span	Preservation Primary Rehabilitation Secondary
Tennis Court - Original Surface	No	Contributing	Fair	Americanization (1896-1958)	Small Scale Features	Original tennis court, has been resurfaced outside of historical periods	Rehabilitation
Basketball Court - Original Surface	No	Contributing	Poor	Americanization (1896-1958)	Small Scale Features	Original south tennis court which has been repurposed for basketball, includes basketball standards	Rehabilitation
Historical Monuments	No	Contributing	Good	Civic (1959-1974)	Small Scale Features	Pioneer and old fort monuments	Rehabilitation
Commons	Yes	Contributing	Good	The Old Fort (1847-1851)	Land Use		Rehabilitation
The Old Fort Walls	NA	Missing	Missing	The Old Fort (1847-1851)	Structures, Spatial Organization		
The Old Fort Cabins	NA	Missing	Missing	The Old Fort (1847-1851)	Structures		



APPENDIX B - PROPOSED SITE DEVELOPMENT PLAN

Pavilion	NA	Missing	Missing	Americanization (1896-1958)	Structures	
Bowery	NA	Missing	Missing	The Old Fort (1847-1851)	Structures	
House and Outbuildings	NA	Missing	Missing	Territorial (1851-1895)	Structures	
Canals	NA	Missing	Missing	Territorial (1851-1895)	Water Features	
Perimeter Poplar Allée ( <i>Populus nigra</i> )	NA	Missing	Missing	Territorial (1851-1895)	Vegetation, Spatial Organization	
Dog Park-Water Station	No	Non-Contributing	Good	Recent (1973-Current)	Small Scale Features	Watering station for dogs with concrete slab base, steel bowl, and metal plumbing equipment standing around 2' tall
Dog Waste Stations	No	Non-Contributing	Fair	Recent (1973-Current)	Small Scale Features	
Lighting-Decorative Double Light Pole	No	Non-Contributing	Fair	Recent (1973-Current)	Small Scale Features	Decorative cast iron with two glass shades, aligns with mid-block cardinal walkways
Lighting-Decorative Single Light Pole	No	Non-Contributing	Poor	Recent (1973-Current)	Small Scale Features	Decorative cast iron with single glass shade, aligns with mid-block diagonal walkways
Lighting-SLC Style Single Light Pole	No	Non-Contributing	Good	Recent (1973-Current)	Small Scale Features	Cast iron in the style of SLC's street lights
Lighting-SLC Style Triple Light Pole	No	Non-Contributing	Good	Recent (1973-Current)	Small Scale Features	Cast iron typical SLC street lights
Lighting-Double Square Light Pole	No	Non-Contributing	Good	Recent (1973-Current)	Small Scale Features	Simple, black steel light with double rectangular light boxes.
Lighting-Single Square Light Pole	No	Non-Contributing	Good	Recent (1973-Current)	Small Scale Features	Simple, black steel light with a rectangular light box
Lighting-Triple Field Light Pole	No	Non-Contributing	Good	Recent (1973-Current)	Small Scale Features	Tall field light with triple heads, black steel
Signage-Information	No	Non-Contributing	Good	Recent (1973-Current)	Small Scale Features	Double poles with several signs displaying park hours and rules
Signage-Pioneer Park Entrance Signs	No	Non-Contributing	Fair	Recent (1973-Current)	Small Scale Features	Steel posts with blue sign signaling 'Pioneer Park' with imagery of Salt Lake City
Signage-Pioneer Park Monument Sign	No	Non-Contributing			Small Scale Features	Concrete slab with engraved 'Pioneer Park'
Drinking Fountain	No	Non-Contributing	Good	Recent (1973-Current)	Small Scale Features	
Electrical Boxes	No	Non-Contributing	N/A	Recent (1973-Current)	Small Scale Features	Approx. 3' above grade stainless
Electrical Station	No	Non-Contributing	N/A	Recent (1973-Current)	Small Scale Features	Large metal box
Fire Hydrants	No	Non-Contributing			Small Scale Features	Yellow fire hydrant with red top
Concrete Columns	No	Non-Contributing	Poor	Unknown	Small Scale Features	These appear to be from the period based on age, but their function is unknown, and placement seems unrelated to other park elements.
Security Camera	No	Non-Contributing	N/A	Recent (1973-Current)	Small Scale Features	Tall pole with camera overlooking the park
Coin Collection Meter	No	Non-Contributing	N/A	Recent (1973-Current)	Small Scale Features	Red coin donation meter
Sharps Disposal	No	Non-Contributing	N/A	Recent (1973-Current)	Small Scale Features	Red steel container with circular hole to receive sharp objects.
Electrical Station	No	Non-Contributing	N/A	Recent (1973-Current)	Small Scale Features	Large metal box



YOUR DOWNTOWN PARK  
**SITE PLAN**

- 1 "THE SOURCE" MIST FEATURE
  - 2 INFORMATIONAL SIGNAGE
  - 3 SIGNATURE SIGNAGE
  - 4 TRANSIT STATIONS
  - 5 SELF-CLEANING BATHROOM
- Trees to preserve
  - Proposed Shade Trees