NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x' in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Forest Dale Historic District

other name/site number

2. Location

street name Roughly bounded by 700 East, I-80, Commonwealth Ave., and 900 East ☐ not for publication

city or town Salt Lake City ☐ vicinity

state Utah code UT county Salt Lake code 035 zip code 84106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:)

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☒ public-State
- ☐ public-Federal

Category of Property
(check only one box)

- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
210	39	buildings
1	0	sites
		structures
		objects
211	39	Total

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

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling
RELIGION: Religious Facility
TRANSPORTATION: Rail-related

Current Function
(Enter categories from instructions)

DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling
RELIGION: Religious Facility
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY: Greek Revival, General Classical, Neoclassical
LATE VICTORIAN: Victorian Eclectic, Queen Anne, Eastlake
LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Colonial Revival, Tudor Revival, General Period Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School, Bungalow/Craftsman
MODERN MOVEMENT: Ranch/Rambler, Minimal Traditional, Modern

Materials
(Enter categories from instructions)

foundation CONCRETE, SANDSTONE
walls BRICK, STUCCO, SYNTHETICS, WOOD, CONCRETE, ASBESTOS
roof ASPHALT SHINGLE, WOOD SHAKE
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria

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

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1890-1961

Significant Dates

1890, 1901, 1912, 1961

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

VARIOUS INCLUDING: JOHN A. HEADLUND, SAMUEL T. WHITAKER, PETER MORTENSEN, TAYLOR WOOLLEY CANNON BUILDING COMPANY

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

☒See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.

Previous documentation on file (NPS):

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

Primary location of additional data:

☒ State Historic Preservation Office
☒ Other State agency: Utah Dept. of Transportation
☐ Federal agency
☐ Local government
☐ University
☐ Other Name of repository:

☒See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property 58.8 acre(s)

UTM References
(Place additional boundaries of the property on a continuation sheet.)

	Zone	Easting	Northing
A	1/2	4/2/6/4/3/7	4/5/0/8/5/4/0
B	1/2	4/2/6/9/0/7	4/5/0/8/5/4/0
C	1/2	4/2/6/9/0/7	4/5/0/7/9/7/7
D	1/2	4/2/6/4/3/7	4/5/0/7/9/7/7

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

Property Tax No. – VARIOUS

Boundary Justification
(Explain why the boundaries were selected.)

☒See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Sheri Murray Ellis, NRHP/NHPA Sr. Project Manager and Ellen W. Nelson, Asst. Historian

organization SWCA Environmental Consultants date January 30, 2009

street & number 257 E. 200 S., Ste. 200 telephone 801.322.4307

city or town Salt Lake City state UT zip code 84111

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title DISTRICT NOMINATION – MULTIPLE OWNERS

street & number N/A telephone N/A

city or town N/A state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.).*

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Narrative Description

The Forest Dale Historic District is a residential neighborhood, composed primarily of single-family homes, located southwest of the Sugar House Business District and southeast of downtown Salt Lake City, Salt Lake County, Utah. It is roughly bordered on the western and southern boundaries by substantial transportation corridors, 700 East and Interstate 80, respectively, and is near a heavily commercialized arterial roadway, 2100 South. Despite the proximity of such sizable impacts to the surrounding setting of the neighborhood, Forest Dale maintains its historic "inner-ring" suburban quality due to its tree-lined streets, uniform setbacks, and the similarity of scale in the housing stock. The largest number of homes was constructed during the first decade of the twentieth century; thus the district is notable for its collection of late Victorian-era dwellings. The most common alterations to buildings in the district are the application of stucco or aluminum or vinyl siding and the replacement of original windows. Many of the contributing homes from the period have additions, frequently built during the historic period.

The Forest Dale Historic District encompasses approximately ten blocks centered on Simpson Avenue, Wilmington Avenue, Elm Avenue, and Ashton Avenue. Most of this area was historically developed as a single subdivision, but the eclectic mixture of housing stock styles reflects the long period of time it took for the subdivision to be fully developed (ca. 1880s to the 1940s). The distribution of housing types and styles within the area echoes the broad time span over which construction occurred within the district. Nearly all of the historical buildings within the district are single-family residential structures. A handful of historical duplexes and one historical church are also present. One historical railroad corridor is also present, passing east-to-west through the northern portion of the district.

The Forest Dale Historic District contains 249 buildings, of which the majority (235, or 94 percent) were constructed during the historical period (e.g., built during or before 1958). Of the 249 total buildings, just over 84 percent (210) contribute to the historical character of the district. Victorian buildings are the architectural strength of the neighborhood, comprising the single largest category of building forms and styles in the district. One building, the George M. Cannon House at 720 East Ashton Avenue, is individually listed on the National Register of Historic Places (listed 1987-07-18; NRIS No. 83004419). Of the 39 buildings that do not contribute to the district, 26 are historical structures that have been substantively altered, and 13 are out-of-period structures. There are approximately 152 outbuildings within the district. Most are small, detached single-car garages, though small sheds and workshops are also present. Most of the outbuildings retain their physical integrity, and they contribute to the visual unity of the district in a general way.

All of the streets within the district are paved with asphalt and include concrete curbs, gutters, and sidewalks [Photographs 1 and 2]. Mid-block alleys [Photograph 3] are present within each of the north-south oriented blocks and provide access to the rear of the residential properties where the detached garages and outbuildings are most commonly located. The street layout within the district is rectilinear and is in keeping with the dominant grid-like nature of the community configuration in the Salt Lake Valley that was established upon the first settlement of the valley and in full application at the time Forest Dale was platted (ca. 1890). Lots within the blocks were originally platted at 25-30 feet wide and 155-165 feet long[1], but due to their narrowness, it appears that most buildings were constructed on multiple lots, usually two adjacent lots.

[1] Plat of Blocks 9, 10, 11, 12, and 13 of Forest Dale. Salt Lake County Recorder's Office. August 21, 1890.

By and large the district is visually cohesive, with Victorian era central block and foursquare residences and early 20th century bungalows tying together the different areas of the neighborhood and providing aesthetic continuity within the district. This visual cohesion easily distinguishes the Forest Dale Historic District from the surrounding neighborhoods. Historic infill construction of single-family homes from the 1920s to 1940s is evident throughout the district but contributes, rather than detracts from the district, because the massing of the structures is consistent with the earlier residences, and these later structures represent a key period in the subdivision's history, when most of the lots had been developed and only a few remained available for new construction. More recent (1960s+) infill projects, on the other hand, have introduced large, multi-family apartments, the scale and massing of which is not in keeping with the rest of the district. Residential landscaping is present throughout the district and is characterized by large, mature trees. Many large trees line the parking strips in sections of the neighborhood, but this tends to be relatively limited, and many streets do not display this level of cohesive landscaping. No planned or designed public landscaping is present.

Survey Methods and Eligibility Requirements

Buildings were classified as either contributing or non-contributing to the district based upon the results of a reconnaissance level survey of the Forest Dale area in 2004.[2] Each building was evaluated for its contributory status using a set of integrity criteria (i.e., a rating system) established by the Utah State Historic Preservation Office.[3] This rating system is as follows:

A – Eligible/significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for the National Register under criterion "C", architectural significance; also, buildings of known historical significance.

B – Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved as "A"-rated buildings, though overall integrity is retained; properties may have some alterations or minor additions.

C – Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity.

D – Out-of-Period: constructed outside the historical period[4].

Evaluations of individual buildings was based primarily on the known or estimated age of the structure and its architectural integrity (e.g., evaluations were based on physical characteristics of the buildings observable from public property, where access to the private property was not granted by the landowner). The tax assessment records for the properties were also consulted to identify/confirm probable construction dates.

Architectural Styles, Types, and Materials by Period

[2] Broschinsky, Korral. *Sugar House Reconnaissance Level Survey 2004, West Sugar House Neighborhoods.* Final Report, July 2004.
[3] Utah State Historic Preservation Office. *Reconnaissance Level Surveys*, Standard Operating Procedures. Salt Lake City: Utah State Historic Preservation Office, Rev. January 2007.
[4] Historical period defined as 1958 or earlier for the purpose of this nomination.

The Big Field and Agricultural Use (1847 to 1889)

Prior to the platting of the Forest Dale subdivision in 1890, the area of the future neighborhood was only sparsely settled. Brigham Young's Forest Farm occupied the entire area, and his farmhouse was located near the present-day George M. Cannon House at 720 East Ashton Avenue. The Gothic Revival farmhouse was built in 1863 and designed by architect Truman O. Angell. The farmhouse building was relocated to what is now *This is the Place Heritage Park,* a state park, in 1975. Other than the Young farmhouse, very few buildings were constructed within the Forest Dale Historic District boundaries prior to 1890.

Extant buildings from this period in the district's history are exceptionally rare. Only two buildings were identified as contributing properties for this period, and only one other building, a non-contributing cross-wing residence, is known in the area. One of the contributing buildings is located at 2222 South Lake Street [Photograph 4]. It was constructed during the late 1880s (ca. 1887[5]) and is a very early example of a foursquare residence in the Forest Dale neighborhood. The building exhibits a combination of Victorian and Classical architectural details. Aside from the application of stucco cladding to the residence, apparently during the historic period, the property has not been substantially modified.

Perhaps the most notable of the buildings from this time period is the George M. Cannon House at 720 East Ashton Avenue [Photograph 5]. This large, brick, Victorian Eclectic style central-block-with-projecting-bays residence was atypical of other contemporary homes in the general area, being far larger and more ornate than the average residential property of the time. Construction began in the late 1880s and was completed in 1890. The residence was designed by noted architect John A. Headlund and was one of his earliest works in Utah.[6]

Very few examples of buildings from this earliest of time periods are present within the district; very few buildings were constructed in the area during this time and most were demolished to make room for later reconstruction projects. Others have been so heavily modified over time that they are no longer recognizable as representatives of this period.

Speculation and Platting the Subdivision (1890 to 1900)

The development of the streetcar system in the Salt Lake Valley and the platting of the Big Field in the late 1800s spurred speculation by land developers (See Narrative Statement of Significance, Section 8). Developers purchased large tracts of land, platted subdivisions, and began promoting the establishment of the first real suburbs in Salt Lake City. With its platting in August 1890, Forest Dale was one of the earliest and largest formal subdivisions in the city. Actual development of the subdivision was slow at first, but as the street car system expanded and reliable service was established in the area, more residents eschewed urban living for the still semi-rural atmosphere of the new suburbs and Forest Dale saw a rapid increase in new housing construction.

[5] Tax assessment card for Parcel 1620109004, Salt Lake County Assessor's Office.
[6] Temme, Deborah R. and Roger V. Roper. National Register of Historic Places Inventory Nomination Form for the George M. Cannon House, 720 East Ashton Avenue, Salt Lake City, Utah. Utah State Historical Society. 1983.

Twenty-eight (28) contributing properties are associated with this time period in the history of the district. This represents 13 percent of all contributing properties in the district. The majority of these properties are similarly designed central-block-with-projecting-bays residences exhibiting the Victorian aesthetic in architectural style with eclectic combinations of different Victorian elements: rounded bays, arched lintels, bargeboard details, etc. Good examples of such properties are the residence at 2265 South 700 East [Photograph 6] and the Mortensen/Stewart House at 2228 South Lake Street [Photograph 7]. Regular brick was the predominant construction material for these houses, and sandstone or concrete foundations were common.

Cross-wing, side-passage/side-entry, foursquare, shotgun, and rectangular block residences were also constructed within Forest Dale during this period, reflecting flexibility in the building "codes" and use of a variety of different designers and contractor/builders. Good examples of structures of these less common forms include the Neoclassical style foursquare residence at 770 East Ashton Avenue [Photograph 8], the Victorian Eclectic cross-wing residence at 2248 South Lake Street [Photograph 9], and the vernacular Victorian rectangular block residence at 825 East Wilmington Avenue [Photograph 10].

Also important within the Forest Dale neighborhood during this period was the large, two-story, cross-wing building at 819 East Simpson Avenue [Photograph 11] that served as both a residence and a neighborhood market, the only such market known to be present within the historic district. The building, which is clad today in its original wood drop/novelty siding, exhibits vernacular Victorian style.

Most of the development during this period was concentrated on the three westernmost north-south corridors within the district: 700 East, Lake Street, and 800 East. Collections of residences from the period dominate the built environment of these roadways and clearly illustrate the pattern of development in the neighborhood, beginning along 700 East, along which the streetcar lines ran, and extending to the east. Individuals or pairs of buildings from this period are scattered among other roadways within the district but are surrounded by structures from later periods.

Fired brick is the most common material on the extant contributing buildings from this period in the district. This is typical of residential construction in the Salt Lake Valley during this period.

Forest Dale Town (1901 to 1912)

As the population of the Forest Dale Subdivision grew, George M. Cannon, its founder, dreamed of establishing the area as an independent town. At his suggestion, a petition was circulated among the residents of the area between 500 East and 1100 East/Highland Drive and between 2100 South and 2700 South for the purpose of supporting the incorporation of the area within this boundaries as the Town of Forest Dale.[7] With 137 signatories, the petition was effective in achieving the incorporation of Forest Dale as an independent municipality in early January 1902.[8] The incorporation, coupled with the expansion of the streetcar system, spurred residential development within the new town. By far, more buildings, contributing and non-contributing, were constructed in Forest Dale during the 11 years the town formally existed than in any other period in the district's history.

[7] Golden Jubilee Committee. Golden Jubilee, 1896 – 1946: Fifty Years of Progress of the Forest Dale Ward. August 23, 1946.
[8] Ibid.

A total of 67 contributing properties representing the Forest Dale town period are present within the district. This represents approximately 32 percent of contributing properties in the district. All but one of these properties are residential structures. The remaining property is the Forest Dale LDS Ward church and meetinghouse building. Central block residences with projecting bays continued to be the most popular housing form during this period. Of the 67 contributing properties, nearly 39 percent are Victorian examples of the central block form. Good representatives of these include the residences at 827 East Wilmington [Photograph 12] and 2334 South 900 East [Photograph 13].

Other Victorian-style residences were constructed in Forest Dale during this period as well, though in comparatively low numbers. Truly early architectural forms, such as the 1902 rectangular block residence (James R. Hay House) at 2245 South Lake Street [Photograph 14], the 1907 central passage residence (Joseph Hansen House) at 776 East Simpson Avenue [Photograph 15], and the 1907 shotgun residence (with a large rear addition) at 2287 South Windsor Street [Photograph 16], became less common while forms such as the foursquare, which persisted in popularity in Utah until the 1910s, became more common. Good examples of foursquare residences from this period include the 1904 Ann M. Cannon House at 2329 South Lake Street [Photograph 17] and the later 1912 Buehner House at 2292 South Lake Street [Photograph 18].

Toward the middle and latter part of the period, the new, home-grown American architectural form, the bungalow, rose in popularity in Utah, particularly within streetcar subdivisions such as Forest Dale and the surrounding area. The simple design of these buildings lent itself well to the work of the generic contractor/builders, who constructed many of the early "tract" homes within Forest Dale and surrounding subdivisions, such as those in nearby Liberty Wells and Sugar House. Of the 67 contributing properties in the district from this period, nearly 27 percent are bungalows. Myriad styles were applied to the bungalow form, though most commonly they were unadorned and simply exhibited the basic bungalow characteristics of a low-slung roof, heavy porch, and deep eaves as represented by the residences at 2167 South 800 East [Photograph 19] (built ca. 1912) and 2298 South 800 East [Photograph 20] (built ca. 1910). Others received greater stylistic treatment with details from the Arts and Crafts style, as seen in the 1907 residence at 2337 South Windsor Street [Photograph 21]. The Prairie School style, which became popular late in the period, was also applied in the Forest Dale area. Architect Taylor Woolley, a draftsman for Frank Lloyd Wright on the famed Wasmuth portfolio, incorporated the Prairie School style in his design for the 1911 Samuel Andrew Jackson House at 2276 South Windsor Street [Photograph 22]. Woolley was an active and vocal proponent of the Prairie School style and promoted its use is Utah through his design of several structures, both residential and public, in the state.

The most notable and socially important building constructed in the district during this period was the Forest Dale LDS Ward and meetinghouse at 739 East Ashton Avenue [Photograph 23]. The building was originally designed by architect Peter Mortensen, a member of the local LDS ward.[9] Mortensen worked as a contractor/builder and sometimes architect for the Pacific Lumber Company, which was heavily involved in the construction of homes within Forest Dale. Mortensen designed the Forest Dale Ward chapel as an ornate, three-spired Victorian Gothic edifice, but was purportedly persuaded by fellow construction foreman Theodore Tobiason to alter the design to have a single, centrally located steeple on the principal façade.[10] Construction was just completed on the stone basement foundation in late 1901 when Mortensen was arrested and

[9] Ibid.
[10] Ibid.

executed for the murder of another Forest Dale resident. Work ceased on the building until architect Samuel T. Whitaker was retained to finish the construction. Whitaker redesigned the superstructure of the building to replace the spire with a large dome and the Victorian Gothic details with elements of a more Neoclassical feel, including large Corinthian columns on the chapel's south-facing portico.[11] The building was completed in 1903. In 1913, a large ell containing classrooms and offices was added to the north elevation of the building.

Regular brick was the most common building material during this period, though rock-faced concrete block [see Photograph 17 of the residence at 2292 South Lake Street] began to appear with increasing frequency. Drop/novelty siding and other wooden cladding largely disappeared among buildings of the time.

The Forest Dale Historic District includes one contributing historic archaeological site, the remains of a portion of the Denver & Rio Grande Western (D&RGW) Park City Branch railroad line. The standard gauge line passes east-west through the district just north of Simpson Avenue. The portion of the line in Forest Dale was completed in 1909 by the D&RGW as a means of connecting their newly acquired line of the Salt Lake and Western Railroad, which extended from the prison yard in Sugar House up Parley's Canyon to Park City, to their north-south mainline at the Roper Yard, just west of present-day Interstate 15.[12] Although the sections of rail and track crossing the streets within Forest Dale have been removed (or paved over in some cases), sections of intact rails and ties are present in the interiors of the blocks across the Forest Dale district.

Streetcars and Suburban Development (1913 to 1929)

Forest Dale, as a municipality, failed in 1912 due in large measure to financial constraints, and the town was disincorporated in 1913. The failure of the town appears to have had at least some effect on new home construction in Forest Dale as the number of new houses built during this period declined, whereas new housing construction increased during the same period in adjacent neighborhoods, where several new subdivisions (e.g., Homesite Addition, Sixth East, Stratford, Free, Wilmington, Adamson, and Bradford) were platted or existing subdivisions, such as Liberty Wells, experienced the largest number of new home starts in their history.[13] However, the fact that much of the area within the Forest Dale historic district had been built out by this time also played a factor in limiting new housing construction during this period. An exception to this was development of the housing tracts along Elm Avenue and east Simpson Avenue, where outside developers built numerous Bungalow and Period Cottage residences that, while not officially part of the Forest Dale subdivision, are tied to the ebb and flow of Forest Dale throughout their post-construction history.

The construction slow-down was offset somewhat by the further expansion of the interurban streetcar system, which reached its peak around 1918 and included multiple companies running parallel lines through Forest Dale along 700 East and 900 East. This ready interurban rail service, which was slowly replaced by busses and personal automobiles beginning in the late 1920s, continued to attract people to the suburbs of the Salt Lake Valley.

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[11] Goodman, Jack. S.L.'s Handsome Forest Dale Ward Chapel. *The Salt Lake Tribune*. September 11, 1988.
[12] Carr, Stephen L. and Robert W. Edwards. *Utah Ghost* Rails. Salt Lake City, UT: Western Epics, 1988.
[13] Ellis, Sheri Murray. *A Reconnaissance Level Survey of the Liberty Wells Neighborhood, Salt Lake City, Salt Lake County, Utah.* Salt Lake City, UT: SWCA Environmental Consultants, 2007.

Ninety-four (94) contributing properties associated with this time period are located within the Forest Dale Historic District. This represents approximately 45 percent of all contributing properties in the area. All 94 are residential properties, though, as noted previously, an addition was constructed on the Forest Dale LDS Ward house during this period. All but two of the properties are single-family homes; two are double houses (duplexes). Of the 92 single-family properties, 74 (80 percent) are bungalows. The vast majority of these are located along Elm Avenue and east Simpson Avenue, in the housing tracts developed on the border of the Forest Dale subdivision [Photographs 24 and 25]. The remaining properties are divided roughly equally among period cottages, late period foursquares, late period central blocks with projecting bays, and residences of undefined architectural form.

Bungalows were ubiquitous in the streetcar suburbs of Salt Lake City, with the period from approximately 1915 to 1925 representing the height of their popularity in such locations. In general, the Forest Dale bungalows from this period conformed to the generic, mass production version of the form, which exhibited very little in the way of exterior adornment and maintained only the basic characteristics of the prototypical bungalow. A good example of such a bungalow is the 1915 residence at 809 E Wilmington Avenue [Photograph 26], which also incorporates elements of the Prairie School style. However, builders did incorporate a number of different stylistic variations into the residences in Forest Dale. The 1922 residence at 2319 South Lake Street is an excellent example of a vernacular Prairie School style bungalow [Photograph 27] while the 1917 residence at 850 East Wilmington Avenue incorporates classical design elements of the Craftsman style [Photograph 28]. During the middle to latter part of the period, and extending into the subsequent period, many bungalows were built incorporating Colonial Revival elements and clipped gables. The 1925 residence at 752 East Ashton Avenue [Photograph 29] is a very good example of such architecture from this period.

As noted, a handful of very late period central blocks with projecting bays were constructed within the district during this period. The ca. 1929 residence at 827 East Wilmington Avenue [Photograph 30] is just such an example.

Toward the latter part of this period a small number of period cottages were constructed within Forest Dale. Such cottages were another very popular architectural form constructed by developers within the streetcar suburbs. Nearly all of the cottages were constructed of brick, mostly striated brick, and many exhibited designs that were conducive to "mass production" within subdivisions. These designs frequently incorporated only the very basic period revival elements such as multiple steeply pitched gables. Others, such as those in Forest Dale, incorporated elements of English Tudor or English Cottage design. Examples of such buildings include the 1924 residence at 2331 South 700 East [Photograph 31].

In addition to the many single-family dwellings that are associated with this period in Forest Dale's history and are considered contributing to the district, two contributing double houses (duplexes) are also present. These double houses are somewhat unique within the streetcar suburbs, as they represent higher density housing that was typically found in more urban settings. However, several streetcar suburbs around downtown Salt Lake City are known to have included a surprising number of such multi-family residences. The two contributing examples of double houses within the Forest Dale Historic District include the 1913 building at 779-781 East Simpson Avenue [Photograph 32], which was constructed in a combination of Victorian and bungalow style, and the 1927 building at 861-863 East Wilmington Avenue [Photograph 33], which incorporates elements of Period Revival architecture, including clipped gables.

Brick was by far the most common building material used in structures from this period. Regular, fired brick continued in high frequencies, but striated brick clearly began to rise in popularity as a preferred material given its relatively extensive use on houses within the district as well as in other contemporary residential developments.

Construction during this period within the district focused largely on the eastern portion of the district, particularly along 900 East, the southern side of Wilmington Avenue between 800 East and 900 East, Simpson Avenue between 800 East and 1000 East, Elm Avenue, and the portion of 800 East north of Simpson Avenue. However, buildings were also constructed as infill projects along streets throughout the district that are dominated by the Victorian architecture of the earlier periods.

Urban Growth and Infill (1930 to 1960)

With the onset of the Great Depression in late 1929, housing construction decreased dramatically. Throughout the Salt Lake Valley, new housing starts dwindled to record low numbers as financing became increasingly difficult to obtain. Within the Forest Dale Historic District, 19 properties from this period are considered contributing elements. This represents approximately 9 percent of all contributing properties in the district, the lowest percentage of properties since the platting of the subdivision in 1890.

All of the contributing buildings from this period are residential structures. Unlike the previous periods in the area's history, the relative number of multi-family housing units to single-family houses increased dramatically. Of the 19 contributing properties from this period, 5 (26 percent) are multi-family units. For the most part, houses constructed during this period represent infill projects, either on the few remaining undeveloped lots within the district or on properties where older homes were torn down. The latter scenario—demolishing historical buildings for redevelopment purposes—is particularly true in the case of a number of apartment complexes that were built during the 1950s. Examples of these include the 1953 Ranch style boxcar apartment[14] at 2253 South 700 East [Photograph 34] and the 1954 Modern style apartment at 2316-2322 South 900 East [Photograph 35]. Multi-family housing also took the form of double houses, two contributing examples of which are present within the district: a 1939 double house at 2349 South 700 East and a ca.1945 Minimal Traditional style double house at 2245 South 700 East [Photograph 36].

Fourteen (14) contributing single-family homes are present within the district and affiliated with this time period. Of these, near half (6) are mid to late 1950s variations of Ranch houses, such as those at 2261 South Lake Street (built ca. 1953) [Photograph 37] and 874 East Simpson Avenue (built ca. 1956) [Photograph 38]. Earlier versions of the Ranch house form, as transitional designs from Period Cottage and World War II Era Cottage forms, are also present, as represented by the ca. 1948 residence at 2318 South Windsor Avenue [Photograph 39].

Brick continued as the most popular construction material, with oversized brick gaining popularity in the 1950s. Aluminum siding began to appear with higher frequency later in the period, and traditional wood siding was all

[14] A boxcar apartment is one in which the long axis of the building is oriented perpendicular to the street and the main entrance is in the narrow elevation facing the frontage. A centrally located corridor extends the length of the interior of the building, providing access to apartments located on each side of the corridor.

but abandoned. Other cladding materials such as asbestos shingles and brick-patterned asphalt shingles also were used in limited quantities.

Interstate 80 and Neighborhood Decline (1961 to 2008)

In addition to the effect on the neighborhood from the widening of a major arterial, 700 East, in 1957, the construction of Interstate 80 in 1961 and 1962 had a significant impact on the Forest Dale neighborhood. A number of homes were removed to accomplish the construction, but of equal significance was the splitting off of the western and southern edges of the neighborhood that comprised the original subdivision. Although a passer-by with a keen eye can discern homes associated with the historic Forest Dale neighborhood in the remnants of the subdivision, the western and southern portions of the original subdivision, now separated from the district by Interstate 80 and 700 East, no longer convey the architectural or historic significance for which the Forest Dale Historic District is eligible. Despite the major transportation corridors that define the western and southern boundaries of the district, and the recent architectural intrusions, almost all of the area encompassed by the original subdivision is intact and retains historic character. The years from 1961 to the present are not considered significant to the history of the district, as evidenced by the fact that only 13 buildings from this period are present within the district's boundaries, and none of these buildings are considered contributing to the overall integrity of the district.

All of the new construction within Forest Dale during this period consists of teardown-and-rebuild projects geared at increasing affordable multi-family housing; no single-family homes from this period are known to be present in the district. Not only is the massing of these properties out of proportion with the predominantly single-family housing of the rest of the neighborhood, but the focus on accommodating the modern automobile culture results in property configurations that are inconsistent with those of the majority of residential properties; that is, automobile parking is situated in front of or directly adjacent to the buildings whereas the majority of historic properties have garages at the rear of the parcels, accessed by mid-block alley ways. The ca. 1970 apartment complex at 2260 South 800 East [Photograph 40], which exhibits elements of Modern style with a predominantly horizontal profile accentuated with vertical design elements and use of simple, clean design lines, is an example of such a property. Because of the narrow but deep nature of the platted lots in the Forest Dale subdivision, construction of these large apartment complexes required that they be oriented with their long axis perpendicular to the frontage road, creating a situation in which the primary public façade is the side of the building, devoid of doorways, porches, and windows that typify the single-family homes in the rest of the neighborhood. These are boxcar apartments, where the entrances to and fenestration of individual apartments are in the wall plane perpendicular to the street, leaving only a featureless elevation facing the street. The ca. 1972 apartment building at 2281 South Windsor Street [Photograph 41] is a typical example of boxcar apartments in the neighborhood.

Architects and Builders

No specific architect or builder could be identified for most of the contributing resources within the Forest Dale Historic District. By and large, houses within the streetcar suburbs were constructed by a variety of different small-scale contractors using readily available commercial designs or simply constructing buildings based on past experience and accepted practice. The **Cannon Building Company**, affiliated with the founder of Forest Dale, George M. Cannon, was apparently responsible for the construction of many of the earlier (pre-1913) buildings in the area. Given the identical nature of many homes from this time period, it would appear that the

buildings were constructed according to a standardized set of design plans, perhaps developed by draftsmen within the company. Actual construction was likely accomplished through a pool of laborers and contractors either permanently or temporarily hired by the company.

In a few cases of buildings within Forest Dale, specific architects were identified. Not surprisingly, these architects are associated with the more elaborate and/or unique buildings or with the homes of prominent individuals, for it was rare for the average working class person to hire an architect to design his or her home, especially during the rapid, mass construction seen in the streetcar suburbs of the Salt Lake Valley.

Architect **John A. Headlund**, an immigrant from Sweden, designed may local private and public residences in the Salt Lake Valley, including the Immanuel Baptist Church building (401 East 200 South). Headlund, who once lived in a Dutch Colonial Revival home he designed just to the northwest of Forest Dale at 1538 South 400 East and was constructed ca. 1904, was educated in Sweden and the U.S. (Chicago). He ventured west to Kansas City and then to Colorado Springs in the late 1800s, ultimately settling in Salt Lake City around 1889.[15] The George M. Cannon House at 720 East Ashton Avenue was among the first, if not the very first, house designed by Headlund upon his arrival in Salt Lake City.[16] During his time in Salt Lake City, Headlund designed more than 500 buildings in Utah, Idaho, Nebraska, and Wyoming.[17] So exceptional was Headlund's work, that three of his buildings in the Salt Lake Valley are individually listed on the National Register for the architectural merit. These buildings include the 1911 Immanuel Baptist Church at 401 East 200 South (NRIS No. 78002668), the 1906 Woodruff-Riter-Stewart House at 225 North State Street (NRIS No. 79002507), and the 1890 George M. Cannon House (NRIS No. 83004419).

Architect **Taylor Woolley** designed the Prairie School style Samuel Andrew Jackson House at 2276 South Windsor Street, built in 1911. Woolley was trained by Frank Lloyd Wright and accompanied Wright to Europe as his draftsman for the Wasmuth portfolio. Elements of Wright's characteristic style can be seen in Woolley's designs throughout the Salt Lake Valley. He is known to have employed the Prairie School design on many other houses in the Salt Lake Valley and was a major proponent of the style in Utah.[18] Woolley designed buildings for a variety of functions, including residential, public, and religious structures.

Two architects are known to have worked on the design of the Forest Dale LDS Ward chapel. The first was Peter Mortensen, who developed the initial design for the chapel and who saw to the construction of the sandstone basement foundation. The second was Samuel T. Whitaker, who design for the superstructure of the chapel was ultimately manifested in the final construction.

Peter Mortensen was a contractor, builder, and architect employed by the Pacific Lumber Company, operated by James R. Hay and Ernest Romney. Mortensen was a Utah native, born in Richfield, Sevier County, who does not appear to have received any formal architectural training but followed his father into the carpentry business.[19] Mortensen conceived of the chapel as a Victorian Gothic structure with three spires along the

[15] Sargent, Arthur T. *Utah – The Inland Empire*. Salt Lake City, UT: Deseret Books, 1902.
[16] Temme and Roper, 1983.
[17] Ibid.
[18] Lufkin, Beatrice. National Register of Historic Places Registration Form for Yalecrest Historic District, 2007.
[19] Foster, Craig L. The Sensational Murder of James R. Hay and Trial of Peter Mortensen. *Utah Historical Quarterly*, Vol. 65, No. 1, Winter 1997.

primary façade. He was a member of the Forest Dale ward and was commissioned by the ward leaders to prepare the design. Mortensen had only limited success as an architect, designing only a handful of buildings in the Salt Lake City area; he was more well known as a contractor/builder for the lumber company and apparently had a tendency to over-extend himself financially in the pursuit of construction. Mortensen oversaw the construction of the sandstone basement for the ward chapel, but an apparent dispute with his boss, James Hay, over a $3,900 debt Mortensen owed to the lumber company, led to the Mortensen allegedly murdering Hay in December 1901.[20] Based on a preponderance of circumstantial evidence, Mortensen was convicted of the murder and executed by firing squad on November 20, 1903,[21] before any work had been completed on the superstructure of the chapel.

Architect **Samuel T. Whitaker** had the unenviable task of taking over the Forest Dale LDS Ward chapel construction project while the murder trial of building's first architect, Peter Mortensen, was underway. Whitaker, a native of Salt Lake City who was residing in Ogden at the time of the commission to complete the chapel, studied architecture in both Salt Lake City and Europe. For a time, he worked for the well-known architectural firm of Paulsen, Lavalle & Whitaker, which had offices in Montana, Utah, and Massachusetts.[22] Whitaker also worked as the inspector of public buildings in Ogden. Many of his most prominent works, including the Grand Opera House of Ogden, the State Academy school building in Huntsville, and a school building in Harrisville, were constructed north of Salt Lake City, in Weber County.[23] After taking over the Forest Dale LDS Ward chapel project, Whitaker worked quickly to effect a new design, whether out of discomfort at potentially having to implement another architect's designs or at the request of church leaders who did not want the design of the seemingly murderous Mortensen completed in their ward. Whitaker's new design eliminated Mortensen's three-spire concept and Victorian Gothic style and replaced it with a large dome and elements of the Neoclassical style; it is a unique building among LDS architecture in Utah. The cornerstone was laid on July 13, 1902, and the finished chapel was first used on December 6, 1903[24], a few scant weeks after Mortensen was put to death.

Summary

The Forest Dale Historic District comprises one of the best and most comprehensive collections of late-Victorian and early 20th century residential architecture in Salt Lake City. The array of architectural types and styles present in the district reflects both the protracted period over which the buildings in the district were constructed and the periods of boom and bust in new housing starts. The continuous development of the subdivision throughout the historic period lends a visual cohesiveness to the neighborhood, as the transition from earlier to later architectural designs is visible in the district's housing stock, the majority of which are considered contributing to the district. Both historic and modern infill projects are present in the district. The historic examples represent the final phase of full build-out of the Forest Dale subdivision and contribute to the district's overall character. The modern infill projects, on the other hand, are not in keeping with the scale and stylistic continuity of the rest of the district. These structures are relatively rare and do not substantially detract from the integrity of the district. The overall architectural integrity of the district is reinforced by the uniformity of the primary land use as single-family residential and the uniform setback, siting, and orientation to the street of

[20] Ibid.
[21] Goodman, Jack. S.L.'s Handsome Forest Dale Ward Chapel. *The Salt Lake Tribune,* Sunday, September 11, 1988.
[22] Author unknown. Utah, Her Cities, Towns, and Resources. Chicago: Manly and Litteral, 1892.
[23] Ibid.
[24] Golden Jubilee Committee, 1946.

individual houses. Finally, a variety of architects and builders are represented by the structures of the district and range from local draftsmen working for the Cannon Building Company to nationally known and internationally trained architects such as Taylor Woolley, John Headlund, and Samuel Whitaker, men whose influence and training is visible in the design of other prominent homes in the Salt Lake Valley.

Statistical Summary of the Forest Dale Historic District Architecture

Evaluation/Status

	Contributing	Non-Contributing
Primary Resources (Total = 249)	84% (210)	16% (39; 26 altered and 13 out-of-period)
Outbuildings (not included in total resource count) (Total = 152)	59% (90)	41% (62)

Construction Dates (contributing primary resources only; by Periods of significance)

1847-1889	1890-1900	1901-1912
1% (2)	13% (28)	32% (67)

1913-1929	1930-1960
45% (94)	9% (19)

Original Use (contributing primary resources only)

Single-Family Dwelling	Multi-Family Dwelling	Public/Religious
94% (197)	5% (10)	<1% (1)

Railroad Related	Mixed Commercial/Residential
<1% (1)	<1% (1)

Architectural Style[25] (contributing primary resources only)

Classical	Victorian	Early 20th Century/Bungalow	Period Revival
2%	31%	46%	23%

WWII & Post-War	Modern	Late 20th Century	Other
7%	<1%	<1%	<1%

Construction Materials[26] (contributing primary resources only)

Brick	Wood	Stucco/Other Veneers	Stone	Concrete
88%	9%	17%	1%	5%

Height (contributing primary resources only)

1-story	1.5-story	2-story
69%	29%	2%

[25] Totals exceed 100% as individual buildings may exhibit more than one architectural style.
[26] Totals exceed 100% as individual buildings may combine more than one type of construction material.

Narrative Statement of Significance

Forest Dale Historic District is locally significant under Criteria A and C for three primary reasons: 1) its key association with streetcar development in Salt Lake City; 2) its unique incorporation of a subdivision as an independent town; and 3) its architectural merit. Under Criterion A, the district is significant for its association with suburban (streetcar) development in Salt Lake City. The original Forest Dale subdivision, most of which is encompassed by the district, was one of the first and largest platted subdivisions within the Big Field plat of Salt Lake City. Unlike most other nearby subdivisions, which were platted around the same time by out-of-state developers and non-Mormon businessmen, the Forest Dale Historic District is a rare example of suburban development by active and high-ranking individuals of the LDS church, who effectively acted in the face of the church leaderships' disapproval of Mormons being involved in activities such as land speculation. Early residents of the subdivision were hand selected (through invitations to purchase property) by George M. Cannon and his partners, and they were frequently members in high-standing within the church and the broader LDS community. This is in sharp contrast to other contemporary and subsequent subdivisions in the area, which were settled on the premise of simple financial transactions and involved no particular effort to influence or control the social or religious complexion of the neighborhood. The incorporation of the subdivision as a town is also unique among other subdivisions of the period, which remained as simple neighborhoods within the corporate boundary of Salt Lake City.

The Forest Dale subdivision itself is significant in the overall history of streetcar subdivisions in Salt Lake City and reflects the relationship between the availability of mass transit and the success of the development. The incorporation of the interurban street car system as a necessary and integral component of the subdivision paved the way for future development of streetcar suburbs in the surrounding area (e.g., the many subdivisions of the West Sugar House area: Sixth East, Wilmington, Country Club Place, Adamson, Fairmont Springs Addition, etc.), thereby establishing a distinctive pattern of community expansion for the southeastern portion of Salt Lake City. Forest Dale and the incorporation of transit into its planning was influential in the development of contemporary, subsequent, and nearby subdivisions.

The Forest Dale Historic District also contains an impressive collection of late-Victorian era residences that render the district significant under Criterion C. Further, the building stock represents the work of numerous architects and designers, including both locally trained draftsmen and nationally practiced architects, such as Taylor Woolley. The residences of the neighborhood, the vast majority of which are considered contributing resources within the district, are among the most well-preserved collection of turn-of-the-century residential architecture in the Salt Lake Valley, lending visual cohesiveness to the district and distinguishing it from the surrounding neighborhoods. The patterning of architectural types and styles on the landscape within the district clearly demonstrates how the Forest Dale area was developed over time. One residence within the district, the George M. Cannon house at 720 East Ashton Avenue, is individually listed on the National Register of Historic Places for its architecture.

The overall period of significance for the Forest Dale Historic District extends from 1890 to 1959. This time frame, and its relevance to the district, is best understood when divided into four contextual eras based upon significant events and trends within the area's history. These four eras are bracketed by two other eras that, while not directly tied to the significance of the district, establish the broader context for those periods that are. Thus, for the purpose of statement of significance, the following eras are discussed: The Big Field and Agricultural Use (1847 to 1889); Speculation and Platting the Subdivision (1890 to 1900); Forest Dale Town

(1901 to 1912); Streetcars and Suburban Development (1913 to 1929); Urban Growth and Infill (1930 to 1960); and Interstate 80 and Neighborhood Decline (1961 to 2008).

The four primary contextual eras—Speculation and Platting the Subdivision, Forest Dale Town, Streetcars and Suburban Development, and Urban Growth and Infill—are marked by key milestones in the history of the district. The Speculation and Platting the Subdivision era begins with the platting of the Forest Dale Subdivision by George M. Cannon in August 1890, Cannon having purchased the property in 1889 from the estate of the late LDS church president Brigham Young. This era also encompasses the arrival of the first transit (streetcar) service in the Forest Dale area in 1891. The Forest Dale Town era is highlighted by the incorporation of the platted subdivision as Forest Dale Town on January 6, 1902 and ends with the disincorporation of the town due to financial constraints. Although the Forest Dale Town did not survive, the neighborhood did, and it thrived during the Streetcars and Suburban Development era as the transit system reached the peak of its development and served as a major factor in the sale and purchase of residential real estate in Forest Dale and surrounding neighborhoods. The final primary contextual era, the Urban Growth and Infill period, marks the final phase of historical development in Forest Dale, when most of the platted lots had been developed and only occasional individual parcels or small sections of contiguous parcels were available for construction of the distinctive housing stock of the period.

History of Forest Dale

The Big Field and Agricultural Use (1847 to 1889)

Members of the Church of Jesus Christ of Latter-day Saints (LDS; or "Mormons") settled the Salt Lake Valley in July 1847, when the first contingent of settlers arrived under the guidance of church president Brigham Young. Within a few days of the pioneers' arrival in the valley, the basic layout of Salt Lake City was in place. The city was laid out in plats; the platting of the city took three years, and one plat was laid out in each of the first three years the settlers were in the valley.[27] The first three plats were designed in a grid of 10-acre blocks, each block containing eight lots, with dirt roads 132 feet wide and 20-foot wide sidewalks.[28,29] The layout of the city was based upon the "Plat of the City of Zion", a city plan with a configuration of lots and blocks and intended land uses put forth by Joseph Smith, founder of the LDS Church. The configuration of the City of Zion plat encouraged family-level subsistence, efficient land use, and social cohesion by avoiding individual, isolated residences outside of the city's core area.

The original three plats for the city included the present downtown area and extending as far south as 900 South. The area to the south of this was platted in much larger lots of between 5 and 80 acres was commonly referred to as the Big Field. The Big Field, which encompasses the Forest Dale Historic District, was designated as an area within which primarily agricultural activities would take place in support of the residents living in the developing heart of the Salt Lake City. The smallest lots in the area, those of 5 acres, were to be

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[27] Sillitoe, 1996.
[28] Alexander, Thomas G. *Utah, The Right Place, The Official Centennial History.* Salt Lake City, UT: Gibbs-Smith Publishers, 1996.
[29] Sillitoe,1996.

located in the northern portion of the area closest to the platted portion of the city (between 900 South and 2100 South) and were to be used by "mechanics and artisans".[30] The larger lots, which were platted in 10-, 20, 40-, and 80-acre parcels, were to be allocated to farmers, most of whom lived within the platted city but farmed outside the city limits.[31] The future Forest Dale neighborhood was part of the Ten-Acre Survey, which included the 10-acre parcels and encompassed the area between 2100 South and 4500 South.[32]

A large portion of the Ten-Acre Survey between 2100 South and 2700 South and State Street and 1300 East was allocated to then-president of the LDS Church, Brigham Young. This area included the future Forest Dale district. Young established an experimental farm on the portion of this land west of 900 East[33], known as the Forest Farm, where he grew many different crops and tested different strains of fruits and vegetables to determine which were most suitable to the local climate.[34] Among his experiments were large groves of trees, which ultimately resulted in the property becoming known as the Forest Farm. Of great concern agriculturally during this period was the appropriation of a valuable and limited resource, water. The LDS church is the first known entity to regulate water in the Salt Lake Valley for agricultural purposes. Farmers in the valley were granted land and water rights by the Church, which, in the absence of federal homestead laws, had laid claim to all land within the Utah Territory. The first water to irrigate the Forest Farm was diverted from Parley's Creek, then known as Canyon Creek, and, with its completion in 1882, by the Jordan and Salt Lake City Canal.[35]

In 1863, Young had a Victorian Gothic style farmhouse constructed on the Forest Farm for several of his multiple wives. The residence, which Young reportedly did not reside in but visited regularly, was located just east of the present-day site of the George M. Cannon House (720 East Ashton Avenue) within the Forest Dale district.[36] With the death of Brigham Young in 1877, the Forest Farm and the Young farmhouse were largely abandoned until 1889, when George M. Cannon, a local entrepreneur, real estate developer, and prominent member of the LDS Church, purchased the farmstead from the Young estate.[37] Cannon commissioned noted architect John A. Headlund to design a house for him on the farm property, and construction commenced on the elaborate Victorian Eclectic structure in late 1889. The residence, located at what is now 720 East Ashton Avenue, was completed in 1890, just west of the original Young farmhouse. This house stands today as one of the finest examples of late-Victorian residential architecture in the Salt Lake Valley, as does the foursquare residence at 2225 South Lake Street, which combines both Victorian and Classical elements in the very early and remaining example of foursquare structures in Salt Lake City.

By 1880, the core of the Salt Lake City business district extended south along Main Street and one block on either side to about 200 South. By 1890 it stretched to 300 South, and by the early 20th century to 400 South.[38] Yet, while downtown Salt Lake City was booming and building construction was occurring at a rapid pace, the

[30] McCormick, John S. The Gathering Place, An Illustrated History of Salt Lake City. Salt Lake City: Signature Books, 2000.
[31] Ibid.
[32] Calkins, 2007.
[33] Golden Jubilee Committee, 1946.
[34] Ibid.
[35] Calkins, 2007.
[36] Gates, Susa Young. The Pioneer Forest Farm. In *The Juvenile Instructor*, Volume 54, No. 8, August 1919.
[37] Calkins, 2007.
[38] McCormick, 2000.

Forest Dale area remained primarily agricultural in nature; expansion of the developed portion of Salt Lake City was occurring to the east and west but far less so to the south (e.g., north of 900 South), at least until the end of the period.

The California gold rush of the late 1800s and the arrival of the Transcontinental Railroad in 1869 led to the transformation of Salt Lake City from an isolated, agrarian religious utopia to a crossroads for travelers heading west and a major center for the movement of goods and people throughout the region. The development of the western rail system spread from the major north-south and east-west freight lines of the large railroad companies to smaller, interurban railways focused on transporting passengers and small amounts of cargo within and between Utah's rapidly growing Wasatch Front communities. In 1872, the first interurban (street/trolley car) company, the Salt Lake City Railroad (SLCRR) was organized by two of Brigham Young's sons and several other businessmen from the area.[39] Standard gauge rail was laid over a few miles of the earthen streets in Salt Lake City, and mule- and horse-drawn cars transported passengers through the downtown area. Within a few years, several other short branches of the streetcar system had been constructed in the city. In 1889, SLCRR crews began erecting an overhead electrical catenary for what was to become the first electric trolley system in Salt Lake City.[40,41] The trolley was an immediate success. The cars provided not only a faster means of getting about town, but also provided some relief from the dusty, often garbage clogged city streets that became veritable mud bogs during the spring and winter months. Soon, the trolley cars became crowded, and astute businessmen in the city recognized the opportunity to cash in on the new transportation craze.

In the late 1880s, largely as a result of the success of the transit system, but also to accommodate the rapidly growing population of Salt Lake City, which doubled between 1880 and 1890, portions of the Big Field area south of 900 South began to be divided into smaller, residential-sized blocks. Unlike the blocks within the original city plat area, which were configured as squares, the ten-acre blocks in the Big Field area took the form of rectangles, marking a striking divergence away from the Plat of the City of Zion concept championed by the Mormon Church, which called for this portion of the Salt Lake City settlement to be allocated to agricultural purposes.[42] Within these new blocks, the residential lots were smaller than those downtown and streets were much narrower. This "new" configuration may have been at least partially the result of the many out-of-state, non-Mormon developers and investors who were involved in subdivision development in the area; this pattern was perhaps the most common subdivision grid in the nation at the time, largely because of its "simple layout, its efficient use of the land by eliminating 'wasted' property in the interior of blocks, and because it provided street frontage to every lot on the block."[43] The departure from the Plat of the City of Zion in the streetcar suburbs "brought about a dilution of the city's distinctive Mormon village appearance, setting it more in line with national patterns of development."[44]

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[39] Carr and Edwards, 1988.
[40] Ibid.
[41] Electricity for the line was generated by a power plant located on 200 East between South Temple Street and 100 South (Ibid).
[42] McCormick, 2000.
[43] Roper, Roger V. The "Unrivaled Perkins' Addition": Portrait of a Streetcar Subdivision. *Utah Historical Quarterly.* Salt Lake City: Utah Historical Society, Volume 54, Number 1, Winter 1986.
[44] Ibid.

Land merchants and speculators quickly identified the development potential of the open lands of the Big Field, and at the close of the 1880s, they began purchasing available tracts as quickly as possible. Dozens of individual subdivisions began to be platted within the newly surveyed portion of the Big Field. Between 1888 and the depression of 1893, approximately 300 residential subdivisions were recorded in Salt Lake County, representing 75 percent of the 400 subdivisions that would be platted in the area by 1900.[45] The frenetic pace at which land speculation occurred is evidenced by the fact that between 1887 and 1888 the number of real estate firms in Salt Lake City grew from 6 or 7 to 75.[46] Many, perhaps the majority, of these firms were run by non-Mormon developers from states such as Colorado and Iowa, men who stayed in Utah only for a few years, until the housing boom ended.[47]

Many developers commissioned the construction of numerous single-family homes as speculative ventures, having them built before a buyer was identified and renting them out until the property was sold to a permanent owner. However, generally speaking, construction of housing within most of the subdivisions platted during this period was quite limited due to five major factors. First, while the population of Salt Lake City was expanding rapidly, the spate of subdivision recordings far outpaced the number of people looking to purchase new homes. Second, city infrastructure, including transportation options, well-maintained roads, effective sanitation systems, etc., had not been extended to the area south of 900 South by this time. Third, the nature of land speculation is one of minimal capital investment and frequent reselling of land for profit, which does not encourage the construction of large numbers of houses on the hope a buyer will appear soon. Fourth, Mormons, who comprised the majority of the population in the Salt Lake Valley at this time, were apparently reluctant to purchase homes in outlying subdivisions, with at least one out-of-state real estate broker commenting that "Mormons are sellers, not purchasers ... in eighteen months our firm has been in business here, we have not made a single sale to a Mormon."[48] Finally, the financial panic of 1893, and the economic slowdown leading up to it, put a damper on the real estate market and led to the failure of many real estate deals.[49] In the broader context, it wasn't until roughly 1910 that subdivision development in Salt Lake City began to gather momentum again[50], though Forest Dale appears to have been an exception to this trend with the period of 1901 to 1912 representing its time of largest growth (See Section 7, Statistical Summary of the Forest Dale Historic Architecture).

George M. Cannon, who had purchased the expansive Forest Farm in 1889, was among those speculators who presaged the pending development in the former Big Field area. Cannon was somewhat unique in this regard in that he was a rare Mormon developer among a majority of non-Mormon speculators who had arrived from outside of Utah to reap the financial gain of the rapidly expanding city. Cannon's efforts are particularly interesting in light of the fact that he was a prominent member of the LDS church, the leaders of which preached extensively against real estate speculation at the church's April 1889 general conference.[51] Cannon's position within the hierarchy of the LDS church and standing in the Mormon community undoubtedly contributed to the success of Forest Dale during the early years of subdivision development, when many other

[45] Aegerter, John Fred. *Inglewood and Park View: A Look at Urban Expansion and Early Subdivision in Salt Lake City's Original Agricultural Plats.* Master's Thesis. Urbana-Champaign: University of Illinois, 1988.
[46] Roper, 1986.
[47] Ibid.
[48] Roper, 1986.
[49] Carr and Edwards, 1988.
[50] Roper, 1986.
[51] Ibid.

developers experienced slow sales. Cannon's active promotion of Forest Dale in newspapers, by special invitation to would-be residents, and by his pro-active approach to ensuring streetcar service to the neighborhood also contributed to the subdivision's success.

Speculation and Platting the Subdivision (1890 to 1900)

Cannon was an astute and successful entrepreneur and real estate developer by the time he purchased the Forest Farm. In addition to understanding the monetary value of the land surrounding the rapidly developing core of Salt Lake City, he clearly had an interest in community planning to the extent that careful selection of ones neighbors could create a harmonious community. In late August 1890, Cannon filed a plat with the Salt Lake County Recorder's office for the Forest Dale Subdivision, which covered an area between 500 East and 900 East and roughly 2200 South to 2450 South and included the Forest Dale Historic District.[52] The subdivision included 13 blocks, of which all but Block 9 were divided into a total of 776 small lots measuring between 25 and 30 feet wide and 155 to 165 feet deep.[53] Block 9, which was located in the southeast corner of the subdivision and contained the new Cannon house and Brigham Young's Forest Farmhouse, was left undivided.[54] Cannon began settlement of his new subdivision by inviting would-be residents "from among those he believed to be good citizens and agreeable neighbors".[55]

Also in 1890, several new streetcar companies, including the Salt Lake Rapid Transit Company (SLRT) were granted franchises to operate electrical trolleys throughout Salt Lake City.[56] The SLRT constructed rails along many of the same routes operated by the SLCRR since the 1870s, and for many years, the two companies ran their cars side-by-side, in direct competition. Cannon understood the critical importance of the streetcar system to the success of his residential development. Access to goods and services was limited for residents living outside of downtown Salt Lake City, and transportation options were largely confined to wagon travel for most suburbanites. "Without the fast and convenient service of the electric streetcar, there would have been little demand for building lots in the southeastern suburbs, and the land there would likely have remained farmland much longer."[57] Recognizing this, and in order to encourage, and ultimately ensure, the settlement of his subdivision, Cannon entered into an agreement with one of the streetcar companies that for the sum of $21,000—a tidy amount in 1890—the company would provide interurban service to the Forest Dale Subdivision for its first 20 years.[58]

In 1891, the Rapid Transit Street Car Company extended service south of the downtown area along 700 East. This line passed along the western boundary of the Forest Dale Historic District. Later, they and other companies extended transit lines along 900 East and west along Ashton Avenue, thereby bracketing the Forest Dale Subdivision with easily accessible service. The presence of these lines created opportunities for residential and commercial development in Forest Dale and the surrounding area in a way that they had not existed before. Large numbers of new subdivisions were platted along the transit lines and in the surrounding area during this period, including the Perkins Boulevard Addition (1890), the Perkins Grandview Addition

[52] Plat of Blocks 9, 10, 11, 12, and 13 of Forest Dale. Salt Lake County Recorder's Office. August 21, 1890.
[53] Ibid.
[54] Calkins, 2007.
[55] Golden Jubilee Committee, 1946.
[56] Carr and Edwards, 1988.
[57] Roper, 1986.
[58] Temme and Roper.

(1890), the West Grand View Addition (1890), the Perkins Addition (1890), Winfield (1890), Paradise Addition (1890), Perkins Second Addition (1891), and the East Bank Addition (1893).[59] These subdivisions were far smaller than the Forest Dale subdivision, with the largest of them, the Perkins Grandview Addition, comprising only 333 lots compared to Forest Dale's 776 lots. Also unlike Forest Dale, these subdivisions, as mentioned earlier, were primarily developed by non-Mormon speculators from out-of-state and largely housed Salt Lake City's growing non-Mormon citizenry. For example, the Perkins Addition, established by Gilbert L. Chamberlin, a real estate developer from Denver, Colorado, had no Mormons among its original residents.[60]

These subdivisions would not have been nearly so popular with inventors and home buyers had the electric streetcar system not been established in Salt Lake City. The popularity of such subdivisions stemmed from the fact that they offered "the fresh air and uncrowded conditions of country living, yet, with their streetcar access, they were only a short ride from the city center."[61] As evidenced by settlement patterns within the Forest Dale Historic District, development was heavily focused in the portion of the subdivision nearest 700 East, the first corridor in the area to see the development of transit service. The residences that were constructed in Forest Dale during this period, 28 of which remain standing at present, are dominated by late-Victorian types and styles. The examples in Forest Dale comprise one of the most impressive collections of such structures within Salt Lake City's streetcar subdivisions and represent the broad array of Victorian forms being constructed in the valley during this period, including central-block-with-projecting-bays, cross-wing, side-passage/side-entry, foursquare, shotgun, and rectangular block forms. (See Section 7 for specific examples of excellent representations of these various forms in Forest Dale.)

The improvement of city infrastructure during the 1890s played an important role in the development of Forest Dale. Electrical service, albeit unreliable at first, was extended into the Big Field/Forest Dale area in 1891, though it was primarily used in public facilities such as the Calder Park amusement center located immediately south of Forest Dale. The development of a city-wide sewer system in Salt Lake City also began during the 1890s, when contractors laid sewer pipe along five miles of downtown streets bounded by North Temple, Second East, Fourth South, and First West.[62] However, many portions of the community, including the Forest Dale area, were not connected to the system until the after the turn-of-the-century.[63]

The availability of culinary water was also a factor in the success of Forest Dale. To address the issue, Cannon and a group of fellow community leaders banded together to form a private corporation to create culinary water system that piped water into the subdivision. Obtaining the water rights to do so provided a monumental legal challenge, but nonetheless they were successful in providing water to at least some portions of the subdivision by the end of the 1890s

During the 1870s and 1880s, the area encompassing the Forest Dale Historic District was loosely included in the Sugar House Ward of the LDS Church (a ward is an ecclesiastical unit)[64]. As the population began to grow, however, Forest Dale warranted a ward of its own. The Forest Dale Ward was formally organized in 1891 out

[59] Broschinsky, 2004.
[60] Roper, 1986.
[61] Ibid.
[62] Alexander, 1996.
[63] Sillitoe, 1996.
[64] Wards are the ecclesiastical units of the LDS Church.

of the Sugar House Ward.[65] It was bounded on the north by 2100 South, on the south by 2700 South, on the west by 700 East, and on the east by 1000 East. Over time, the ward boundaries both expanded and contracted to accommodate the rapidly changing population, ultimately achieving its current boundaries in the late 1920s. By 1900, the ward included 538 resident members,[66] the majority of which would be categorized as middle class clerks, painters, carpenters, and office workers.[67]

Forest Dale Town (1901 to 1912)

Settlement of the Forest Dale Subdivision had been so successful that Cannon suggested the area become incorporated as its own municipality, splitting off from Salt Lake City, whose leaders were more focused addressing issues associated with the heavily urbanized and congested downtown area than those of the seemingly idyllic suburbs. On Cannon's urging, a petition was circulated among residents living in the area bordered by 500 East, 1100 East and Highland Drive, 2100 South, and 2700 South, boundaries that encompassed a larger area than just the original subdivision.[68] The petition urged County officials to incorporate the area within these boundaries as the Town of Forest Dale. The petition, which was signed by 137 adult residents of the area, also requested that Joseph W. Summerhays be appointed President of the Board of Trustees and that Brigham W. Ashton, Pat Ryan, Royal B. Young, and John M. Cannon be appointed to the board until formal elections could be held.[69] The County Board of Commissioners approved the petition, and the Town of Forest Dale was incorporated on January 6, 1902, and Cannon soon became known as the "Father of Forest Dale".[70]

With the incorporation of Forest Dale, settlement increased rapidly in the new town; 32 percent of the contributing resources within the Forest Dale Historic District were constructed during this period, second only to the next period in the area's history. However, the new town experienced substantial challenges to existence from the beginning of its incorporation due to the lingering effects of the general economic downturn of the 1890s. Although there were many benefits to the incorporation, there were also many responsibilities, including maintenance and expansion of the culinary and fire suppression water system, provision of fire and police services, maintenance of roads, street lighting, and other infrastructure, and enforcement of public health laws and other community policies. Over time, the burden of these responsibilities, particularly those related to the water system, became too much for the young municipality, and the Town of Forest Dale was disincorporated. It was subsumed back into the boundaries of Salt Lake City in the fall of 1912.[71]

Prior to their dissolution, the leaders of the Town of Forest Dale took advantage of the municipal status to negotiate a deal with the streetcar companies whereby 700 East, the major thoroughfare through the town, would be graded and graveled (and rolled to compress the gravel) as part of improvements to the transit system through the town. So pleased were town leaders with the result that they passed specific ordinances to

[65] Golden Jubilee Committee, 1946.
[66] Ibid.
[67] 1900 Census for Utah.
[68] Golden Jubilee Committee, 1946.
[69] Ibid.
[70] Ibid.
[71] Ibid.

protect the integrity of the roadway, including enacting an 8-mile an hour speed limit and restricting wagon travel to only those wagons whose wheels were 4 inches or greater in width.[72]

A small brick school house (since demolished) had been constructed on the northeast corner of Simpson Avenue and Lake Street, but by 1911, the building was abandoned in favor of a much larger building, the Forest Public School, erected by the Granite School District at the corner of 2100 South and 900 East, also subsequently razed.[73]

Residential development in Forest Dale during this period was strongly influenced by late-Victorian designs. Central-block-with-projecting-bays residences were the most common building form constructed in the subdivisions during this period, demonstrating the persistence of this form and its popularity among the designers of the Cannon Building Company and home buyers alike. During this period, new architectural forms appeared in Forest Dale. Specifically, the California-based bungalow design appeared as minor component of Forest Dale's built environment. The juxtaposition of these simple, low-slung, rectangular bungalows with the complex and typically vertically-oriented Victorian structures visually evokes an understanding of how the older architectural forms of past generations were giving way to the "modern" forms of the new century. Noted architects such as Taylor Woolley used the bungalow form as a palette for introducing and promoting the Prairie School style of architecture within Salt Lake City.

LDS church leaders in Forest Dale had also seen to substantial development to serve their congregation. The former Brigham Young farmhouse had served as the LDS meeting house since the ward's creation in 1891. By 1900, the congregation had outgrown these facilities and efforts were underway to construct a new, larger meetinghouse. The ward purchased a large lot across the street (north) of the farmhouse, and largely through donations from ward members and others, funds were secured to construct the building.

Ward member, Peter Mortensen, a contractor, carpenter, and architect for the Pacific Lumber Company, prepared the designs for a large, three-spired, Victorian Gothic chapel, clearly evocative of the architecture of the Young farmhouse. Mortensen oversaw construction as work began on the hewn sandstone foundation. Artisans from the ward lead crews in the construction.[74] Construction was just completed on the foundation in late 1901 when Mortensen was arrested and executed for the murder of another Forest Dale resident, James R. Hay, one of the owners of the Pacific Lumber Company. Work ceased on the chapel until architect Samuel T. Whitaker was retained to finish the construction. Whitaker redesigned the superstructure of the building, and work recommenced. Construction was completed in 1903.
In 1905, the Salt Lake Country Club constructed a large recreational facility, which included tennis courts and a golf course, immediately east of Forest Dale, between 900 East and 1100 East from 2200 South to 2700 South.[75] A portion of this land would later be designated as Fairmont Park and today serves as a municipal golf course.

Another change to the Forest Dale landscape occurred in 1909 with the construction of a connector railroad line through the area by the Denver & Rio Grande Western (D&RGW) Railroad Company. In 1908, the

[72] Golden Jubilee Committee, 1946.
[73] Sanborn Map Company. Fire Insurance Map, Salt Lake City, Utah, 1911.
[74] Ibid.
[75] Calkins, 2007.

D&RGW had acquired ownership of several railroads in the Salt Lake Valley, including the Salt Lake & Eastern Railway (SL&E), which connected to the Salt Lake & Fort Douglas Railway at roughly 2200 South Highland Drive, near the State Penitentiary, and extended east up Parley's Canyon to Park City. The SL&E served the silver mines of Park City, bringing ore to the smelters in the Salt Lake Valley and elsewhere. In order to improve the efficiency of their operations, the D&RGW acquired a right-of-way due east of their main rail yard (the Roper Yard) in South Salt Lake City to the SL&E connection with the Salt Lake & Fort Douglas line. The line was constructed in 1909[76] and passed through Forest Dale, just north of Simpson Avenue. The line effectively split the neighborhood into two halves, but the impact of this effect on the cohesiveness of the neighborhood appears to have been negligible.

Streetcars and Suburban Development (1913 to 1929)

Despite its disincorporation as a town, Forest Dale continued to thrive into the 1910s and 1920s. Construction of an addition to the LDS chapel, which was to contain an amusement hall, offices, and classrooms, began in late 1913 and was completed in August 1915, for the cost of $22,000.[77]

In 1918, Utah Light & Railway merged with a rival company, Salt Lake Light & Traction to form Utah Light & Traction.[78] By 1919, streetcar routes extended throughout the city, including the University of Utah and Fort Douglas, and offered service throughout the valley to Holladay, Midvale, and Sandy. As mentioned previously, these lines extended along the east and west boundaries of the Forest Dale neighborhood as well. The lines offered stops for residents who worked in downtown Salt Lake City or elsewhere in the valley but wanted to live outside its heavily urbanized core area.

The lure of easy transit and suburban living enticed numerous buyers into purchasing lots and erecting homes in Forest Dale during this period. Approximately 45 percent of the contributing resources within the district were constructed between 1913 and 1929. This is the largest number of buildings in the history of the community, even greater than the heyday of the Forest Dale townsite. The overwhelming majority of construction was residential in nature, with single-family homes being far more common than multi-family structures. Development occurred largely in the eastern half of the area, closer to 900 East, along Simpson Avenue east of 900 East, and along Elm Avenue; the western half of the neighborhood had almost been entirely "built out" the end of the Forest Dale Town Period. The developments along Elm Avenue and East Simpson Avenue were not undertaken by Cannon or the Cannon Building Company but by other developers; however, these two areas were assimilated into the Forest Dale neighborhood and more strongly influenced by Forest Dale than by surrounding developments throughout their post-construction history. As such, they are included in the proposed district, though their housing stock is visually distinct from the rest of the area.

Forest Dale's housing stock from this period illustrates the growing assimilation of national trends into Salt Lake City's architectural resources. The bungalow form usurped late-Victorian forms as the most common residential type in the subdivision. This change represents a pervasive trend sweeping through the city's suburban development at the time, when the bungalow form became the most popular residential form for streetcar suburbs—largely because of its simple design and conduciveness to "mass-production" by designer-

[76] Carr and Edwards, 1988.
[77] Calkins, 2007.
[78] Carr and Edwards, 1988.

builders rather than fully trained architects. Period Cottages also appeared in Forest Dale during this time, though not with the same frequency that they were constructed in other streetcar subdivisions in the area. (See Section 7 for specific, well-preserved examples of these bungalow and Period Cottage forms in Forest Dale.)

Similar suburban growth was occurring elsewhere in Salt Lake City during this period, particularly within its southeastern quadrant, where the platting of subdivisions continued at a rapid pace. Among the new subdivisions in the vicinity of Forest Dale were the Homesite Addition (1913), the Sixth East subdivision (1914), the Stratford subdivision (1918), the Free subdivision (1922), the Wilmington subdivision (1924), the Adamson subdivision (1925), and the Bradford subdivision (1927). Further to the east, the expansive Highland Park subdivision with its 3,124 lots, the Yalecrest subdivisions (1911-1938), and the Gilmer Park subdivision (1919), represented a new trend toward complexity and sophistication in subdivision design, incorporating curving streets, blocks of varying sizes and shapes, and neighborhood-wide landscaping. Forest Dale, on the other hand, like its other contemporary subdivisions, is representative of a standard gridded layout.

Interestingly, suburban development continued strongly into the early 1920s in Forest Dale and the surrounding neighborhoods. On the whole, the state of Utah experienced an economic slowdown following the end of World War I, when demand for mining and agricultural products and rail transportation of materials for the war effort decreased. Salt Lake City was, however, somewhat insulated from the slowdown, as the city had transitioned away from a frontier town fully dependent on extractive industries and resource exploitation to a regional center more dependent on a service economy.

The increase in popularity of auto and bus travel in the late 1920s resulted in a massive scaling-back of the streetcar system. Beginning in 1926, trolley tracks throughout the valley were removed, although in some cases, it was easier and less expensive to simply pave over the tracks rather than remove them.[79] The greater reliance on automobiles slowly began to change the architectural landscape of Forest Dale, as larger garages had to be built to accommodate cars and trucks, and situating garages for access from the frontage road rather than a mid-block alley became socially desirable. By mid 1944, all trolley service in the valley was eliminated.[80]

Urban Growth and Infill (1930 to 1960)

The Great Depression hit the entire state of Utah hard; in 1932 the state had the fourth highest unemployment rate in the country, at 36 percent.[81] Statistics indicate that in 1935 one out of five, or 20 percent, of Salt Lake County families were receiving financial relief in one form or another.[82] Many more were living below the poverty line. Little residential or commercial development occurred in the Forest Dale area, or elsewhere in the state or nation, during the throes of the Great Depression. Few residents had the available funds to purchase homes, banks were unable to lend monies at acceptable interest rates, and the relative costs of building materials had skyrocketed. In fact, only 19 of the contributing resources within the Forest Dale Historic District were constructed during this period, the lowest number of properties since the Forest Dale Subdivision was platted. Of these 19 properties, all but a handful were constructed after the close of World War II, during the post-war housing shortage created by the return of thousands of young GIs ready to establish households of

[79] Ibid.
[80] Ibid.
[81] Sillitoe, 1996.
[82] Ibid.

their own. Construction took the form of either infill projects on the very few remaining undeveloped lots within Forest Dale or of teardown-and-rebuild projects where older homes were demolished and replaced with new, more modern homes. Other existing homes in the area were expanded through the construction of additions, mostly to the rear of the buildings because of the narrowness of the building lots. Greater dependence on personal automobiles, larger now than their predecessors, instigated construction of new, larger garages as well as garage/carport additions in some instances.

The new buildings constructed in Forest Dale during this period represent national post-war trends in housing development. World War II Era Cottages—moderately sized, rectangular or boxy withy minimal ornamentation structures—replaced bungalows and Period Cottages and reflected post-war concepts of necessary space and domestic technology (e.g., indoor refrigerators instead of ice chests, central air conditioning, and separate "utility rooms" to house washers, dryers, and the home's mechanical equipment such as furnaces, circuit breakers, etc.). Several extant homes in Forest Dale illustrate the transition between Period Cottages and World War II Era Cottages and take the form of simple, rectangular structures with the long axis oriented parallel to the street and steeply pitched, gable roofs. After the transition to the World War II Era Cottage form was complete, roof forms changed to moderately steep to low-pitched gable roofs and low-slung hipped roofs. The second national architectural trend incorporated into Forest Dale's housing stock is the Ranch House form. This California-based form offered larger residences, separation of domestic activity areas, and incorporation of even more modern technology. It also lent itself well to mass- or pre-fabricated construction in the rapidly growing suburbs and represented a return of country (ranch style) living to urbanized communities. The Ranch House examples in Forest Dale are typical of those in Salt Lake City's suburbs, but their presence reflects the culmination of historical architectural development in the subdivision and maintains the continuity of architectural trends within the district.

As the final build-out of Salt Lake City's downtown and suburb areas occurred during the post-war period, the city's infrastructure, particularly its roads, had to be upgraded to accommodate the popularity of modern technology. Specifically, the community's road system had been designed for wagons and streetcars, not the post-war boom of personal automobiles, semi-trucks, and public buses. In 1957, the 700 East roadway was widened by the Utah Department of Transportation. The majority of the widening through the Forest Dale area took place along the west side of the road, and all of the houses along that side were demolished to make way for the expansion.[83] The road widening effectively cut off the western portion of the former Forest Dale townsite from the rest of the development. The "exiled" area thus became more subject to the influences of the community to the north, south, and west of it than of those of the rest of Forest Dale.

Interstate 80 and Neighborhood Decline (1961 to 2008)

Road construction took another toll on Forest Dale in 1961 and 1962 with the construction of Interstate 80 through the southern portion of the neighborhood. The freeway's construction resulted in the demolition of several historical homes along the south side of Ashton Street as well as those on the southern fringes of the former Forest Dale town. Fairmont Park and the Forest Dale Golf Course were also modified to accommodate the new roadway, with the park being located entirely north of the interstate and the golf course located entirely south of it. The interstate also resulted in isolating a small section of what had been part of the original Forest Dale town south of the road. Construction of the interstate had indirect effects as well. While the direct impacts

[83] Calkins, 2007.

avoided the historical Brigham Young farmhouse, concerns over long-term adverse effects on the structure from continuous vibration associated with freeway traffic resulted in the relocation of the building from its original site on Ashton Avenue to *This is the Place Heritage Park* in 1976.

Despite the intrusions of the interstate and a handful of recent multi-family structures, Forest Dale retains a cohesive character rooted in its historical origins and evokes its periods of most significant development. The strong collection of late-Victorian homes, the high physical integrity of residences of subsequent development, and the retention of the historic pattern of siting and street layout all to the sense of the neighborhood's development prior to the construction of the adjacent freeway. The George M. Cannon House and the unique Forest Dale LDS Ward house, two of the earliest extant buildings in the area and closely allied with the history of the district, are well-preserved and are significant landmarks of the district. Although the southern and western boundaries of the original subdivision were split off by sizeable transportation corridors, the Forest Dale neighborhood is large and intact enough to convey its unique development as a subdivision and a community.

Summary

The Forest Dale Historic District has a long and unique history that is reflected in its well-preserved architecture. The majority of contributing resources within the district are tied directly to the key periods of significance within the neighborhood and illustrate the district's rise first as one of the earliest, and most enduring subdivisions in the Salt Lake Valley, then as an independent town, and finally as a streetcar suburb and post-war community. Because the bulk of the development occurred over a relatively short period of time, the architectural resources demonstrate a remarkable level of visual cohesiveness in both style and patterning on the landscape. The collection of late 19th and early 20th century Victorian central-block-with-projecting-bay residences and early 20th century bungalows are among the most intact examples in the area. The post-war historical building stock, while not a substantial component of the neighborhood in terms of numbers of structures, contributes to the overall continuity of Forest Dale through time and adds to the spectrum of architectural history of the neighborhood. The Forest Dale Historic District contributes significantly to the historic resources of Salt Lake City and stands as an excellent example of how this community developed over time and what factors played a role in that development.

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Verbal Boundary Description

Bounded on the west by 700 East between Interstate 80 and the centerline of Simpson Avenue and by the western property boundary of all parcels along the west side of Lake Street from Simpson Avenue to approximately 2140 North Lake Street; bounded on the south by Interstate 80 from 700 East to approximately 771 East Ashton Avenue, then east along the center line of Ashton Avenue to the centerline of 900 East; bounded on the east by the centerline of 900 East between Ashton Avenue and the southern parcel boundary line of private residences on the south side of Simpson Avenue (east of 900 East), north of Fairmont park; thence east along the parcel boundaries to the end of Simpson Avenue, thence north to the northern parcel boundaries of the private residences on the north side of Simpson Avenue, east of 900 East; thence west along the northern parcel boundaries of said residences to approximately 876 East Simpson Avenue; thence north along the rear (west) parcel boundary of several modern properties along the west side of 900 East to the northern property boundary of parcels lining the north side of Elm Avenue; bounded on the north by the centerline of Commonwealth Avenue between approximately 870 East the centerline of 800 East, and by the modern commercial development north of 2152 South 800 East and 2159 South Lake Street.

Boundary Justification

The district boundary described above encompasses the last remaining cohesive component of the Forest Dale neighborhood/subdivision and strongly related subdivisions. The portion of the neighborhood located between 500 East and 700 East was cut off from the main portion of the Forest Dale neighborhood/subdivision with the 1957 widening of 700 East. Said portion of the original Forest Dale plat has seen far more visual and architectural intrusion and modification than the district and no longer reflects its connection to the larger neighborhood. The southernmost portion of the original plat was effectively destroyed by the construction of Interstate 80 in the 1960s, and the few remaining properties to the south of Interstate 80 that were part of the original plat are now visually separated by the elevated interstate berm. The northern and eastern boundaries represent the approximate original boundaries of the Forest Dale Subdivision plat and contain the contemporary historical buildings associated with the neighborhood's development. Interstate 80 to the south, 700 East to the west, Fairmont Park to the east, and modern commercial development to the north all form natural and distinct boundaries around the district.

FOR PURPOSES OF THIS DOCUMENT, PHOTOS ARE REPRESENTATIONAL ONLY AND DO NOT CORRESPOND WITH PHOTOS NOTED IN SECTION 7 OF THE TEXT

Common Label Information:

1. Forest Dale Historic District
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Sheri Murray Ellis
4. Date: various March 2008 and June 2008
5. Digital color photographs on file at Utah SHPO.

Photo No. 1:

6. 2222 South Lake Street. Camera facing west.

Photo No. 2:
6. George M. Cannon House, 720 East Ashton Avenue. Camera facing south.

Photo No. 3:
6. 2265 South 700 East. Camera facing east.

Photo No. 4:
6. Mortensen/Stewart House, 2228 South Lake Street. Camera facing west.

Photo No. 5:
6. 2248 South Lake Street. Camera facing west.

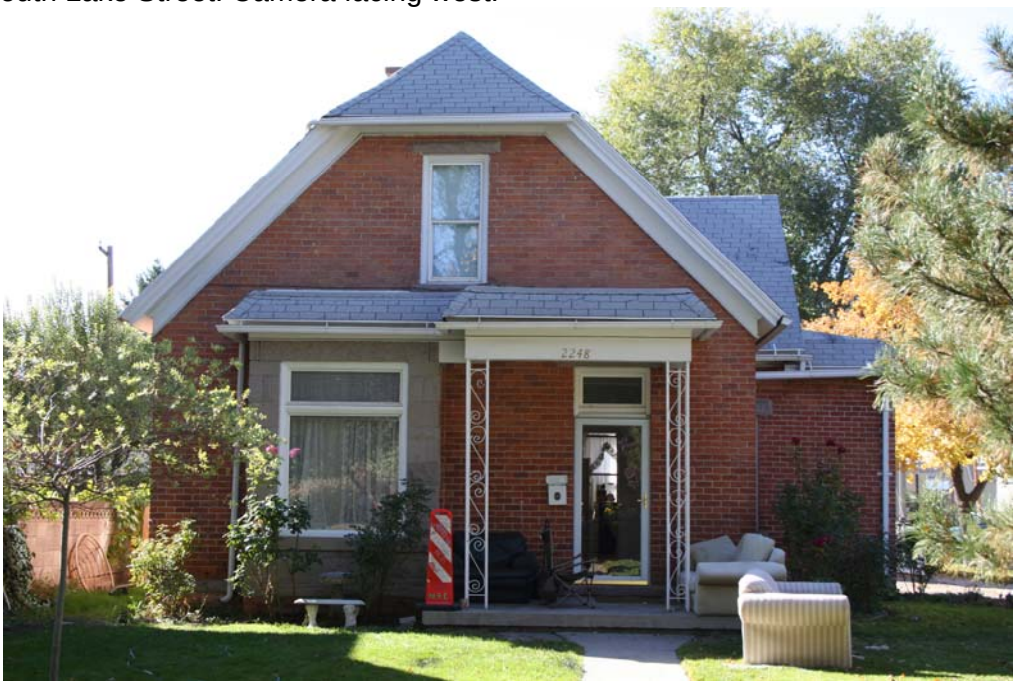


Photo No. 6:
6. 819 East Simpson Avenue. Camera facing north.

Photo No. 7:
6. 827 East Wilmington Avenue. Camera facing north.

Photo No. 8:
6. 2334 South 900 East. Camera facing west.

Photo No. 9:
6. James R. Hay House, 2245 South Lake Street. Camera facing east.

Photo No. 10:
6. Joseph Hansen House, 776 East Simpson Avenue. Camera facing south.

Photo No. 11:
6. 2287 South Windsor Street. Camera facing east.

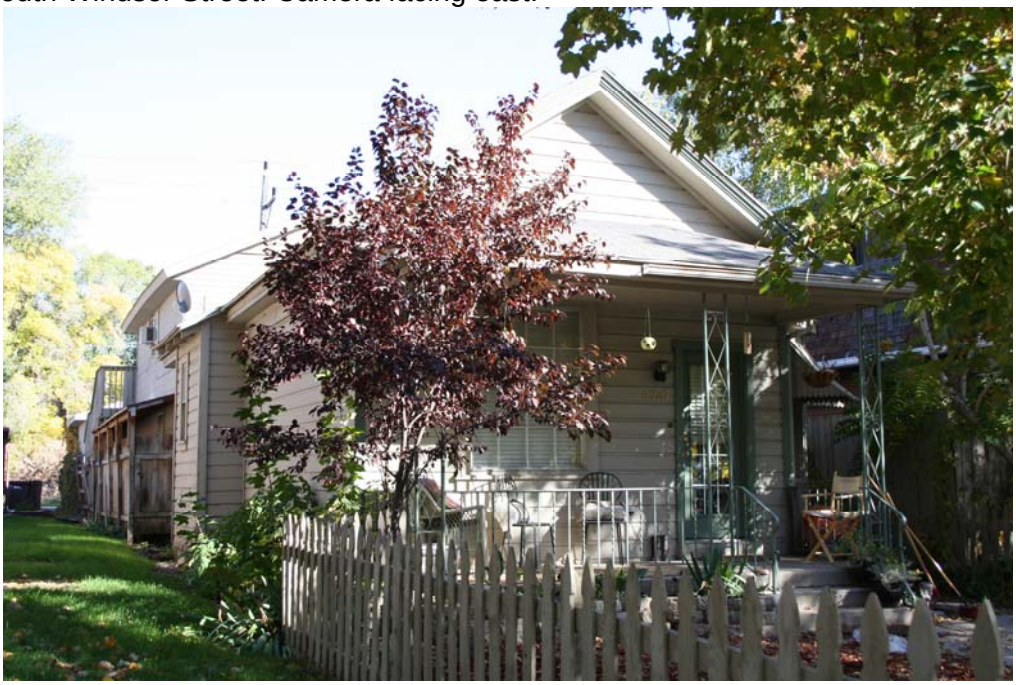


Photo No. 12:
6. Ann M. Cannon House, 2329 South Lake Street. Camera facing east.

Photo No. 13:
6. Buckner House, 2292 South Lake Street. Camera facing west.

Photo No. 14:
6. 2167 South 800 East. Camera facing east.

Photo No. 15:
6. 2298 South 800 East. Camera facing west.

Photo No. 16:
6. 2337 South Windsor Street. Camera facing east.

Photo No. 17:
6. Samuel Andrew Jackson House, 2276 South Windsor Street. Camera facing west.

Photo No. 18:
6. Forest Dale LDS Ward House, 739 East Ashton Avenue. Camera facing northwest.

Photo No. 19:
6. 809 East Wilmington Avenue. Camera facing north.

Photo No. 20:
6. 2319 South Lake Street. Camera facing east.

Photo No. 21:
6. 850 East Wilmington Avenue. Camera facing south.

Photo No. 22:
6. 2331 South 700 East. Camera facing east.

Photo No. 23:
6. 861-863 East Wilmington Avenue. Camera facing north.

Photo No. 24:
6. 2253 South 700 East. Camera facing east.

Photo No. 25:
6. 2316-2322 South 900 East. Camera facing west.

Photo No. 26:
6. 2245 South 700 East. Camera facing east.

Photo No. 27:
6. 2261 South Lake Street. Camera facing east.

Photo No. 28:
6. 874 East Simpson Avenue. Camera facing south.

Photo No. 29:
6. 2318 South Windsor Avenue. Camera facing west.

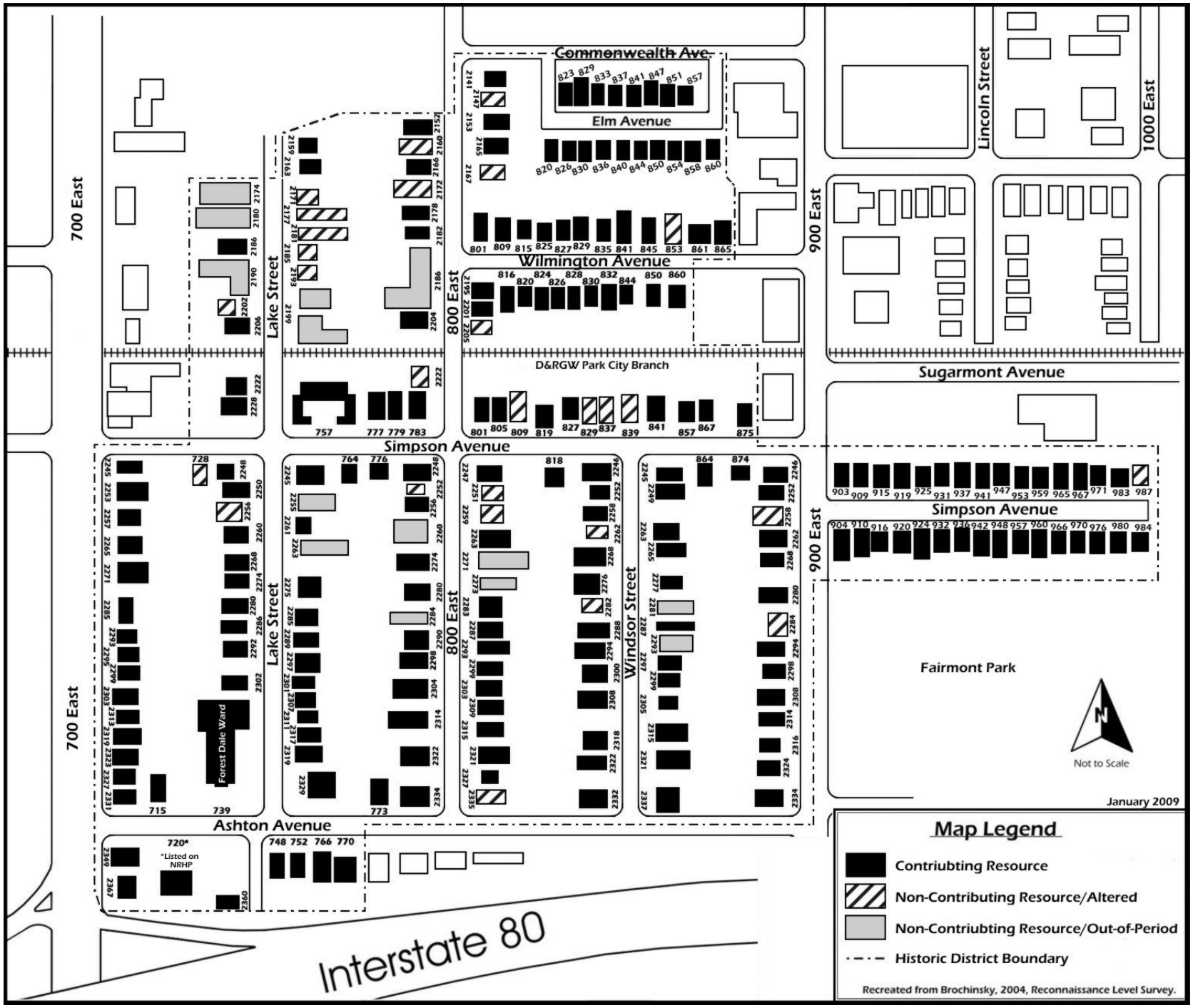
Photo No. 30:
6. 2260 South 800 East. Camera facing west.

Photo No. 31:
6. 2281 South Windsor Street. Camera facing east.

Photo No. 32:
6. East Simpson Avenue

Photo No. 33:
6. Elm Avenue

FOREST DALE HISTORIC DISTRICT: BOUNDARIES



FOREST DALE HISTORIC DISTRICT: CONTRIBUTING/NON-CONTRIBUTING RESOURCES