

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: University Neighborhood Historic District (Additional Documentation)

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: Roughly bounded by 500 South, South Temple St., 1100 East, & University Street

City or town: Salt Lake City State: Utah County: Salt Lake

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

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

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

___ national ___ statewide X local

Applicable National Register Criteria:

X A X B X C ___ D

_____ /SHPO	
Signature of certifying official/Title: <u>Utah Division of State History/Office of Historic Preservation</u>	Date _____
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official: _____	Date _____
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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

Extended Period of Significance Only

Contributing	Noncontributing	
34	6	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
34	6	Total*

* Note: Outbuildings are not included in counts

Number of contributing resources previously listed in the National Register—454: The original 1995 district listing included 454 contributing resources (451 buildings, 2 sites, and 1 structure) and 134 non-contributing resources (all buildings). The district amendment presented herein incorporates a small number of changes to the status of resources previously included in the nomination as well as the addition of properties that appear to have been missed during surveys for the 1995 nomination. Comprehensive data related to the exact buildings considered contributing and non-contributing in 1995 is unavailable; thus, no detailed comparison of changes to status can be offered. (See data addendum, which only includes the new properties from the extended period of significance and properties from the previous nomination for which eligibility was updated to non-contributing due to alterations.)

Entire District, Including Amended Status of Previously Included Properties

Contributing	Noncontributing	
486	109	buildings
_____	_____	sites
2	_____	structures
_____	_____	objects
1	_____	
_____	_____	
489	109	Total*

* Note: Outbuildings are not included in counts

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6. Function or Use

Historic Functions

(Enter categories from instructions.)

See original nomination

Current Functions

(Enter categories from instructions.)

For Extended Period of Significance Only:

COMMERCE/TRADE: specialty store

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

SOCIAL: meeting hall

RELIGION: religious facility

LANDSCAPE: plaza (medians; walls)

7. Description

Architectural Classification

(Enter categories from instructions.)

See original nomination for additional classifications

MODERN MOVEMENT: Ranch style

OTHER: Minimal Traditional, Contemporary

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE, STUCCO, WOOD,
CONCRETE (CONCRETE BLOCK, PANEL), SYNTHETICS

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The University Neighborhood Historic District (NRIS # 95001430) was listed on the National Register on December 13, 1995. The district is located in the northeast portion of Salt Lake City and is roughly bounded on the north by South Temple Street, on the south by 500 South, on the east by University Street (roughly), and on the west by 1100 East [see **Map 1**]. At the time it was listed, the district included 454 contributing resources (451 buildings, 2 sites, and 1 structure) and 134 non-contributing resources (all buildings) and the period of significance extended from ca. 1883 to 1941. This amendment to the district is based on a survey of the district conducted in 2015¹ for the purpose of determining whether an update to the district listing was appropriate. Two key changes to the district derive from that survey and are the focus of this amendment. First, the total counts of resources in the district are updated to reflect new construction, demolitions, and resources missed in the 1995 nomination. As part of this, the contributing or non-contributing status of resources included in the 1995 nomination are updated to reflect current conditions, including alterations that now render some formerly contributing resources non-contributing. The second focus of this amendment is to extend the period of significance beyond that of the 1995 listing (i.e., beyond 1941) to 1966. This extended period accounts for historical resources representing an important phase of development within the district that focused heavily on the construction of apartment buildings to accommodate a growing student population at the nearby University of Utah. On the whole, the 2015 re-survey found that the University Neighborhood Historic District still retains integrity and still reflects the architectural types and styles and development patterns upon which the 1995 listing was predicated. In total, the 2015 re-survey of the district documented 598 resources, including 595 buildings, 2 sites (a landscaped median and a park), and 1 structure (a concrete wall associated with a former urban reservoir). These counts do not include outbuildings, which were not enumerated as part of the survey. Of the documented resources, 489 (82-percent) now are considered contributing resources, and 109 are considered non-contributing [see **Map 2**]. Of the 109 non-contributing resources, 21 were constructed after the end of the extended period of significance (i.e., during or after 1967) and are considered out-of-period for the district.

¹ Lufkin, Beatrice. 2015. *University Neighborhood Historic District Standard Reconnaissance Level Survey Update*. Prepared for the Salt Lake City Planning Division, Salt Lake City.

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Narrative Description for Changes to Previously Reported Resources

The original University Neighborhood Historic District (NRIS # 95001430) was listed on the National Register on December 13, 1995. At that time, it included 454 contributing resources (451 buildings, 2 sites, and 1 structure) and 134 non-contributing resources (all buildings) and the period of significance extended from ca. 1883 to 1941. Unfortunately, data from the time of the listing regarding individual resources within the district is incomplete, thereby preventing a clear comparison to the nature of those resources then with the results of the 2015 district re-survey². The 2015 survey, the data from which were independently vetted, found 537 resources dating to the original period of significance for the district (c. 1883 to 1941). This is compared to 526 in-period resources reported in the 1995 district listing. The source of this discrepancy remains unclear as does the list of specific properties that were reported in 2015 but not included in the 1995 listing. Regardless of discrepancy, all of the resources in the district that date to the period of significance for the original listing exhibit the same architectural type, styles, construction materials, massing, and development patterns previously discussed in detail in the 1995 nomination. As such, no additional description of these resources is necessary here, and this district update serves only to correct the resource counts associated with this time period within the district.

Narrative Description for the Extended Period of Significance

As noted previously, the original University Neighborhood Historic District had a period of significance terminating in 1941. The additional information provided here expands that period of significance to 1966. A total of 40 resources (all buildings) in the district date to the extended period of significance (i.e., from 1942 to 1966). Of these, 34 are considered contributing resources, and 6 are considered non-contributing. The discussion below summarizes information about the nature of the 40 resources included in the extended period of significance. The information upon which this summary is based comes from the 2015 district re-survey³ and a subsequent windshield reconnaissance review to identify properties that had been demolished or altered in ways that would change their contributing or non-contributing status.

Development Patterns during the Extended Period of Significance

The building stock of the extended period of significance reflects a pattern of development weighted toward the western half of the district. A total of 25 of the 40 resources dating to this period are located between 1100 East and 1200 East and are relatively evenly distributed north-to-south in that area [see **Map 3**]. By contrast, the 15 resources located in the eastern half of the district are clustered in the area between 100 South and 300 South with a few outliers north and

² Ibid.

³ Ibid.

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south of there. While essentially the entire district area was developed equally by 1942, this pattern of development is not easily explained. That is, this pattern cannot be attributed to the availability of undeveloped lands in one part of the district versus another during the extended period of significance. In nearly all cases, the buildings constructed during this period appear to have resulted from re-development of previously developed properties (i.e., tear-down projects) rather than in-fill on vacant lots.

More than half (28; 70-percent) of the buildings constructed in the district between 1942 and 1966 are multi-family dwellings. This compares to a total of 30 multi-family buildings (0.6-percent) of buildings constructed between c. 1883 and 1941 and reflects the adaptation of the neighborhood to the demand for new housing as a result of both a growing post-World War II population in Salt Lake City and dramatically increasing enrollment at the University of Utah during the post-war period. The remaining 12 properties in the district from the extended period of significance are a mixture of single-family dwellings (6), commercial structures (5), and religious (1) buildings.

Architectural Types and Styles of the Extended Period of Significance

The 40 buildings of the extended period of significance represent common architectural types and styles of the era. These are discussed in more detail below.

As noted previously, multi-family dwellings are the most common general property type during this period. Among these, apartment buildings are the most common, followed by duplexes, fourplexes, and other undefined multi-family structures. Within the array of apartments, all but three are considered low-rise buildings (i.e., having fewer than four stories) [see **Photograph 1**] for an example]. The remaining three apartments comprise two mid-rise buildings (i.e., having between five and nine stories) [see **Photographs 2 & 3**], and one is a high rise (i.e., having 10 or more stories) [**Photograph 4**]. The apartment buildings of the extended period exhibit a variety of architectural styles depending on the size of the structure. The duplexes [see **Photograph 5** for an example] tend to mimic the styles of single-family dwellings in the area with elements of Minimal Traditional, Ranch, and Post-WWII styles. The apartment buildings also exhibit some of these styles but commonly include Post-War Modern, late-1960s Mansard (Neo-Mansard), and undefined Late-20th Century styles for the low- and mid-rise buildings. The sole high-rise apartment (known as The Landing) in the district exhibits International style [see **Photograph 4**] and is one of only two buildings in the district to do so; the other is a single-family home constructed during the original period of significance for the district. All of the multi-family dwellings from this period are considered contributing resources within the district.

Six of the buildings from the extended period comprise single-family dwellings. These structures include one World War II-Era Cottage type dwelling [**Photograph 6**] and five dwellings of undefined forms, though most would qualify as variations on the Ranch house form [see **Photograph 7** for an example]. The dwellings exhibit elements of late-1960s Mansard (Neo-Mansard), Post-WWII, Post-War Modern, and derivations of Ranch/Rambler styles. All but one of the single-family dwellings from this period are considered contributing resources within the district.

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Five of the buildings from the extended period are commercial structures. One comprises a service station, while the remaining four reflect utilitarian commercial forms of simple commercial block structures. One of the commercial buildings exhibits late-1960s Mansard (Neo-Mansard style) [**Photograph 8**], while the rest exhibit modern (out-of-period) styles from the late-20th century due to alterations. None of these commercial structures from this period are considered contributing resources within the district due to these alterations.

The single remaining building in the district from the extended period of significance is a religious structure (a church) built as a Church of Jesus Christ of Latter-day Saints institute/ward for students attending the University of Utah. This central-block-with-wings type building exhibits Post-WWII style in its absence of eaves and muted external adornment [**Photograph 9**]. It is considered a contributing resource within the district.

Materials of the Extended Period of Significance

The materials used in the construction of the building stock from the extended period within the University Neighborhood Historic District are not too dissimilar to those used on buildings from the earlier periods. Brick (regular and striated) is by far the most common material applied to the buildings regardless of structure type, use, or year of construction. A few instances of textured oversized brick, concrete breeze block, concrete block, and rock-faced concrete brick are also present among the building stock. Second to brick in frequency of use are wood sheet veneers, especially T-1-11 siding. Other veneers, including vinyl siding and clapboard siding, are also present, though not overly common. Stone veneer, especially “lava rock” from the late-1960s was present on two buildings—one commercial structure and one apartment building—and glazed curtain walls were present on two structures, including the aforementioned church and a commercial building.

Summary

Forty properties within the University Neighborhood Historic District date to the extended period of significance. Of these, 85-percent are considered contributing resources. This reflects strong retention of historical integrity of location, design, materials, and workmanship among the structures of the period. These resources perpetuate the district’s integrity of setting, feeling, and association as a primarily residential neighborhood located between downtown Salt Lake City and the University of Utah whose occupants have ties to both areas. The resources of the extended period also reflect a shift in the demographics of the neighborhood in the years after World War II from a predominantly owner-occupied residential neighborhood to one increasingly occupied by renters attending the university.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

See original nomination
ARCHITECTURE

Period of Significance

1883–1966 (newly extended period is 1942–1966)

Significant Dates

1942, 1966 (also see original nomination)

Significant Person

(Complete only if Criterion B is marked above.)

See original nomination

Cultural Affiliation

N/A

Architect/Builder

See original nomination

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The original University Neighborhood Historic District (NRIS # 95001430) was listed on the National Register on December 13, 1995. At that time, it included 454 contributing resources (451 buildings, 2 sites, and 1 structure) and 134 non-contributing resources (all buildings) and the period of significance extended from ca. 1883 to 1941. The district was listed on the National Register as a locally significant district under Criteria A, B, and C. The district was listed originally under the Areas of Significance of Architecture, Community Planning & Development, and Education. The additional documentation presented herein, while including updated resource counts to reflect properties apparently missed during the 1995 listing and those that have been altered substantially since the 1995 listing, focuses primarily on extending the period of significance beyond 1941 to 1966. It does not change the level of significance of the district, the criteria under which it is considered significant, or the areas of significance. The 40

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resources in the district that date to the extended period support the listing of the district under the criteria already established and are particularly relevant under Criteria A and C. Under Criterion A, the resources of the extended period reflect a shift in the demographics of the neighborhood in the years after World War II from a predominantly owner-occupied residential neighborhood to one increasingly occupied by renters attending the university. This is a locally significant change in the nature of the neighborhood tied directly to cultural and social factors specific to post-war America, including the role of the G.I. Bill in increasing attendance at the University of Utah and the rise of suburban residential developments that drew many home owners away from increasingly urban city cores to more rural city fringes. Under Criterion C, the resources of the extended period reflect new structure forms, especially multi-family dwellings that had been non-existent or at least very infrequently built during the preceding period. These structures retain a high degree of architectural integrity (70-percent are considered contributing resources) and are a physical reminder of the district's evolution in response to a combination of increasing student enrollment at the nearby university and increasing job opportunities in the downtown Salt Lake City area.

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

As noted above, the University Neighborhood Historic District, as listed in 1995, is significant under Criteria A, B, and C. The resources of the extended period of significance are contributing to the district under Criteria A and C only. Under Criterion A, "the district is important as it reflects the history of Salt Lake City during a period of growth and changing demographic patterns" and for its nature as a "self-contained or self-sufficient neighborhood."⁴ Under Criterion C, the district is listed for its significance in possessing a "large number of excellent examples of the [architectural] styles popular in Salt Lake City" and "because it contains numerous buildings that are both significant and modest examples of the work of prominent Utah architects."

The additional documentation presented herein focuses on the expansion of the period of significance for the University Neighborhood Historic District beyond 1941, which was established in the original 1995 district nomination. The 1995 listing does not explicitly establish chronological sub-periods within the c. 1883 to 1941 period of significance set forth in the nomination. Rather, the nomination provides a linear discussion of the district's development with call-outs related to specific themes of special influence, such as the establishment and operation of the University of Utah nearby. The 2015 district re-survey, using information from the 1995 listing and additional sources, established as series of chronological periods encapsulating and organizing the history of the neighborhood around temporal trends. These periods include the following: Initial Settlement (1883 to 1904); Establishment and Early Growth of the University of Utah (1905 to 1925); Between the Wars (1926 to 1941); Apartments and

⁴ Osborne, Julie W. 1995. National Register of Historic Places Registration Form for the University Neighborhood Historic District (NRIS # 95001430). On file at the Utah State Historic Preservation Office, Salt Lake City.

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Adaptive Reuse (1942 to 1970); and Out-of-Period (1971 to 2015).⁵ For the purpose of the additional documentation presented here, the extended period of significance falls into the Apartments and Adaptive Reuse period from the 2015 survey. The period is not adopted outright from the survey but is modified slightly to end in 1966 instead of 1970. This terminal date was selected as it represents the end of the first major wave on multi-family housing construction to occur in the district. A few additional such buildings were built in the district after that but not until after 1971 (the end of the current 50-year historic period).

Historical Context: Apartments and Adaptive Use (1942-1966)

During the active years of World War II, enrollment at the University of Utah decreased as male students, primarily though not exclusively, shifted their activities from academic studies to the war effort; of note, enrollment of female students at the university increased during this period and offset the “loss” of male students to some degree. The university reported 4,445 students at the time the United States entered World War II. By the end of the war in 1945, enrollment had dropped to 3,418 students.⁶ By the time of the 1946 academic year, enrollment had effectively doubled to 6,821 students, many of whom were returned soldiers, sailors, marines, and airmen.⁷ Enrollment continued to grow unabated, reaching approximately 10,000 students by 1958 and nearly 20,000 by 1968.⁸ The rapid influx of students during the immediate war years quickly overwhelmed the capacity of the university and its facilities. To address this, the university president at the time, A. Ray Olpin, instituted an expansion program that dramatically increased not only the number of buildings on campus but also the number of faculty, schools, and degree programs. The Church of Jesus Christ of Latter-day Saints, recognizing that many of the new enrollees were members of their faith, added to the expansion of facilities available to students by constructing a student-focused meetinghouse (that also doubled as an LDS institute for religious instruction of student populations) next to the university and within the University Neighborhood Historic District. This building [see **Photograph 9**] was built in 1948 at 1325 East 300 South and is considered a contributing resource within the district.

At the same time enrollment was increasing at the university, economic development was expanding in Salt Lake City in general. As more companies located their operations in the city, and as governmental agencies expanded their staffing, more residents moved to the area for employment purposes. In 1940, the population of the city had reached nearly 150,000 people. Ten years later, in 1950, it had grown by more than 21-percent to a little more than 182,000 residents. The city showed more modest growth over the next decade and then began a period of out-migration (i.e., decreasing population) from 1970 to 1990.

The state of the student housing situation around the University of Utah at the time is demonstrated by an extensive housing search campaign conducted by the university-affiliated University Women’s club and the Mother’s club in August 1946. Specifically, the clubs “began a

⁵ Ibid.

⁶ University of Utah. 2021. “University of Utah Sesquicentennial, 1850–200.” Accessed online April 21, 2021 at: <https://lib.utah.edu/collections/photo-exhibits/rapidExpansion.php>

⁷ Ibid.

⁸ Lufkin, 2015.

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canvass of all residences within three-fourths of a mile of the campus” in an effort to find housing for roughly 300 students.⁹ This push to identify local residents willing to offer rooms to students continued through at least the 1947-1948 academic year. These housing-search efforts appear to have rattled some neighborhoods surrounding the university as they perceived an impending shift in housing types and property uses away from the typical single-family dwellings on which these neighborhoods were established.

In late-1948, residents of the Federal Heights neighborhood, located immediately northeast of the University Neighborhood Historic District, petitioned the City to establish a new zoning overlay for the neighborhood that would restrict the area to single-family dwellings only.¹⁰ The move was protested by the president of the University at the time, Dr. A. Ray Olpin, who pointed out the rapid growth of student enrollment at the university and the resulting need for housing. No such zoning restrictions appear to have been enacted for the neighborhood comprising the Historic District, and this is evidenced by the increase in construction of multi-family dwellings compared to single-family dwellings during the extended period of significance. That is, the City’s selection of which neighborhoods around the university would be considered “off limits” for new multi-family dwellings, and presumably subdivision of single-family dwellings into multi-family units, established a clear pattern wherein the University Neighborhood Historic District, being the closest unrestricted neighborhood to the university itself, would receive the bulk of new student-focused housing in the decades to come. This situation set the neighborhood (i.e., the District) apart from the surrounding neighborhoods such as Federal Heights, which had, like the University neighborhood, been settled and developed primarily as areas of single-family homes.

Criterion A Significance: Community Planning & Development and Education

Under Criterion A, during the extended period of significance, the district is significant within the themes of Community Planning & Development and Education. As described above, the influence of the university (i.e., the theme of Education) on the district’s built resources is strong and clear. This influence was coupled with concerted efforts by Salt Lake City’s planning division to increase housing density near the university to accommodate the rapidly growing student population as well as the growing worker population. The City was aided by funding provided through the federal emergency housing program, which funneled substantial monies to Utah to address what was considered a post-war housing crisis.¹¹ A portion of this funding was to be used for increasing student housing around universities in the state.¹²

Housing the increasing student, faculty, and worker population of the post-war years would forever change the nature of the University Neighborhood Historic District. The transformation of the neighborhood from primarily owner-occupied single-family homes to one of higher density dwellings for short-term renters began almost immediately after World War II. The shift included many owners of large single-family homes in the district purchasing homes in newly

⁹ *Salt Lake Telegram*. 1946b. “U’ Women’s Clubs Canvass for Student Housing.” August 29, Salt Lake City.

¹⁰ *Salt Lake Telegram*. 1948. “City Okehs AA Zoning for Federal Heights.” October 28, Salt Lake City.

¹¹ *Salt Lake Telegram*. 1946a. “Federal Housing to Aid All Utah.” January 15, Salt Lake City.

¹² *Ibid.*

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developed suburbs in and around Salt Lake City but retaining their homes in the University neighborhood and subdividing them into multi-apartment units. This was followed by purpose-built apartment buildings and duplexes. The first extant example of these purpose-built multi-family dwellings during the extended period is a duplex built in 1942 and located at 1140 East 100 South [Photograph 10]. Essentially no new construction, at least of extant buildings, occurred in the district from 1943 to 1946. Beginning in 1947, and presumably in response to the skyrocketing enrollment seen at the University of Utah for the 1946–1947 academic year, construction of multi-family housing in the district increased exponentially. Twenty-six new multi-family housing units were constructed in the district over the next 19 years (i.e., until the end of the extended period of significance in 1966). While this is an overall small number of structures in the context of the district, it represents a significant increase in multi-family housing there over a very short period of time. In fact, this construction nearly doubled the total number of purpose-built multi-family dwellings in the district and does not include any of the many single-family dwellings that were converted to multi-family units during this period. See the Criterion C Significance section below for more information about specific building types added during the period.

Criterion C Significance: Architecture

Under Criterion C, the resources of the extended period support and contribute to the district's significance under the theme of Architecture. This significance derives from the building types, particularly multi-family dwellings, that were designed and built specifically to accommodate the growing demand for housing associated with increasing enrollment at the University of Utah and increasing worker populations associated with commercial enterprises and governmental agencies located in the area. The structures introduced new forms, new scales of massing, and new architectural styles to the district and are clear hallmarks of the era in which the transformation of the district from a predominantly single-family dwelling neighborhood to one of more intensely mixed single- and multi-family dwellings.

Of the 40 resources in the district attributable to the expanded period of significance, 27 (70-percent) are multi-family dwellings, and most of those comprise apartment buildings. The remaining multi-family dwellings primarily comprise duplexes and fourplexes. The architectural styles of the newly added buildings reflect the prevailing styles of the period as well as expedient adaptations of those styles that could be constructed quickly to address the student housing crisis. Some of these types, such as mid- and high-rise apartments, represent the introduction of vastly different massing in the building stock of the District compared to the much smaller 1- and 2-story single-family dwellings that prevail in the area. Indeed, such buildings are the most visible examples of how the university-induced housing demand reshaped the District. Similarly, the introduction of new architectural styles—Modern styles and Ranch styles in particular—during the expanded period was a notable departure from the Victorian and Early 20th Century American styles that typified the neighborhood up to that point. Rather than exhibiting the sometimes ornate wood scrollwork and brick detailing of the Victorian styles and quaint cottage details of the Prairie School, Period Revival, and Bungalow styles, buildings from the expanded period of significance exhibit sleeker forms largely lacking ornamentation and focusing on

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emphasizing horizontal lines and the more “industrial” look of the immediate post-war period. Often, these styles incorporated the use of newly introduced or more heavily used construction materials, such as metal panels, glazed curtain walls, concrete block, and oversized brick [Photograph 11], to help emphasize the distinction between buildings of this era and those of the previous eras. What is clear is that the building stock of the expanded period of significance is notable within the District in that it visually stands apart from the building stock of the earlier periods, clearly represents the trending types and styles of the time, and readily reflects the period of transition of the formerly single-family neighborhood toward one of more mixed residential and commercial use. This building stock also sets the University Neighborhood Historic District apart from other contemporary neighborhoods, such as neighboring Federal Heights, in both its physical appearance and its social history.

In considering the architectural merit of the District, it is important to understand the impact of those buildings/resources within the area that do not contribute to the District’s significance. Although the majority (i.e., 34 out of 40) of the buildings attributable to the expanded period of significance are considered contributing resources, several have been sufficiently altered as to render them ineligible. The non-contributing buildings include both dwellings [see Photograph 12] and commercial properties [see Photograph 13]. Most of these buildings are clustered along 1300 East between 100 South and 200 South in a portion of the District with a higher number of commercial uses, including dwellings adapted for retail use. The most common alterations rendering these buildings non-contributing are the application of historically incompatible, changes to fenestration, and additions (both horizontally and vertically) that substantially change the massing and form of the original building. A similar pattern of alterations, both in the manner of alteration and in the geographic clustering within the District, is seen in the building stock of the original period of significance, which ended in 1941. Buildings from the earlier contextual periods that were originally considered non-contributing to the District and those that were considered contributing when the District was listed on the National Register but have subsequently been altered and are now considered non-contributing tend to be found in the eastern half of the District, closer to the university and closer to and within those portions of the District where commercial uses occur. In many cases, these properties that are now considered non-contributing have been altered to allow for commercial uses of the buildings or to convert single-family dwellings into multi-family rental units. Others have simply been updated to modern cladding and windows either for aesthetic reasons or to address structural issues or space deficiencies.

Among those buildings that are considered non-contributing to the District are those considered such because they were constructed outside the period of significance, including the expanded period ending in 1966. In total, only 21 buildings within the District were constructed outside the period-of-significance. Of these, only three were constructed after the District was listed on the National Register in 1995. Thus, the intrusion of modern buildings within the District has been quite minimal and of little consequence when considering changes to the integrity of the District since its listing.

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Collectively, non-contributing buildings, whether altered or out-of-period, represent less than 20-percent of the buildings in the District. This fact establishes the University Neighborhood Historic District as one of the best preserved of the locally and federally listed historic districts in the Salt Lake City area and places it above or on par with some of the most noted historic districts, such as the Avenues Historic District (NRIS # 82004149), the Capitol Hill District (NRIS # 82004135), and the Central City/Salt Lake City East Side Historic District (NRIS # 96000940).

9. Major Bibliographical References

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

Lufkin, Beatrice. 2015. *University Neighborhood Historic District Standard Reconnaissance Level Survey Update*. Prepared for the Salt Lake City Planning Division, Salt Lake City.

National Park Service. 1990, revised 1997. *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15, Washington, D.C.

Osborne, Julie W. 1995. National Register of Historic Places Registration Form for the University Neighborhood Historic District (NRIS # 95001430). On file at the Utah State Historic Preservation Office, Salt Lake City.

Salt Lake Telegram. 1946a. "Federal Housing to Aid All Utah." January 15, Salt Lake City.
1946b. "'U' Women's Clubs Canvass for Student Housing." August 29, Salt Lake City.

University of Utah. 2021. "University of Utah Sesquicentennial, 1850–200." Accessed online April 21, 2021 at: <https://lib.utah.edu/collections/photo-exhibits/rapidExpansion.php>

Utah Division of State History. 2021. *Utah's Historic Architecture Guide*. Accessed online July 12, 2021 at: https://issuu.com/utah10/docs/architectural_guide_booklet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 318*

* Note: This additional documentation updates the acreage of the district from the 1995 listing—which merely cited acreage based on a visual estimate—with acreage calculated using GIS software.

Latitude/Longitude Coordinates

NOTE: Coordinates are updated from the 1995 district listing to correct inaccuracies

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 40.768876 | Longitude: -111.859588 |
| 2. Latitude: 40.769893 | Longitude: -111.852384 |
| 3. Latitude: 40.758507 | Longitude: -111.859573 |
| 4. Latitude: 40.758562 | Longitude: -111.852252 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

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

The boundary of the district is not changed as part of this additional documentation. Per the 1995 listing, the district is roughly bounded on the north by South Temple Street, on the south by 500 South, on the east by University Street (roughly), and on the west by 1100 East.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the district is not changed as part of this additional documentation.

11. Form Prepared By

name/title: Sheri Murray Ellis / Owner
organization: Certus Environmental Solutions
city or town: Salt Lake City state: Utah zip code: 84103
e-mail sheri@certussolutionsllc.com
telephone: 801.230.7260
date: January 20, 2022

Property Owner information:

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

Name Multiple
Address _____
City or Town _____ State _____ Zip code _____
Telephone/email _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: University Neighborhood Historic District (Additional Documentation)

City or Vicinity: Salt Lake City

County: Salt Lake County **State:** Utah

Photographer: Sheri Murray Ellis

Date Photographed: June 20 and October 1, 2021

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

Photograph 1 of 10: Example of low-rise apartment from extended period of significance; 356 S. 1200 E.; camera facing southwest

Photograph 2 of 10: Example of mid-rise apartment from extended period of significance; 130 S. 1300 E.; camera facing southwest

Photograph 3 of 10: Example of mid-rise apartment from extended period of significance; 1235 E. 200 S.; camera facing northeast

Photograph 4 of 10: Example of high-rise apartment from extended period of significance; 470 S. 1300 E.; camera facing northwest

Photograph 5 of 10: Example of duplex from extended period of significance; 1154 E. 300 S.; camera facing southeast

Photograph 6 of 10: World War II-Era Cottage at 206 S. 1200 E.; camera facing northwest

Photograph 7 of 10: Example of Ranch form dwelling; 331 S. 1100 E.; camera facing east

Photograph 8 of 10: 1960s Mansard style commercial property; camera facing southeast

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Photograph 9 of 10: Post-WWII style church at 1325 E. 300 S.; camera facing northwest

Photograph 10 of 10: First duplex built during extended period of significance; 1140 E. 100 S.; camera facing southeast

Photograph 11 of 15: Additional example of contributing multi-family dwelling from expanded period of significance; 38 S. 1300 E.; camera facing northwest

Photograph 12 of 15: Example of non-contributing single-family dwelling from expanded period of significance; 334 S. Elizabeth St.; camera facing northwest

Photograph 13 of 15: Example of non-contributing commercial building from expanded period of significance; 235 S. 1300 E.; camera facing northeast

Photograph 14 of 15: Streetscape along 1300 East mixed use corridor; camera facing south

Photograph 15 of 15: Streetscape along Elizabeth Street residential corridor; camera facing south

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Photograph 1 of 15: Example of low-rise apartment from extended period of significance; 356 S. 1200 E.; camera facing southwest



Photograph 2 of 15: Example of mid-rise apartment from extended period of significance; 130 S. 1300 E.; camera facing southwest

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Photograph 3 of 15: Example of mid-rise apartment from extended period of significance; 1235 E. 200 S.; camera facing northeast

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Photograph 4 of 15: Example of high-rise apartment from extended period of significance; 470 S. 1300 E.; camera facing northwest



Photograph 5 of 15: Example of duplex from extended period of significance; 1154 E. 300 S.; camera facing southeast

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Photograph 6 of 15: World War II-Era Cottage at 206 S. 1200 E.; camera facing northwest



Photograph 7 of 15: Example of Ranch form dwelling; 331 S. 1100 E.; camera facing east

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Photograph 8 of 15: 1960s Mansard style commercial property; 221S. 1300 E.; camera facing southeast



Photograph 9 of 15: Post-WWII style church at 1325 E. 300 S.; camera facing northwest

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Photograph 10 of 15: First duplex built during extended period of significance; 1140 E. 100 S.; camera facing southeast



Photograph 11 of 15: Additional example of contributing multi-family dwelling from expanded period of significance; 38 S. 1300 E.; camera facing northwest

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Photograph 12 of 15: Example of non-contributing single-family dwelling from expanded period of significance; 334 S. Elizabeth St.; camera facing northwest



Photograph 13 of 15: Example of non-contributing commercial building from expanded period of significance; 235 S. 1300 E.; camera facing northeast

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Photograph 14 of 15: Streetscape along 1300 East mixed use corridor; camera facing south



Photograph 15 of 15: Streetscape along Elizabeth Street residential corridor; camera facing south