



Forest Dale National Register Historic District January 22, 2009





Agenda

1. Welcome, Introductions, and Acknowledgements
2. Why is UDOT involved with the National Register?
3. What is the National Register, what are the benefits of owning a property on the National Register, and what is the process for listing?
4. What makes the Forest Dale Historic District eligible for the National Register?

UDOT's Role in the National Register Process

- UDOT needed to demolish six homes for the I-80 improvements.
- The demolition is considered an “adverse impact.”
- State and federal laws require “mitigation,” to compensate for the loss resulting from the impacts.
- UDOT works with communities to find mitigation projects that help strengthen neighborhoods and cities.
- The mitigation consists of preparing a National Register of Historic Places District Nomination for Forest Dale.

The National Register of Historic Places

Official list of properties deemed historically significant.

- Administered by the National Park Service
- Variety of sites and buildings can be listed
 - Buildings
 - Sites (Battlefields, etc.)
 - Structures (Bridges, roads, etc.)
- Individual properties can be listed, as well as districts.
 - Individual properties have to be significant historically or architecturally
 - Districts represent a collection of buildings within a given boundary
 - The district itself must be significant based on the collection of buildings - (historical or architectural significance)



What it Means when your Property is on the National Register...

Your property is part of an area that played a significant role in SLC's history.

- It is distinguished from other neighborhoods in SLC and Sugar House.

Listing is considered an honor

- Contributes to community pride & provides a sense of place
- Encourages learning about and preservation of historical buildings and neighborhoods
- Does not incur governmental regulation of your property
- SLC has 11 other districts listed on the National Register

Improves property values, attracts investment

- State and federal tax credits are available

Process for Listing a District on the NRHP

Identify and Document the properties in a defined area.

- This is called a "reconnaissance-level survey."
 - Forest Dale was surveyed as part of extensive Sugar House survey in 2004

Evaluate the properties to see if they're eligible

- 2004 survey found Forest Dale had the strongest collective significance within Sugar House.

Prepare a nomination form

- Involves substantial research
 - Determine what makes Forest Dale significant.
 - What was happening in SLC when Forest Dale was established?
- Nominations include a description & history of the neighborhood & buildings, photographs, and a map.

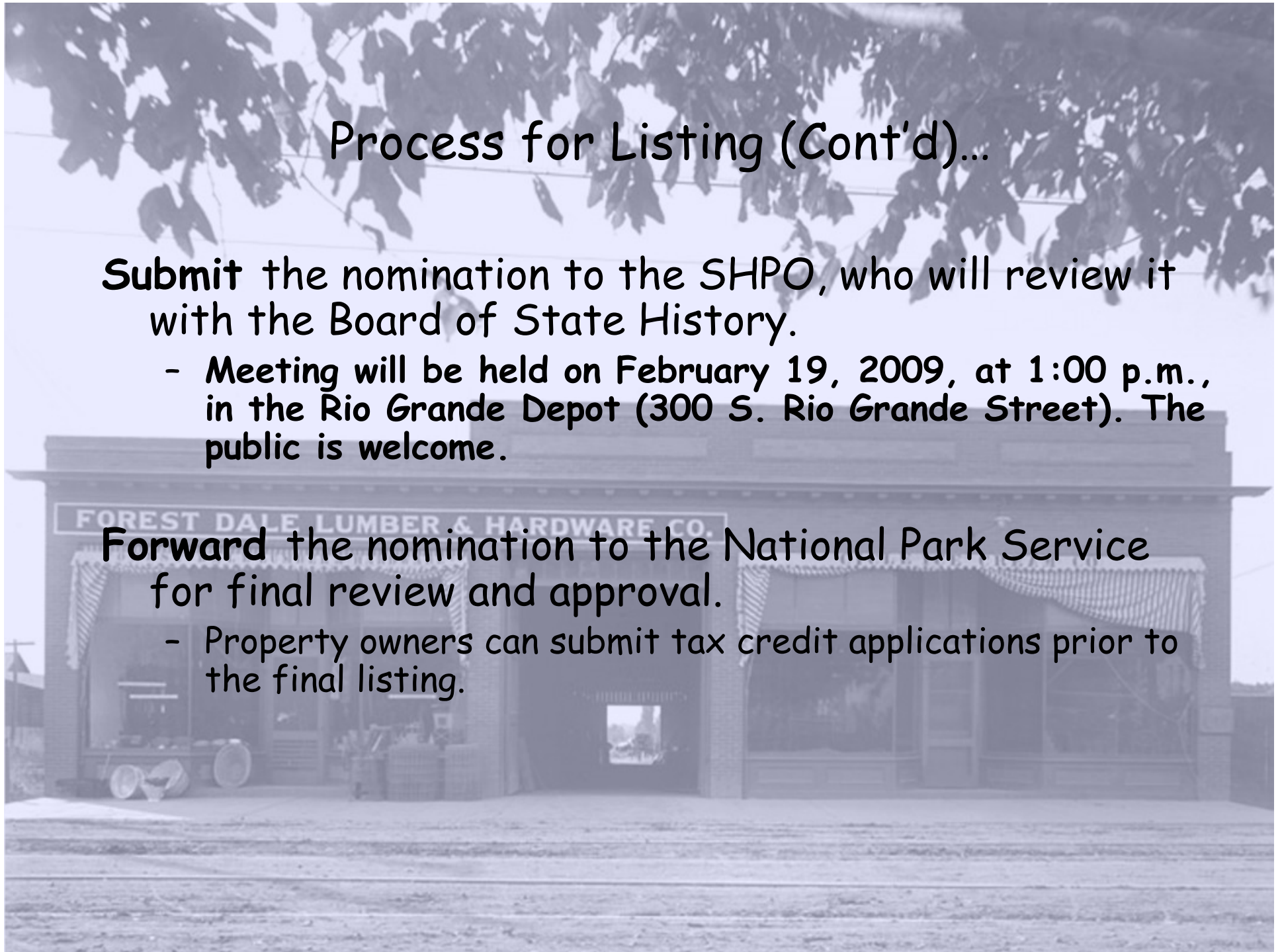
Process for Listing (Cont'd)...

Submit the nomination to the SHPO, who will review it with the Board of State History.

- Meeting will be held on February 19, 2009, at 1:00 p.m., in the Rio Grande Depot (300 S. Rio Grande Street). The public is welcome.

Forward the nomination to the National Park Service for final review and approval.

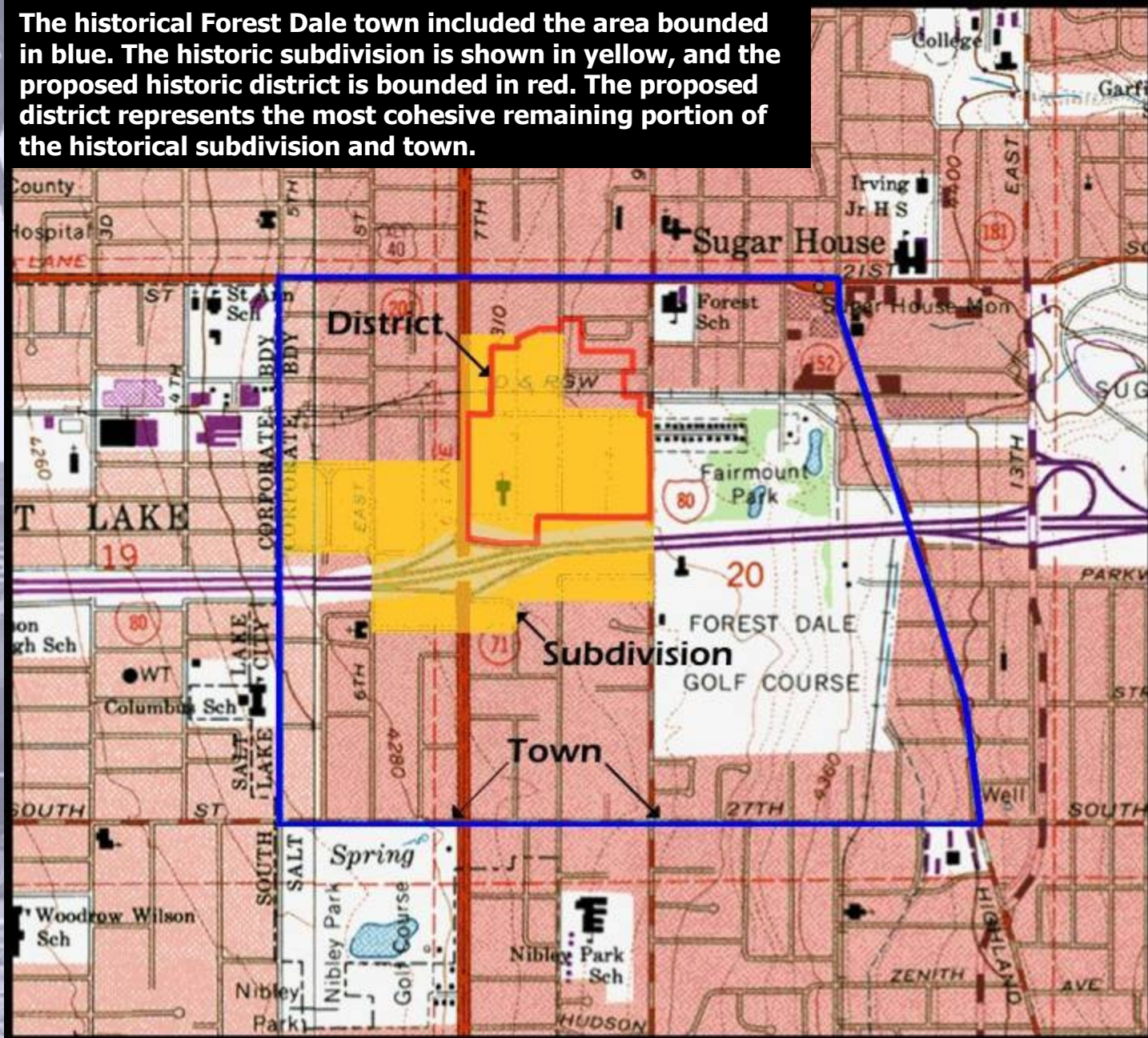
- Property owners can submit tax credit applications prior to the final listing.



Forest Dale: History and Significance



The historical Forest Dale town included the area bounded in blue. The historic subdivision is shown in yellow, and the proposed historic district is bounded in red. The proposed district represents the most cohesive remaining portion of the historical subdivision and town.

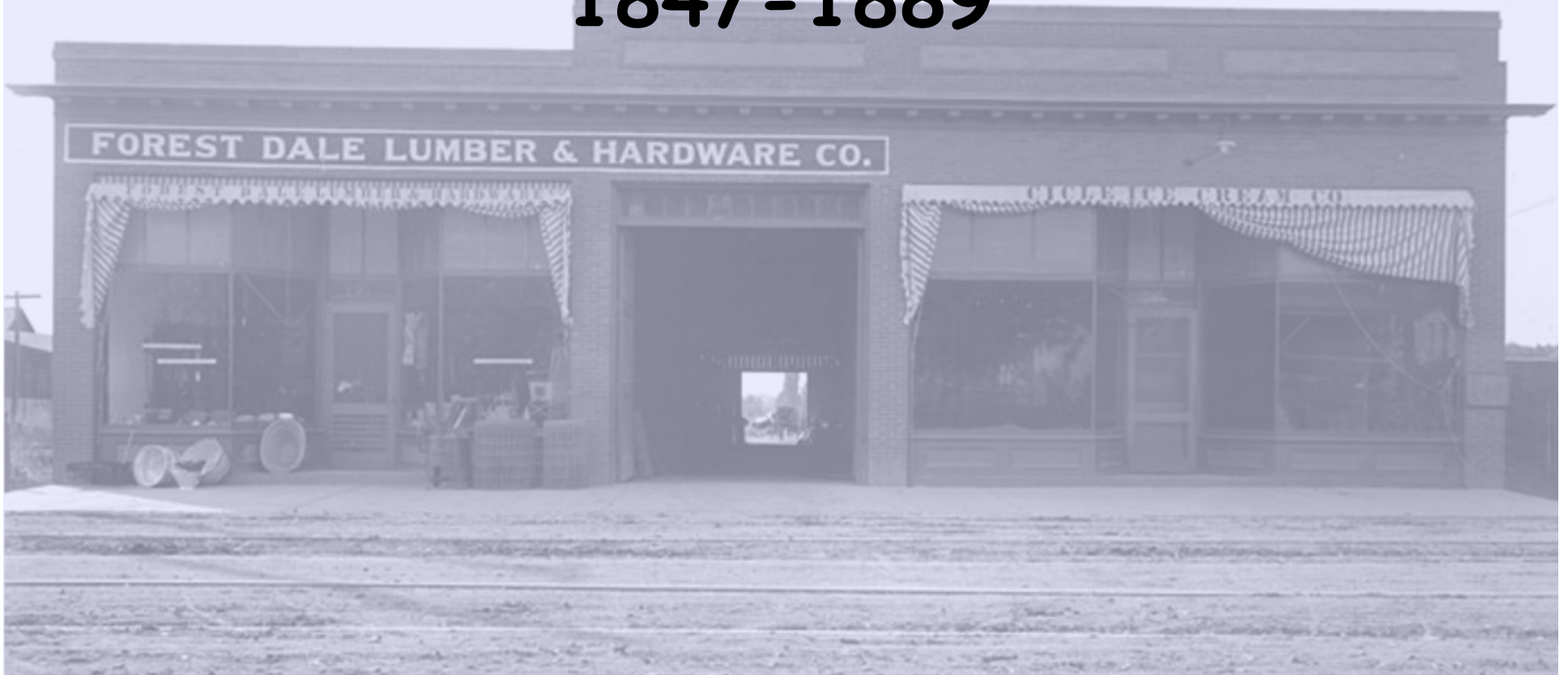




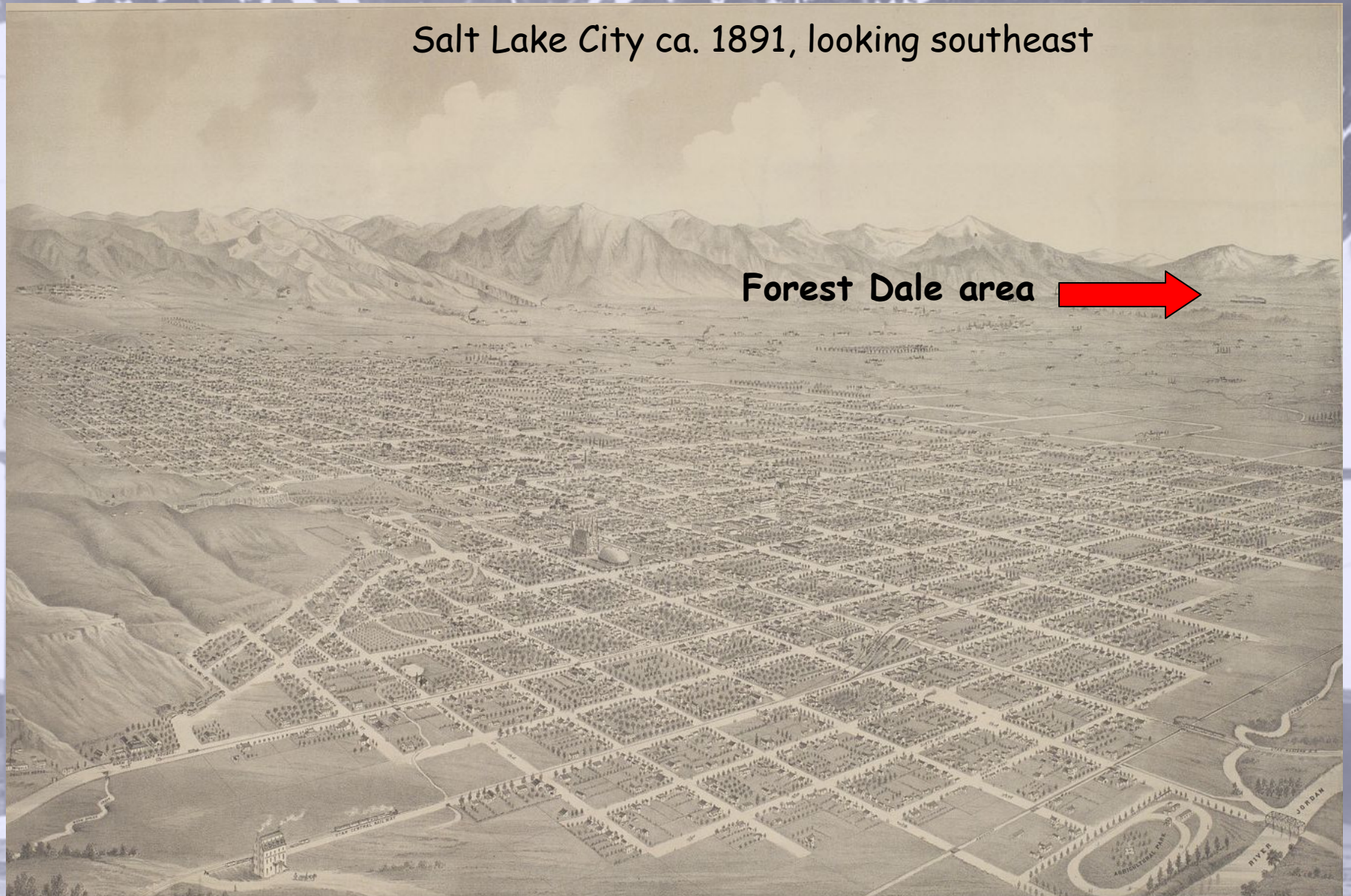
Relevant Contexts: Periods of Significance in Forest Dale

- The Big Field and Agricultural Use (1847-1889)
- Speculation and Platting the Subdivision (1890-1900)
- Forest Dale Town (1901-1912)
- Streetcars and Suburban Development (1913-1929)
- Urban Growth and Infill (1930-1930)
- Interstate 80 and Neighborhood Change (1961-2008)

The Big Field and Agricultural Use 1847-1889



Salt Lake City ca. 1891, looking southeast



Forest Dale area 



**Brigham Young's Forest Farmhouse; now at
This is the Place Heritage Park.**



George M. Cannon House, 1890; Architect - John A. Headlund

Speculation and Platting of the Subdivision 1890-1900

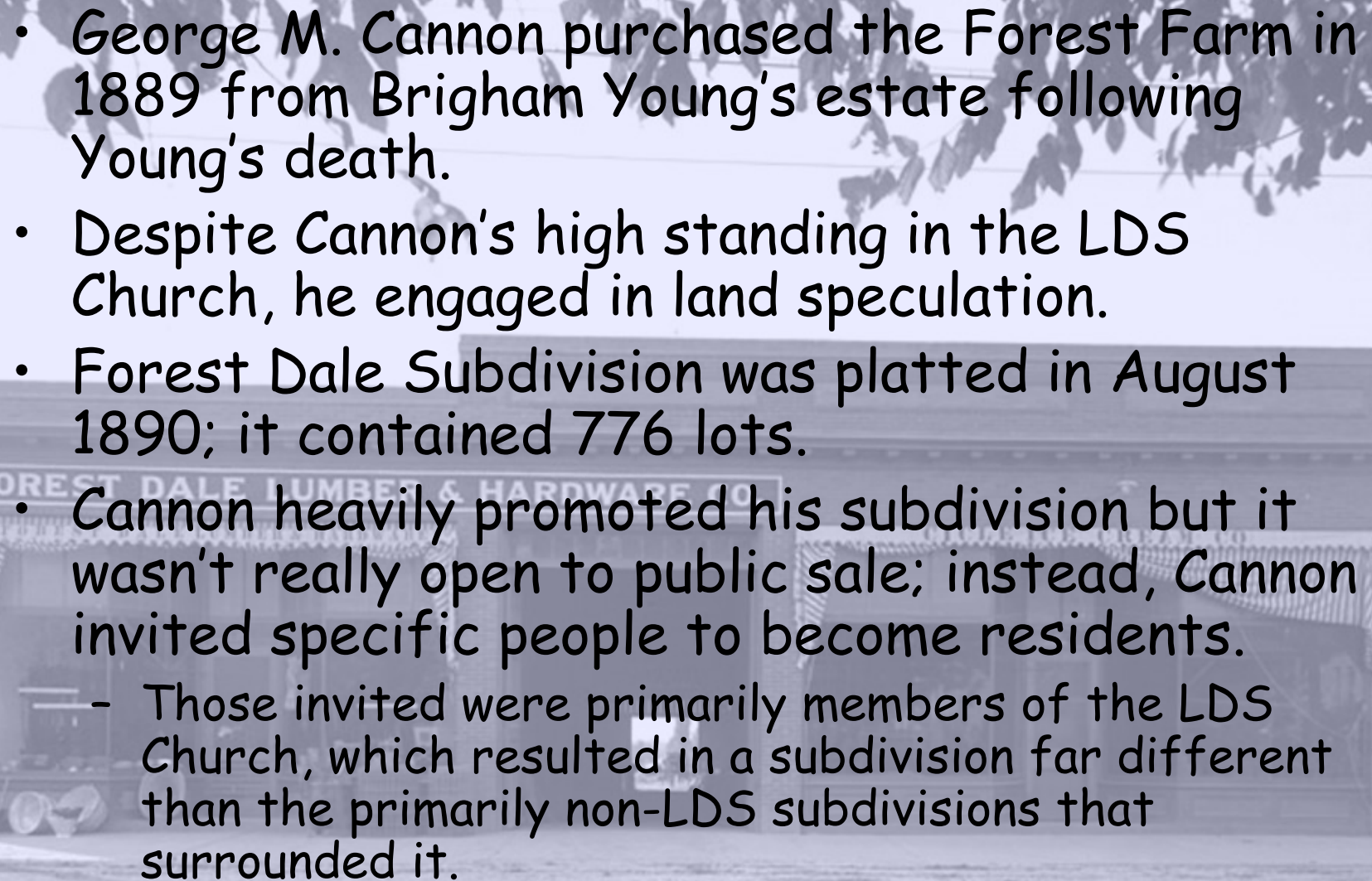


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- Big Field Survey and platting ca. 1890 spurred rampant land speculation, particularly in the form of subdivisions.

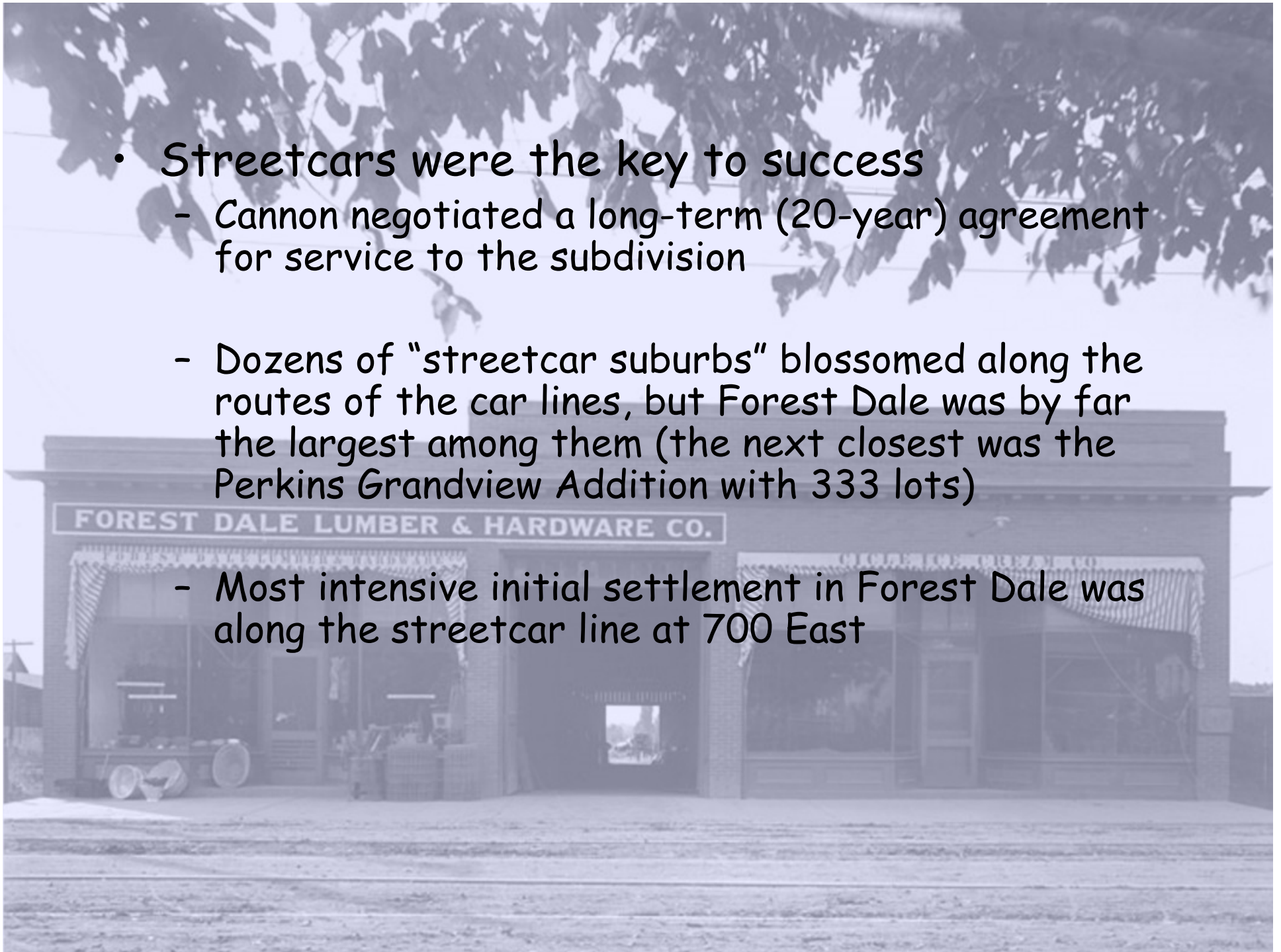
- Lots were narrower and deeper than those of downtown Salt Lake City
- The configuration of blocks broke from the Plat of Zion configuration used in the first 3 plats in the city

- The majority of speculators and developers were from out-of-state

- The LDS Church discouraged land speculation by its members
- Many, if not most, of the new subdivision lots and spec houses were sold to non-LDS families

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- George M. Cannon purchased the Forest Farm in 1889 from Brigham Young's estate following Young's death.
 - Despite Cannon's high standing in the LDS Church, he engaged in land speculation.
 - Forest Dale Subdivision was platted in August 1890; it contained 776 lots.
 - Cannon heavily promoted his subdivision but it wasn't really open to public sale; instead, Cannon invited specific people to become residents.
 - Those invited were primarily members of the LDS Church, which resulted in a subdivision far different than the primarily non-LDS subdivisions that surrounded it.

- Streetcars were the key to success
 - Cannon negotiated a long-term (20-year) agreement for service to the subdivision
 - Dozens of "streetcar suburbs" blossomed along the routes of the car lines, but Forest Dale was by far the largest among them (the next closest was the Perkins Grandview Addition with 333 lots)
 - Most intensive initial settlement in Forest Dale was along the streetcar line at 700 East





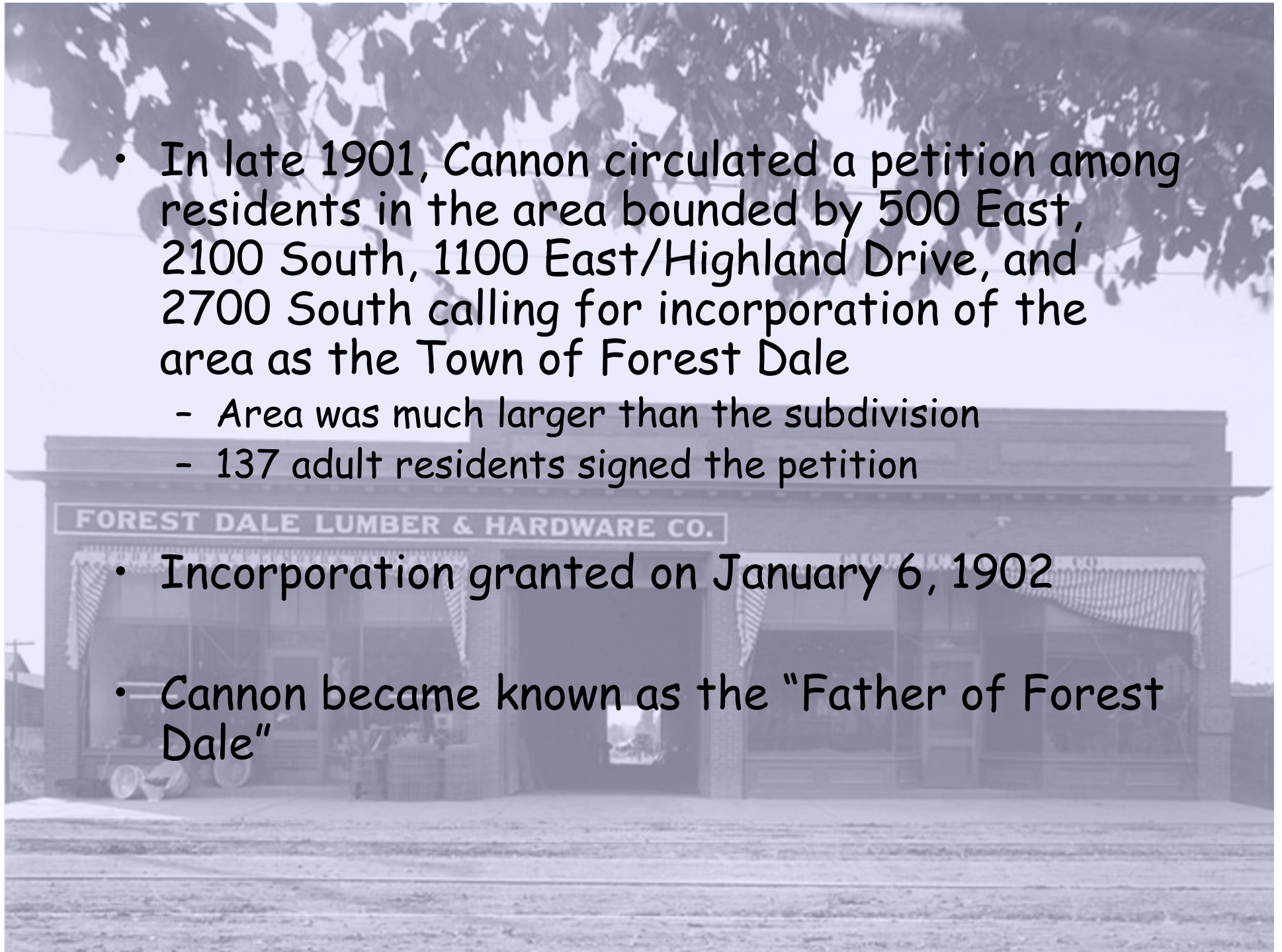
Forest Dale Town 1901-1912

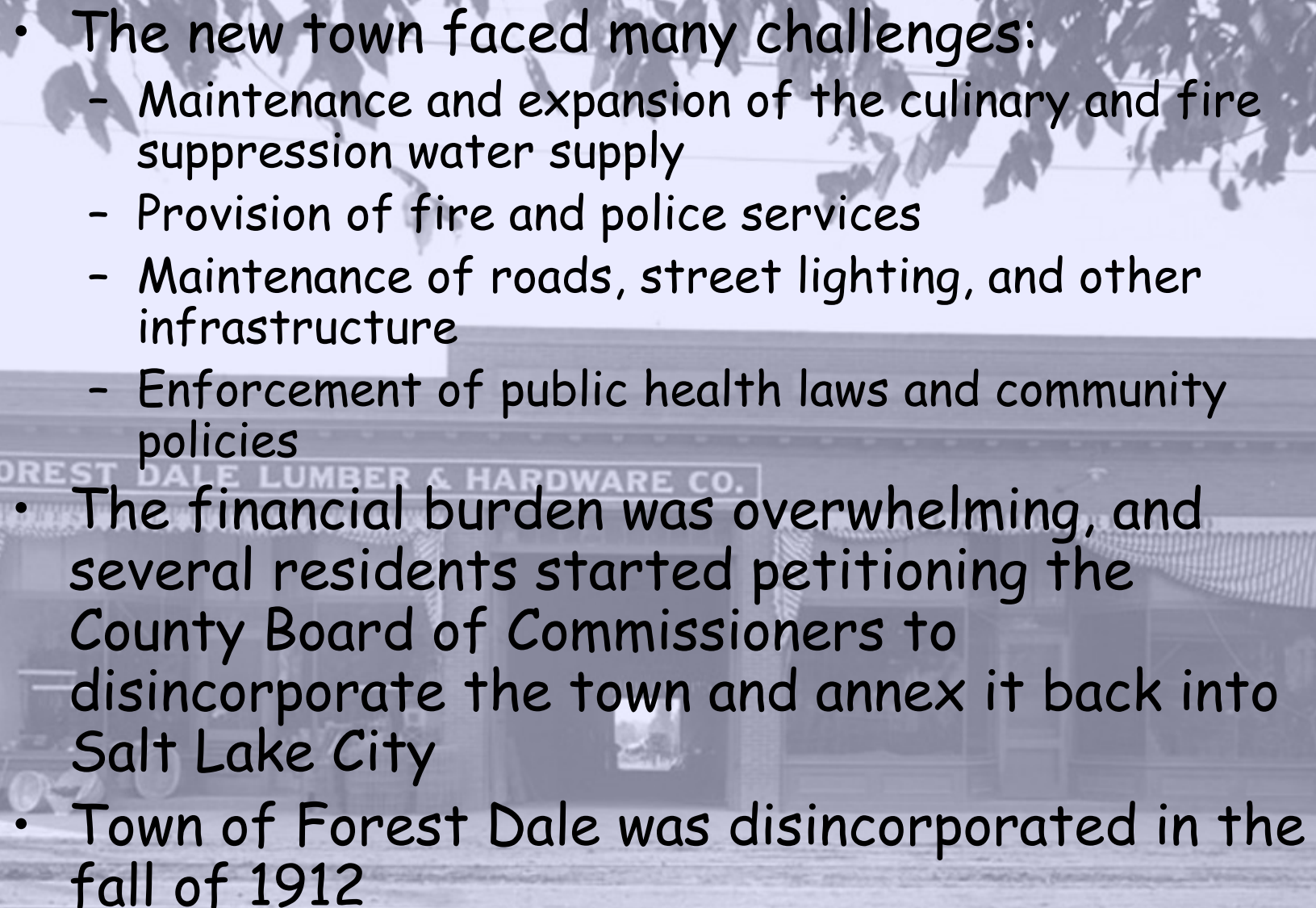


- In late 1901, Cannon circulated a petition among residents in the area bounded by 500 East, 2100 South, 1100 East/Highland Drive, and 2700 South calling for incorporation of the area as the Town of Forest Dale
 - Area was much larger than the subdivision
 - 137 adult residents signed the petition

- Incorporation granted on January 6, 1902

- Cannon became known as the "Father of Forest Dale"



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- The new town faced many challenges:
 - Maintenance and expansion of the culinary and fire suppression water supply
 - Provision of fire and police services
 - Maintenance of roads, street lighting, and other infrastructure
 - Enforcement of public health laws and community policies
 - The financial burden was overwhelming, and several residents started petitioning the County Board of Commissioners to disincorporate the town and annex it back into Salt Lake City
 - Town of Forest Dale was disincorporated in the fall of 1912



Forest Dale Ward House, 1900-1903; Architect - Mortensen/Whitaker



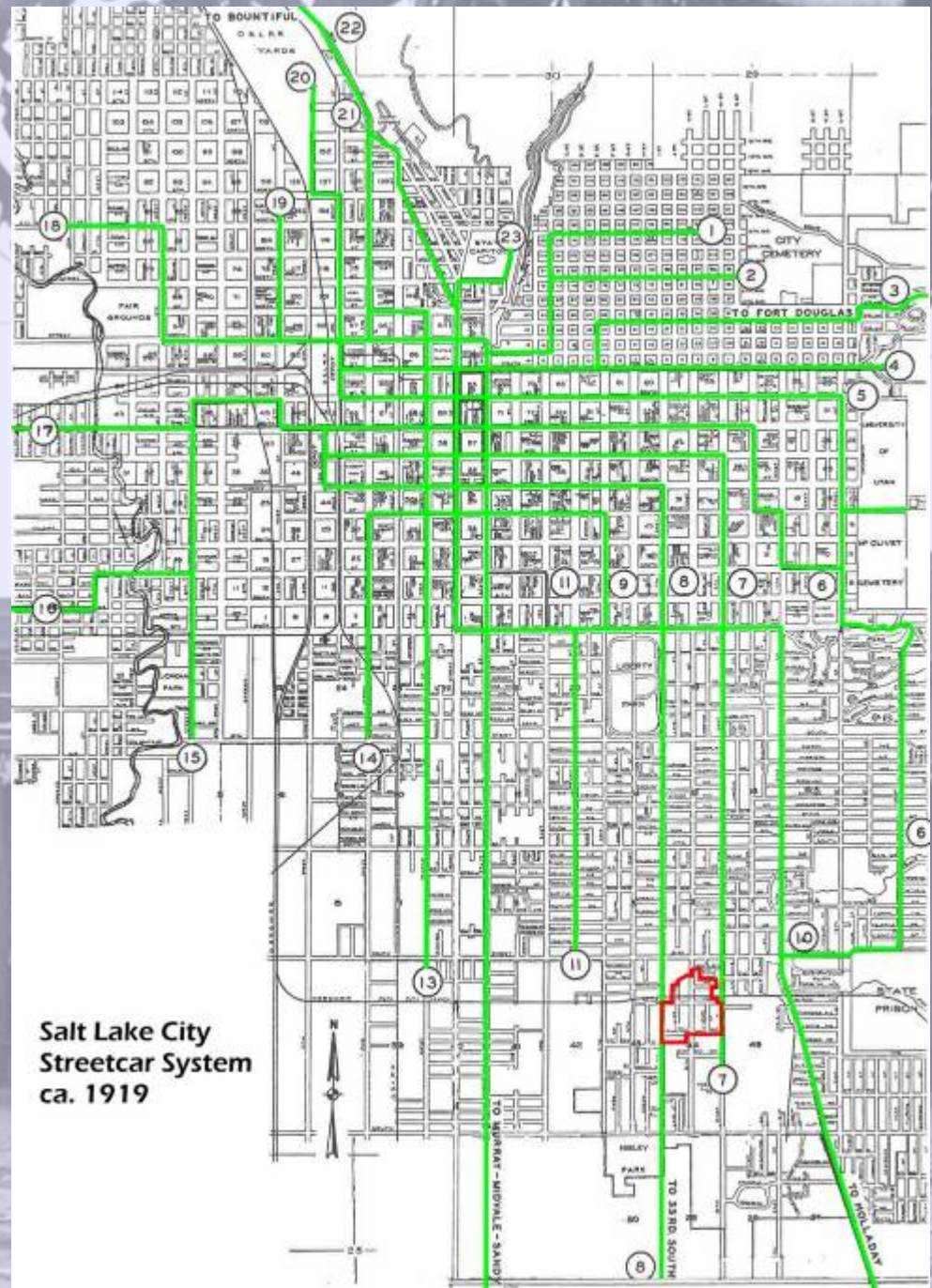
**Samuel Andrew Jackson House, 2276 S. Windsor,
1911. Architect - Taylor Woolley**

Streetcars and Suburban Development 1913-1929





Expansion of the streetcar system in the early 1900s was the impetus for a significant amount of housing construction in Forest Dale.

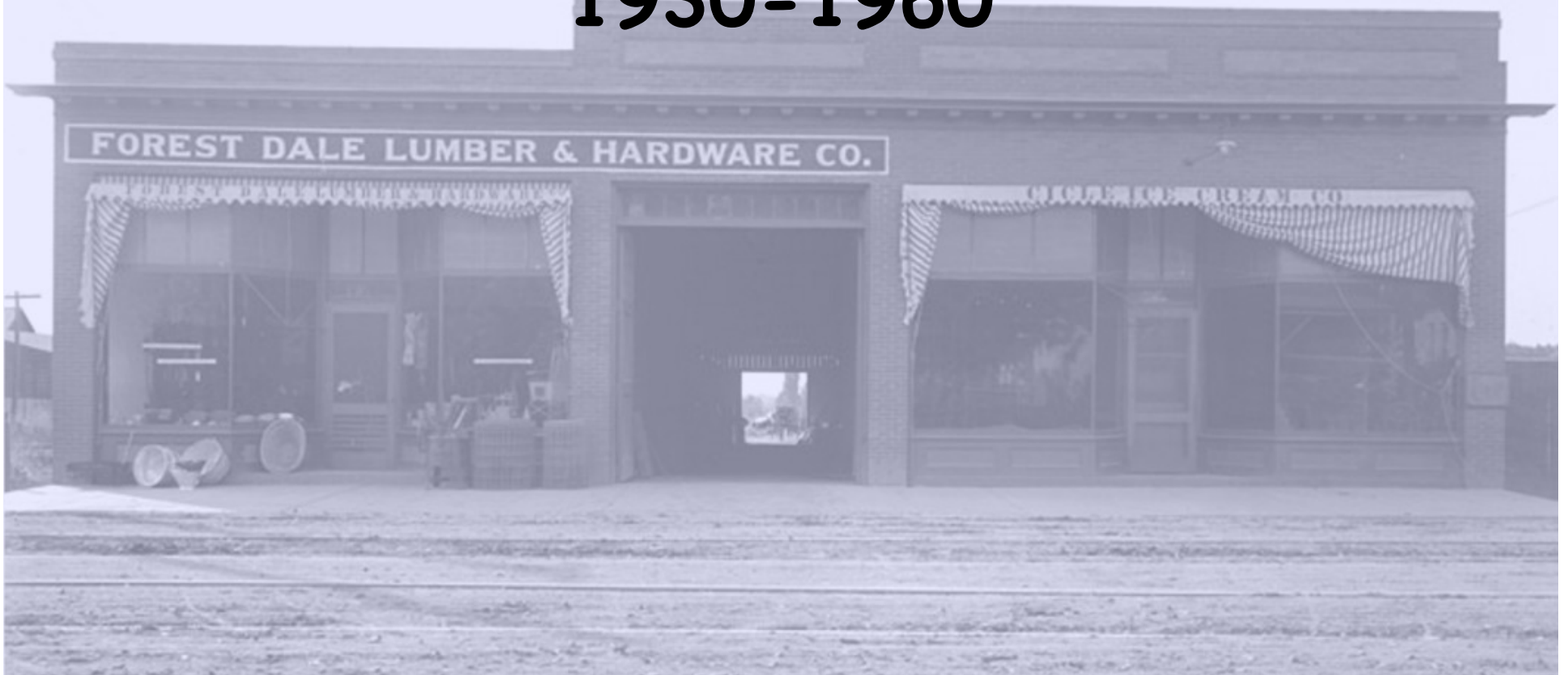


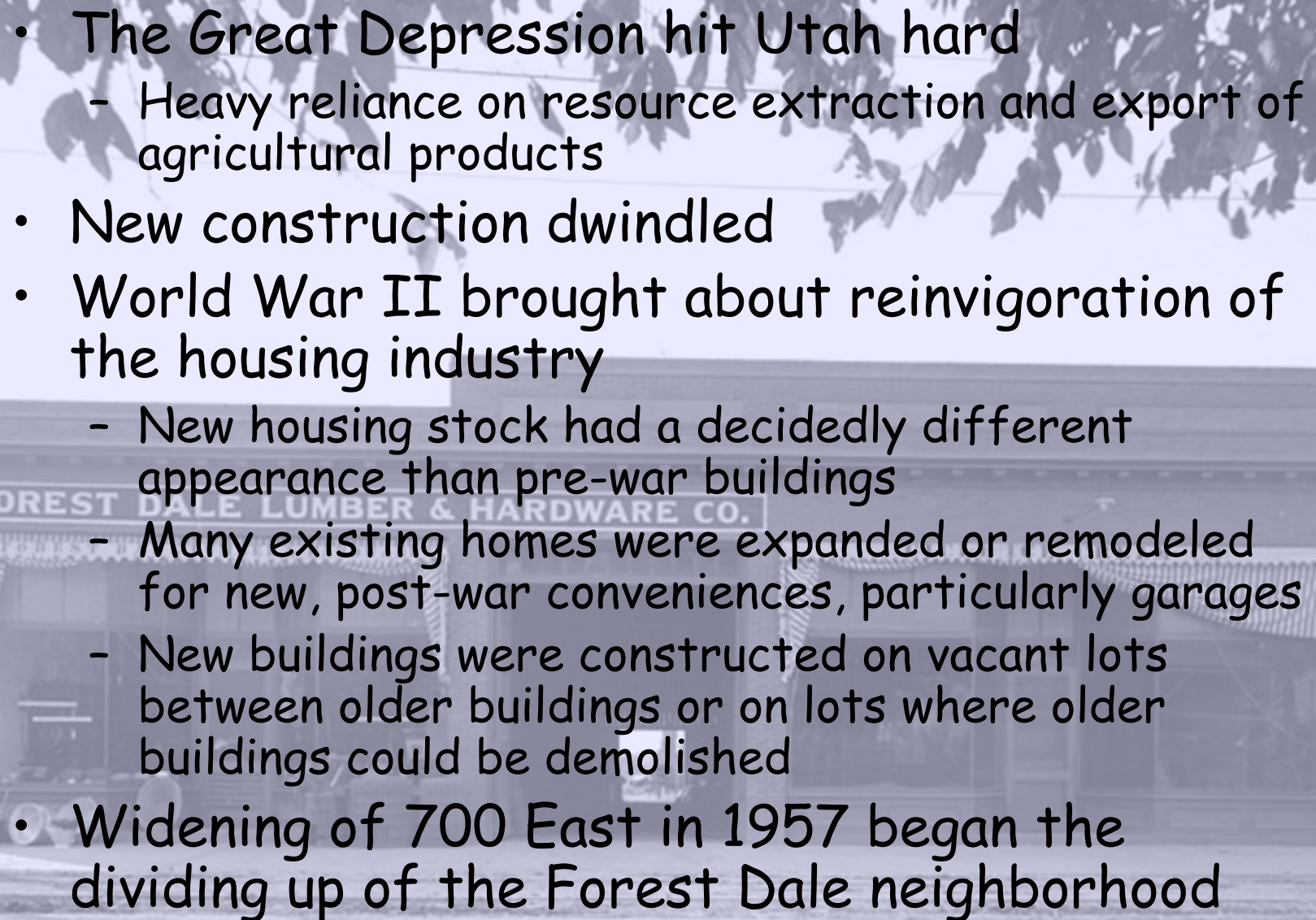
Salt Lake City
Streetcar System
ca. 1919

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Urban Growth and Infill 1930-1960

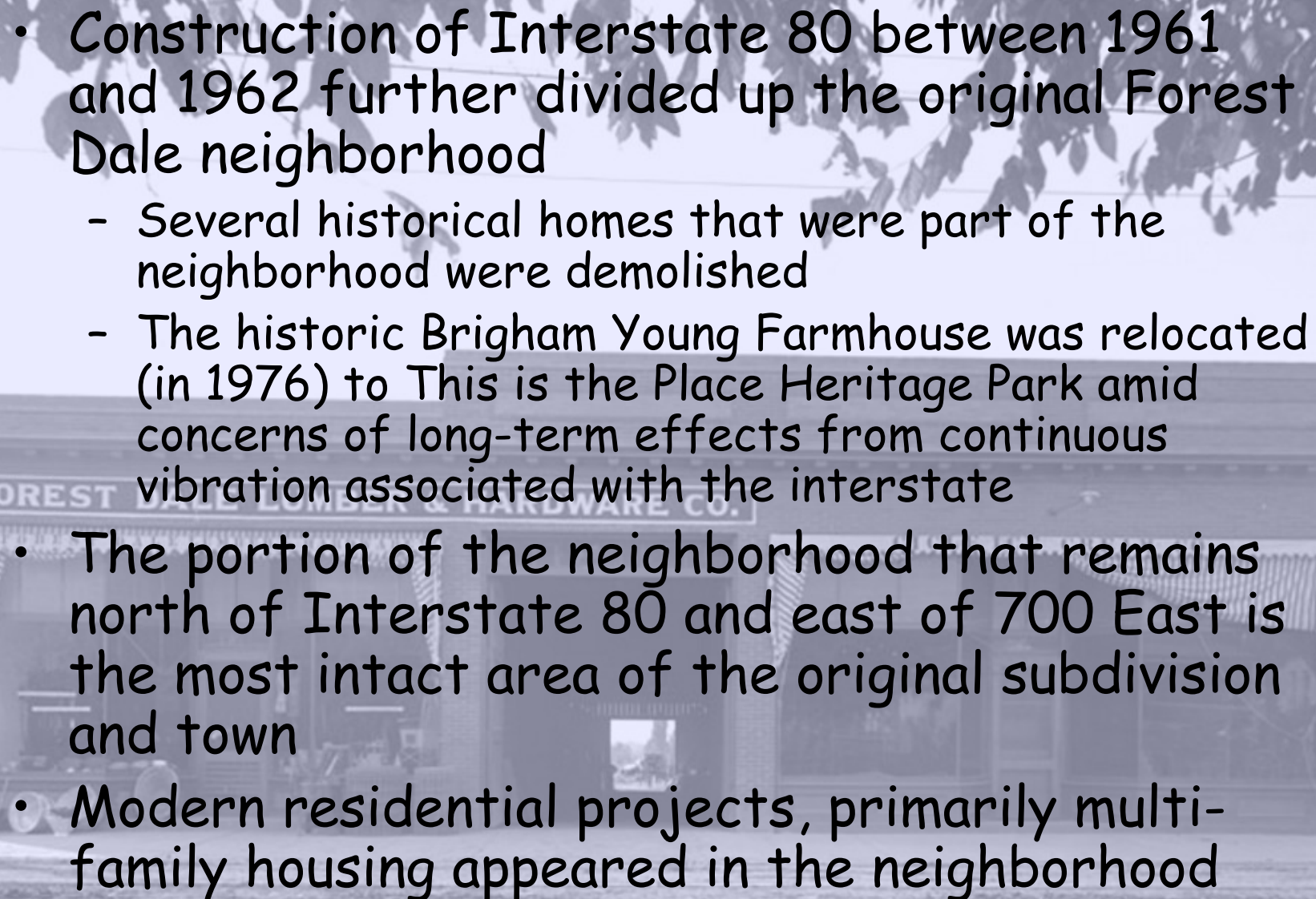


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- The Great Depression hit Utah hard
 - Heavy reliance on resource extraction and export of agricultural products
 - New construction dwindled
 - World War II brought about reinvigoration of the housing industry
 - New housing stock had a decidedly different appearance than pre-war buildings
 - Many existing homes were expanded or remodeled for new, post-war conveniences, particularly garages
 - New buildings were constructed on vacant lots between older buildings or on lots where older buildings could be demolished
 - Widening of 700 East in 1957 began the dividing up of the Forest Dale neighborhood



Interstate 80 and Neighborhood Change 1961-2008



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- Construction of Interstate 80 between 1961 and 1962 further divided up the original Forest Dale neighborhood
 - Several historical homes that were part of the neighborhood were demolished
 - The historic Brigham Young Farmhouse was relocated (in 1976) to This is the Place Heritage Park amid concerns of long-term effects from continuous vibration associated with the interstate
 - The portion of the neighborhood that remains north of Interstate 80 and east of 700 East is the most intact area of the original subdivision and town
 - Modern residential projects, primarily multi-family housing appeared in the neighborhood

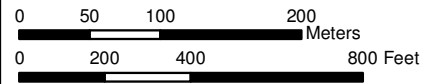


The Proposed District

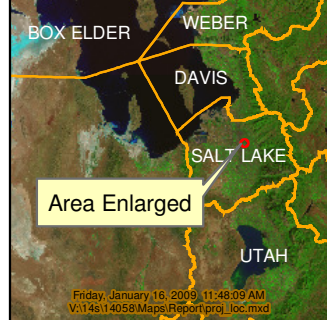




 Forest Dale NRHP District Boundary



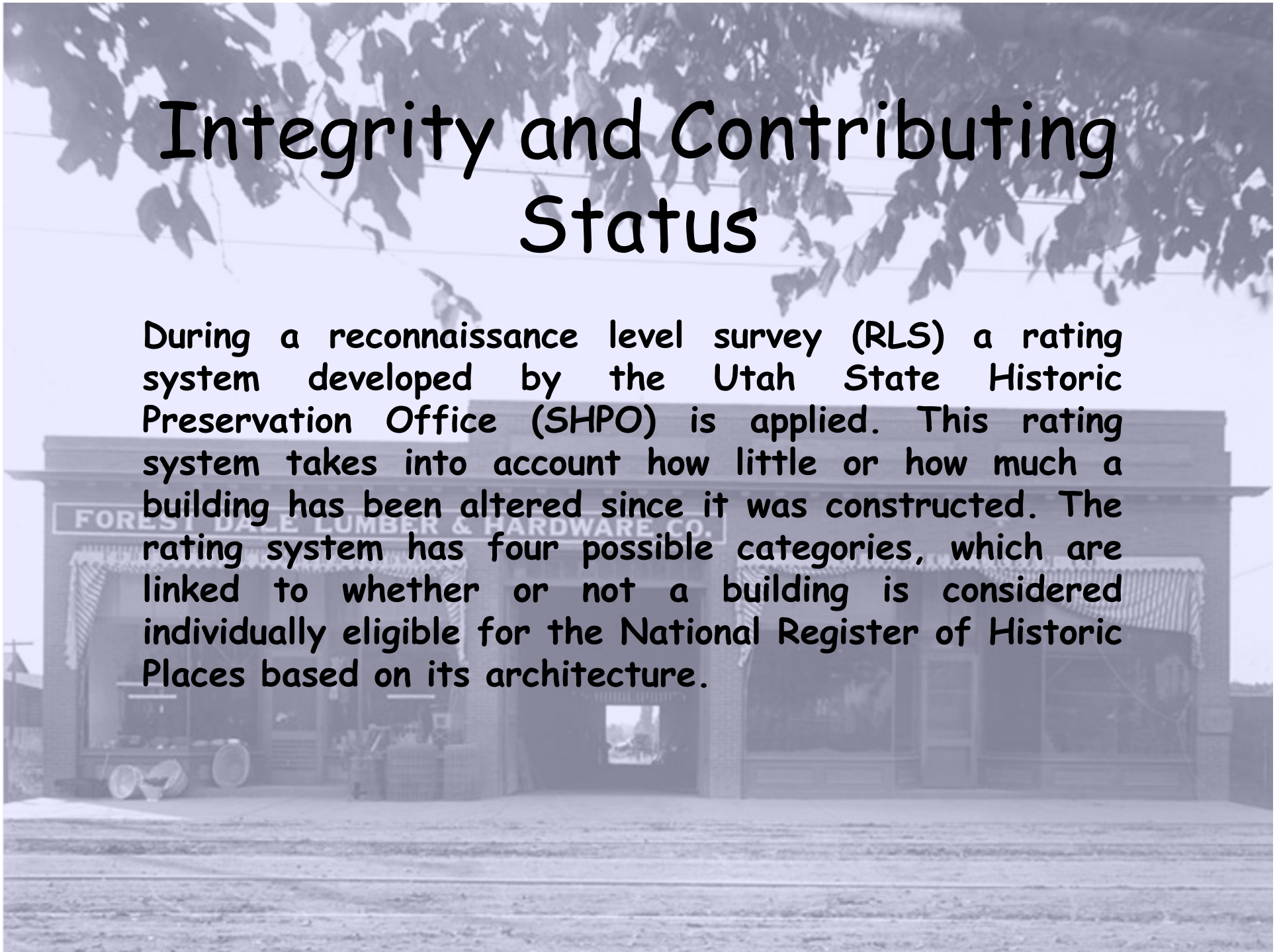
Basemap taken from 2006 High-resolution Orthophotography 1-foot resolution color imagery.



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Integrity and Contributing Status

During a reconnaissance level survey (RLS) a rating system developed by the Utah State Historic Preservation Office (SHPO) is applied. This rating system takes into account how little or how much a building has been altered since it was constructed. The rating system has four possible categories, which are linked to whether or not a building is considered individually eligible for the National Register of Historic Places based on its architecture.



Integrity and Contributing Status (Cont'd)

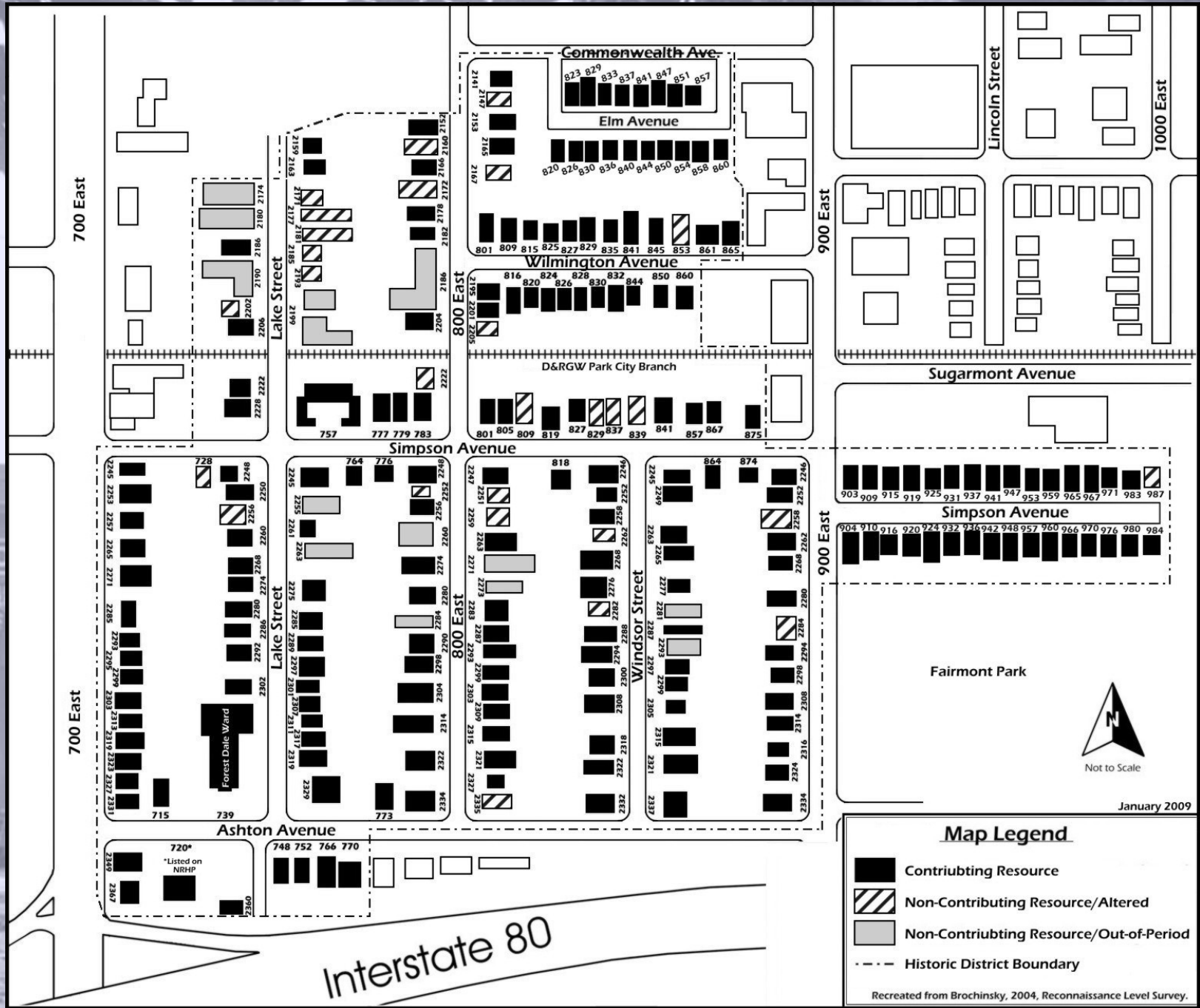
A - Eligible/Significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register under criterion "C"; also, buildings of known historical significance.

B - Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as "A" buildings; more substantial alterations or additions than "A" buildings, though overall integrity is retained; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons.

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 historic period.

NOTE: If your property has been identified as ineligible (C-rated), you can submit a request to the Utah State Historic Preservation Office for reconsideration of that evaluation.



Questions?

A copy of the nomination form is currently on the State Historic Preservation Office website at:

http://history.utah.gov/historic_buildings/national_register/documents/ForestDaleHistoricNomination.pdf