

HERITAGE

THE UTAH HERITAGE FOUNDATION NEWSLETTER

SPRING 2012

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Adobe: Hidden In Plain Sight

BY LAURIE BRYANT

Until about 1870, almost every building in Salt Lake City was made of adobe. Sources of building stone were too distant to be practical. Felling, hauling, and sawing trees into lumber was much too expensive for any but the very rich, and making fired bricks required (again) too much of that hard-to-get wood for the kilns.

With a good stone foundation, adobe bricks could resist the elements for over 50 years without even a coat of stucco. There are dozens of photographs of these old beauties in the collection of the Utah State Historical Society.

All the surviving adobes in Salt Lake City have been coated, sided, shingled, or somehow “slipcovered” with other materials. Without the Sanborn Fire Insurance maps, in which every building is accurately represented as to size, height, windows, doors, and construction materials, it would be very difficult to find them. My favorite adobe is so completely obscured that I had to walk around it several times just to convince myself. In fact, it may be the oldest surviving building in Salt Lake City, perhaps built in 1852 or earlier.

This is the Charles Northrup Woodard house (*below*) at 446 East 700 South in Salt Lake City. Under layers of Victorian brick, stamped stucco, and fish scale shingles there’s a house built by a family that arrived on the Grant/Noble

(continued on page 3)



An old adobe at 75 North 300 West, SLC, now demolished. Photographed in 1910. Digital image ©2001 Utah State Historical Society. All rights reserved.

Adobe was just clay mixed with water and chopped grass or straw and packed into molds. Good quality clay wasn’t hard to find; the 1869 Salt Lake City directory mentions “large adobe yards,” the oldest probably just west of Pioneer Park.



Charles Northrup Woodard House.

Preserving, protecting and promoting Utah's historic built environment through education, advocacy and active preservation.

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First Word in Preservation



While I may not have had many (any?) days on my snowboard yet, the balmy winter weather has allowed us to proceed with projects and put everyone in a generally better mood when they are required to work outside. Foremost in our minds has been construction at Memorial House that has been happening over the last two months. We are all so pleased with the coordination by Salt Lake City staff and their contractors to make a complex project happen over holidays and in the winter, a time normally reserved for inside work only. While we've had a great time admiring the work outside our windows, I can't say that there weren't days of concrete sawcutting or jack-hammering that left me with a clear head. But these are the sounds of making preservation happen. Memorial House is back online this spring with a fresh look so we invite you to make a date for your next big event here.

Inside the office, UHF staff also wielded the necessary tools to get preservation done. There are so many exciting announcements in this issue of *Heritage* that represent months and even years of work to come to fruition. We have new tools available for teachers, property owners, and those who love mid-century modern architecture. Our partnership with the Redevelopment Agency of Salt Lake City is taking us back to our roots of buying and rehabbing properties in "on the verge" neighborhoods. By providing education along with a tangible rehab project, *Preservation at Work* is a model program that could easily be duplicated in other communities desiring to partner with UHF to involve the community to make change happen. We're also tracking legislation at the State Capitol that could affect preservation.

I hope you'll put the *2012 Utah Preservation Conference* on your calendar right away! Now in its sixth rendition, we will bring new ideas to the forefront, recognize more than a dozen award winners from across the state, and give the public access to two fabulous neighborhood tours. We have amazing supporters for the conference, without whom we could not make it happen.

Well, if I don't get out to the snow, I'll look forward to spring activities that are right around the corner.



Kirk Huffaker
Executive Director

Adobe: Hidden In Plain Sight (continued from cover)

wagon train in 1847.

Another cleverly disguised adobe is a little 1870 farmhouse on 1100 East, the old County Road. It's coated with stucco

stamped to resemble brick. The front porch and rear room are later additions (*below*).

What "slipcovers" can't hide are the fundamental features of adobe buildings: their mass, their thick walls and deep window sills. The most enjoyable part of

researching these houses has been meeting and visiting with their owners, not to mention crawling around in the basements and attics to explore those construction details. One house has a floor beam that had been cut with hand tools, fastened with square-headed nails, and charred in a fire in the distant past. Another had basement walls that were shored up with railroad ties - small ones from



the narrow-gauge line that once ran behind the house and across the East Bench. The smell of creosote still permeates the house!

A colorful past can be covered with a little stucco, too. This house (*below*) near the Warm Springs was built by the LDS Church for the Indian Agent, George Washington Hill, about 1875. An old map in the LDS Church History Library shows "Indian houses and grounds" surrounding it. Much more recently, the house was used as a brothel. I wonder what the Native Americans would have thought?



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Utah Preservation Conference — May 3-5, 2012



Gwen North Reiss, *Guide, the Philip Johnson Glass House*, Estevan Rael-Gálvez, *Vice President of Historic Sites, The National Trust for Historic Preservation* and Hunter Palmer, *Director of Programs and Visitor Experience, The Philip Johnson Glass House*.

Utah Heritage Foundation has booked Dr. Estevan Rael-Gálvez to kick off our Utah Preservation Conference on Thursday, May 3, 2012. He will first host a workshop in the morning focusing on historic sites for the 21st Century and later that night he will address the public as the Opening Night speaker.

Estevan will be sharing his insight on preservation and with his recent appointment as the National Trust for Historic Preservation's Vice President of Historic Sites, he provides leadership to staff and volunteer stewards of the National Trust's historic sites. The sites include museums and cultural centers, each dynamic in their own way, and collectively represent broad and significant elements of American architectural history.

Prior to joining the National Trust, Estevan served as the Executive Director of the National Hispanic Cultural Center, a 51-acre campus in Albuquerque, New Mexico which includes an art museum, a performing arts center, an archive/library and a vibrant educational department.

Estevan also served as the State Historian of New Mexico, New Mexico's leading advocate for history, where he catalyzed the Office of the State Historian and his efforts included implementing initiatives, such as a student internship program, a residential scholar's program and an award winning multimedia, interactive website. In this capacity, he also served as the chairman of the New Mexico Cultural Properties Review Committee, the advisory-policy making board that oversees the New Mexico Historic Preservation Division and establishes preservation policy for the State of New Mexico.

Estevan attended the University of California at Berkeley, earning a B.A. in English Literature and Ethnic Studies and an M.A. and Ph.D. in American Cultures at the University of Michigan at Ann Arbor, completing an award-winning dissertation on American Indian slavery and identity in the Southwest. Estevan is a native New Mexican, raised in both northern Taos County and the southern part of Colorado's San Luis Valley.

Dr. Estevan Rael-Galvez speaks passionately about the importance of memory and history, recognizing that when it is truly alive, memory invites us to make history.

South Temple Homes Tour – May 5

Utah Heritage Foundation will host the 41st Annual Homes Tour on Saturday, May 5 on Salt Lake's Millionaires Row.

First envisioned in Joseph Smith's Plat of Zion, South Temple Street was meant to be the finest and most prominent avenue in Salt Lake City, as well as a model for other cities and towns in the west.

Named one of the American Planning Association's 10 Great Streets in America, South Temple is known throughout Utah for its historic residential design and craftsmanship, diversity of land uses, and the integration of multiple forms of transportation throughout history — as well as commitment on the part of the community to preserve its legacy.

Running eighteen blocks, the street encompasses everything from a mature tree-lined, mixed use district with historic homes, churches, commercial services, and retail establishments is a major artery into Downtown.

Originally a dirt road, South Temple developed as a stately residential street as mining became an economic powerhouse in Utah. The wealthiest families built their mansions here and today it is home to the world's richest compen-



South Temple as it is prepared for paving ca. 1904. Photo courtesy of Utah State Historical Society.



People gathered on South Temple following a parade in honor of U.S. President Taft in 1909. Photo courtesy of Utah State Historical Society.

dium of religious and non-religious buildings: Mormon and Masonic Temples, Presbyterian and Catholic churches, historic fraternal clubs, and stately homes of a bygone era.

In the 1960s and 1970s the community began fighting a trend of demolition as property values continued to increase. This played a very large part in initiating preservation efforts in Utah. Salt Lake City responded to citizen demands for designation of South Temple as Utah's first local historic district. This district was later nominated to the National Register of Historic Places in 1978.

South Temple residents didn't want to protect only historic buildings and mansions, but also the small, important details and features, such as carriage steps, hitching posts, and sandstone retaining walls. The city even repurposed the original lattice posts used for streetcars into modern-day streetlamps.

South Temple simply tells the great story of our city's past and is also a statement of the efficient combination of historic preservation and modern planning tools.

Salt Lake Modern's Tour of St. Mary's – June 16th

Two bygone landmarks of the east bench have given their name to the Oak Hills and St. Mary's neighborhoods. The original land occupant was St. Mary's of the Wasatch (pictured below). A private Catholic women's school, and later a high school, it housed a convent and was in operation from 1926 until it was demolished in 1972.

In 1931 the college was operated by the Sisters of the Holy Cross and was affiliated with Holy Cross Hospital nursing school until nursing degrees were offered by the University of Utah as part of the bachelor degree program. Two stone gates served as the entrance to the school and later to the Salt Lake City Golf Course. As more homes were built, the golf course disappeared and one of the stone gates was later incorporated into the architecture of a private residence.



Photo courtesy of Utah State Historical Society.

To the north of the St. Mary's neighborhood is Oak Hills – named after a drive-in theater that was built in 1951 just southeast of Hogle Zoo. Oak Hills Drive-In (pictured above-right) was located at 2775 East 1000 South and had a 400 car capacity.



At the time few houses were constructed up in the foothills, but the homes to the south had free movies with sound by paying the \$50 installation fee for a private speaker connection. The Oak Hills Drive-In and operator Fox Intermountain Theatres received national publicity when the August 1958 issue of Life Magazine published a large color photograph showing Charlton Heston in a scene from "The Ten Commandments" with the lights of Salt Lake City spread out in the valley beyond the screen.

With home construction concentrated in the 60's and 70's these neighborhoods have a rare collection of modern homes that were designed by Utah's leading modern architects. See how they've adapted to modern living on Salt Lake Modern's Tour of St. Mary's.

Discounted combination ticket available when Historic and Modern Homes Tour tickets are purchased at the same time.

*Tickets are available online
www.utahheritagefoundation.org*

Preservation Conference 2012

From Mud to Mod

May 3–5, 2012

Utah Heritage Foundation marks 2012 with our sixth annual Preservation Conference, From Mud to Mod. With Utah's original pioneer architecture to the designs of several prominent modern architects, there is no shortage of variety in Utah's historic buildings. Our Preservation Conference is a statewide preservation conference that offers the chance to learn about local preservation projects, talk about hands-on preservation and network with other people who consider themselves passionate about preservation.

Here is the Schedule of Preservation Conference Activities. Prices vary by activity - Check our website for all the info!

Thursday, May 3

Preservation Workshop: Re-inventing Historic Sites in the 21st Century

9:00 a.m. – Noon, Memorial House

This workshop will be given by Dr. Estevan Rael-Gálvez and will talk about the changes in the climate of maintaining a successful historic site and what some sites are doing to be a better destination. Ticket required.

Opening Night: Mud to Mod through Memory

6:00 p.m., Salt Lake City Main Library, Auditorium

Dr. Estevan Rael-Gálvez will also give a free public lecture highlighting how memories can influence the way we connect with architecture and its preservation.

Friday, May 4

Breakfast and Brainstorming

7:45 a.m. – 8:45 a.m., Salt Lake Masonic Temple, Banquet Hall

Join fellow preservationists to share successes and failures and discover how to better serve your town/community.



Education Sessions

9:00 a.m. – 4:00 p.m., Salt Lake Masonic Temple

Sessions include "Rehab It Right" workshops on technical issues including UHF's Preservation at Work Project House, masonry, paint colors, and interiors.

Utah's State Historic Preservation Office has partnered with Utah Heritage Foundation to designate the Preservation Conference as the official 2012 training for Utah's Certified Local Governments (CLGs). Series of sessions will target CLGs and cover successful meeting facilitation, preservation in rural areas and hosting tours and events among others.

We strive to offer these sessions to both preservation professionals and novices. For a complete listing visit our website - www.utahheritagefoundation.org

Heritage Awards

Noon - 1:30 p.m., Salt Lake Masonic Temple, Banquet Hall

We honor Utah's preservation achievements of the past year at our annual Heritage Awards Luncheon. There is clearly a wide diversity of projects, individual and organizations with over twenty different nominations this year.

Saturday, May 5

41st Annual Historic Homes Tour: South Temple

10:00 a.m. – 5:00 p.m.

Many of the icons of Utah's historic architecture can be found on Utah's Millionaires' Row, South Temple Street. Demolition of some of the homes was the impetus for historic preservation awareness in Utah.

Memorial House Renovation Project Completed

BY CAROLYNN BOTTINO



Utah Heritage Foundation is proud to operate Memorial House. As stewards of the property, we are constantly monitoring the ever changing maintenance and improvement needs. We are excited to announce the completion of a \$200,000 renovation project at Memorial House in partnership with Salt Lake City, owner of Memorial House.

A few years ago it was discovered that parts of the sandstone foundation were sinking and the support beams under the floor were not holding their weight. Hydraulic jacks were installed as a temporary fix to stabilize the floor; however, a permanent solution was needed. In addition to the floor, several other items were addressed in the request including a retaining wall at the north end of the building, drainage at the back of the house, the driveway which was in disrepair, and the renovation of the French doors and windows. A request was made through Salt Lake City, for Capital Improvement Project funding.

It took several tries to get the project funded. Work to repair and strengthen the north retaining wall began in November 2011. The north wall, which had completely collapsed last spring, was reinforced and rebuilt twenty-five feet starting from the north end.

The work began in late December 2011 to repair the foundation. A section of the hallway floor was removed so the

foundation and floor joists were accessible. Once the floor was opened and the engineers could get a closer look, they realized the initial plan needed to be redesigned – all of the beams needed to be replaced rather than just reinforced.

In addition to the work on the foundation and floor joists, minor plumbing issues were exposed and fixed, rusted heating and cooling ducts were repaired resulting in energy costs savings.

The drainage of the back area was redesigned to allow the water to drain away from the foundation. In order to accomplish this, all of the cement needed to be completely removed and the area graded. This part of the project also included repair of the driveway.

Last but not least, forty feet of sewer line that had sunk and was causing regular backups was fixed. This will save the city money they were spending quarterly to have the sewer line flushed.

From start to finish, the entire process took about four years to this point. In addition to all of the completed repairs, Memorial House is scheduled to be cleaned and painted this spring.

Although budget constraints did not allow for 100% of the requested projects to be completed, all of the necessary structural issues have been addressed and funded by Salt Lake City. These repairs were critical to ensure the sustainability of Memorial House and allow future generations the opportunity to enjoy and celebrate in this beautiful, historic building.

Thank you to Salt Lake City and all the contractors who are continually helping us preserve Memorial House!

New Resources on the Web from UHF

BY BRETT GARNER

Is your historic building in need of rehabilitation, but you just don't know where to start? Have you ever wondered how to teach your children or students about historic architecture? Or do you want to know more about what "modern" architecture is and how you can help preserve it?

In the coming months, Utah Heritage Foundation will launch two new major online resources: the first chapter of the *Rehab It Right!* Historic Property Owner's Guide and SLmodern.org.

Rehab It Right! Historic Property Owners Guide

The *Rehab It Right!* Historic Property Owner's Guide grew out of the training sessions held since 2000 and at our five Utah Preservation Conferences. Because we are continuing to hold such sessions (including four new ones at this May's Conference), UHF's Historic Properties Committee believed that it would be best to publish the guide online. UHF Assistant Director Elizabeth Bradley-Wilson worked with HPC members, session presenters, and contractors to assemble the guide.

The first chapter focuses on what is usually the toughest part of any historic preservation project: how to get started. It gives easy, step-by-step instructions on beginning your project, including answering these and many other commonly-asked questions: how much is it going to cost? When should I get and what should I look for in contractors and architects? What can I do myself? And how can I maintain my historic building?

As noted earlier, this is the first of many chapters for historic property owners. Future sections will include detailed prescriptions for repairing historic masonry, seismic retrofitting, energy efficiency, window maintenance, stucco and plaster, painting, and many others.

The *Rehab It Right!* Historic Property Owner's Guide is made possible by a generous grant from the George S. and Dolores Doré Eccles Foundation.

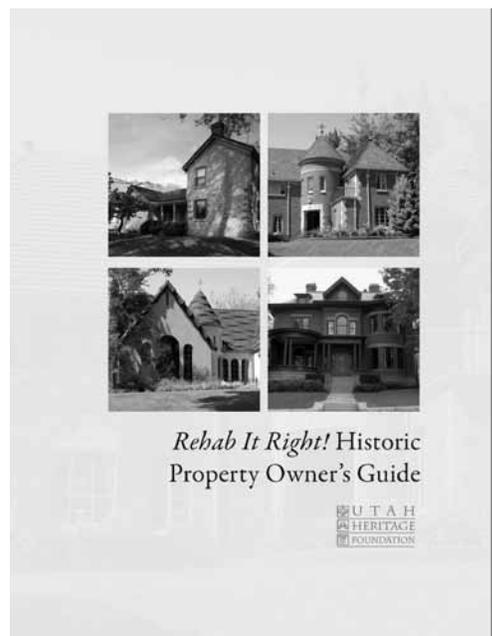
SLmodern.org

Utah Heritage Foundation's Salt Lake Modern committee has a new online home. Salt Lake Modern is dedicated to preserving, protecting, and promoting the Salt Lake region's mid-century modern homes and commercial buildings. As a part of Utah Heritage Foundation, the Salt Lake Modern Committee functions to promote awareness of such works, document the architects who created them, and showcase the functional design philosophy behind them.

The new website features profiles of Utah's significant modern architects, buildings, and their preservation. Visitors can find detailed information about how more globally-known architects such as Frank Lloyd Wright and William Pereira worked in Utah, but also how their influence was felt here through Utah natives and immigrants like John Sugden, Robert Bliss, Ed Dreier, and Slack Winburn.

"We would like it to be the go-to place for information and images concerning Utah's mid-century architecture, related events, and preservation objectives," said Lewis Francis, UHF Trustee and chair of the Salt Lake Modern Committee. "More than ever, the modern generation uses the internet

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Preservation at Work Project House

BY ELIZABETH BRADLEY-WILSON

Utah Heritage Foundation is continually looking for new ways to help communities realize the benefits of historic preservation. With our latest project, UHF is partnering with the Redevelopment Agency of Salt Lake City (RDA) to rehabilitate a historic property in the West Capitol Hill Neighborhood. Located between 300 West and 400 West, Pugsley Street has already seen some of the benefits of historic preservation and with the project house located at 571 N. Pugsley Street the preservation efforts in this neighborhood will continue.

Officially titled *Preservation at Work*, the project will create lasting economic value in a neighborhood revitalization area while also allowing us to utilize the project for on-site rehabilitation demonstration. Registration for workshops will vary depending on the topic and length of the workshop. Updated workshop details including topics will be posted on Utah Heritage Foundation's website as it becomes available.

This is the first *Preservation at Work* partnership project between Utah Heritage Foundation and the Salt Lake City Redevelopment Agency, and both entities are excited to see this project get started after months of preparation. Stay tuned over the course of the next several months as experts on historic home renovation will be offering insight and as well as videos of useful information on preserving historic properties at the on-site demonstration workshops. Please check our website for progress updates, workshop schedule and final walk through information.



There are many partners helping make this Project House possible: Capitol Hill Construction, Chapman Richards and Associates, CRSA, Elliott Workgroup Architecture, Home-Tech Inc., Midwest Floor Coverings Inc., Paulsen Construction, Traditional Building Inc., and the UHF Historic Properties Committee. Support for the on-site Rehab it Right! Workshops provided by the George S. and Dolores Doré Eccles Foundation and Salt Lake County Zoo, Arts & Parks Program.

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New resources on the web from UHF (continued from page 9)

to get its information, to communicate, and to pursue collective goals. As a result, to create and maintain interest in our objectives, we need a visually effective and interactive website geared to our intended audience."

The website will also feature information about past and future Salt Lake Modern events, such as the upcoming tour of Salt Lake City's St. Mary's neighborhood on June 16. Tickets are available at SLmodern.org.

SLmodern.org's creation was made possible by a grant from the Richard and Julia Moe Fund for Statewide and Local Partners of the National Trust for Historic Preservation, as well as in-kind donations from grassrootsmodern.com, Contact Design, and XMission.

Sign up for our ENEWSletter or Preservation Round-Up blog for updates on the launch of each of these online resources.



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**41st Annual Historic Homes Tour:
South Temple Street
May 5, 2012 10:00 a.m. - 5:00 p.m.
Headquarters - 617 E South Temple**



Originally a dirt road, South Temple developed as a stately residential street with historic buildings and mansions, but also the small, important details, such as carriage steps, hitching posts, and sandstone retaining walls. South Temple Street is the combination of historic preservation and modern planning.

**Salt Lake Modern's Tour of St. Mary's
June 16, 2012
10:00 a.m. - 3:00 p.m.
Headquarters TBA**

Salt Lake Modern's Tour of St. Mary's features mid-century modern homes of diverse style in the St. Mary's and Oak Hills Neighborhoods. St. Mary's was named for St. Mary's of the Wasatch Academy (pictured below), the private Catholic girls school that stood in the neighborhood for more than fifty years, while Oak Hills grew to be recognized as one the early locations of a popular drive-in theater. As both of those uses disappeared in the 1960s, a neighborhood of homes developed rapidly.



Photos courtesy of Utah State Historical Society.

**Purchase tickets in advance for both tours and receive a \$5 discount.
Tickets on sale NOW!**

www.utahheritagefoundation.org • www.slmodern.org