

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: REMOVAL

PROPERTY Brooks Arcade
NAME:

MULTIPLE Salt Lake City Business District MRA
NAME:

STATE & COUNTY: UTAH, Salt Lake

DATE RECEIVED: 5/22/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/08/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 82004133

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

REMOVED
from
National Register

RECOM./CRITERIA Remove
REVIEWER Edson Beall DISCIPLINE History
TELEPHONE _____ DATE 7-3-14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

National Register Request for Removal Form—State of Utah

(Revised April 2009)

Under very special circumstances, such as demolition or loss of historic integrity, a property can be removed from the National Register of Historic Places. To request removal, this application form must be completed.

Historic Building Information

Historic building name Brooks Arcade

Historic building address and city 300 S. State St., Salt Lake City

Current owner Celtic Bank

Current owner mailing address 340 E 400 S

City Salt Lake City State UT Zip 84111

Applicant Information (petitioner requesting removal)

Name Kirk Huffaker Email kirk@utahheritagefoundation.org

Mailing Address P.O. Box 28

City Salt Lake City State UT Zip -841100028

Phone numbers: Daytime: 8015330858 Mobile: 8019494040

Applicant signature _____ Date ____/____/____

Reason for Removal (please check one)

- The property has been demolished
- The qualities which caused the property to be listed have been significantly altered
- Additional information shows the property does not meet the NR criteria for evaluation
- Error in professional judgment as to whether the property meets criteria for evaluation

Provide explanation

Properties may also be removed from the National Register because of prejudicial procedural error in the nomination or listing process; properties shall be reconsidered for listing by the Keeper after correction of the procedural error(s). Properties listed prior to December 13, 1980 may only be removed on the grounds the property has been demolished or significantly altered.

Attachments

Please attach additional supporting documentation for removal along with the application form.

- Photographs
- Newspaper clippings
- Other documentation:

Process

Within 45 days of receiving a completed and adequately documented application the State Historic Preservation Office will notify the affected owner(s) and chief elected official, allowing them an opportunity to comment on the petition. The State Historic Preservation Office will also forward the petitioner's application to the Board of State History (State Historic Preservation Review Board) for consideration at the next scheduled quarterly board meeting. After being considered by the Board, the State Historic Preservation Officer will then forward the petition, along with all comments, to the Keeper of the National Register of Historic Places, who makes all final determinations regarding removal of National Register properties. The Keeper shall respond to a petition within 45 days of receipt. The owner and elected official will be notified of the Keeper's final decision.

Brooks Arcade Removal Explanation

Brooks Arcade was listed in the National Register of Historic Places on August 17, 1982. In the application's Statement of Significance, it was stated that, "The building is...significant as one of the best extant examples of Richardsonian Romanesque architecture." This explanation endeavors to prove that the prevailing significance of the site that was listed in the National Register has been removed by new construction and therefore deserves consideration by the Utah Board of State History for removal from listing.

For many years, debate raged over the future of Block 57 in downtown Salt Lake City. Bounded by 200 and 300 South, and Main State Streets, Block 57 was the site of dozens of older and historic buildings whose construction dated from pre-1900 eras, including Brooks Arcade (1891). After discussion and debate concluded in 1996, it was decided that the block would be cleared of all structures, save Brooks Arcade. The decision to save came because Brooks Arcade was heralded as the most architecturally prominent structure on the block, was located on a prominent corner and fit into the Block 57 redevelopment plan for rebuilding only at the corners, and was most likely to have reuse options. Over the next 20 years, the rest of the block was redeveloped while Brooks Arcade sat neglected.

That changed in 1999. After a mayoral veto quashed a project that would have saved and rehabilitated Brooks Arcade, a new deal was approved to create a headquarters office that included only saving the façade of the building. The resulting new building saved and restored only the two main facades on State Street and 300 South, while demolishing the rest of the building. New construction in the form of underground parking, an office and retail structure, and condominiums replaced the historic structure. The new structure expanded the footprint of the original building out to both sides of the main façade by four bays to the west and nine bays to the north, and added two stories at the rooftop level.

The project removed character defining features as pointed out in the nomination including:

- the majority of the building's brick superstructures;
- the original rectangular plan; and,
- the appearance of a flat roofline;

In addition, the entire original interior that featured double-loaded corridors of original offices on both the second and third floors was demolished along with the remaining exterior brick walls and the original building lobby.

We believe that the resultant project, completed in 2002, created a structure that no longer retains the historic character, and therefore the significance, that was the basis for its designation. While the profession of historic preservation has evolved over the last 45 years to become an area of intense and niche expertise that requires a specialized, professional, and often case-by-case approach. Part of this evolution has been the perspective that historic preservation is that an appropriate solution to

saving a community's physical history is not to only save building facades and paste them on new buildings. The story of a historic structure goes beyond the façade, into the interior spaces and corridors where the public gathered, merchandise was sold, or professional services rendered. Removing that interior space and its corresponding historic materials also removes the ability to tell the story of that place and thus its significance. We believe that both the designation criteria outlined by the U.S. Department of the Interior/National Park Service in Bulletin 15 as well as the philosophy promoted by the Secretary of the Interior's Standards for Rehabilitation support these facts. Thus, to continue to comply with these national standards, designation guidelines, criteria for listing, and the Secretary of the Interior's Standards for Rehabilitation and remain eligible for listing, the remaining historic site cannot only include the façade of a structure while reconstructing a new building behind, around, and above it.

Therefore, we respectfully request that the Utah Board of State History give formal consideration to removal of Brooks Arcade from the National Register of Historic Places.





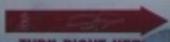




GALLIVAN AVENUE

Access and Parking for:

- Armstrong Root Optical
- Baskin Robbins / Togos
- European Connection
- Per 49 Pizza
- American Store



TURN RIGHT HERE

A decorative rug with a repeating pattern of stars and the text 'BROOKS' and 'ARCADE'. The rug features a wide border with a repeating geometric pattern. The central field contains a grid of stars, with the words 'BROOKS' and 'ARCADE' printed in a stylized font across the middle.

BROOKS

ARCADE





GREEN ST



charles scowen

charles scowen







GALLIFIAN AVENUE

Access and Parking for:

- **Southwest West Office**
- **Waters Pavilion / Theater**
- **Exhibition Center**
- **1st-4th Sts**
- **Southwest Plaza**



TURN RIGHT

**BROADWAY
SHOE REPAIR**

