

1736

NPS Form 10-900
(Rev. 8/86)
Utah Word Processor Format (02731)
(Approved 10/87)

OMB No. 1024-0018

SEP 18 1989

NATIONAL REGISTER

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name Armista Apartments

other names/site number Waldorf Apartments

2. Location

street & number 555 E. 100 South N/A not for publication

city, town Salt Lake City N/A vicinity

state Utah code UT county Salt Lake code 035 zip code 84102

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:

Historic Resources of Salt Lake City

No. of contributing resources
previously listed in the
National Register -0-

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.

 See continuation sheet.

Way F. E.

9-12-89

Signature of certifying official

Date

UTAH STATE HISTORICAL SOCIETY

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

 See continuation sheet

Beth Boland

10/20/89

 determined eligible for the National Register. See continuation sheet

 determined not eligible for the National Register.

 removed from the National Register.

 other, (explain:)

Signature of the Keeper

Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

DOMESTIC: multiple dwelling

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Colonial Revival
other: double-loaded corridor plan

foundation concrete

walls brick

roof unknown

other _____

Describe present and historic physical appearance.

Constructed in 1927, the Armista Apartments is a three-story, double-loaded corridor type apartment building with a parapet roof, brick exterior walls, concrete foundation with a basement, and modest Colonial Revival styling. No significant alterations have been made to the building.

The Armista is basically a rectangular building with its narrow end facing the street. The front and rear sections project a few feet to the sides, creating a slight "dumbbell" shape to the building. The symmetrical facade consists of a center door with stairway windows above flanked by three-part windows on either side. The red brick facade is accented with white concrete squares at the upper corners of the windows. All windows are set in recessed vertical spandrel bays. Colonial Revival stylistic features include the dentiled cornice across the upper facade and the cast concrete quoins, flat arch and columns framing the entrance. The building has a small pent roof at the front, giving the building a gabled effect, but the main roof is a parapet roof that slopes to the rear. The walls are capped with tile coping. There are no other buildings on the property; garages that were originally behind the building have been torn down (date unknown).

The Armista is an example of the double-loaded corridor type of apartment, which has a central hallway with apartments opening off either side. There is a stairway at the front and another stairway toward the rear which opens to an exterior door on the east side of the building.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: ___ nationally ___ statewide X locally

Applicable National Register Criteria X A ___ B X C ___ D

Criteria Considerations (Exceptions) ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Areas of Significance

(enter categories from instructions)

Period of Significance

Significant Dates

Architecture

1927

1927

Community Development

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/Herrick & Company

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Constructed in 1927, the Armista Apartments is one of over 180 "urban apartments" built in Salt Lake City during the first three decades of the twentieth century, a period of unprecedented expansion and urbanization. Over 60 percent of those buildings are either listed or eligible for listing in the National Register. Urban apartments are significant under Criterion C as a distinct and important type of residential building in the city. Apartments are remarkably consistent with one another in terms of building plan, height, roof type, materials, and stylistic features. These and other characteristics mark them as a new and distinct type of early twentieth century residential building. Under Criterion A, urban apartments are significant for their association with the rapid urbanization of Salt Lake City during the 1890s-1930 period. The growth that took place during those decades spurred the construction of two opposing types of housing in the city: urban apartments and suburban homes. Suburban homes represent a rejection of urban conditions. Apartments, on the other hand, document the accommodation of builders and residents to the realities of crowded living conditions and high land values. They were a significant new housing option that emerged in response to the growth that transformed Salt Lake City into an urban center during the early twentieth century.

The building permit for the Armista Apartments was issued on July 28, 1927, to Herrick and Company, the owner and developer. Estimated cost of the 30-unit building was \$80,000. The building was completed and ready for occupancy by October 1927. A newspaper advertisement provided the following description.

X See continuation sheet

(Rev. 8-86)

Utah Word Processor Format (02/41)

Approved 10/87

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 2 Armista Apts., Salt Lake County, Utah

"Splendid 3-room apartments, equipped with electric ranges and electric refrigeration. \$40.00 to \$42.00. One of the most modernly equipped and conveniently located apartments in the city. Make reservations now."¹

Herrick and Company was an active developer of apartments in Salt Lake City during the 1920s and '30s, constructing at least eight buildings between 1925 and 1930. All of those buildings were located in the east/central neighborhood within a few blocks of the Armista. Little is known about Herrick & Company except that it was headed by Nelson L. Herrick and was involved in real estate development in Salt Lake City during the late 1920s.

In April 1931, Herrick and Company sold the building to Stanley D. and Valaite Decker, who continued as owners through at least the mid-1940s. The building was renamed the Waldorf Apartments in 1933 and has continued under that name to the present.

¹"New Armista Apartments," Salt Lake Tribune, October 16, 1927, p. 10.

9. Major Bibliographical References

Alexander, Thomas G., and James B. Allen. Mormons & Gentiles: A History of Salt Lake City. Boulder, Colorado: Pruett Publishing Company, 1984.
Fohlin, E.V. Salt Lake City Past and Present. Salt Lake City: author, 1908.
Salt Lake City Building Permit Registers, 1891-1940. Available at Utah State Historical Society and Utah State Archives.
Salt Lake County Recorder's Office. Title abstract records
Salt Lake Tribune, 1900-1932.
Sanborn Map Company. Fire insurance maps for Salt Lake City, 1898, 1911, 1949.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:
XX State Historic preservation office
Other State agency
Federal agency
Local government
University
Other
Specify repository:

10. Geographical Data

Acreeage of property less than one acre

UTM References

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

See continuation sheet

Verbal Boundary Description (Tax No. 16-06-226-019)

COM AT SE COR OF LOT 2 BLK 61 PLAT B SLC SUR W 4 RD N 20 RD E 4 RD S 20 RD TO BEG

See continuation sheet

Boundary Justification

The boundary is based on the legal description of the property that historically has been associated with the building.

See continuation sheet

11. Form Prepared By

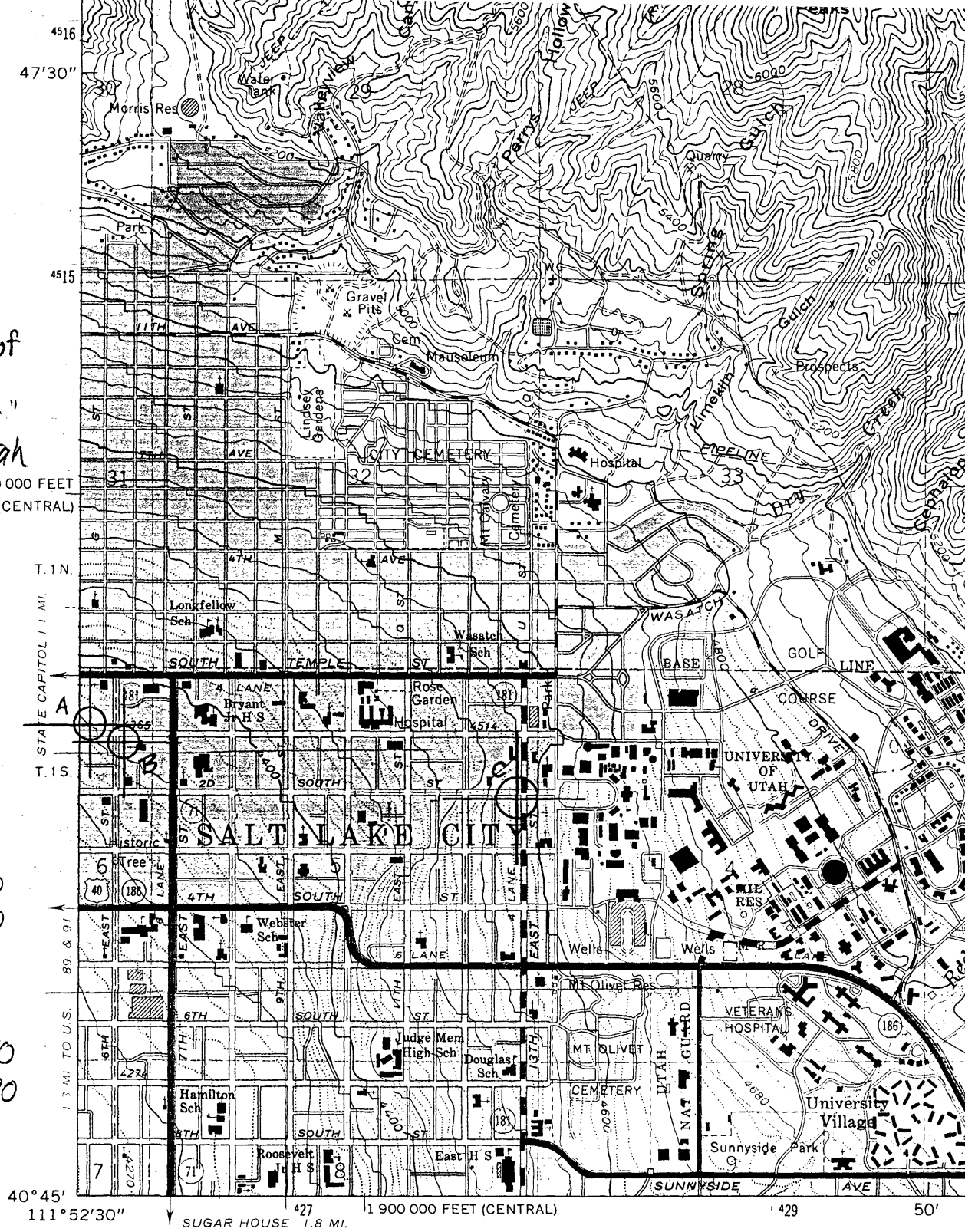
name/title Roger Roper/Historian
organization Utah State Historical Society date August 1989
street & number 300 Rio Grande telephone (801) 533-6017
city or town Salt Lake City state Utah zip code 84101

Historic Resources of
Salt Lake City
"Urban Apartments"
Salt Lake City, Utah

A- Armista Apts
UTM: 12 426800
4513120

B- Cornell Apts.
UTM: 12 426660
4513040

C- Cluff Apts.
UTM: 12 427970
4512790



(SALT LAKE CITY SOUTH)
3665 III NW

FORT DOUGLAS, UTAH
N4045-W11145/7.5

Mapped, edited, and published by the Geological Survey

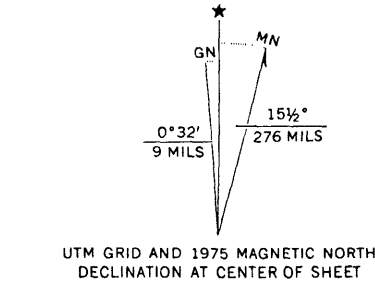
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1950 and planetable surveys 1925, 1934, and 1950
Revised from aerial photographs taken 1962. Field checked 1963

Polyconic projection. 1927 North American datum
10,000-foot grids based on Utah coordinate system, central and north zones
1000-meter Universal Transverse Mercator grid ticks, zone 12, shown in blue

Red tint indicates areas in which only landmark buildings are shown
Certain land lines are omitted because of insufficient data
Fine red dashed lines indicate selected fence lines

Revisions shown in purple compiled from aerial photographs taken 1969 and 1975. This information not field checked



UTM GRID AND 1975 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET