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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x' in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

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Bigelow Apartments Name of Property		Salt Lake City, Salt Lake County, Utah City, County and State					
5. Classification Ownership of Property (check as many boxes as apply)	Category of Property (check only one box)	Number of Resourc (Do not include previously	es within Property listed resources in the cour	nt.)			
public-local	☐ district	Contributing	Noncontributing				
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public-State	☐ site			sites			
public-Federal	structure			structures			
·	☐ object			objects			
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Name of related multiple pro (Enter "N/A" if property is not part of a		Number of contribu	ting resources previ ister	ously listed			
Historic Resources of Salt Lake	e City (Urban Apartments)	0					
6. Function or Use Historic Function (Enter categories from instructions)		Current Fun (Enter categorie	ection es from instructions)				
DOMESTIC: Multiple Dwelling		DOMESTIC: Multiple Dwelling					
7. Description Architectural Classification (Enter categories from instructions)		Materials (Enter categorie	es from instructions)				
LATE 19 TH & 20 TH CENTURY REV	/IVALS	foundation _	CONCRETE				
Jacobethan Revival		walls	BRICK				
Other: Apartment Block B			BUILT-UP				
		roof other	DUIL 1-UP				
		other					

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

8. Description Applicable National Register Criteria Applicable National Register Criteria (Mar. Y' in one or more boxes for the citeria qualifying the property for National Register Issting) 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 windividual distinction. □ Property has yielded, or is likely to yield, information important in prehistory or history. Criteria Considerations (Mar. Y' in all the boxes that supply) Property is: □ A owned by a religious institution or used for religious purposes. □ Removed from its original location. □ C a birthplace or grave. □ D a cemetery. □ D a cemetery. □ B a constructed building, object, or structure. □ F a commemorative property. □ G less than 50 years of age or achieved significance within the past 50 years. Sarative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) 9. Major Bibliographical References Bibliography Corrections in the National Register previously listed in the National Register previously listed in the National Register previously determined eligible by the National Register previously Historic American Engineering Comment of the property of the property of the minute of the property of the National Register previously determined eligible by the National Register previously determined eligible by the National Register previously determined eligible by the National	Bigelow Apartments Name of Property	Salt Lake City, Salt Lake County, Utah City, County and State			
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Bigelow Apartments Name of Property	Salt Lake City, Salt Lake County, Utah City, County and State
10. Geographical Data	
Acreage of Property 0.36 acres	
UTM References (Place additional boundaries of the property on a continuation sheet.)	
1 <u>1/2</u> <u>4/2/5/8/4/0</u> <u>4/5/1/2/7/0/0</u> Zone Easting Northing	Zone Easting ////// Northing
3 <u>/</u> <u>/ / / / / / Northing</u> 4	Zone Easting ////// Northing
Verbal Boundary Description (Describe the boundaries of the property.)	
BEG NW COR LOT 4, BLK 48, PLAT B, SLC SUR: E 330 FT; S 4	46.5 FT; W 330 FT; N 46.5 FT TO BEG.
Property Tax No. 16-06-253-011	
Boundary Justification (Explain why the boundaries were selected.)	
The boundaries are those which have been historically and continu	ue to be associated with the property.
11 Form Prepared By	☐See continuation sheet(s) for Section No. 10
name/title Korral Broschinsky	
organization Preservation Documentation Resource	date September 23, 2004
street & number P.O. Box 58766	telephone (801) 581-1497
city or town Salt Lake City	state_UT zip code_84158
Additional Documentation Submit the following items with the completed form:	
Continuation Sheets Maps A USGS map (7.5 or 15 minute series) indicating the prop A Sketch map for historic districts and properties having la Photographs: Representative black and white photographs of t Additional items: (Check with the SHPO or FPO for any additional	arge acreage or numerous resources. he property.
Property Owner name/title Bracken Development LLC	
street & number 313 Maryfield Road	telephone_(801)
city or town Salt Lake City	state UT zip code 84108
Paperwork Reduction Act Statement: This information is being collected for applic properties for listing or determine eligibility for listing, to list properties, and to amen benefit in accordance with the National Historic Preservation Act, as amended (16 light)	d existing listings. Response to this request is required to obtain a

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Bigelow Apartments, Salt Lake City, Salt Lake County, UT

Narrative Description

The Bigelow Apartment building, built between 1930 and 1931, is located at 225 South 400 East in Salt Lake City, Utah. The apartment house is a three-story brick building on a concrete foundation with a flat, built-up roof. The building is long and narrow measuring 33 by 173 feet. The Bigelow consists of thirty units arranged along three floors of double-loaded corridors. The stylistic elements are period revival and Jacobethan. The west, north and south elevations are constructed of a dark red striated brick in a running bond with flush mortar joints. The rear (east) elevation is commercial grade brick. In December 2003, a complete rehabilitation of the Bigelow Apartments using state and federal tax credits was completed.

The Jacobethan ornamentation is found only on the façade (west elevation), which faces 400 East. The façade is divided into three bays flanked by giant brick piers. The center bay (where the stairs and corridors are located) projects slightly and features a simple gable at the top. On either side of the gable is a sloping asphalt-shingled roof, which also serves as the parapet. The main entrance is in the central bay and features a half-glass door (probably not original, date unknown) flanked by sidelights and a cast concrete elliptical door surround. Above the entrance is a sign reading BIGELOW (the sign was restored and is now functioning). The second floor window is a pair of six-over-six double hung windows. The third floor window is multi-pane with a rounded brick hood highlighted by cast concrete keystones. The gable is capped with light-colored cast concrete with a cast concrete diamond at the apex. Between the second and third floor windows, the brick is laid in a decorative basket weave. The other bays feature the apartment windows, pairs of one-over-one double-hung windows. All the windows on the façade and rear elevation are original and were refurbished during the rehabilitation. The wood trim is currently painted yellow and green. The concrete foundation is barely visible above ground and there is a one-step concrete stoop at the main entrance.

The north and south elevations are similar with rows of one-over-one double-hung wood windows slightly recessed and alternating between the brick walls. The windows on the north and south elevations were replaced with wood windows similar to the originals. The south elevation has a secondary entrance in the center. Six metal fire escapes have been installed on the north and south elevations (three each side, installed before 1955). The only other alteration to the exterior was the cutting of a number of small vents (cut prior to the rehabilitation). Another entrance with a full multi-light door and sidelights is located on the rear (east) elevation. At the southeast corner of the building, a dilapidated corrugated metal shed structure over the basement access was replaced with a wood structure with a similar footprint and profile. The shed surrounds a tall brick chimney. The rehabilitation included cleaning the brick and repointing mortar joints. Historic doors and hardware was retained and restored where feasible. Plumbing, electrical and HVAC systems was updated.

On the interior the building has approximately 16,600 square feet of space divided between the three residential floors and a partial basement in the rear. Stairs are located at the front, rear and on the south elevation. There are ten apartments per floor. The original configuration apartments included nine one-bedroom units and twenty-one studio apartments. The communal laundry room was moved from the rear of the building to the front. Each unit has a kitchenette and bathroom. The fixtures in the apartments are original. Some original

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National Register of Historic Places Continuation Sheet

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Bigelow Apartments, Salt Lake City, Salt Lake County, UT

interior doors have been replaced. Before the rehabilitation, the condition of the apartments ranged from poor to fair. The rehabilitation work included repairing all interior surfaces and installing new fixtures, cabinets, and tile, in the kitchens and bathrooms. The building has new finishes throughout. The radiators were refurbished and are functioning. The stairwells are painted tan and mauve dividing by a yellow chair rail. The stair rails (also painted yellow) are wrought iron (probably from the 1950s or 1960s). Each apartment features a milk delivery door from the hall (now blocked).

The building sits on a deep, narrow lot (46.5 feet by 330 feet). Most of the space is covered with asphalt for parking. A concrete wall along the north property line at the rear was once part of a covered parking structure (built in 1931 and demolished probably in the 1980s). The only landscaping is lawn in front with two trees in the parking strip and some overgrown vegetation near the north elevation of the building. There is a historic fire hydrant located near the west entrance to the Bigelow Apartments. The north property line is partially fenced with chain link. The south property line is a shared right of way with the Chapman Apartments and the Chapman Place Cottages. All three buildings are associated and part of the proposed rehabilitation. The Bigelow Apartments are located near downtown Salt Lake City in a mixed-use neighborhood. The area includes a number of contemporaneous apartment houses, pioneer and Victorian era homes, and both historic and non-historic commercial and institutional buildings. The Bigelow Apartments is eligible for the National Register within the Salt Lake City Urban Apartments Multiple Property Documentation. The building is a contributing resource in its Salt Lake City neighborhood.

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Bigelow Apartments, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The Bigelow Apartments, built between 1930 and 1931, is significant under Criterion A and Criterion C for its association with the urbanization of Salt Lake City in the early twentieth century. The apartment building meets the registration requirements of the Multiple Property Documentation for the *Historic Resources of Salt Lake City, Urban Expansion into the Early Twentieth Century, 1890s-1930s*, also known as the *Salt Lake City Urban Apartments MPS*. Between 1900 and 1930, Salt Lake City experienced rapid growth and the urban apartment building emerged as a new housing option in the neighborhoods near the city's commercial center. The building's first owner and developer, Archelaus Fillingame, also served as architect and builder. The Bigelow Apartments is architecturally significant as a well-executed and well-preserved example of the Jacobethan Revival double-loaded corridor apartment house. The Bigelow Apartments contribute to the historic resources of one of Salt Lake City's oldest neighborhoods.

History Of The Bigelow Apartments:

The land occupied by the Bigelow Apartments was owned by members of the Malin family, descendants of some of Utah earliest settlers. Samuel B. Malin sold the property to George Bowles and George A. Bowles, a father-and-son-contracting firm, in 1926. The Bowles family also acquired the adjacent property to the south and built the Benworth Apartments (later called Chapman Apartments) at 227 South in 1927. In 1928 the Bowles family sold the property to Construction Securities Company, who only held it for year before selling it to Archelaus Fillingame in 1929. On September 10, 1930, Fillingame filed a building permit for a "three-story brick apartment house" with thirty units to be constructed at a cost of \$120,000. A. Fillingame was listed as owner and builder.

Archelaus Fillingame was born in Purvis, Mississippi, on September 27, 1882. He moved to Salt Lake City as a young man in 1897. He had a wife, Annie Castelo, and a daughter, Kathlyn Fillingame. Archelaus Fillingame had several occupations: developer, builder, contractor, architect and apartment house owner. His listing in the city directories noted a full range of services: "I Buy Lots, Build Homes and Sell Them, If You Own Your Lot See Me About Building, I will Finance You." Apparently, he was also a good promoter. Prior to construction the Bigelow project is mentioned twice the in real estate section of the *Salt Lake Tribune*. One article in the June 8, 1930, reported on an announcement made by A. Fillingame and L.A. Thomsen (president of the Realty Company of Utah who negotiated the deal) that construction would begin on the building June 15th. A second article dated July 27, 1930, reported that the groundbreaking had taken place. A third man, Parley Anderson, was to be the new owner of the building, but according to the title abstract that transaction

¹ Historic documents include several variant spellings of his first name (e.g. Archalus, Archalus, Archelous), but he is usually listed simply as A. Fillingame.
² Salt Lake City Polk Directory, 1925.

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Bigelow Apartments, Salt Lake City, Salt Lake County, UT

never took place. A. Fillingame and the Publix Realty Company held the title until Fillingame's death on April 19, 1945.

At \$120,000 the Bigelow Apartment building was slightly more expensive to construct than its contemporaries. According to the newspaper reports, the building was semi-fireproof with brick walls and a reinforced concrete base. In addition to the thirty-unit building, twelve garages were built in the rear for the tenants (demolished 1980s). The building was eighty-five percent occupied soon after construction and increased to 100 percent by 1935. It remained mostly occupied through the 1940s. The first listing in the city directory gives some information about the early tenants. The majority were married couples. Three widows are among the heads of household. Those who have occupations listed on mostly middle-class workers. There are five salesman, three clerks, an insurance agent, a barber, an attendant, a postal employee, a railroad conductor, an accountant, a dentist, a student, and a Goodyear tire serviceman. One wife was listed with employment as a cashier. Only a third of the tenants stayed more than three years, and none remained longer than eight.

Annie Fillingame sold the building in 1948 to William M. & Rose B. Hodson. Two years the Hodsons sold the property to Roy and Jennie D. Free. The Free family retained ownership until 1958. During World War II the building was fully occupied, but by the early 1950s the suburban flight of the middle class was in full swing. The Bigelow Apartments would never be fully occupied again in the twentieth century. Through the 1940s and 1950s, the managers were married women living on site with their husbands. In general, there were fewer couples and more singles, including widows. By the mid-1950s half of the heads of household were women. The property was sold to George B. and Annie Christopulos in 1958. The Christopulos family later purchased the Benworth-Chapman Apartments to the south. In 1984 Christopulos Enterprises sold both properties to Diamond Venizelos, who became the on-site manager as well. By 1990, the occupancy rate had dropped to thirty-six percent. In 1980s and 1990s, the building was among numerous downtown apartments with a high vacancy rate. Bracken Development LLC purchased the property in 2002. The rehabilitation of the Bigelow Apartments, the Benworth-Chapman Apartments and the Chapman Place Cottages, was executed in 2002 and 2003. The rehabilitation was designed to attract new tenants to the urban neighborhood. The newly restored Bigelow Apartments are currently fully occupied.

Salt Lake City Development And The Architecture Of The Bigelow Apartments:

On July 24, 1847, a small contingent of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) entered the Salt Lake Valley under the direction of Brigham Young. On August 2, 1847, a little more than a week later, the first city survey, known as Plat A, consisting of 135 blocks, was completed. The land was divided into ten-acre blocks, each containing eight lots of one and one-quarter acres. Streets were 132 wide feet. One house could be constructed on each lot with a standard setback of twenty feet from the front of the property. Within two years, the population of Salt Lake City had grown to 6,000. In 1948, the sixty-three blocks of Plat B was surveyed and given identical restrictions. The Bigelow Apartments is located on Block 45 of Plat B.

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Bigelow Apartments, Salt Lake City, Salt Lake County, UT

By the turn of the century, Salt Lake City had grown from an agrarian village to a bustling urban metropolis. The coming of the railroads brought an increase in every type of manufacturing and commerce, as well as an enormous influx of immigrant laborers and their families. The population of Salt Lake City increased from 20,000 in the 1880s to over 92,000 by 1910. The original lots of the each ten-acre block had been divided and subdivided and most of the Plat B lands had inner block streets. During this period there was a great range of architecture in the early neighborhoods. Pioneer settlement adobe and frame hall-parlors were intermingled with brick and frame Victorian cottages. Multiple-family dwellings first appeared as double houses, which became very popular in the 1890s.

By the turn of the century the city core had developed into an urban commercial district with high-rise office buildings and multiple streetcar lines. During the first half of the twentieth century, the rapid increase in the city's population created a demand for housing that was met by two diametrically opposed types of housing: central city apartments and subdivision homes.³ The city instigated massive urban improvement projects such as water mains, sewage facilities, electrical lines and telephone service, both in the central city and in the emerging suburbs. Rising land values and urban congestion made the apartment house a feasible investment for developers. This was noted in a *Salt Lake Tribune* that appeared in 1902, just as the first major apartments were being constructed: "It is generally recognized by farseeing investors that the period of cottages in Salt Lake has reached its highest point and the period of flat buildings, marking another stage in the evolution from town to city, has just begun." Over 180 apartment buildings, all built by private investors, were constructed in Salt Lake City during the first three decades of the twentieth century

The emergence of apartment building also presented a practical housing alternative for those residents who could not (or would not) take advantage the increasing attractive and convenient suburbs. Though a few early urban apartments were luxury units, the vast majority consisted of apartments for the middle class. The gradual transformation of some of these buildings into housing for the inner-city poor did not take place until the last quarter of the century. In fact, the economic status of the early apartment dwellers was virtually the same as that of suburban homeowners of the same period, middle and upper-middle class. The major difference between the two groups was transitory nature of apartment dwellers. Tenants were often in transitional phases of their lives. Common occupants include newly married or childless couples, widows and widowers, retirees, and working single adults. The early tenants of the Bigelow Apartments were representative of these demographic trends.

Architecturally, the Bigelow Apartments, built between 1930 and 1931, is typical for the period. There are two basic building types that account for 93 percent of the city's urban apartments: the walk-up and the double-loaded corridor. The Bigelow Apartments is an example of the double-loaded corridor. A pioneer-era adobe house near the street was demolished to make way for the apartment house. The deep narrow lot was suited to the long narrow apartment type and there was even room for a row of covered parking for those tenants with automobiles. The Jacobethan style was very popular in the 1920s and 1930s and a number of apartments with

³ Roger Roper, Salt Lake Urban Apartments MPS, 1989.

⁴ Salt Lake Tribune, July 27, 1902: 32. Quoted in MPS.

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Bigelow Apartments, Salt Lake City, Salt Lake County, UT

details similar to the Bigelow are found in the area. The obituary of Archelaus Fillingame notes that he was the owner of several apartments at the time of his death. The obituary does not mention any architectural training and it is clear he thought of himself as a builder.

The Bigelow Apartments currently meets all registration requirements for eligibility under the *Salt Lake Urban Apartments MPS*. The rehabilitation work is being submitted for state and federal historic preservation tax credits and is unlikely to affect eligibility. The building is in good condition and contributes to the historic resources of Salt Lake City.

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Bigelow Apartments, Salt Lake City, Salt Lake County, UT

Common Label Information

- 1. Bigelow Apartments
- 2. Salt Lake City, Salt Lake County, Utah
- 3. Photographer: Korral Broschinsky
- 4. Date: July 1, 2004
- 5. Negative on file at Utah SHPO.

Archival Photographs:

Photo No. 1:

6. West and south elevations of building. Camera facing north east.

Photo No. 2:

6. West and north elevations of building. Camera facing southeast.

Photo No. 3:

6. East and south elevations of building. Camera facing west.

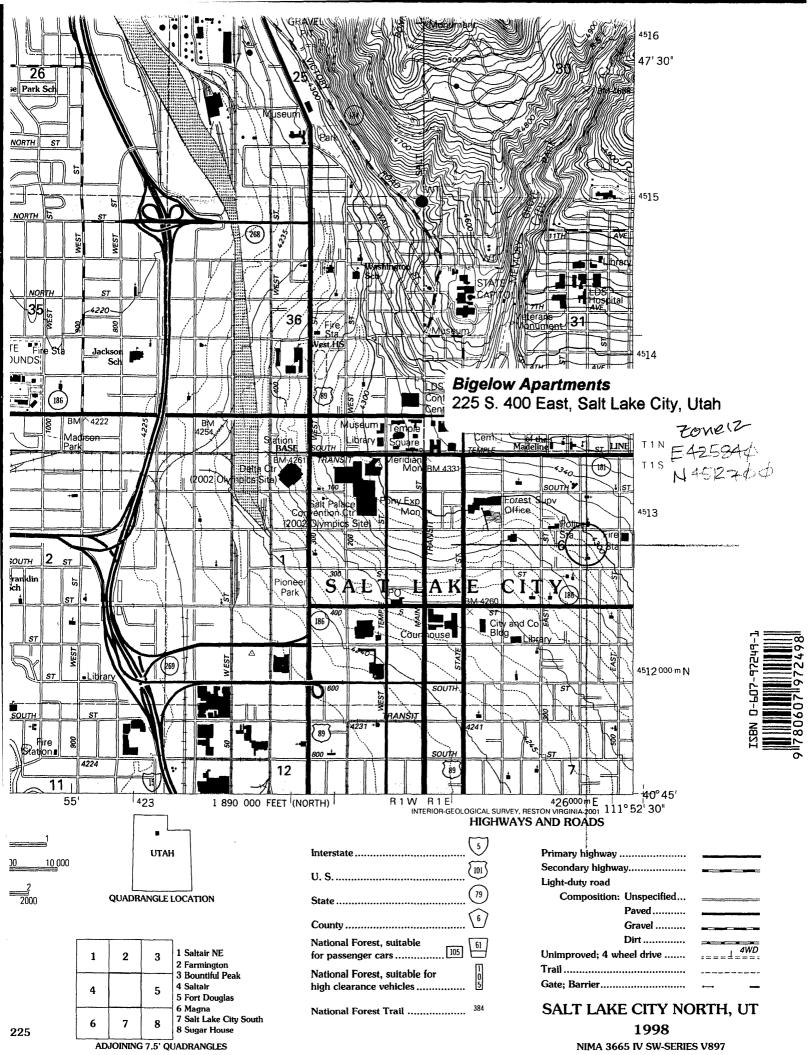
Supplemental Photographs:

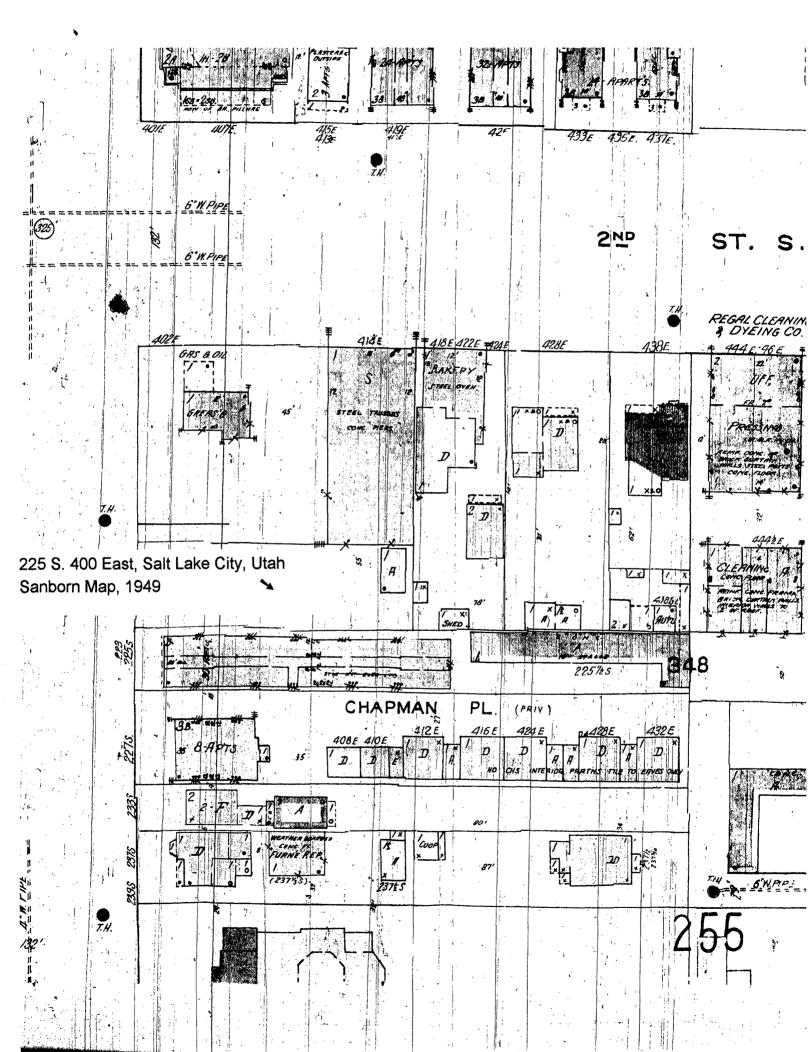
Photo No. 4:

6. West elevation, front entrance detail. Camera facing east.

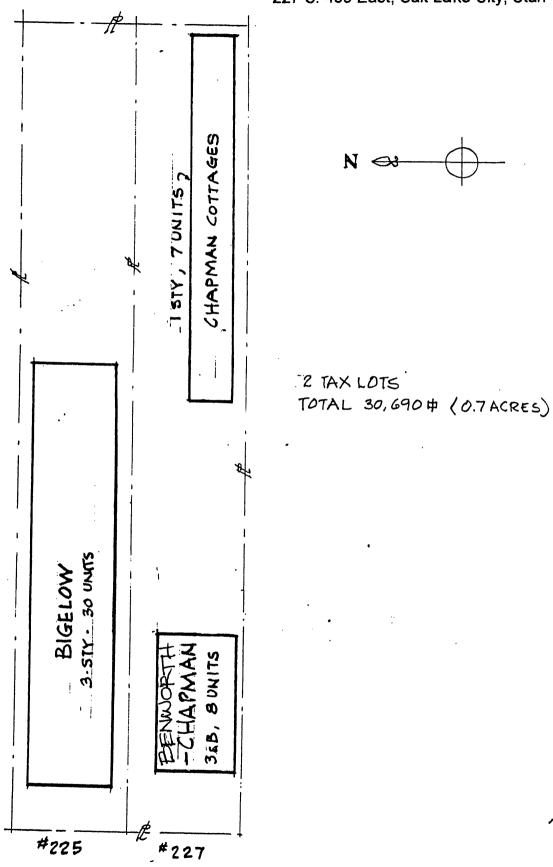
Photo No. 5:

6. Interior, sample apartment, living room to kitchen. Camera facing southeast.





Benworth-Chapman Apts. & Cottages SITE PLAN 227 S. 400 East, Salt Lake City, Utah



400 EAST STREET