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

SEP 18 1989
NATIONAL REGISTER

OMB No. 1024-0018

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 Ivanhoe Apartments

other names/site number _____

2. Location

street & number 417 E. 300 South N/A not for publication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 84111

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.

Max J. [Signature]

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

entered in the National Register.

___ See continuation sheet

Almond [Signature]

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)

Classical RevivalColonial Revivalother: walk-up plan variant**Materials**

(enter categories from instructions)

foundation sandstonewalls brickroof unknownother wood (porches)metal (cornice)

Describe present and historic physical appearance.

Constructed in 1908, the Ivanhoe Apartments is a U-shaped three-story brick building with a parapet roof, sandstone foundation and Neo-Classical/Colonial Revival styling. No significant alterations have been made to the building.

The Ivanhoe is a variant of the basic "walk-up" type apartment building. The basic walk-up contains six units, is three stories in height, one apartment deep and two units in width across the facade. It has a central entrance/stairway with two apartments opening off each landing. The Ivanhoe incorporates three basic walk-up units in its U-shaped plan--one at the back and one each along the sides with a courtyard in the center. Unlike the basic walk-up, the Ivanhoe does not have projecting front porches, though it does have balconies over the entrances. Also unusual are the interior rear stairways on the side units; the rear units have external frame porches and stairways on the back of the building.

Neo-Classical and Colonial Revival features include the stamped metal cornice with block modillions, brackets, classical porticoes at the entrances, bay windows, horizontal brick banding on the first floor creating a quoin-like effect, and six-over-one double-hung windows.

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)

Areas of Significance	Period of Significance	Significant Dates
<u>Architecture</u>	<u>1908</u>	<u>1908</u>
<u>Community Development</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Mecklenburg, Bernard O./unknown

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

Constructed in 1908, the Ivanhoe 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 Ivanhoe Apartments was issued on April 2, 1908, to Finch, Rogers and Mulvey, an investment firm. Estimated cost of the 19-unit building was \$30,000. Harry L. Finch, Richard E. Rogers and Martin E. Mulvey were partners in the firm which had the apartments constructed. In August 1908 they

X See continuation sheet

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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

transferred ownership of the building to their newly created corporation, Ivanhoe Investment Company. The building remained in Ivanhoe ownership until 1943, when it was purchased by Jedd L. and Mary E. Jensen.

Soon after the building permit for these apartments was issued, the following article describing the proposed building appeared in the Salt Lake Tribune.

Ground already has been broken for a new apartment building on Third South near the corner of Fourth East, to cost \$65,000,¹ and which promises to be unique for this sort of building in Salt Lake. The structure, which is being financed by the Finch-Rogers-Mulvey company, will have a frontage on Third South of 100 feet, with a depth of 110 feet. The feature of the building will be the handsome court between the two wings of the building, opening on the street, and so arranged that all of the apartments will open on the court. There will be grass plots, a fountain and statuary in the court, which is expected to make the new building especially attractive as a summer residence.

There will be twenty apartments of five and six rooms.² All of the interior finish will be of hardwood and the hallways and bathrooms will be tiled. Heating and lighting will be of the latest and most approved design. The exterior will be constructed of light buff pressed bricks, with white sandstone trimming. A garage for automobiles will be located at the rear of the building, with a driveway at the side.³ The foundation already has been completed, and it is expected that the building will be ready for occupancy by July 1. Plans were drawn by B.O. Mecklenburg, architect.⁴

Bernard O. Mecklenburg was an accomplished local architect. He was born in Nebraska in 1878 and came to Salt Lake City in 1898. He practiced architecture here until 1919, when he moved to Los Angeles. His work includes completion of the Cathedral of the Madeleine, additions to Holy Cross Hospital, the Mecklenburg Apartments, and a number of substantial residences in the city.

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- 1 The cost given here, \$65,000, is considerably more than the estimated \$30,000 cost given on the building permit. The higher cost is probably an exaggeration for promotional purposes, while the lower cost is probably an underestimate intended to reduce the building permit fee, which was based on project cost. The actual construction cost was probably somewhere between the two figures.
 - 2 The number of units in the building was actually nineteen instead of twenty, as verified by the city directories and a physical examination of the building.

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CONTINUATION SHEET

Section number 8 Page 3 Ivanhoe Apts., Salt Lake County, Utah

- 3 The garage has been torn down or greatly modified to be part of the existing carport behind the building.
- 4 Salt Lake Tribune, April 12, 1908, p. 27.

(doc 0578p)

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 Zone Easting Northing B Zone Easting Northing
C 1/2 4/2/5/8/9/0 4/5/1/2/6/2/0 D Zone Easting Northing

See continuation sheet

Verbal Boundary Description (Tax No. 16-06-253-035)

BEG 5 RDS E FR SW COR OF LOT 2 BLK 48 PLAT B SLC SUR E 101 1/2 FT N 10 RD W 101 1/2 FT S 10 RD TO BEG 4602-723. 724 4602-0721 5800-1729 6014-1479

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

4516
47'30"

A - Lincoln Arms Apts
UTM: 12 425480
4513040

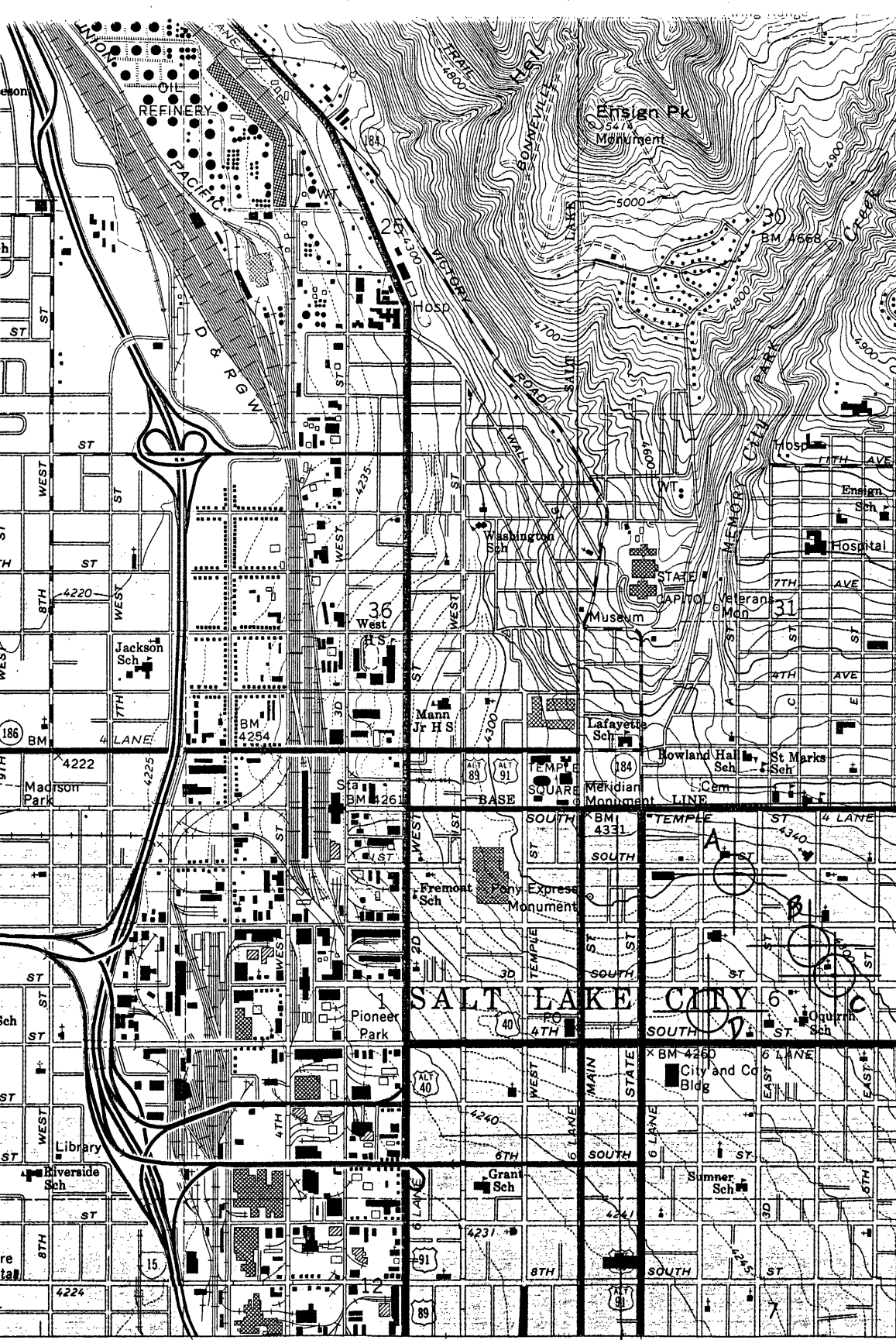
B - Smith Apts.
UTM: 12 425790
4512740

T.I.N.C - Ivanhoe Apts.
UTM: 12 425890
4512620

160 000 FEET
(NORTH)

D - Corona Apts.
UTM: 12 425380
4512490

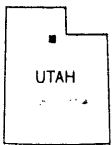
T. 1. N. C
4514000m.N.
160 000 FEET
(NORTH)
T. 1. S.
FORT DOUGLAS 2 MI.
3 MI. TO UTAH 65



INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1978,88
R.1.W. R.1.E. MURRAY 6 MI. PROVO 43 MI.

ROAD CLASSIFICATION

- Heavy-duty ————— Light-duty —————
- Medium-duty ————— Unimproved dirt =
- Interstate Route ◡ U. S. Route ○ State Route



(SUGAR HOUSE)
3685 III NE