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

OMB No. 1024-0018

United States Department of the Interior
National Park Service

SEP 13 1989
NPS

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 Smith Apartments

other names/site number _____

2. Location

street & number 228 S. 300 East N/A not for publication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.
___ See continuation sheet

Allan [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)

Materials
(enter categories from instructions)

Prairie School
other: walk-up variant

foundation brick
walls brick
roof unknown
other wood (eaves)

Describe present and historic physical appearance.

Constructed in 1908, the Smith Apartments is a three-story, U-shaped Prairie School style building with a narrow central courtyard, a brick foundation, brick exterior walls, and a flat roof with wide eaves. No significant alterations have been made to the building.

The Smith is a U-court variant of the basic walk-up type of apartment, which was the most common building plan on pre-World War I apartments in Salt Lake City. 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 Smith 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 Smith does not have projecting front porches, though it does have balconies for most of the units. It also has projecting three-story frame porches and stairways at the rear of the two wings--a typical feature of walk-up apartments.

The building originally had two exterior service elevators at the rear, adjacent to the porch structures, and two interior elevators serving entrance/stairways on each of the two wings (see attached photocopy of 1911 Sanborn map). The service elevators have been removed and the interior elevators have been enclosed.

Prairie School/Craftsman features of the building include the wide overhanging eaves with exposed decorative rafters, a gabled parapet over the central entrance, a raised basement of dark brick, which contrasts with the lighter brick above, bracketed balconies, and simple geometric muntin patterns in the glass of many of the doors. There is a brick belt course at the sill height of the third story windows. A cast concrete plaque bearing the name "Smith Apartments" is centered under the gabled parapet of the central section.

Though in only fair or poor condition, the building has been altered very little on the exterior. The metal railing on the balconies is probably a later alteration (date unknown), and some of the doors have been replaced. A small garage originally located behind the building has been removed (date unknown), and the elevators have been removed, as mentioned above. The interior has been damaged by recent vandalism and broken water pipes. The building is currently vacant. Overall, however, the building retains its original integrity.

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
<u> Architecture </u>	<u> 1908 </u>	<u> 1908 </u>
<u> Community Development </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Cultural Affiliation
<u> N/A </u>

Significant Person	Architect/Builder
<u> N/A </u>	<u> Ware, Walter E., & Treganza, Alberto O. /McDonald, Andrew and James E. </u>

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

Constructed in 1908, the Smith 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 Smith Apartments was issued on May 25, 1908, to David Smith, who had purchased the property in March of that same year. Estimated cost of the 16-unit building was \$50,000. The architect was the local firm of Ware and Treganza, and the builders were Andrew and James E. McDonald, local general contractors.

 X See continuation sheet

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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

David Smith and his wife, Alice G., lived in the apartments until 1910, when they moved to a house at 1257 E. 100 South. David Smith was a rancher from Idaho who was also involved in banking and other business interests in Salt Lake City. The Smith family continued to own the apartments until 1944, when they sold it to Riverton Motor Company.

The Smith Apartments is one of only two apartment buildings in Salt Lake City known to have been designed by Ware and Treganza, one of the most prolific and prominent architectural firms in Utah during the early twentieth century. They designed many other residential buildings--primarily houses, but also a few smaller multi-family dwellings. The other Ware and Treganza-designed apartment is the Caithness Apartments located at 86 B Street in the Avenues Historic District. That building is a significant example of the Prairie School style in Utah, whereas the Smith Apartments is a more subdued example of the style. Both the Caithness and the Smith are walk-up U-court type apartments, though the central court of the Smith is much narrower than that of the Caithness.

The firm of Ware and Treganza has been credited as the second-most important architectural firm in terms of its impact on Utah architecture.¹ Walter E. Ware, a native of Massachusetts, came to Salt Lake City about 1890 after working for the Union Pacific Railroad in Omaha and Laramie and establishing a private practice in Denver. In 1901 he established a partnership with Alberto O. Treganza, who had been trained at Cornell University and worked in the well-known California firm of Hebbard and Gill in San Diego. The partnership lasted almost two decades, producing designs for scores of buildings in Salt Lake City and throughout Utah.

¹Kart T. Haglund and Philip F. Notarianni, The Avenues of Salt Lake City (Salt Lake City: Utah State Historical Society, 1980) p. 39. The leading Utah architect was Richard K.A. Kletting.

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
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

Acreage of property less than one acre

UTM References

A / / / / / / / / / / B 1/2 4/2/5/7/9/0 4/5/1/2/7/4/0
Zone Easting Northing Zone Easting Northing
C / / / / / / / / / / D / / / / / / / / / /

See continuation sheet

Verbal Boundary Description (Tax No. 16-06-179-008)

COM 78 FT N FR SE COR LOT 7 BLK 55 PLAT A SLC SUR N 75 FT W 9 RDS S 75 FT E 9 RDS 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

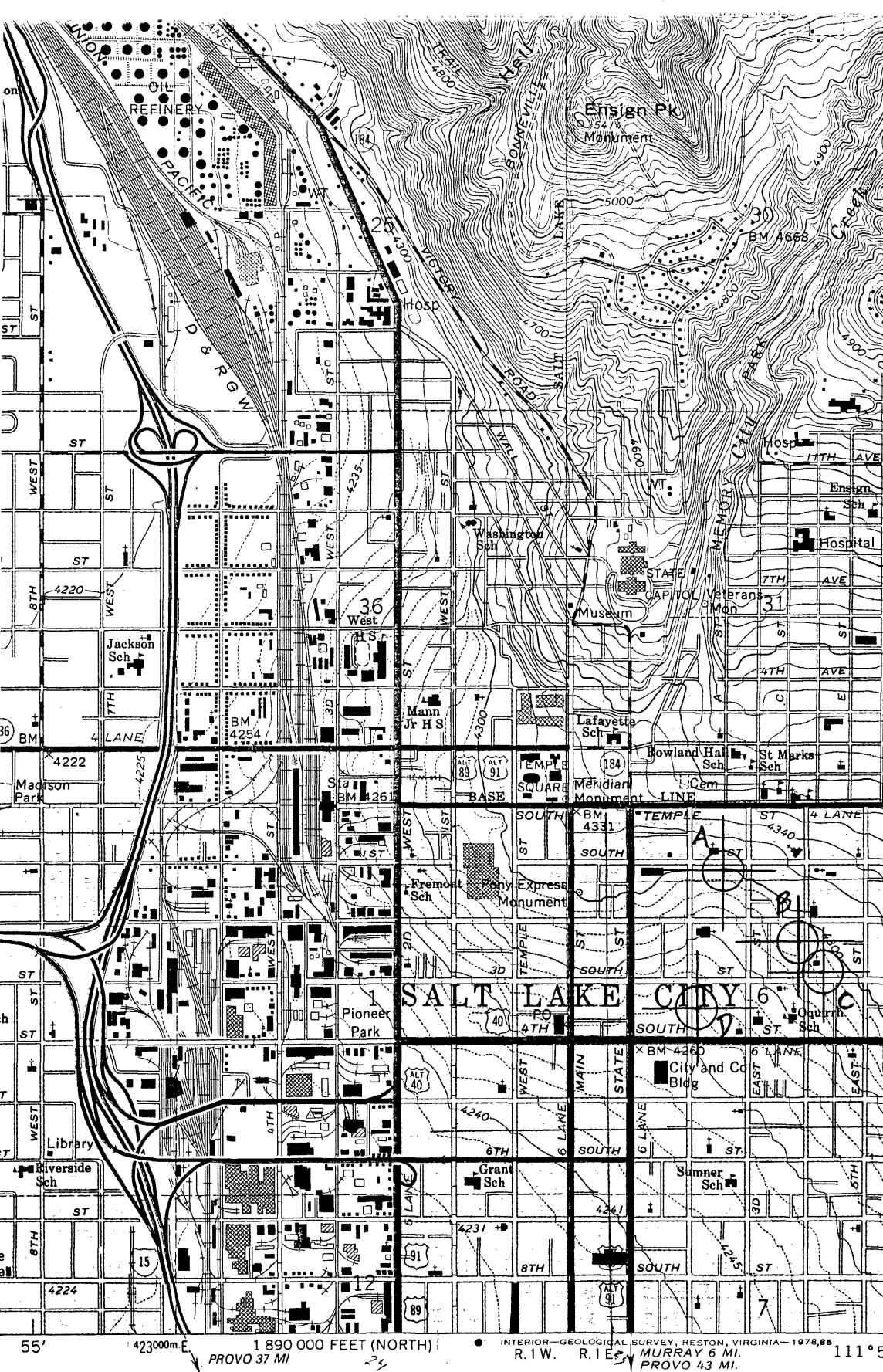
Historic Resources of
Salt Lake City
"Urban Apartments"
Salt Lake City, Utah

A - Lincoln Arms Apts
UTM: 12 425480
4513040

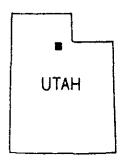
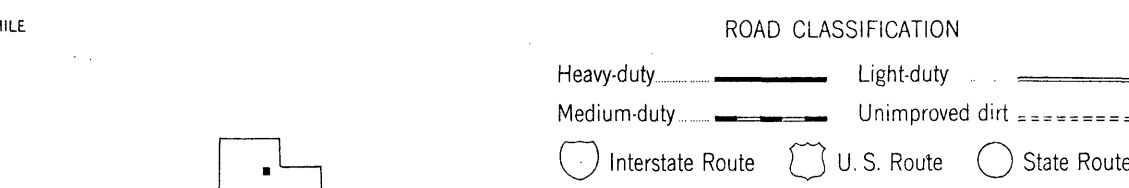
B - Smith Apts.
UTM: 12 425790
4512740

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

D - Corona Apts.
UTM: 12 425380
4512490



4516
47'30"
4515
4514000m.N.
160 000 FEET (NORTH)
UNIV. OF UTAH 1.6 MI.
T. I. S.
FORT DOUGLAS 2 MI. 65
3 MI. TO UTAH 65
40° 45'
111° 52' 30"



(SUGAR HOUSE)
3685 11 NE