

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.

1. Name of Property

historic name Harris Apartments
other names/site Parkview Apartments

2. Location

street & number 836 South 500 East N/A not for publication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 84102

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<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
Name of related multiple property listing:		<u>1</u>	<input type="checkbox"/> Total
<u>Historic Resources of Salt Lake City: "Urban Apts."</u>		No. of contributing resources previously listed in the National Register <u>-0-</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

Mary J. E. V. 7-31-91
Signature of certifying official Date
Utah Division of State History, Office of Preservation
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. Autumneth Allee 9/24/91
 See continuation sheet
 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 of Action

6. Functions or Use

Historic Functions
(enter categories from instructions)

Domestic, multiple dwelling

Current Functions
(enter categories from instructions)

Domestic, multiple dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Colonial Revival
other: double-loaded corridor plan

Materials
(enter categories from instructions)

foundation concrete
walls brick
roof asphalt and gravel, terra cotta tile
other cast concrete (quoins, porch)

Describe present and historic physical appearance.

Constructed in late 1929, the Harris Apartments is a three-story brick building with a parapet roof, concrete foundation, and modest Colonial Revival stylistic features. No significant alterations have been made to the building.

The Harris Apartments is a rectangular building with its narrow end facing the street. The symmetrical facade has a central doorway framed by a small porch with classically styled columns and a dentiled cornice. There is a doorway centered on the rear elevation as well. The exterior of the building is a dark red brick accented with cream-colored concrete belt courses and false quoins on the facade; belt courses on the sides and rear are of brick. The windows are double hung with the upper portion having eight divided lights and the bottom portion a single pane. These are new, double-pane windows that replicate the originals. The pent roof above the facade and the coping along the parapet walls are made up of red bar tile.

The interior of the building is laid out in the typical double-loaded corridor plan, which has a central hallway with apartments on either side and stairways at the front and rear. There are 21 apartments in the building consisting of seven (7) studio and fourteen one-bedroom units.

Rehabilitation of the building was undertaken in 1990-91 to upgrade the apartments. It was done as a tax project, with the work meeting the Secretary of the Interior's Standards for Rehabilitation.

B. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B 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

1929

1929

Community Development

Cultural Affiliation

N/A

Significant Person

Architect/Builder

N/A

Slack W. Winburn, Architect

builder unknown

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

Constructed in 1929-30, the Harris Apartments is one of over 180 "Urban Apartments" built in the 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 Criteria 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 Criteria A urban apartments are significant for their association with the rapid urbanization of Salt Lake City during the 1890s-1930s 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 accommodations 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 was issued for the Harris Apartments to Sterling P. Harris on October 21, 1929. This was preceded by an announcement and rendering of the proposed building that appeared in the Salt Lake Tribune on September 29 (p. B-8). Cost of the building was estimated at \$75,000-\$100,00 in the newspaper article, though the amount listed on the building permit was only \$40,000. Harris was a retired dairyman, who apparently viewed apartments as an attractive investment. He and his wife, Annie L. Harris, owned the building until 1936, when they sold it to T. E. and Mabel R. King. The Kings in turn sold it to W. H. and Amanda H. Facer in 1938.

This apartment building is located several blocks south of where urban apartments were most common, the neighborhoods to the east of the central business district. Like other apartments, however, it fronts one of the major streets, 500 East, a principal north-south throughway.

9. Major Bibliographical References

Alexander, Thomas G. and James B. Allen. Mormons and Gentiles: A History of Salt Lake City. Boulder, Colorado: Pruett Publishing Co., 1984.

Fohlin, E. V. Salt Lake Past and Present. Salt Lake City: Author, 1908.

Roper, Roger V. National Register Multiple Property Nomination, "Historic Resources of Salt Lake City" (Urban Apartments context), 1989.

Salt Lake Building Permit Registers, 1891-40. Available at the Utah State Historical Society and the Utah State Archives.

Salt Lake County Recorder's Office. Title Abstract records.

Salt Lake Tribune, 1902-1931.

Sanborn Maps 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:

- State Historic preservation office
- ___ Other State agency
- ___ Federal agency
- ___ Local Government
- ___ University
- ___ Other

Specify repository: _____

10. Geographical Data

Acreage of property .30

UTM References

A	<u>1/2</u>	<u>4/2/6/0/3/0</u>	<u>4/5/1/1/2/7/0</u>	B	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>	D	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>

___ See continuation sheet

Verbal Boundary Description

(Tax No. 16-07-254-016-0000)
 COM AT SE COR LOT 7, BLK 6, PLAT B, SLC SUR, N 66 FT; W 164 FT; S 66 FT; W 1 FT; S 41 1/4; E 50 FT; N 41 1/4 FT; E 115 FT TO BEG.

___ See continuation sheet

Boundary Justification

The boundary described above is the legal description for the property on which the building is located and with which it has been associated since its construction.

___ See continuation sheet

11. Form Prepared By

name/title Stanley E. Stradley

organization Kier Management Corporation date May 1991

street & number 3710 Quincy Avenue telephone (801) 621-3390

city or town Ogden state UT zip code 84403