

1741

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 18 1989

NATIONAL REGISTER

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 Cornell Apartments

other names/site number _____

2. Location

street & number 101 S. 600 East N/A not for publication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	
		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. 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

Alton Byers

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)

Classical Revival
Colonial Revival
other: walk-up plan

foundation brick
walls brick
roof unknown
other wood (porches)

Describe present and historic physical appearance.

Constructed in 1910, the Cornell Apartments are a three-story brick building with a parapet roof, brick foundation, and modest Neo-Classical Revival/Colonial Revival styling. No significant alterations have been made to the building.

The Cornell is a variant of the "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. That basic plan is doubled on the Cornell; in essence the building is two walk-up apartments with a common side wall. Thus, the building is a narrow rectangular building with its broad side facing the principal street. The facade is symmetrical except for the northernmost section, where there are no windows on either side of the porches--the lot was simply too small to accommodate those two bays on the facade. Instead, the apartments there protrude to the rear in order to provide living space of comparable size with the other units in the building. There are projecting, three-story front porches with classical columns and pedimented roof. On the rear there are frame service porches connected by open walkways and stairs. Some of the windows in the service porches have been covered with plywood, but they are essentially unaltered.

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

1910

1910

Community Development

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/Vissing, W.C.A.

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

Constructed in 1910, the Cornell 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 Cornell Apartments was issued on July 15, 1910, to W.C.A. Vissing, one of the most active developers of apartment buildings in Salt Lake City during the pre-World War I period. The estimated cost of the 13-unit building was \$25,000.

Vissing acquired this property in January 1910 from the Loraine Investment Company in exchange for the Arlington Apartments, located at 415 First Avenue.

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 Cornell Apts., Salt Lake County, Utah

As part of that deal he also obtained property at the corner of 800 East and 100 South where he built the Bernice Apartments in 1912.¹ The Bernice and Cornell apartments are almost identical, though the Bernice has been altered in recent years.

Vissing owned this building for only a short time, selling it 1912 to Blanche Castleman for \$32,000. The building changed hands four times over the ensuing decade before being purchased by Jacob Bergerman in 1923. It remained in the Bergerman family through at least 1934.

W.C.A. "Andy" Vissing constructed at least 20 major apartment buildings in Salt Lake City during his career. Born in Denmark in 1874, he emigrated to the U.S. and Salt Lake City at the age of fourteen. He started in the construction business as a young man and continued until his death in 1936. He is credited as "one of the first local apartment house builders."² He constructed some of the largest apartments in the city, including the Hillcrest, Buckingham, Fairmont and Commander apartments. The first apartments he is known to have constructed were the LaFrance Apartments in 1905. That was also the first of several apartment projects in which he was involved with Covey Investment Company, another major developer and owner of apartments in Salt Lake City. Vissing was primarily a contractor, not an apartment manager, so he usually sold his apartment buildings soon after completing them in order to finance the construction of new apartments.

1 "Arlington Apartment Building Transferred," Salt Lake Tribune, January 23, 1910, p. 24.

2 "Prominent City Contractor Dies," Salt Lake Tribune, March 20, 1936, p. 22.

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 Tribune, 1900-1932.
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 4/2/6/6/6/0 4/5/1/3/0/4/0
Zone Easting Northing Zone Easting Northing
C / / / / / / / / / / / / D / / / / / / / / / / / /

See continuation sheet

Verbal Boundary Description (Tax No. 16-06-229-001)

COM AT NW COR LOT 5 BLK 53 PLAT B SLC SUR E 102 FT S 99 FT; W 102 FT N 99 FT 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.

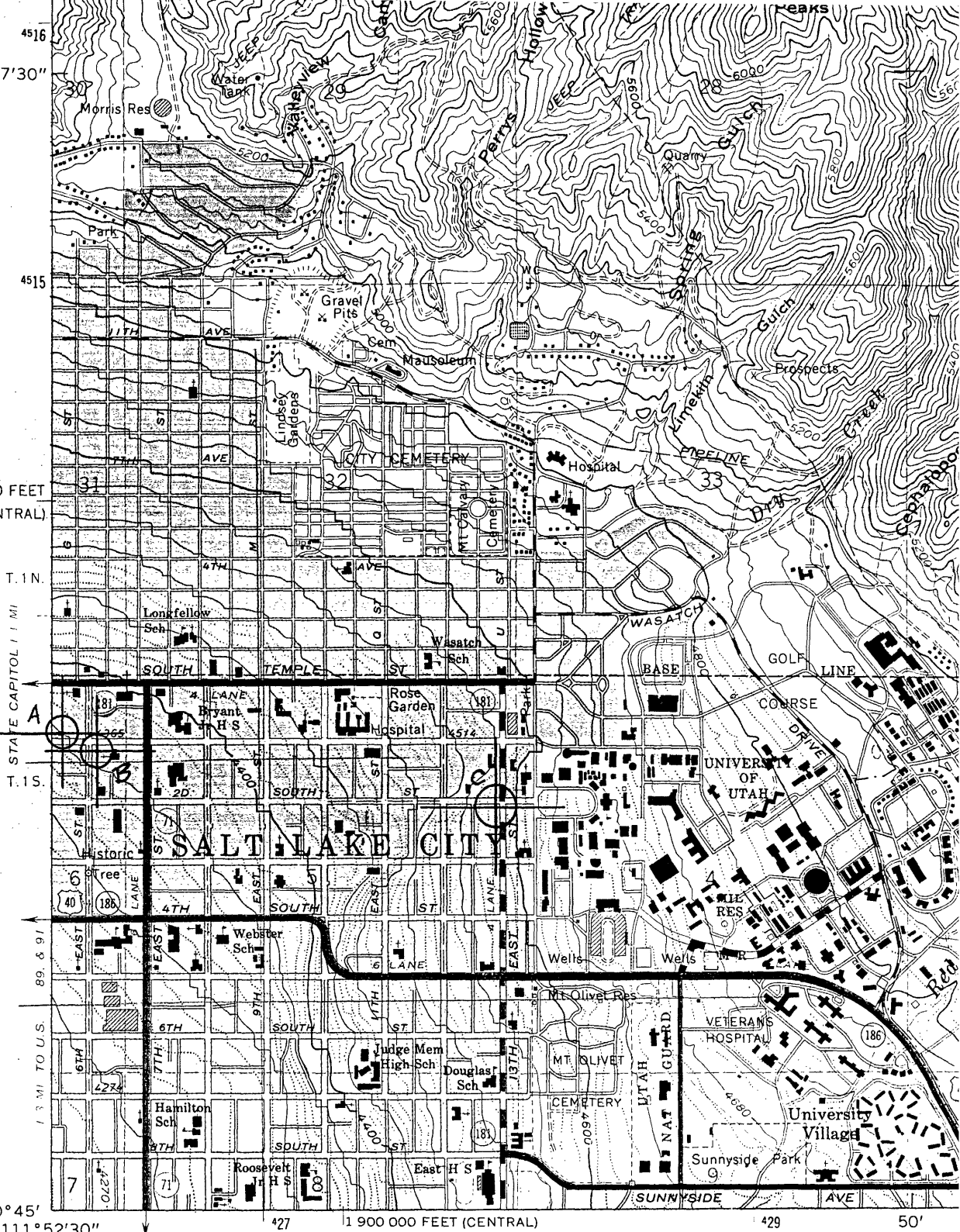
See continuation sheet

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

890 000 FEET
(CENTRAL)



A- Armista Apts
UTM: 12 426800
4513120

T. 1 N.
STATE CAPITOL 1 MI
T. 1 S.

B- Cornell Apts.
UTM: 12 426660
4513040

C- Cluff Apts.
UTM: 12 427970
4512790

40° 45'
111° 52' 30"
SUGAR HOUSE 1.8 MI.

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

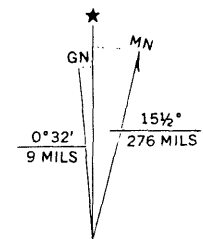
Polyconic projection. 1927 North American datum
10,000-foot grids based on Utah coordinate system, central and north zones
1000-meter Universal Transverse Mercator grid ticks, zone 12, shown in blue

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

(SALT LAKE CITY SOUTH)
3665 III NW

FORT DOUGLAS, UTAH
N4045-W11145/7.5

FOR

Purple tint indicates extension of urban areas