

1737

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 Lincoln Arms Apartments

other names/site number _____

2. Location

street & number 242 E. 100 South N/A not for publication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 F. E.
Signature of certifying official

9-12-89
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

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)

Late Nineteenth and Early Twentieth
Century American Movements
other: double loaded corridor plan

Materials
(enter categories from instructions)

foundation concrete

walls brick

roof unknown

other stucco

Describe present and historic physical appearance.

Constructed in 1924-25, the Lincoln Arms Apartments is a three-story brick building with a parapet roof, concrete foundation with a basement, and very modest Prairie School stylistic features. No significant alterations have been made to the building.

The Lincoln Arms is a simple rectangular building with its narrow end facing the street. The symmetrical facade consists of a center door flanked by one bay of Chicago-type windows on either side. The entrance is framed by two brick piers with geometric stucco panels and a larger stuccoed panel over the doorway. Those stuccoed panels are a modest reference to the Prairie School style. Across the top of the facade is a simple projecting cornice. The rear facade is also symmetrical, consisting of a central door flanked by a pair of projecting bays which house either an enclosed service porch or sunroom. The parapet roof slopes to the rear and the walls are capped with tile coping. There are no other buildings on the property.

The Lincoln Arms is an example of the double-loaded corridor type of apartment, which has a central hallway with apartments opening off either side. There are stairs and an outside door at each end of the hall.

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

1924-25

1924-25

Community Development

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/Bratt, Phillip T.

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

Constructed in 1924-25, the Lincoln Arms 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 Lincoln Arms Apartments was issued on November 18, 1924, to N. Myrtle Bratt, who owned the property in conjunction with her husband Phillip T. Bratt. Mr. Bratt, a general contractor in the city, was listed as the builder. Estimated cost of the 32-unit building was \$42,000.

X See continuation sheet

NPS Form 10-900a

OMB No. 1024-0018

(Rev. 8-86)

Utah Word Processor Format (02741)

Approved 10/87

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

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

The Bratts sold the building to Katie R. Stevens in June 1926, soon after its completion. Subsequent owners included J.B. Arnovitz and James L. White (1931-32), who invested in several apartments in the city, J.H. and Elizabeth Angel (1932), who also owned other apartments, and National Building Loan Association (1932-37+).

(doc 0560p)

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

Acreeage of property less than one acre

UTM References

A 1/2 4/2/5/4/8/0 4/5/1/3/0/4/0 B / / / / / / / / / / / /
Zone Easting Northing Zone Easting Northing
C / / / / / / / / / / / / D / / / / / / / / / / / /

See continuation sheet

Verbal Boundary Description (Tax No. 16-06-129-004)

BEG 153 FT E OF THE NW COR LOT 6, BLK 72, PLAT A, SLC SUR; E 45 FT; S 132 FT; W 45 FT; N 132 FT TO BEG. (4473-0590 5460-1461 5460-1462 5925-1184)

See continuation sheet

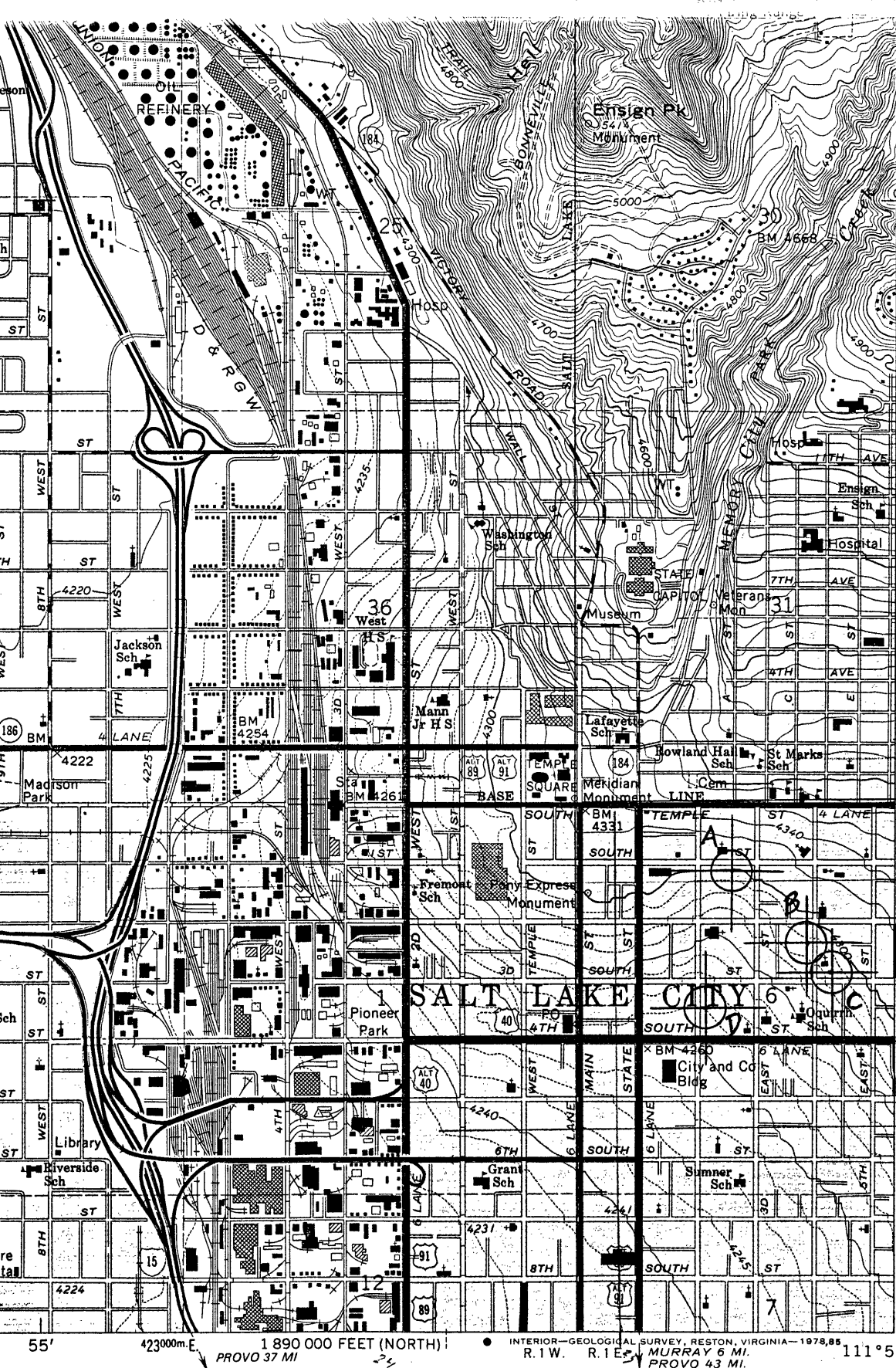
Boundary Justification

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

160 000 FEET
(NORTH)

UNIV. OF UTAH 1.6 MI.
3 MI. TO UTAH 65

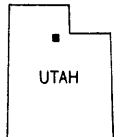
T. I. S.

FORT DOUGLAS 2 MI.
3 MI. TO UTAH 65

55' 423000m E 1 890 000 FEET (NORTH) 40° 45'
PROVO 37 MI. R.1.W. R.1.E. MURRAY 6 MI. 111° 52' 30"
PROVO 43 MI.

ROAD CLASSIFICATION

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



QUADRANGLE LOCATION

SALT LAKE CITY NORTH, UTAH

N4045—W11152 5/7 5

(SUGAR HOUSE)
3665 111 NE