



**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 for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sampson Apartments

other name/site number Sampson Flats, Sampson Altadena Condominiums

2. Location

street name 276 E. 300 South ☐ not for publication

city or town Salt Lake City ☐ vicinity

state Utah code UT county Salt Lake code 035 zip code 84111

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title

12-9-2009
Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
☐ 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]
Signature of the Keeper

1.27.10
Date of Action

Sampson Apartments
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

1

Noncontributing

buildings
sites
structures
objects
Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Salt Lake City (Urban Apartments)

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

Current Function

(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS

Neo-Classical Revival

Other: Walk-Up Apartment Block

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

roof BUILT-UP

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Sampson Apartments, Salt Lake City, Salt Lake County, UT

Narrative Description

The Sampson Apartments, a 3½-story Neoclassical brick building, was constructed in 1906. The building is one of two architecturally similar apartment blocks built at the corner of 300 South and 300 East in Salt Lake City. The address of the north-facing Sampson Apartments is 276 E. 300 South. The associated building, the Altadena Apartments, was also built in 1906. It faces east at 310 S. 300 East.¹ Both buildings are walk-up type apartment blocks with exterior balconies. The materials and construction methods are nearly identical. The raised foundation of both buildings is rock-faced sandstone, currently painted salmon. The red face brick is laid in a running bond with slightly raked mortar joints. There is a softer red brick, now painted dark gray, on the secondary elevations of the buildings. The roofs are flat and built-up. The buildings have several Neoclassical features such as pedimented entrances in the center of the symmetrical façades, Tuscan columns, dentillated cornices and accentuated keystones. All the contrasting elements are painted either white or gray. The flat roof is built-up and the brick chimneystacks have been shortened.

The Sampson Apartments is wider and shallower than the Altadena Apartments. The footprint measures 72 by 33 feet with the wide end facing 300 South. The façade (north elevation) is symmetrical with a central entrance bay and three-story porches on either side. On the east elevation, facing 300 East, there is a three-story octagonal bay. The foundation is rock-faced sandstone laid in a random ashlar bond with raised mortar joints. The front entrance has original sandstone steps, also painted salmon. The front steps are flanked by rubbed-finished sandstone walls with flush mortar joints, currently painted gray. The smooth finish is also found on the belt course above the foundation (also painted gray). On the south (rear) elevation, the original recessed entrance and three-story enclosed porches were modified circa 1980, but many original elements remain. There are two sets of painted sandstone steps flanking the central rear opening. These steps originally accessed the three-story rear porches. However, the separate openings were blocked when the rear enclosure was modified. The current single entrance is accessed by a set of wood steps with a pipe rail (circa 1980). The foundation paint and exterior surface of the rear enclosure are the only major modifications to the exterior.

The dominant architectural feature of the façade (north elevation) of the Sampson block is the central entrance bay. The front entrance is sheltered by a portico supported on console brackets and engaged square columns that sit on the stepped stone rail walls. The pediment is covered in rough-textured stucco, painted orange. The simple gable roof features cornice returns and dentils on the recessed raking cornice. These wood elements have been painted contrasting colors of white, orange, and brown. The front door is a three-quarter glass paneled door with three-quarter sidelights. The door glass has been replaced (date unknown).² The projecting wood cornice sits above the entrance portico. The cornice visually supports a two-story recess with a round-arch head. The arch is accentuated with contrasting blocks of stone, painted white. Three courses of rowlock brick are between the blocks and the stylized keystone. There is a diamond-pattern of rock-face brick below the

¹ The Altadena Apartments is being nominated separately. Both buildings are located on the same legal parcel at 276 E. Broadway Street (300 South). During the historic period, the street name "Broadway" was associated with 300 South in the commercial business district only. The use of the name "Broadway" outside of the business district is recent and "300 South" remains the more common name for the street. Prior to 1972, 300 South and 300 East were more commonly known as Third or 3rd South and Third or 3rd East.

² The original glass door was similar to that currently found on the Altadena Apartments.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Sampson Apartments, Salt Lake City, Salt Lake County, UT

keystone. Within the recessed area are four nine-over-one wood-sash windows (two on each floor) with rowlock and soldier brick heads that light the interior stairwell. The upper pair of windows has a continuous stone sill. The other upper floors windows are eight-over-one wood sash windows with brick heads accentuated by keystones slightly smaller than the main arch and stone sill.

The three-story porches are also a prominent feature of the façade. The main floor porch has square brick piers. The second and third-story porches feature trios of Tuscan columns at the front corners and single columns in the rear. All three stories feature a classical (plain) frieze, but the top cornice under the flat-roof porch has a row of dentils that continues the dentil pattern of the main cornice. The main cornice is a projecting wood cornice that wraps around the corners at the secondary elevations. Above the main cornice is a brick parapet with tracery vents and a wood coping (now covered with metal). Originally, the porch roofs featured a wood balustrade with tracery similar to the vents. This feature was removed prior to a 1936 tax photograph. The six porches each feature a curved-slat wrought-iron balustrade and wood rail. All the wood elements are painted white to contrast with the red brick. Each porch has an exterior three-quarter glass door with transom, sidelights and screen.³ Each unit includes one larger eight-over-one window with stone sill and keystone. The basement windows in the façade are flat-head one-over-one windows. Some basement window panes were replaced between the 1930s and 1947 when basement apartments were added to the building.

The east elevation (facing 300 East) is similar in materials and ornamentation to the façade (north elevation). The primary difference is the octagonal bay that features rock-face brick at the angles. Each floor of the bay has an eight-over-one window flanked by narrower four-over-one windows. The single windows to the north are wider six-over-one windows. There are four basement windows cut into the foundation (three wood sash, one replacement). The stone belt course above the foundation becomes four courses of brick around the corner to the rear (south) elevation. The belt course remains painted gray. The brick is painted dark gray, but is peeling in places revealing the softer red brick of the secondary elevations. As the belt course meets the basement windows on the rear, the brick courses become segmental arched rowlock brick window heads. There are four basement windows on the south elevation. The west elevation also has two basement windows where the foundation is more visible due to the sloping site. The west elevation is relatively blank with two pairs of single-pane wood sash windows on each floor. The sills are stone (painted white) and the window heads are segmental rowlock brick arches.

Each upper apartment on the south (rear) elevation has a single one-over-one double-hung window and a set of three windows, one single pane flanked by two double-hung windows. The sills and window heads are similar to the west elevation. The basement windows have a variety of glass including original two-pane wood sashes and non-historic smaller inset windows. There are a few metal vents in the foundation walls. The rear elevation entrances to the apartments have been modified at least twice since 1906. The 1911 Sanborn fire insurance map indicates the recessed rear entrance was enclosed with frame and featured a central open elevator.⁴ The

³ One of the upper transoms has been replaced with a smaller glass, but the visual impact on the integrity of the building is minimal. Other alterations on the porches include the installation of planter boxes and trellis, but all are reversible and have minimal impact on the historic integrity of the building.

⁴ The elevator was noted on the 1936 tax card, but was described as a dumb waiter on the later tax cards through the 1960s. It may have not been used for passengers in the second half of the twentieth century.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

Sampson Apartments, Salt Lake City, Salt Lake County, UT

sandstone steps flanking the current entrance suggest that two exits on the rear flanked the elevator before it was removed (circa 1970s). The original wood staircase is located deep in the recess. The brick and foundation in the recess have been painted red (date unknown). Around 1980, the rear enclosure was covered with vertical siding (now painted light gray). The current rear door is solid wood with a wrought-iron security screen. Details in the recess, such as double-hung exterior windows and rock-face brick at the angles suggest that the original rear enclosure was more open to view than the current enclosure (possibly screened). Original bead board ceilings are still visible within the individual porch enclosures. The current enclosure has aluminum slider windows. There is about ten feet of space between the south elevation of the Sampson and the north elevation of the Altadena Apartments. The two buildings share a wrought-iron fire escape in the space between.

On the interior, the Sampson Apartments has approximately 2,214 square feet on each floor. The front stairwell is open and features a square-post balustrade with newel posts. The mailboxes are mounted on the main level foyer. The carpet and tile are later replacements. There are two units per landing with approximately 1,085 square feet of space each. The four basement units vary in size. There is also a common laundry room and boiler room in the basement. Although some of the interiors have been altered by the owners after the conversion to condominiums, the configuration of Unit 6 is representative. This unit features a central hall extending west from the front door. The kitchen and rear porch are to the south, the bathroom is to the north. There is a room with an alcove and two built-in cupboards (now a dining room) next to the kitchen. There is a bedroom in the southwest corner. On the north side, there is a room with a built-in bookcase (now a study) that shares a pocket door with the living room. The living room is in the northwest corner. It features the large window and the exterior door to the porch. Many of the elements of the original apartment have been retained such as the sink basin and drain board, claw foot tub, hardwood floors, wood casings, built-ins, and radiators.⁵ The basement units were not original and have later features (some historic).

The Sampson and Altadena Apartments share common site features. There is only a few feet of setback on the street sides (along 300 South and 300 East). There is a concrete sidewalk between parking strip with trees and lawn and the lawn next to the buildings. Access to the rear of the buildings from 300 East is blocked by chain link gates between the two buildings, and between the Altadena and the neighboring building to the south. The remainder of the parcel is paved with asphalt for parking on the west side. This parking area is shared by the adjacent parcel. There is a small tree behind the Altadena. The neighborhood of the Sampson and Altadena is a mixed-use neighborhood only a few blocks east of Salt Lake City's commercial business district. Notable buildings in the area include the YWCA complex and First Church of Christ, Scientist just to the east, and the newer Broadway Condominiums to the west.⁶

⁵ The amount of original material varies by unit. Some units retain the original kitchen cabinetry. Not all units were inspected for this nomination.

⁶⁶ The First Church of Christian Science is historically associated with the Sampson and Altadena Apartments (see Section 8). It was listed on the National Register of Historic Places in 1977.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 7 Page 4

Sampson Apartments, Salt Lake City, Salt Lake County, UT

The Sampson Apartments, built in 1906, have remarkable historic integrity. It meets the registration requirements of the property type, Urban Apartment Builders, as described in the Multiple Property Listing, *Historic Resources of Salt Lake City, Urban Expansion into the Early Twentieth Century, 1890s to 1930s*. The Sampson makes a significant contribution to the historic and architectural resources of Salt Lake City.

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1906-1945

Significant Dates

1906

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Builder: August Rudine

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other Name of repository: _____

☒ See continuation sheet(s) for Section No. 9

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Sampson Apartments, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The Sampson Apartments, built in 1906, is locally significant under Criterion A and C for its associations with the urbanization of Salt Lake City in the early twentieth century. Between 1900 and 1935, Salt Lake City experienced rapid growth and the urban apartment block emerged as a new housing option in the neighborhoods adjacent to the city's commercial center. The availability of urban apartments was particularly important during this period of growth as a response to the suburbanization of the city's outlying neighborhoods beginning in the 1890s. Urban apartments were an important housing option for Salt Lake City's immigrant population and an influx of young people moving from Utah rural towns to the capitol city in search of employment. The first owners were Octavius and Eunice Sampson, who were part-time residents as well as the managers of the two buildings for nearly four decades. The period of significance is 1906 to 1945—from the date of construction to the year the Sampson family sold the property.

The Neoclassical three-story brick Sampson Apartments and its associated building, the Altadena Apartments, were early examples of this period of apartment construction, during which time the typical apartment block was a three-story walk-up with two units on each floor flanking a central staircase. The Sampson and Altadena apartment blocks stand out as high-end architectural representatives of the property type. The Neoclassical architectural ornamentation of the building has been exceptionally well-preserved, especially when compared to similar extant apartment blocks from the period. Architecturally, the Sampson Apartments stands out for the relatively upscale amenities found in the units. The building had an exterior elevator, only found on a few early apartment blocks. On the interior, each unit was larger than typical for the period with two bedrooms, a large kitchen, and a bathroom. The Sampson Apartments is architecturally significant and represents the financial resources of the Sampson family, as well as the craftsmanship of the builder, August Rudine. The building is significant under the Multiple Property Documentation for the *Historic Resources of Salt Lake City, Urban Expansion in the Early Twentieth Century, 1890s-1930s*, also known as the *Salt Lake City Urban Apartments MPS*. The Sampson Apartments has excellent historic integrity and contributes to the historic resources of one of Salt Lake City's oldest neighborhoods.

History of the Sampson and adjoining Altadena Apartments

At the turn of the nineteenth century, there were three adobe houses at the northeast corner of Block 54. In February 1904, Adelaide M. Williams sold the corner property to Anna Rudine. One month later, Anna Rudine also acquired the adjacent property from Victoria S. Hillier. Anna "Annie" Nelson Rudine (1865-1943) was born in Norway and came to the United States in 1883. In 1892, she married August Rudine in California. August Rudine (1862-?) was a Swedish immigrant who came to the United States in 1882. August Rudine was listed as a bricklayer in an 1893-1894 city directory for Los Angeles. The couple had one son born in California before moving to Salt Lake City in 1895. They had three more sons born in Utah. August Rudine continued to be listed as a bricklayer in the Salt Lake City directories in the late 1890s. By 1900, August Rudine had

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Sampson Apartments, Salt Lake City, Salt Lake County, UT

established himself as a general contractor in the Salt Lake area. In the 1920s, the family moved back to California.

In June 1905, Rudine had an agreement to sell the property to R. E. McConaughy, but the transaction never occurred. Robert E. McConaughy (1859-1924) was born in Illinois and moved from Nebraska to Utah in 1880s. He established one of the largest real estate and development companies in Salt Lake City in the first quarter of the twentieth century. It is not known whether he was involved in the construction of the Sampson and Altadena Apartments. The Rudines sold the south nine rods to Emma Whiting (1861-1919) in 1904. Emma Whiting sold to O. T. Sampson in June 1905. On April 26, 1906, August and Anna Rudine sold the corner property to O. T. Sampson. On May 31, 1906, O. T. Sampson obtained two Salt Lake City building permits, each for a three-story terrace apartment block of 68 rooms to be built for an estimated cost of \$25,000 at the corner of 300 East and 300 South. No architect or builder was listed on the building permit. Considering the interests of August Rudine in the property, it is likely he was the builder for the project.⁷

Octavius T. Sampson (1867-1945) was born in Cornwall, England. He came to the United States in 1895. Octavius Sampson married Eunice Elgan in Soda Springs, Idaho, in 1899. Eunice Elgan Sampson (1881-1965) was born in Saint Clark, Missouri. The couple had two sons, James L. and Octavius T. Jr., born in Idaho before they moved to Salt Lake City in 1906. Their oldest son James Louis Sampson died of epilepsy at the age of twenty. Their daughter, Altadena, was born in Salt Lake City in 1908. The Altadena Apartments were originally known as Vivian Flats. The name was changed only a few years after Altadena's birth.

Octavius and Eunice Sampson were members of the First Church of Christ, Scientist, in Salt Lake City. Their decision to purchase the Rudine property was likely to do its proximity to the large stone meetinghouse at 352 E. 300 South.⁸ The congregation had completed building the edifice just a few years previously in 1898. According to oral tradition passed along by older neighbors, the Sampsons were very prominent in the church and built the apartment blocks so that members of the congregation could live there.⁹ The 1906 city directory lists Octavius Sampson living at the address 354 E. 300 South, which is either the church building or the brick house next to it.¹⁰ Newspaper subscribers listed in the *Salt Lake Herald* suggest that the apartments were occupied as early as December 1906. By 1907, the Sampsons are living at 310 S. 300 East. The name Sampson Flats is used for both buildings in some sources, but Vivian (later Altadena) had a separate name by 1907. In

⁷ R. E. McConaughy was listed as a builder for other projects he developed. Another possible builder is W. C. A. Vissing (1874-1936), a Danish immigrant, who was one of the earliest apartment builders in the city. Andy Vissing built the Cluff Apartments located at 1270-1280 E. 200 South (NRHP 10/20/1989), which has similar architectural detail to the Sampson and Altadena Apartments.

⁸ The First Church of Christ, Scientist, was listed on the NRHP in 1976, only the second church of that denomination to be listed at the time. The Richardsonian-Romanesque building was designed by the prominent Salt Lake architect Walter E. Ware.

⁹ Correspondence of Allison D. Johnson to the First Church of Christ, Scientist, Communications Office located in the files of Emily Evans. There are no membership records available for the period. A high percentage of early tenants were from the mid-west, but the transient nature of the occupants makes them difficult to trace.

¹⁰ The address of the house is 360 E. 300 South. The 1907-1908 Salt Lake City Blue Book lists Mr. and Mrs. Octavius C. [sic] Sampson living at 354 S. 300 East, which is a duplex. Either way, they were living in the area while the apartments were being constructed.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Sampson Apartments, Salt Lake City, Salt Lake County, UT

the winter of 1907, Octavius and Eunice Sampson were living in the Sampson Flats when a burglar entered their apartment. The thief was chased off by the upstairs neighbor, S. A. Giffin, who went to get his revolver.¹¹

The Sampsons were a relatively prosperous family. Various sources list Octavius Sampson's occupation as an apartment manger, a sheepman, and a farmer. By the time of the 1910 census, the family was living on a farm in south Salt Lake, but Octavius still gave his occupation as landlord. He is listed as a farmer at 2943 S. 300 East on the 1920 and 1930 census enumerations. In 1930, Octavius T. Jr. was an auto mechanic.

By the mid-1930s, Octavius and Eunice Sampson moved back into town into the Altadena Apartments as resident-managers. Octavius T. Sampson died on March 9, 1945. His occupation was listed on his death certificate as apartment building landlord. Eunice E. Sampson, and her children Octavius T. Sampson Jr. and Altadena Sampson Cole, sold the property in October 1945 to the Page Investment Company. She moved to a house on Stratford Avenue where she lived until her death in July 1965. The Sampsons are interred in Mount Olivet Cemetery.

Items in the local newspapers suggest that the early tenants of the Sampson and Vivian/Altadena buildings were middle to upper-middle class. The name of the buildings appears in the society columns for parties and other social events. One resident of the Vivian Flats, J. J. Ott, placed an advertisement for a lost diamond pin, which he lost somewhere between the Christian Science Church and North Temple.¹² Anonymous Vivian Flats residents placed an advertisement for a young girl to do housework.¹³ Among the earliest tenants were Steven and Rose Stewart Alley, of whom two local newspapers reported they would be living in the Sampson Flats after their honeymoon.¹⁴ The Alleys did not stay to be listed on the 1910 census enumeration, but all of the occupants of the Sampson Apartments were couples.

With the exception of one young couple from Utah, the occupants in 1910 were mostly born in the Midwest. Three of the couples were childless and in their twenties or thirties. Two couples had one child. Both of these households had a live-in servant. One couple in their forties had a son and a daughter, both born in Utah. The only immigrant in the building was one man born in Russia. Besides the domestics, the residents were employed as a grocery merchant, a lawyer, a bookkeeper for an implement company, a roofing salesman, and two railroad agents.

Six households in the Sampson Apartments could be located on the 1920 census enumeration. At the time, there were two young couples. One couple had one child and a lodger. There was one older couple with a grown child. One head of household was a widower living with his daughter and son-in-law. One divorcee was living with his mother and another was single. The residents were born in Utah, Colorado, Idaho, Wyoming, Ohio, Pennsylvania, Canada, Switzerland and Greece. The mix of residents living in the Sampson Apartments had changed by the time of the 1930 census enumeration. The average age was much older with most residents

¹¹ *Salt Lake Herald*, December 1, 1907.

¹² *Salt Lake Herald*, January 5, 1907.

¹³ *Salt Lake Herald*, November 16, 1908.

¹⁴ *Ogden Standard Examiner*, July 9, 1908. *Salt Lake Herald*, July 9, 1908.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Sampson Apartments, Salt Lake City, Salt Lake County, UT

between their mid-forties and early seventies. Part of the shift may have come from the proliferation of smaller (and less expensive) apartment units available for young couples and singles built in Salt Lake City just prior to the depression years. There were not children living in the Sampson in 1930. The only younger residents were the grown offspring of two older couples. The occupations listed in the census enumeration include a salesman, a miner, a bottler for the local brewery, a druggist, a furniture store bookkeeper, a mattress maker, and the proprietor of a grocery store.

One basement apartment was added in the 1930s when the Sampsons moved back. The other units were added during a 1947 remodeling that occurred after the Sampson family sold the property to the Page Investment Company in October 1945.¹⁵ In April 1947, Meredith and Maurine S. Page deeded their interest in the property to Gwynne and Duke Page. The Page Investment Company owned and managed the property until 1972, when it was sold to Donald B. Hadley et al. This period coincided with a general decline in the urban apartment market in downtown Salt Lake City and was likely when the rear enclosure was made more secure.

Subsequent owners of the property include GT Real Estate, and later Capitol Redevelopment. The buildings were converted to condominiums in 1998 after the declaration of the Sampson Altadena Condominiums. The conversion and ongoing rehabilitation of the two buildings is part of a general renaissance in urban living in Salt Lake City, which began in the 1990s. The units currently have multiple owners with the common areas owned by the Sampson Altadena Homeowners Association.

Salt Lake City Development and the Architecture of the Sampson and Altadena Apartments

On July 24, 1847, a small contingent of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) entered the Salt Lake Valley under the direction of Brigham Young. On August 2, 1847, a little more than a week later, the first city survey, known as Plat A, consisting of 135 blocks, was completed. The land was divided into ten-acre blocks, each containing eight lots of one and one-quarter acres. Streets were 132 wide feet. One house could be constructed on each lot with a standard setback of twenty feet from the front of the property. The first Sanborn map to cover Plat A's Block 54 was produced in 1898 and show three adobe dwellings (two single-family and one duplex) at the corner of 300 South and 300 East. Between the late 1840s and 1900, the population of Salt Lake City had grown from 6,000 to 54,000.

By the time of the 1910 census the population had grown to 92,777. This transformation from agrarian village to a bustling urban metropolis was spurred by the railroads, which brought an increase in every type of manufacturing and commerce, as well as an enormous influx of immigrant laborers and their families. The original lots of each ten-acre block had been divided and subdivided until most of the Plat A blocks had inner-block streets, courts and places. During this period there was a great range of architecture in the early neighborhoods. Pioneer settlement adobe and frame hall-parlors were intermingled with brick and frame

¹⁵ The deed was transferred from the Sampsons to Riverton Motor Company on October 13, 1945, and then on the same day to the Page Investment Company.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Sampson Apartments, Salt Lake City, Salt Lake County, UT

Victorian cottages. Multiple-family dwellings first appeared as double houses, which became popular in the 1890s.

By the turn of the century the city core had developed into an urban commercial district with high-rise office buildings and multiple streetcar lines. During the first half of the twentieth century, the rapid increase in the city's population created a demand for housing that was met by two diametrically opposed types of housing: central city apartments and subdivision homes.¹⁶ The city instigated massive urban improvement projects such as water mains, sewage facilities, electrical lines and telephone service, both in the central city and in the emerging suburbs. Rising land values and urban congestion made the apartment house a feasible investment for developers.

This was noted in a Salt Lake Tribune that appeared in 1902, just as the first major apartments were being constructed: "It is generally recognized by farseeing investors that the period of cottages in Salt Lake has reached its highest point and the period of flat buildings, marking another stage in the evolution from town to city, has just begun."¹⁷ Over 180 apartment buildings, all built by private investors, were constructed in Salt Lake City during the first three decades of the twentieth century. The emergence of apartment building also presented a practical housing alternative for those residents who could not (or would not) take advantage the increasing attractive and convenient suburbs. Though, the vast majority consisted of apartments for the middle class, a few early urban apartments were more luxury units, including the Sampson and Altadena Apartments. The later period of apartment construction in Salt Lake City, in the 1920s and 1930s, were primarily large-scale double-loaded corridor apartments that were built for the middle and higher working classes.

The gradual transformation of some of these buildings into housing for the inner-city poor did not take place until the last quarter of the twentieth century. In fact, the economic status of the early apartment dwellers was virtually the same as that of suburban homeowners of the same period, middle and upper-middle class. The major difference between the two groups was transitory nature of apartment dwellers. Tenants were often in transitional phases of their lives. Common occupants include newly married or childless couples, widows and widowers, retirees, and working single adults. The Sampson family and their fellow tenants represent a somewhat higher socio-economic strata than the general demographic trends for the period, although they were just as transitory.

The Sampson and adjoining Altadena, built in 1906, are excellent examples of an early apartment complex built for the architectural tastes and comforts of the upper-middle class. The Neoclassical architectural detail in the brick and stone masonry is exceptional. While a few amenities in the two buildings, such as built-in cupboards and exterior porches were typical for the period, several features were atypically luxurious. A cursory study of the 1911 Sanborn maps reveals only a handful of contemporaneous multi-story apartment blocks with elevators. Although the 1906 open elevator at the rear of apartments would be considered crude by today's standards, it would have been considered a luxury in its day. The interior of the original units are particularly striking for

¹⁶ Roger Roper, *Salt Lake City Urban Apartments*, MPS, 1989.

¹⁷ *Salt Lake Tribune*, July 27, 1902: 32. Quoted in MPS.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Sampson Apartments, Salt Lake City, Salt Lake County, UT

their numerous windows. The five-room units are considerably larger than the average turn-of-the-century apartment in Salt Lake City, and the over-sized (by today's standards) kitchen and bathroom in each unit were particularly commodious. Each unit included one or two built-in closets, a rare feature in 1906. One indication of the upscale condition of the apartments can be found in a rare complimentary comment written by an anonymous tax assessor on the December 1936 tax cards for both the Sampson and Altadena Apartments. On both cards, the assessor wrote "These apts. have been kept in the best of condition."¹⁸

The Sampson and Altadena Apartments are two of twenty-five extant examples of walk-up apartments built between 1903 and 1915. Although a few walk-ups were built after 1915, they lack exterior porches and are stylistically distinct from the earlier examples. Eighteen of these examples have been classified as Neoclassical or Colonial Revival in style. The rest were influenced by the Prairie School. The Sampson and Altadena are most similar in style to several apartment blocks built by W.C.A. Vissing (1874-1936). The closest example is the Cluff Apartments (later Hillview, listed on the NRHP 10/20/1989). The Cluff has similar porches, but is a much wider building and lacks the distinctive brickwork found on the Sampson and Altadena buildings.

Twin apartment blocks are rare in Salt Lake City. Vissing also built the dual Princeton and Boulevard Apartments located on the corner of 900 East and 100 South. The Princeton and Boulevard Apartments feature colossal Ionic columns on the exterior porches (NRHP listed in the *Salt Lake Eastside Historic District, Bryant Neighborhood*, 2001). Vissing also built several blocks for the Covey Investment Company that are Neoclassical in style. The Covey blocks and those like them are larger in scale, closer to downtown and mostly U-courts. Most did not include the amenities found in the Altadena and Sampson Apartments. There are numerous smaller apartment blocks located within the *Salt Lake City Avenues Historic District*. The Avenues neighborhood has a fairly steep slope and most of the apartment blocks were more modest in size and had smaller units than the Sampson and Altadena Apartments. The Altadena and Sampson are particularly well-preserved and most of the typical modifications found on contemporaneous buildings (porch enclosures and removals, window and door replacements, etc.) have been avoided.

Constructed in 1906, the Sampson Apartments, and its companion, the Altadena Apartments, are two of the many urban apartments built in Salt Lake City during the first three decades of the twentieth century. This was an unprecedented era of expansion and urbanization in the city. The period of significance for the Sampson and Altadena Apartments is between 1906 and 1945, which represents this important era. The upscale amenities designed for the original construction of the Altadena and Sampson Apartments, just those amenities that were desirable qualities when the buildings were converted to condominiums in 1989. Urban apartments are significant under Criterion C as an important residential building type that emerged as Salt Lake City was transformed into an urban center during the early twentieth century. Both buildings meet the registration requirements and are significant under the Multiple Property Documentation for the *Historic Resources of Salt Lake City, Urban Expansion in the Early Twentieth Century, 1890s-1930s*, also known as the *Salt Lake City Urban Apartments MPS*.

¹⁸ Salt Lake County tax assessor cards, December 18, 1936. It was much more common for the assessor to note deficits such as crumbling brick or cheap materials.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Sampson Apartments, Salt Lake City, Salt Lake County, UT

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Polk Directories, Salt Lake City, 1900-1993. Published by R.L. Polk & Co. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

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Salt Lake Tribune.

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Utah Heritage Foundation. "Through the Eyes of Many Faiths." Compiled and edited by the members of the Church Tour Committee of the Utah Heritage Foundation, 1983 & 1990.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Sampson Apartments, Salt Lake City, Salt Lake County, UT

[Utah State Historical Society Burials Database]. Available online at Historical Society's website
(www.history.utah.gov).

Sampson Apartments
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County and State

10. Geographical Data

Acreage of Property 0.19 acre(s)

UTM References

(Place additional boundaries of the property on a continuation sheet.)

A 1/2 4/2/5/5/4/0 4/5/1/2/5/6/0
Zone Easting Northing

B / / / / / / / / / / / /
Zone Easting Northing

C 1 1 1 1 1 1 1 1 1 1 1 1 1
Zone Easting Northing

D / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

BEG NE COR LOT 8, BLK 54, PLAT A, SLC SUR; S 111 FT; W 74.25 FT; N 111 FT; E 74.25 FT TO BEG. LESS UNITS 0.19 AC (BEING THE COMMON AREA OF SAMPSON ALTADENA CONDOMINIUM).

Property Tax No. 16-06-184-001 to 16-06-184-018

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those which were historically associated with the property and which continue to be associated with the property.

☐ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title	Korral Broschinsky, Preservation Documentation Resource
------------	---

organization prepared for the Sampson Altadena Homeowners' Association date October 1, 2009

street & number PO Box 58766 telephone 801-913-5645

city or town	Salt Lake City	state	UT	zip code	84158
--------------	----------------	-------	----	----------	-------

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title	Multiple Owners / Contact person: Emily Evans, Owner Representative (see Continuation Sheet)
------------	--

street & number 276 E. 300 South (Broadway Street), #S6 telephone 801-554-0730

city or town	Salt Lake City	state	UT	zip code	84111
--------------	----------------	-------	----	----------	-------

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503

National Register of Historic Places Continuation Sheet

Section No. Owner Contact Information Page 1

Sampson Apartments, Salt Lake City, Salt Lake County, UT

Owners of the Sampson Apartments

Unit #	Unit Owner		Alternate Address for Non-Occupants
S01	Emily	Moench	n/a
S02	Patrick	Colclough	n/a
S03	William Vince	Park	1299 W. 4800 South Murray, UT 84123 5131 S. Dawson Street, Seattle, WA 98118 (part-time occupant)
S04	Hooman	Tajbakhsh	n/a
S05	Patrick	Colclough	n/a
S06	Emily	Evans	n/a
S07	John	Bucher	451 Bishop Federal Lane, Apt. 4115 Salt Lake City, UT 84115 555 E 475 South Centerville, UT 84014
S08	Sarah	Brown	n/a
S09	John	Lopez	n/a
S10	Heather	Moench	n/a

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Sampson Apartments, Salt Lake City, Salt Lake County, UT

Common Label Information:

1. Sampson Apartments
2. 276 E. 300 South, Salt Lake City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: November 2009
5. Digital images on file at Utah SHPO.

Photo No. 1:

6. North elevation of building. Camera facing south.

Photo No. 2:

6. North and east elevations of building. Camera facing southwest.

Photo No. 3:

6. West and south elevations of building. Camera facing northeast.

Photo No. 4:

6. Interior, Unit 6, office with pocket doors. Camera facing northwest.

Photo No. 5:

6. North and east elevations of building. Camera facing southwest.

Photo No. 6:

6. East elevations of Sampson (right) and Altadena (left). Camera facing west.

Photo No. 7:

6. West elevations of Sampson (left) and Altadena (right). Camera facing east.

Photo No. 8:

6. West elevation of building. Camera facing southeast.

Photo No. 9:

6. East elevation of building. Camera facing northwest.

Photo No. 10:

6. North elevation of building, entrance detail. Camera facing northwest.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

Sampson Apartments, Salt Lake City, Salt Lake County, UT

Photo No. 11:

6. Interior, stair and newel post detail. Camera facing southeast.

Photo No. 12:

6. Interior, view into Unit 6 from stair landing. Camera facing west.

Photo No. 13:

6. Interior, Unit 6, living room. Camera facing southeast.

Photo No. 14:

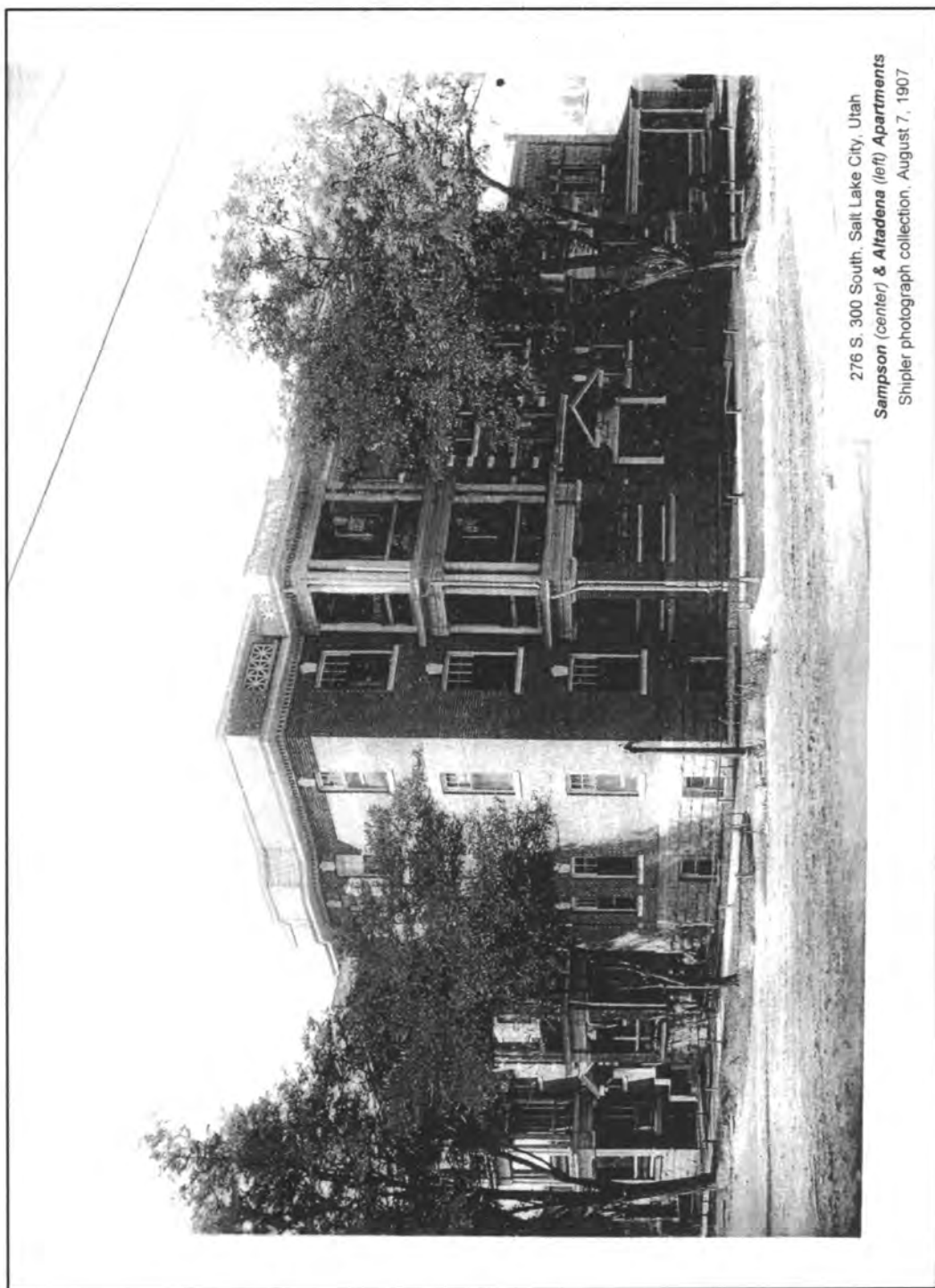
6. Interior, Unit 6, dining room with alcove and built-ins. Camera facing south.

National Register of Historic Places Continuation Sheet

Section No. HISTORIC PHOTOS Page 1

Sampson Apartments, Salt Lake City, Salt Lake County, UT

Sampson & Altadena Apartments, photographed August 7, 1907



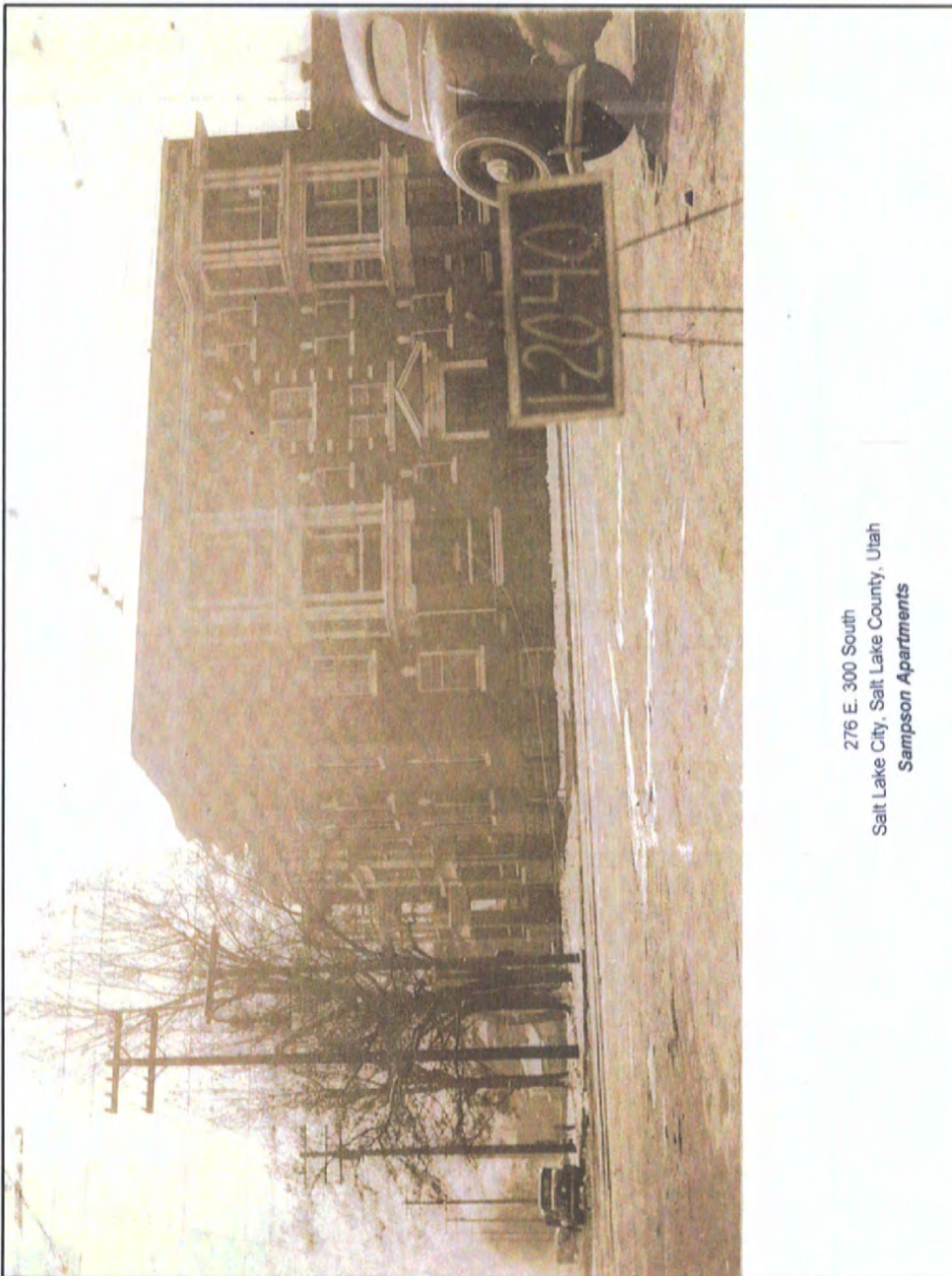
276 S. 300 South, Salt Lake City, Utah
Sampson (center) & Altadena (left) Apartments
Shipler photograph collection, August 7, 1907

National Register of Historic Places Continuation Sheet

Section No. HISTORIC PHOTOS Page 2

Sampson Apartments, Salt Lake City, Salt Lake County, UT

Sampson Apartments, circa 1936 Salt Lake County Tax Assessor's Photograph



276 E. 300 South
Salt Lake City, Salt Lake County, Utah
Sampson Apartments

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Sampson Apartments
NAME:

MULTIPLE Salt Lake City MPS
NAME:

STATE & COUNTY: UTAH, Salt Lake

DATE RECEIVED: 12/18/09 DATE OF PENDING LIST: 1/13/10
DATE OF 16TH DAY: 1/28/10 DATE OF 45TH DAY: 2/01/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001292

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 1.27.10 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



ALTADENA APARTMENTS
SALT LAKE ^{Co.}~~City~~, UTAH

PHOTO 1



ALTADENA APARTMENTS
SALT LAKE ^{CO.} ~~CITY~~, UTAH

PHOTO 2



ALTADENA APARTMENTS
SALT LAKE ^{Co.} ~~City~~, UTAH

PHOTO 3



ALTADENA APARTMENTS PHOTO 4
SALT LAKE ^{Co.}~~CITY~~, UTAH



ALTADENA APARTMENTS
SALT LAKE ~~CITY~~^{CO.}, UTAH

PHOTO 5



ALTADENA APARTMENTS
SALT LAKE ^{Co.} ~~CITY~~, UTAH

PHOTO 6



ALTADENA APARTMENTS PHOTO 7
SALT LAKE ~~CITY~~^{CO}, UTAH



ALTADENA APARTMENTS
SALT LAKE ^{CO.} ~~CITY~~, UTAH

PHOTO 8



ALTADENA APARTMENTS PHOTO 9
SALT LAKE ~~CITY~~^{Co.}, UTAH



PHOTO 10

ALTADENA APARTMENTS
SALT LAKE ^{CO.} ~~CITY~~, UTAH



ALTADENA APARTMENTS PHOTO 11
SALT LAKE ~~CITY~~^{CO.}, UTAH

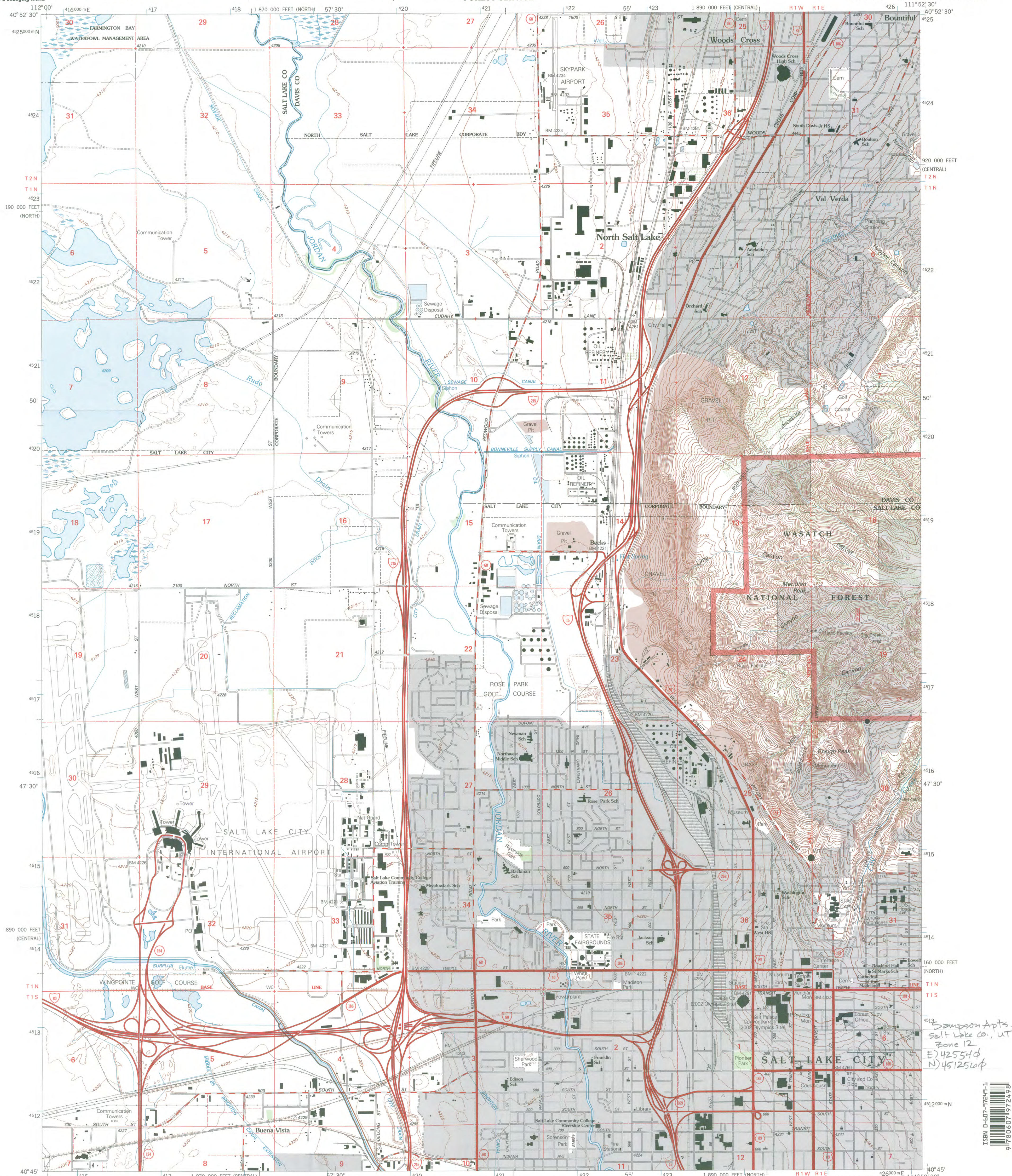


ALTADENA APARTMENTS PHOTO 12
SALT LAKE ~~CITY~~^{Co.}, UTAH



PHOTO 13

ALTADENA APARTMENTS
SALT LAKE CO~~Y~~, UTAM



Produced by the United States Geological Survey 1975
Revision by USDA Forest Service 1998

Topography compiled 1950. Planimetry derived from imagery taken 1997 and other sources. Public Land Survey System and survey control current as of 1998.

North American Datum of 1927 (NAD 27). Projection: Utah coordinate system, central zone (Lambert conformal conic).
10 000-foot ticks: Utah coordinate system central and north zones.
Blue 1000-meter Universal Transverse Mercator ticks, zone 12.

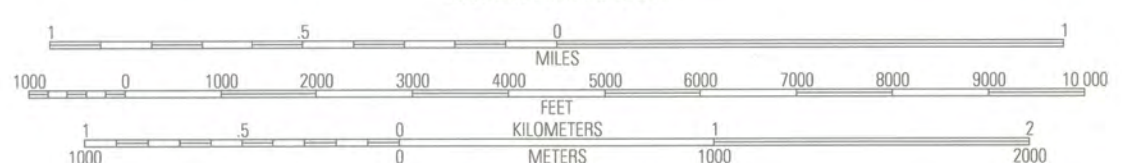
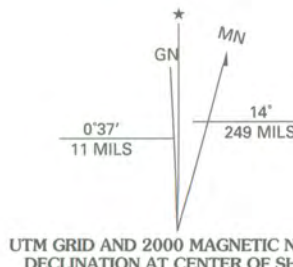
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.

Non-National Forest System lands within the National Forest.

Inholdings may exist in other National or State reservations.

This map is not a legal land line or ownership document. Public lands are subject to change and leasing, and may have access restrictions; check with local offices. Obtain permission before entering private lands.

Landmark buildings verified 2000.



CONTOUR INTERVAL 20 FEET
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



1	2	3	1 Saltair NE
4	5	2 Farmington	
6	7	3 Bountiful Peak	
		4 Saltair	
		5 Fort Douglas	
		6 Magna	
		7 Salt Lake City South	
		8 Sugar House	

Interstate	5	Primary highway	—
U. S.	70	Secondary highway	—
State	63	Light-duty road	—
County	6	Composition: Unspecified	—
National Forest, suitable for passenger cars	105	Paved	—
National Forest, suitable for high clearance vehicles	106	Gravel	—
National Forest Trail	384	Dirt	—
		Unimproved; 4 wheel drive	—
		Trail	—
		Gate; Barrier	—

SALT LAKE CITY NORTH, UT
1998

NIMA 3665 IV SW-SERIES V897



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State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

Department of Community and Culture

PALMER DePAULIS
Executive Director

State History

PHILIP E. NOTARIANNI
Division Director

December 10, 2009

DR. JANET MATTHEWS
KEEPER
NATIONAL REGISTER OF HISTORIC PLACES
1201 EYE STREET, NW, 8th FLOOR (MS 2280)
WASHINGTON, D.C. 20005

Dear Dr. Matthews:

Enclosed please find the registration form and documentation for the following National Register nominations that have been approved by the State Historic Preservation Review Board and the Utah State Historic Preservation Officer for nomination to the National Register of Historic Places:

Chipman, Henry & Elizabeth Parker, House
Dunn-Binnall House & Farmstead
Altadena Apartments
Sampson Apartments

American Fork, Utah Co.
American Fork, Utah Co.
Salt Lake City, Salt Lake Co.
Salt Lake City, Salt Lake Co.

Thank you for your assistance with this nomination. Please contact me at 801/533-3559, or at coryjensen@utah.gov if you have any questions.

Sincerely,

J. Cory Jensen
Architectural Historian
National Register Coordinator
Office of Historic Preservation

Enclosures

UTAH
STATE
HISTORY

UTAH STATE HISTORICAL SOCIETY
ANTIQUITIES
HISTORIC PRESERVATION
RESEARCH CENTER & COLLECTIONS