

1739

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 Cluff Apartments
other names/site number Hillview Apartments

2. Location

street & number 1270-1280 E. 200 South N/A not for publication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 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"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<input type="checkbox"/> structures
	<input type="checkbox"/> object		<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

Shelove 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)

Classical Revival

Colonial Revival

other: walk-up type

Materials
(enter categories from instructions)

foundation concrete

walls brick

roof unknown

other wood (porches)

metal (porches)

Describe present and historic physical appearance.

Constructed in 1911, the Cluff Apartments is a rectangular, three-story brick building with a brick foundation, parapet roof and modest Neo-Classical Revival/Colonial Revival styling. No significant alterations have been made to the building.

The Cluff is a rectangular building with its broad side serving as the principal facade. It 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 Cluff; in essence the building is two walk-up apartments with a common side wall. The facade is symmetrical with projecting, three-story front porches flanking each of the two entrances. Architectural details are primarily classical--porch columns and pediments and the egg-and-dart decorated cornice. On the rear there are frame service porches connected by open walkways and stairs. Successive "telescoping" bays along the sides of the building increase its overall width at the rear.

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

 1911

 1911

 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 1911, the Cluff 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 Cluff Apartments was issued on April 4, 1911, to Mrs. Ann Cluff. Estimated cost of the 14-unit building was \$24,500. Ann Whipple Cluff was the wife of William W. Cluff, a local businessman. The Cluffs lived nearby at 1246 E. 200 South. William died in 1915, but Ann continued to own the apartment building until 1924, the last five years under the firm name of Cluff

 X See continuation sheet

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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

Investment Company. William H. and Jennie R. Bennett bought the building in 1924 and renamed it the Bennett Apartments in 1936. The building was renamed the Hillview Apartments in 1947.

In May 1911, the Salt Lake Tribune noted the construction progress of the building as follows.

"The Cluff apartments on Thirteenth East street, near the University buildings, will be one of Salt Lake's handsome buildings when completed. The exterior finish is of dark colored brick. It will offer modern living rooms to persons who are seeking the benches for places of residence. The first story of this building is completed and the workmen have started on the next.¹

W.C.A. Vissing, the builder, was one of the most active developers of apartment buildings in Salt Lake City during the pre-World War I period. 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. The Cluff Apartments is very similar to the Princeton and Boulevard Apartments (100 South 900 East) which were also built by Vissing in 1913.

1"Make Progress of Apartment Buildings," Salt Lake Tribune, May 14, 1911, p. 27.
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 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 Zone Easting Northing B Zone Easting Northing
C 1/2 4/2/7/9/7/0 4/5/1/2/7/9/0 D Zone Easting Northing

See continuation sheet

Verbal Boundary Description (Tax No 16-05-278-015)

BEG AT NE COR LOT 15, BLK 1, SUB OF BLK 26, PLAT F, SLC SUR: W 105 FT, S 50 FT; W 35 FT; S 5 FT; E 140 FT; N 55 FT TO BEG 4764-350 4764-0348 5530-0747 5737-2481 THRU 2488

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

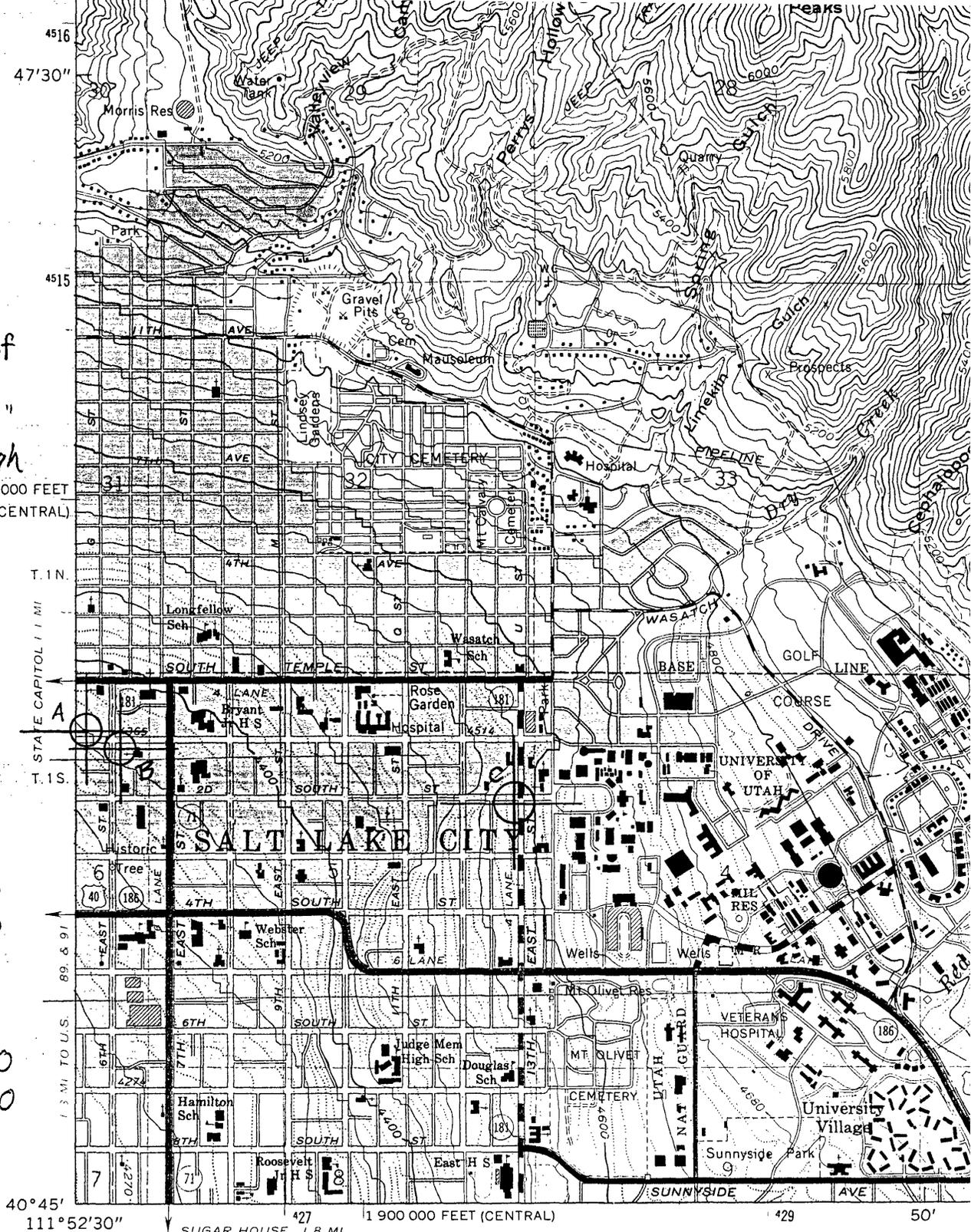
name/title Roger Roper/Historian
organization Utah State Historical Society date August 1989
street & number 300 Rio Grande telephone (801) 533-6017
city or town Salt Lake City state Utah zip code 84101

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

A- Armista Apts
UTM: 12 426800
4513120

B- Cornell Apts.
UTM: 12 426660
4513040

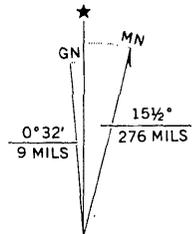
C- Cluff Apts.
UTM: 12 427970
4512790



(SALT LAKE CITY SOUTH)
3665 III NW

FORT DOUGLAS, UTAH
N4045-W11145/7.5

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

FOR