

**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 Benworth/Chapman Apartments and Chapman Cottages

other name/site number Benworth Apartments; Chapman Apartments, Chapman Place

**2. Location**

street & town 227 S. 400 East  not for publication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.)  
Wilson M. A. 11/15/04  
Signature of certifying official/Title 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:)

Edson H. Beall 12/30/04  
Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property**

(check as many boxes as apply)

- public-local
- private
- public-State
- public-Federal

**Category of Property**

(check only one box)

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

**Number of Resources within Property**

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

Contributing	Noncontributing	
2	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
2	0	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 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS

Mission Revival

World War II Era; Minimal Traditional

Other: Apartment Block A

Other: Rowhouse

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT BUILT-UP & SHINGLE

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

**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.)

**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 \_\_\_\_\_
- SOCIAL HISTORY \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

1927 - 1954

**Significant Dates**

1927

1937, 1940

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

George Bowles & Son: builder

E. H. Chapman, Benjamin Fullmer: builders

See continuation sheet(s) for Section No. 8

**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

**10. Geographical Data**

Acreage of Property 0.35 acres

**UTM References**

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

1 1/2 4/2/5/8/4/0 4/5/1/2/7/4/0  
Zone Easting Northing

2 / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / /  
Zone Easting Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

BEG 72 FT N FR SW COR OF LOT 4, BLK 48, PLAT B, SLC SUR: N 46.5 FT; E 20 RDS; S 46.5 FT; W 20 RDS TO BEG.

Property Tax No. 16-06-253-012

**Boundary Justification**

(Explain why the boundaries were selected.)

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

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Korral Broschinsky

organization Preservation Documentation Resource date September 23, 2004

street & number P.O. Box 58766 telephone (801) 581-1497

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 Bracken Development LLC

street & number 313 Maryfield Road telephone (801)

city or town Salt Lake City state UT zip code 84108

**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 Reductions Projects (1024-0018), Washington, DC 20503.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Benworth/Chapman Apts. & Chapman Cottages, Salt Lake City, Salt Lake Co., UT

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### Narrative Description

The Benworth/Chapman Apartments, built in 1927, and the Chapman Cottages, built in 1937 and 1940, are located at 227 S. 400 East, Salt Lake City, Utah. The apartment building faces 400 East and the cottages, also known as 408-432 E. Chapman Place, are located to the rear. The apartment building is a three and one-half story walk-up with eight units. The building is constructed of red brick with a concrete foundation and a flat, built-up roof. Curvilinear ornamentation on the parapet and above the front entrance suggests a modest Mission-style influence. The Chapman cottages consist of seven one-story rowhouse-type units built in the minimal traditional style. The five one-bedroom units to the east (412, 416, 424, 428 and 432) have built-in garages and were constructed in 1937. The two units at the west end (408 and 410) were originally built as a four-car garage in 1937 and converted to apartments in 1940. The cottages are constructed of red brick on a concrete foundation and connected with a common ridgeline running west to east. The roof is covered with asphalt shingles. The Benworth/Chapman Apartments and Chapman Cottages are located on a deep, narrow lot of 0.35 acres near Salt Lake's historic downtown. To the north is the neighboring and associated Bigelow Apartments, built in 1930-1931.<sup>1</sup> Rehabilitation work on all three buildings was completed in December 2003.

#### Benworth/Chapman Apartments:

The façade (west elevation) of the Benworth/Chapman Apartments is faced with a high quality multi-colored, red brick in a running bond and raked mortar joints. There are four colossal brick pilasters capped with cast concrete dividing the façade into three bays. The parapet is brick with a combination of concrete and metal coping. There is a corbelled rectangle at the top of the center bay, possibly the location of missing signage. The other three elevations are constructed of commercial grade brick in a running bond with flush mortar joints. Part of the concrete foundation is exposed above grade at the basement apartment level. The façade entrance features a three-quarter-glass door with kickplate. The door is flanked by sidelights with a shallow eyebrow-shaped roof over a concrete stoop and two steps. The central bay features pairs of narrow windows used to light the stairwell. The apartment windows are tripartite with a large fixed frame window flanked by narrow six-light casements. Similar windows are located on the front portions of the north and south elevations. The windows are the wood-sash originals, now restored. The north and south elevations have no decorative elements. The windows toward the rear are eight-over-one, double-hung wood windows. The rear (east) elevation features a secondary entrance with a multi-light door and sidelights. All wood trim is currently painted yellow. There is also a large projecting chimneystack on the rear elevation. The building footprint measures 33 x 52 feet.

On the interior the building has approximately 6,800 square feet of space divided between the four floors. Each apartment extends the depth of the building with stairs and a front and rear with door for each apartment. There are two apartment doors per landing. In the front and rear stairwells, the square newel posts, balustrade and steps are original. The front stairwell features a chair rail painted yellow with the walls painted tan and mauve. Other wall surfaces are painted white. The stairs and landings are carpeted. The apartments have a living-

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<sup>1</sup> A separate National Register of Historic Places nomination was prepared for the Bigelow Apartment building.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Benworth/Chapman Apts. & Chapman Cottages, Salt Lake City, Salt Lake Co., UT

dining room area, kitchen, one bedroom, and one bathroom. The woodwork has been restored to the dark finish in the living-dining room area, which to the west. Behind the dining room is a small kitchen and one bedroom at the rear with the bathroom in between. A short hall connects these rooms. The kitchen features new cabinetry, tile and appliances. The ironing board niches have been converted to knick-knack shelves. The bathroom also has new tile and fixtures, but the original curved tubs have been retained. Some of the current interior doors have been replaced. The current condition of the building and the apartments is excellent.

### Chapman Cottages:

The Chapman Cottages, built in 1937 and expanded in 1940, are built of red brick laid in American bond with headers every seventh course. The mortar joints are raked. The cottages face north with recessed garages. Each unit has a slightly different façade. Number 432 at the east end features a four-part fixed window and a small shed porch roof supported on brackets. Its garage is just west. Number 428 has a small oriel-type bay window and a simple gable porch supported on square posts. The front door has been replaced. It shares a double garage with number 424. The next two units share a common wall. Number 424 has a similar stoop to 428, but has a fixed tripartite window surrounded by contrasting brick and its original multi-pane door. Its garage is to the east. The façade of 412 is also similar to 432 with a garage at the east end. Numbers 410 and 408 were originally built in 1937 as a four-bay garage. The extra garages may have been intended for tenants in the Chapman apartment house. In 1940, the garage space was divided into two one-bedroom apartments. These units, which are recessed from the original cottages, have less detail. The two façades are identical with six-over-six double hung windows and no porch. Each of the seven units has a back door and stoop opening to a small backyard. The windows are all original. A simple cornice and some gable trim is the only other decoration on the row of cottages. The wood trim has been painted yellow and green. There is a brick chimneystack in the center rear of the units above a basement utility room.

The older units have approximately 588 square feet of space. The 1940 units are smaller at just over 400 square feet. Each 1937 apartment has a small foyer, living room, one bedroom, kitchenette and bathroom with arched openings connecting the larger rooms. The kitchens and bathrooms have new tile, cabinetry, countertops and fixtures. Original corner built-in shelves were moved from the kitchens into the living rooms to make room for the new cabinets and appliances. The step-down tubs were retained and refurbished. The grilled radiator covers were also retained and refurbished. The 1940 units are similar, but without the foyer. All units received HVAC, plumbing and electrical upgrades. The garages are about 166 square feet each. Concrete floors were poured over the dirt around 1940. The units have been rentals since construction. The recent rehabilitation has upgraded the condition of the units to excellent.

The Benworth/Chapman Apartments and Chapman Cottages sit on a deep, narrow lot (46.5 feet by 330 feet). The majority of the property is paved with asphalt for parking. The Chapman Cottages have new concrete sidewalks and garage entrances. The only landscaping is lawn in front (400 East) with two trees in the parking strip. Landscaping for the cottages consists of a little area of grass around the stoops. A narrow sidewalk runs in front of the cottages. There is some grass and shrubs in the shallow backyard, which is fenced with chain link. The Benworth/Chapman Apartments and Chapman Cottages are located near downtown Salt Lake City in

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

Benworth/Chapman Apts. & Chapman Cottages, Salt Lake City, Salt Lake Co., UT

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a mixed-use neighborhood. The area includes a number of apartment houses similar to the Chapman and the neighboring period-revival Bigelow Apartments. There are also a number of pioneer and Victorian era homes, and both historic and non-historic commercial and institutional buildings. Although there are a number of rowhouse-type dwellings in the area, all date from the turn of the century. Chapman Place is a rare mid-twentieth-century example of a rowhouse complex. The Benworth/Chapman apartment building meets the eligibility requirements of the National Register within the Salt Lake City Urban Apartments Multiple Property Documentation. Both buildings are contributing resources in one of Salt Lake City's oldest neighborhoods.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Benworth/Chapman Apts. & Chapman Cottages, Salt Lake City, Salt Lake Co., UT

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### Narrative Statement of Significance

The Benworth/Chapman Apartments, built in 1927, and the Chapman Cottages, built 1937 and 1940, are significant under Criteria A and C for their association with the urbanization of Salt Lake City in the early twentieth century. Between 1900 and 1930, Salt Lake City experienced rapid growth and the urban apartment building emerged as a new housing option in the neighborhoods near the city's commercial center. The Benworth/Chapman Apartments first owner, Benjamin L. Farnsworth, had the building constructed both as an investment and as a residence for his extended family. The apartment building is architecturally significant as an example of the Mission Style used for a multi-story apartment house, one of two in the city. The building meets the registration requirements of the Multiple Property Documentation for the *Historic Resources of Salt Lake City, Urban Expansion into the Early Twentieth Century, 1890s-1930s*, also known as the *Salt Lake City Urban Apartments MPS*. The Chapman Place Cottages is a rare example of court development in the 1930s. Architecturally, the cottages are built in the minimal traditional style, based on the plans for small houses developed by the FHA in 1936. However, the "rowhouse" cottages with built-in garages represent a unique adaptation of the plans, which were almost exclusively used for single-family dwellings. The two resources represent, on a single property, the transition from the high-rise urban multi-family dwellings of the early twentieth century to the suburban model for residential construction of the mid-century. Both buildings are contributing historic resources in one of Salt Lake City's oldest neighborhoods.

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### History Of The Benworth/Chapman Apartments And Chapman Cottages:

The land occupied by the Benworth/Chapman Apartments and Chapman Cottages was owned by members of the Malin family, descendants of some of Utah earliest pioneers. Almira T. Everett acquired the property, and in November 1926, sold it to George Bowles, a contractor. Bowles sold the property to Benjamin L. Farnsworth in January 4, 1927. On January 20th, Farnsworth filed a building permit for a "three-story & basement brick & concrete apartment house" consisting of eight units to be constructed at a cost of \$25,000. There was no architect listed. The builder was listed as George Bowles & Son.<sup>2</sup> Work and material liens listed in the title abstract of the property indicate the building was completed in September 1927. The apartment building was named Benworth, presumably derived from the owner's name. Members of the Farnsworth family were among the tenants until they sold the building to Zion's Bank in April 1933. The bank later sold the property to Clarissa G. Chapman in January 1937. Clarissa Chapman changed the name of the apartments to Chapman Apartments, the name by which it is known today. Chapman Place was developed and the cottages built between 1937 and 1940.

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<sup>2</sup> Salt Lake City Building Permit Register, January 20, 1927. Available on microfilm at the Utah State Historical Society.



## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Benworth/Chapman Apts. & Chapman Cottages, Salt Lake City, Salt Lake Co., UT

Benjamin Lafayette Farnsworth was born in Pleasant Grove, Utah, on October 28, 1870. His first wife was Delphia Lutz Farnsworth (1872-1910).<sup>3</sup> The couple lived in Moab and had eight children. After Delphia's death, Ben Farnsworth married Alice White on December 12, 1918. Alice May White was born in Beaver City, Utah, on August 5, 1871. The family moved to Salt Lake City and into the apartment house in 1928. By the 1930 census enumeration, Ben and Alice Farnsworth were living in the building with the families of two of Ben's sons and six other tenants. Ben and Alice listed their occupation as landlord and assistant landlady. Ben's youngest son Boyd (1910-1955) was living with them. Theodore Farnsworth (1904-1963) and his wife Arvella Wilcox (1904-?) lived in one unit with their daughter. Alma W. Farnsworth (1896-1962) and his wife Thelma Christensen (1897-1995) lived with their daughter in another. Theodore (Thad) worked in a meat market. Alma was a fox "farmer" according to the census and directories. The Farnsworth families remained in the apartment until 1933 when Ben and Alice sold the building to the Zion's Savings Bank and Trust Company. Ben Farnsworth died on March 27, 1958. Alice Farnsworth died on September 2, 1955.

The early tenants were mostly transitory. In the building's first decade, the majority of tenants listed in the city directories stayed only two or three years on average. The two exceptions were Alberta Beckstead Douglas (1884?-1960), a widow with one son who worked as a bank stenographer, and an older couple Alexander Green (1864-?), a telegraph company employee, and his wife Elizabeth (1866-?). The rest of the tenants were mostly young working couples with no children. The majority had white-collar jobs similar to those enumerated on the 1930 census: three stenographers, a clerk, a cashier, and a refrigerator repairman. In the 1930s, Mabel Durning, one the tenants of the apartment house was hired to be manager of the complex. Mrs. Durning was manager until the mid-1940s. After World War II, about half of the tenants were females, single and widows. The managers, when listed, were usually women. One example is Mrs. Britta I. Evensen, who was the manager in the 1950s. Some women lived in the apartments with their husbands and remained there as widows. June Morris lived in the Chapman Apartments from the 1960s to the 1990s, first with her husband Melvin H. Morris (1922-1974), a railroad worker, and later as a widow. In general, the tenants became more working-class and more ethnically diverse in the second half of the twentieth century.

Clarissa Chapman purchased the Benworth Apartments property on January 8, 1937. Clarissa Bell Goss was born on January 25, 1889, in Eureka, Utah. She married Eusebius Henry Chapman (1881-1936) on September 15, 1909. E. H. Chapman was the president of Royal Laundry. He and Clarissa founded the Chapman New England bakeries in 1929. There were nine branches of the bakery by the time E. H. Chapman died on December 20, 1936. Under the name Mrs. E. H. Chapman, Clarissa Chapman applied for a building permit on September 30, 1937, for "five brick cottages and nine garages" to be built at the rear of 227 S. 400 East at a cost of \$10,000. E. H. Chapman, her late husband, was listed as the builder. The actual builder is unknown. Mrs. Chapman may have been serving as general contractor. The builder could have been Benjamin Fullmer who is listed on the March 19, 1940, building permit for the conversion of the extra garages to two additional cottages. Clarissa Chapman married Harry Edmond Howe on May 26, 1938. Clarissa Chapman Howe died on October 20, 1941. Her obituary noted she was a prominent businesswoman. She was active in civic work as well:

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<sup>3</sup> The Delphia Apartments, another eight-unit apartment house at 251 S. 400 East, was probably built by Ben Farnsworth around the same time and named for his first wife. The building was demolished in the early 1980s.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Benworth/Chapman Apts. & Chapman Cottages, Salt Lake City, Salt Lake Co., UT

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serving as the first president of the Salt Lake Ladies Lion's Club, originating (with her husband) the recreational road shows for the LDS Church, and volunteering for Primary Children's Hospital. After her death, the property was deeded to M.S. and Lillian B. Smart. The Smarts sold the property to Louis Henteleff in December 1942. Various members of the Henteleff family retained ownership until 1969.

The tenants of the cottages were also fairly transient. Most stayed less than five years, and none more than seven years. The majority were working and middle-class couples, or widows like Alberta B. Douglas who moved from the Benworth/Chapman Apartments to one of the cottages in 1938. The first tenants listed in the directories were employed as a bookkeeper, an accountant, a salesman, and two worked in family businesses. During World War II, one woman, Dorothy Levi, worked as a secretary for the United States Army while her husband was in the military. By the mid-1950s, many of the couples had moved into homeownership in the suburbs, the tenant turnover rate increased, and the longer-term tenants were the single women. During the 1960s and 1970s, the Chapman Cottages were usually occupied, unlike the nearby apartments, which had a high vacancy rate.

The Athenian Corporation purchased both buildings and the property under contract in 1969. In 1984 the deed was transferred from the Athenian Corporation and Christopoulos Enterprises to Diamond Venizelos. In 1980s and 1990s, the buildings were among numerous downtown rentals with a high vacancy rate. The buildings were purchased by the Bracken Development Company in 2002. Rehabilitation work, which included the Benworth/Chapman Apartments, the Chapman Place Cottages, and the adjacent Bigelow Apartments, was carried out during 2002 and 2003. The rehabilitation has attracted new tenants to the urban neighborhood and the units are currently fully occupied.

### **Salt Lake City Development And The Architecture Of The Benworth/Chapman Apartments And Chapman Cottages:**

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. Within two years, the population of Salt Lake City had grown to 6,000. In 1948, the sixty-three blocks of Plat B was surveyed and given identical restrictions. The Chapman Place Cottages is located on Block 45 of Plat B. A brick cottage on the lot was razed when the apartment building was constructed.

By the turn of the century, Salt Lake City had grown from an agrarian village to a bustling urban metropolis. The coming of the railroads brought an increase in every type of manufacturing and commerce, as well as an enormous influx of immigrant laborers and their families. The population of Salt Lake City increased from 20,000 in the 1880s to over 92,000 by 1910. The original lots of the each ten-acre block had been divided and subdivided and most of the Plat B lands had inner block streets, courts and places. During this period there was

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Benworth/Chapman Apts. & Chapman Cottages, Salt Lake City, Salt Lake Co., UT

a great range of architecture in the early neighborhoods. Pioneer settlement adobe and frame hall-parlors were intermingled with brick and frame 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.<sup>4</sup> 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."<sup>5</sup> 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 a few early urban apartments were luxury units, the vast majority consisted of apartments for the middle class. 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 Farnsworth family and their fellow tenants represent these demographic trends.

Architecturally, the Benworth/Chapman Apartments, built in 1927, is both typical and atypical of contemporaneous buildings. There are two basic building types that account for 93 percent of the city's urban apartments: the walk-up and the double-loaded corridor. The building represents a transition between the two types. The building is similar to the walk-up with two apartments off each landing, however the building is a late example and lacks the characteristic front and rear porches. The Bigelow Apartments built next door in 1931 is an example of the double-loaded corridor. Another distinct characteristic of the Benworth/Chapman Apartments is the use of Mission-style details. The majority of contemporaries are similar to the Bigelow, which has English Tudor and Jacobethan details. The builder, and presumably designer, of the Benworth/Chapman Apartments was George Bowles (1866-1942) and his son George Alfred Bowles (1900-1985). Bowles was an English immigrant who had a long career as a building contractor in Salt Lake City. He is best remembered for building several LDS Church meetinghouses, including the Kalhi Chapel in Honolulu. George A. Bowles was a contractor and building superintendent.

<sup>4</sup> Roger Roper, *Salt Lake Urban Apartments MPS*, 1989.

<sup>5</sup> *Salt Lake Tribune*, July 27, 1902: 32. Quoted in *MPS*.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Benworth/Chapman Apts. & Chapman Cottages, Salt Lake City, Salt Lake Co., UT

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The construction of apartment buildings slowed in Salt Lake City in the 1930s, during the depression years. During World War II, construction projects were severely restricted, although Salt Lake City does have a few examples of multi-family dwellings, duplexes and fourplexes from the period. After the war, residential development was almost exclusively tract housing in the suburbs. The Chapman Place Cottages, built in 1937 and 1940, represent a rare example of inner-block development during the mid-twentieth century in Salt Lake City. The contractor for the remodel, and possibly the cottages, was Benjamin Fullmer (1872-1959). Fullmer also served as the mayor of Alpine, Utah, for a term. According to the building permits, the original cottages were built for \$10,000 and the garages were converted for a mere \$960. Architecturally, Chapman Place is also unique. The rowhouse concept was used throughout Salt Lake City, but the vast majority of examples are from the late nineteenth and very early twentieth century, including a few examples built as annexes behind apartment buildings. The Chapman Cottages are built in the minimal traditional style, based on the plans for small houses developed by the FHA in 1936. However in many ways, the design of the cottages with their built-in garages, resemble the motel courts of the 1920s and 1930s. The design of both suburban cottages and motel courts underscores the emerging importance of the automobile in the 1930s and 1940s. The Benworth/Chapman Apartments currently meet all registration requirements for eligibility under the *Salt Lake Urban Apartments MPS*. The Chapman Cottages are also eligible for the National Register. Both buildings are in good condition and contribute to the historic resources of Salt Lake City.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Benworth/Chapman Apts. & Chapman Cottages, Salt Lake City, Salt Lake Co., UT

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# National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Benworth/Chapman Apts. & Cottages, Salt Lake City, Salt Lake Co., UT

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## **Common Label Information:**

1. Benworth/Chapman Apartments & Chapman Cottages
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: July 1, 2004
5. Negative on file at Utah SHPO.

## **Archival Photographs:**

### **Photo No. 1:**

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

### **Photo No. 2:**

6. East elevation of apartments. Camera facing west.

### **Photo No. 3:**

6. North elevation of cottages. Camera facing south.

## **Supplemental Photographs:**

### **Photo No. 4:**

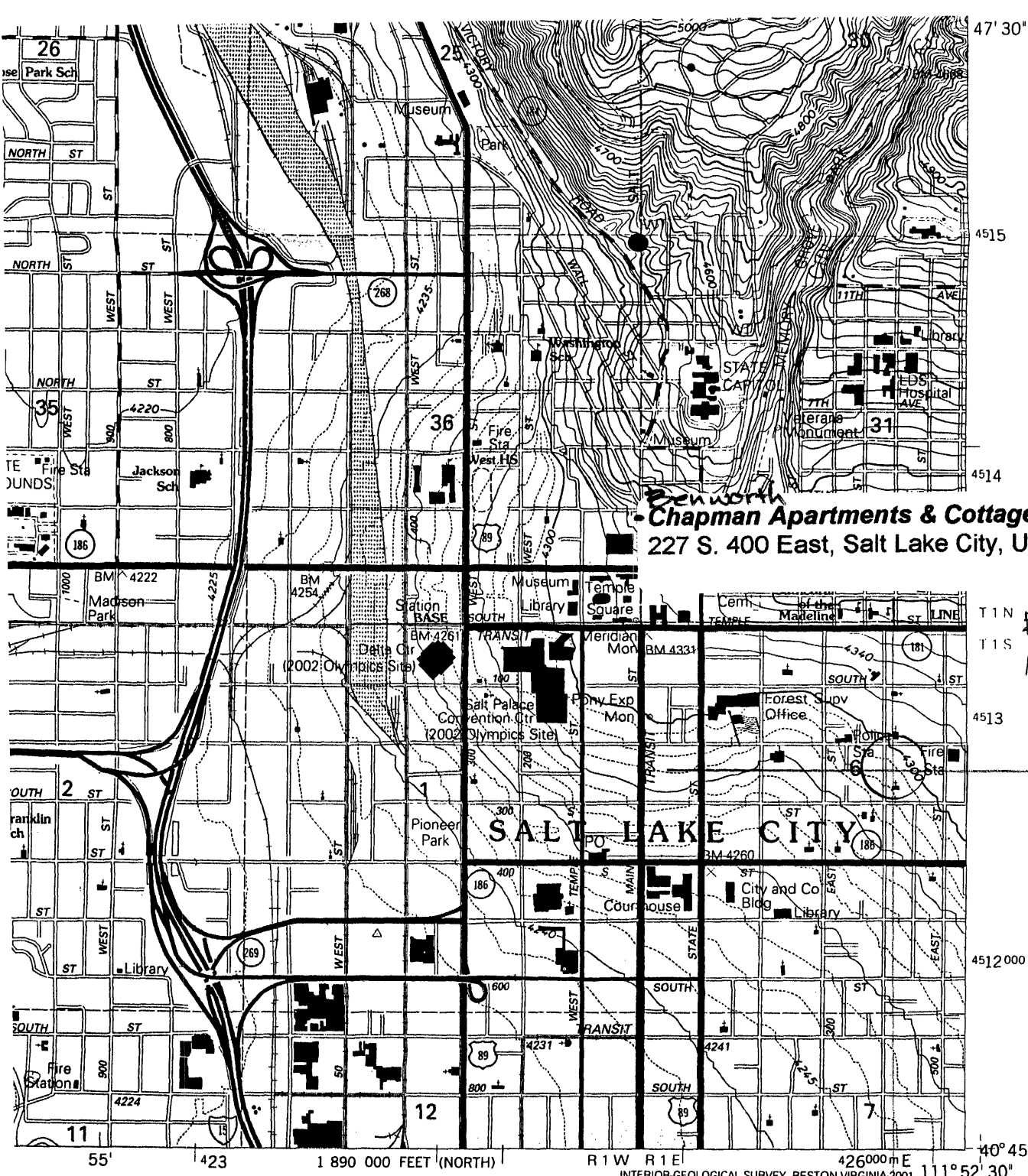
6. West and north elevations of apartment building. Camera facing southeast.

### **Photo No. 5:**

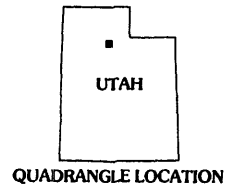
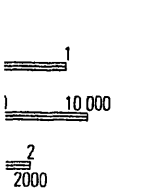
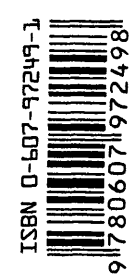
6. Interior of second floor apartment, living room to dining room. Camera facing southeast.

### **Photo No. 6:**

6. Rear view of site and east elevation of apartment building (center) with cottages on left. Camera facing southwest.



Zone 12  
E 425840  
N 4512740



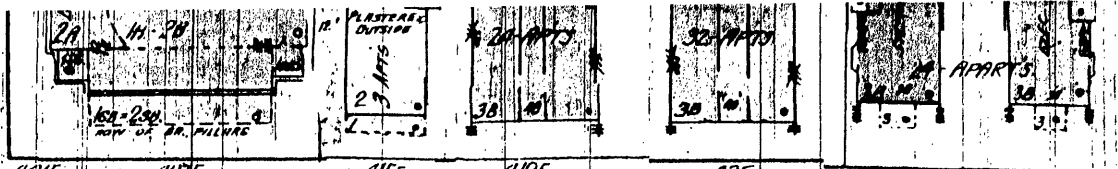
1	2	3	1 Saltair NE
			2 Farmington
			3 Bountiful Peak
4		5	4 Saltair
			5 Fort Douglas
			6 Magna
6	7	8	7 Salt Lake City South
			8 Sugar House

ADJOINING 7.5' QUADRANGLES

- HIGHWAYS AND ROADS**
- Interstate ..... 5
  - U. S. .... 101
  - State ..... 79
  - County ..... 6
  - National Forest, suitable for passenger cars ..... 105
  - National Forest, suitable for high clearance vehicles ..... 105
  - National Forest Trail ..... 384
  - Primary highway .....
  - Secondary highway .....
  - Light-duty road
  - Composition: Unspecified...
  - Paved .....
  - Gravel .....
  - Dirt .....
  - Unimproved; 4 wheel drive ..... 4WD
  - Trail .....
  - Gate; Barrier .....

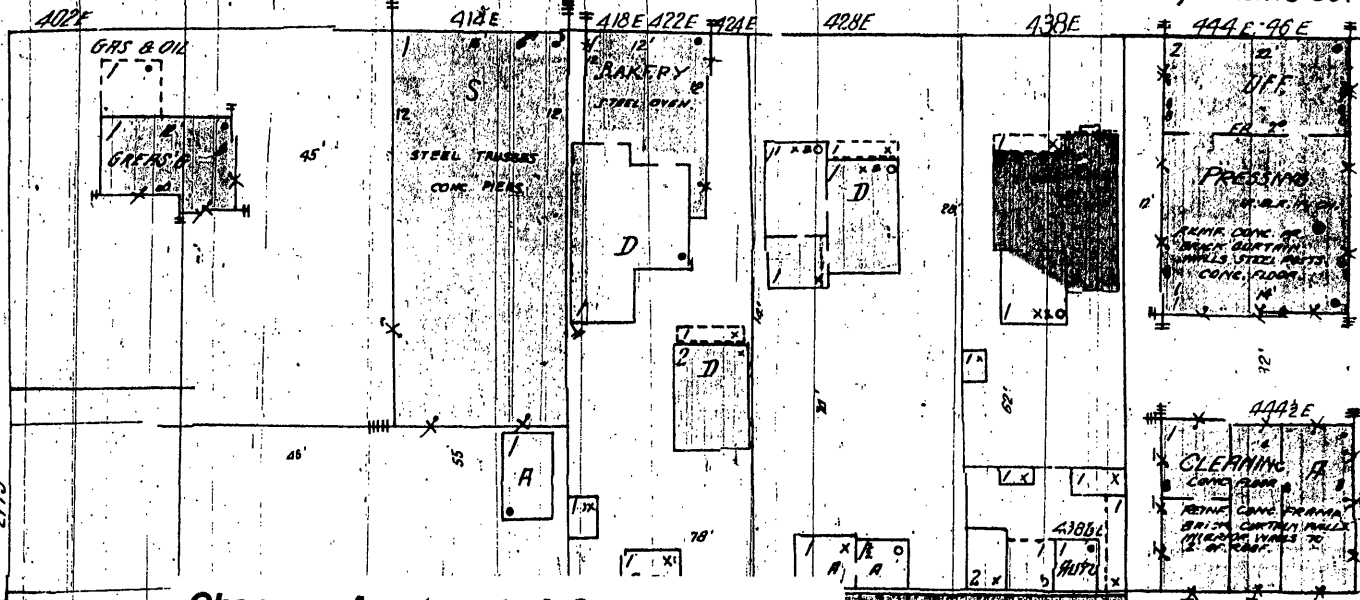
**SALT LAKE CITY NORTH, UT**  
1998

NIMA 3665 IV SW-SERIES V897



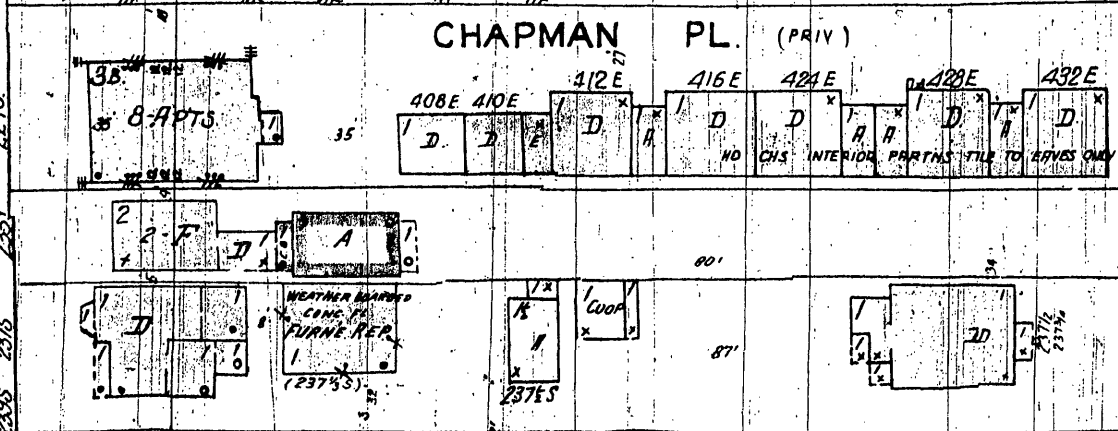
2<sup>ND</sup> ST. S.

REGAL CLEANING & DYEING CO.



**Chapman Apartments & Cottages**  
 227 S. 400 East, Salt Lake City, Utah  
 1949 Sanborn Map

CHAPMAN PL. (PRIV)

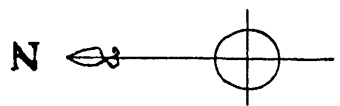
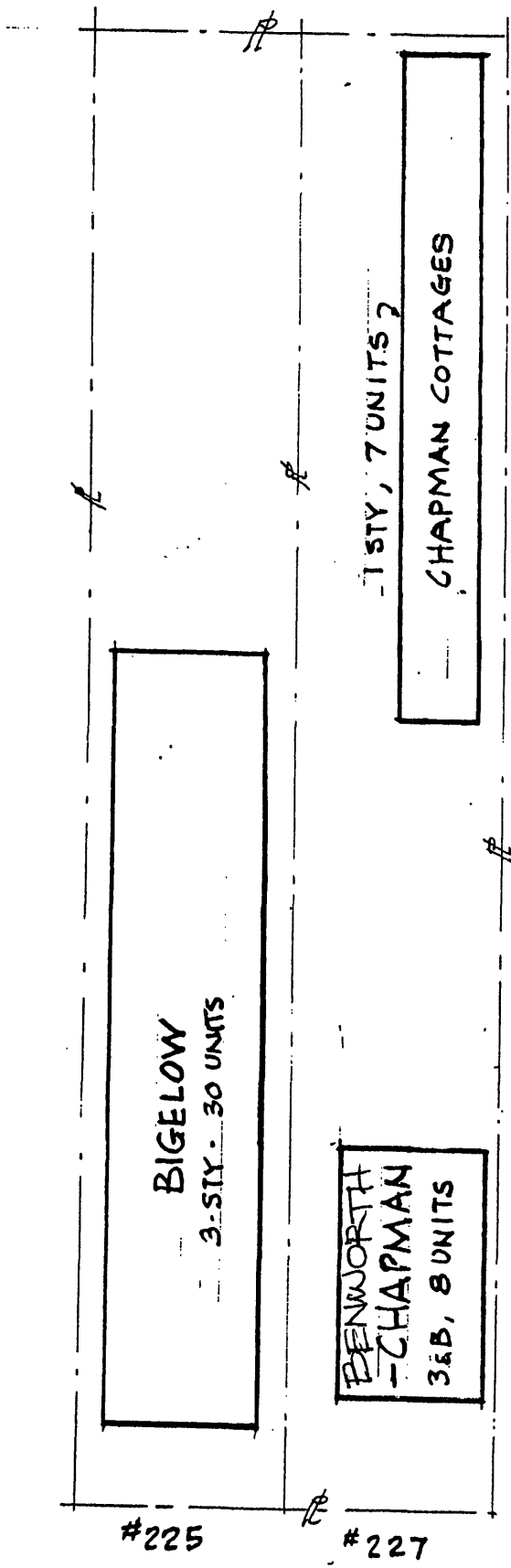


255



Bigelow Apts.  
225 S. 400 E.

Benworth-Chapman Apts. & Cottages SITE PLAN  
227 S. 400 East, Salt Lake City, Utah



2 TAX LOTS  
TOTAL 30,690 # (0.7 ACRES)

400 EAST STREET

1" = 40'-0"