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NATIONAL REGISTER OF HISTORIC PLACES
MULTIPLE PROPERTY DOCUMENTATION FORM

NATIONAL REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic Resources of Salt Lake City

B. Associated Historic Contexts

Urban Expansion into the Early Twentieth Century, 1890s-1930s

C. Geographical Data

The corporate boundaries of Salt Lake City.

___ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Max F Evans — 9-12-89

Signature of certifying official — Date

UTAH STATE HISTORICAL SOCIETY

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Beth Boland — 10/25/89

Signature of the Keeper of the National Register — Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Introduction and Organization

A number of historic districts and individual sites in Salt Lake City have been listed previously in the National Register, but many more eligible sites remain to be listed, so it is appropriate to have a multiple property form completed for the city as a whole in order to accommodate those future listings. It is expected that additional historic districts will be designated, as well as individual sites and various "thematic" studies such as this one on "urban apartments." The documentation provided at this time will pertain only to apartment buildings, though it will, of course, be expanded in the future as additional facets of the city's history and architecture are documented.

Historic Context #1: Urban Expansion into the Early Twentieth Century, 1890s-1930s

Since its founding in 1847 by Mormon pioneers, Salt Lake City has been the principal city in Utah and the intermountain west. It is the state capital, the largest city in the state, and the home of the Church of Jesus Christ of Latter-day Saints (Mormon or LDS Church), which established literally hundreds of settlements in Utah during the last half of the nineteenth century. Throughout the late nineteenth century, Salt Lake City grew steadily in size, as thousands of Mormon converts "gathered to Zion" and as non-Mormons were drawn to the area by mining activity, the railroads and other industries.

Growth of the city surged, however, during a period of economic expansion beginning in the 1890s and extending to the Depression of the 1930s. The

X See continuation sheet

population grew from 44,843 to 140,267 (over 300%) during that period, the most dramatic increase coming between 1900 and 1910, when it jumped from 53,531 to 92,777. Though the nationwide depression of 1893 stalled the economy for a few years, by 1897 a full-scale expansion was underway, fueled by the booming railroad and mining industries. The nearby West Mountain (Bingham), Park City and Tintic mining districts were at their height. The sugar and salt industries also prospered, as evidenced by the formation of the Inland Crystal Salt Company and Utah-Idaho Sugar Company. The major railroads, the Union Pacific and the Denver and Rio Grande Western, merged with smaller lines and expanded their services. Both constructed new depots in Salt Lake City during the first decade of the twentieth century.

As a result of this industrial and commercial growth, downtown Salt Lake City was transformed into a "modern" twentieth-century city. Dozens of new high-rise commercial buildings were constructed, especially during the pre-World War I years. Those buildings remained the principal commercial buildings in the city for several decades. They include, among others, the Salt Lake Stock Exhange Building, the Commercial Club, the Boston and Newhouse buildings, the Walker Bank Building, the McCornick Building, the McIntyre Building, the Alta Club, the Judge Building and the Kearns Building. At the same time, two first-class hotels were being completed, the Newhouse Hotel and Hotel Utah, along with a number of smaller hotels. (Most of these buildings were listed in the National Register of Historic Places in 1982 as part of the Salt Lake City Downtown Multiple Resource Area.)

There were also significant civic developments during the 1890s-1910s period. Electric streetcar lines were extended throughout the city in the early 1890s, opening up new areas for subdivision development and providing more efficient transportation to downtown. Other improvements included the installation of electricity and natural gas lines, telephone service, water and sewer facilities, and the paving of sidewalks. The nationwide "City Beautiful" movement influenced the development of Liberty Park and the installation of grass medians along some city streets to create a boulevard effect. A new library was completed in 1898, several large schools were built in downtown neighborhoods, Westminster College established its new campus in 1902, and in 1901-02 the University of Utah moved to its current location on the east bench and erected four brick and stone buildings. The Salt Lake City and County Building was completed in 1894, statehood was achieved in 1896, and in 1916 the State Capitol was built on a hill overlooking the city.[1]

The major period of urban expansion in Salt Lake City was between the 1890s and about 1915, but the 1920s was also a period of steady growth and recovery from the stagnant years of World War I. Subdivisions of brick bungalows and period revival cottages continued to be built in outlying neighborhoods, and downtown commercial

buildings, such as the Clift, Continental Bank, and Medical Arts buildings, continued to be constructed. This period of relative prosperity ended, of course, with the onset of the Great Depression.

The rapid increase in the city's population created a demand for housing that was met primarily by two diametrically opposed types of housing: central city apartments and subdivision homes. Electric streetcar lines and the advent of the automobile made living in the suburbs feasible for those who worked downtown. Though many subdivisions had been laid out during the boom years of the early 1890s, it was not until the early 1900s that a significant number of houses were constructed in the suburbs. Developments such as Highland Park, Douglas Park, Federal Heights, Gilmer Park, and numerous smaller subdivision tracts sprang up quickly after about 1910. The flight to the suburbs was not unique to Salt Lake City, but was a nationwide phenomenon. Suburbs offered relief from the crowded conditions of urban centers and promised fulfillment of the great American dream of home ownership.

Apartment buildings were the other major type of housing that came as a result of urban growth. Rising land values and increasingly crowded conditions in the central city made apartments feasible investments for developers and practical housing for downtown residents. Over 180 apartment buildings were constructed in Salt Lake City during the first three decades of the twentieth century. This was over eight times the number of apartments built in Utah's second largest city, Ogden.[2] Outside those two cities, there are only a handful of multi-story apartment buildings scattered in medium-size cities throught the state. Apartments were clearly an urban house form, and their emergence in Salt Lake City is evidence of the truly urban character the city took on during the early twentieth century.

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[1]A thorough discussion of the transformation of Salt Lake City into an urban center is found in Thomas G. Alexander and James B. Allen, Mormons and Gentiles: A History of Salt Lake City (Boulder, Colorado: Pruett Publishing Company, 1984), pp. 129-131 154-157, 178-179.

[2]Twenty-one urban apartments were documented in a multiple-property nomination of of "Three-story Apartments in Ogden" (listed December 31, 1987).

F. Associated Property Types

I. Name of Property Type "Urban Apartment Buildings"

II. Description

(See Continuation Sheet F-2)

III. Significance

Constructed between 1902 and 1931, urban apartment buildings in Salt Lake City are significant under Criteria A and C. They are significant under Criterion C as a distinct and important type of residential building in the city. Over 180 urban apartments were constructed in downtown neighborhoods during the first three decades of the twentieth century. Apartments are remarkably consistent with one another in terms of their building plans, 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 houses 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.

IV. Registration Requirements

(See Continuation Sheet F-7)

X See continuation sheet

___ See continuation sheet for additional property types

Introduction to Urban Apartments Property Type

"Urban apartments" are a distinct type of multi-family residence that emerged in Salt Lake City during the early decades of the twentieth century. The 1890s-1930 period was one of rapid growth and change in the city, as the population swelled and business and industry boomed. The result was increased congestion and rising land values in the city center. These conditions made multi-story apartment buildings an attractive option for investors and a practical housing solution for city dwellers. During the first three decades of the twentieth century, over 180 multi-story apartment buildings were constructed in the central-city neighborhoods of Salt Lake City. They were a distinct type of multi-family dwelling that never before had been constructed in the city.

Overview of Urban Apartment Development

The emergence of apartment buildings marked a distinct phase in the urbanization of Salt Lake City. That change was noted in a Salt Lake Tribune article which appeared in 1902 just as the first major apartments in the city 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. Most of the available sites for houses within convenient distance of the business center are already occuppied, and the constant demand of renters for apartments close in has resulted in stimulating the erection of terraces or flats. There is scarcely a doubt that the popularity of this form of residence will continue to increase; and the wisdom of building for the future has become apparent to more than one investor.[3]

Another newspaper article claimed that the booming railroad industry was the cause of the demand for apartments.[4] The railroads undoubtedly played a large role in the development of the city, but other industries and events, as discussed in the historic context section (Section E), also contributed to the urbanization of Salt Lake City and the concurrent demand for housing.

Apartments were constructed in two distinct periods: 1902-1918 and 1922-31 (figure 1). The break was caused by World War I. The resurgence of construction in the 1920s ended abruptly as the economy stalled in the early years of the Depression. The last urban apartments were built in 1931 (seven buildings). From 1931 through the early 1940s only two more apartment buildings were constructed, one in 1938 and one in 1941. Following World War II, federal programs such as FHA

encouraged the construction of single-family homes over multiple-family dwellings. Suburban neighborhoods such as Rose Park and Glendale were developed in the post-war years, while downtown neighborhoods experienced virtually no new residential construction.

Builders of Apartments

All of the apartments in Salt Lake City were constructed as private investments--none were built with public funds as housing for the poor. Some were built for speculative purposes by local builders, who sold them soon after they were completed. One such builder was W.C.A. Vissing, who is credited as one of the first builders of apartment houses in Salt Lake City. Vissing constructed over 20 major buildings, using profits from the sale of completed buildings to construct others.[5] There were also long-term investors whose interest was in managing apartments as income property. Some of these were individuals, such as Archelaus Fillingame, Bessie P. Downing, and Octavus Sampson, who owned and managed a few buildings each. Corporations also were involved in apartment ownership and management. Most notable was the Covey Investment Company, which built over a dozen apartments, several of which were multi-building complexes. Covey Investment Company was involved in apartment building construction and management from about 1905 until 1983.

Occupants of Apartments

Though some of the first urban apartments in Salt Lake City were luxury units (for example, the Bransford Apartments, 1902, now demolished), the vast majority were efficiency apartments for the middle class. They were not housing for the inner-city poor, as are many of today's downtown apartments. In fact, the occupational status of apartment dwellers was virtually the same as that of suburban homeowners of the period--middle and upper-middle class. The principal difference between the two groups was that apartment dwellers were much more transient. In 1910, for example, almost 50 percent of apartment dwellers remained at their residence one year or less, over 43 percent were newcomers to the city, and 42 percent moved away after leaving their apartments. Wealthy apartment residents (as determined by occupation) were much more stable than apartment dwellers as a whole, remaining an average of 8.1 years versus 2.6 years in 1910. By comparison, however, suburban homeowners of the period remained an average of 13.0 years. Stability among apartment residents overall increased as population growth moderated in the 1920s and '30s as Salt Lake City settled into an urban mode.[6]

One reason for the high level of transience is that many apartment occupants

were in transitional phases of their lives. Common occupants included unmarried young adults, newly married or childless couples, widows and widowers, retirees, and those beginning new careers. Apartments, with their relatively low rents and month-to-month payments, suited the short-term needs of those moving into or out of more permanent phases of their lives.

One segment of society that increasingly found apartments suitable was women--unmarried young women, spinsters and widows. Between 1910 and 1940 the percentage of apartment households headed by women more than doubled, rising from 15.4 percent to 33.8 percent. Many of these were young women from surrounding rural areas who were drawn to the city by economic opportunities that small towns did not offer. They usually stayed only a short time until marrying and moving on to become homemakers in homes. Widows, on the other hand, were moving out of homes and the homemaker role. Apartments suited their needs as well. They were designed for light housekeeping, with small kitchenettes, janitorial service, central heat and other modern conveniences.

Description of Urban Apartments

Urban apartments are multi-story, multi-unit residential buildings with access to the individual units coming off interior halls or stairways. The vast majority of urban apartments (over 92%) are at least three stories in height, have brick exterior walls and flat or parapet roofs. There are some two-story examples, a few with concrete block walls and a few with pitched roofs, though all of these features are relatively rare. The number of interior units ranges from six to over 100, though the units can all be defined as "self-contained," i.e., they have their own kitchen and bathroom facilities. Apartments were often refered to as "flats" in the early years because each unit was on a single floor, as opposed to multi-story rowhouse or townhouse units. Most apartment buildings, regardless of their type, have raised basements which house additional units as well a heating and laundry facilities.

There are two basic building plans which were used on over 93 percent of the urban apartment buildings: the walk-up and the double-loaded corridor. There are also the "corner entrance" and a few other minor types which are found on only one or two buildings. Of the two major types, walk-ups are the more traditional residential buildings. Walk-ups (figures 2-6) were constructed primarily during the pre-World War I period, 1902-1917.

The basic walk-up contains six units, is 3 stories in height, one apartment deep and two units in width across the facade (figures 2-3). It has a central entrance/stairway with two apartments opening off each landing. Walk-ups almost always have projecting porches on the front and frame utility porches with back stairways at the rear. Variations of the basic walk-up model were often created by

attaching another "set" of units to the side, or by connecting sets to form a "U"-shaped building (figures 4-6). Courtyards on "U"-shaped buildings varied from narrow paved courts to large garden courts. Architecturally, walk-ups usually exhibit modest features of the Neo-Classical or Colonial Revival styles, though there are a few examples of Prairie School style apartments as well. Overall, they are quite plain buildings.

There are a few later examples of walk-ups built after World War I, but they differ from the earlier buildings in several ways. They usually consist of at least two basic models joined together--rarely was just the basic model used, they lack front and rear porches, and they are sometimes two units deep rather than one, requiring larger landings to accommodate four doors per landing rather than two. The architectural styling of these later examples is also different, reflecting English Tudor and other period revival styles that were popular during the 1920s and '30s.

The double-loaded corridor replaced the walk-up as the most common apartment type after World War I (figures 7-10). A few examples had been built before the war, but they were usually individualized designs, not repetitive versions of a standard concept. Double-loaded corridor apartment buildings are long rectangular buildings with their narrow ends facing the street. As their name suggests, they have a central corridor running the length of the building with apartments on either side (figure 7). Most have stairways at both ends of the corridor, though there are some examples, usually larger buildings, which also have stairways set to one side part way down the corridor.

Double-loaded corridor apartments reflect further adaptation to urban conditions by both property owners and residents. Its long rectangular shape with the narrow end facing the street was well suited to the deep lots of Salt Lake City's large square blocks. The reasons for its popularity among owners was probably financial. Its layout allowed for more units per building than did walk-ups, thereby increasing rental income. It also reduced construction and maintenance costs by eliminating front and rear porches. Reorienting the "front" of each apartment so it faced a central corridor rather than the street marked a significant break with residential tradition.

Double-loaded corridor apartment buildings do not provide the individual units with the traditional "front" and "back" facades that houses and even walk-up apartments had. The "front" of the units becomes the doorway opening into the central corridor and the "back" is actually the side wall of the building. There is no possibility for front or rear porches, such as those found on walk-ups. Instead of porches on the facade, double-loaded corridor buildings often have balconies or bay windows which provide additional light and air to at least the apartments at the front of the building.

Urban apartments, as defined here, were certainly not the only form of multi-family housing in Salt Lake City during the late nineteenth and early twentieth centuries. There were rowhouses (also referred to as terraces), double houses, boarding houses, hotels, "apartments" in the upper stories of downtown commercial buildings and miscellaneous "tenements" and "flats." There are no clear definitions of tenements, flats and apartments, though as the twentieth century progressed apartments became the most common term for multi-family dwellings in general and for urban apartments in particular.

There are important differences between urban apartments and other types of multi-family dwellings. The basic distinctions are that urban apartments are major buildings which have distinctly multi-family characteristics, while the others are often secondary structures that retain characteristics of single-family dwellings. The most important distinction is in the access to the individual units. Rowhouses and double houses, the most common multi-family dwellings, have outside entrances to each unit. In essence, they are connected single-family houses. Urban apartments, however, have entrances to the individual units coming off interior halls or stairways. The introduction of "public" entrances and hallways in residential buildings is a significant departure from the dominant "separate" house tradition.

Another important distinction between urban apartments and some of the other multi-family dwellings is that apartment buildings have self-contained units, each with their own kitchen and bathroom facilities. Boarding houses had shared facilities, and some of the older tenements lacked those modern conveniences. Rooms in downtown hotels or in the upper stories of downtown commercial buildings also usually lacked private kitchens and bathrooms. Double houses and rowhouses may have had these amenities, but, as discussed above, their basic forms were more reflective of houses than apartment buildings.

There are other important, though secondary, characteristics of urban apartments which reinforce their distinctive nature as substantial, primary buildings. These features include building location within the city, placement on the lot, height, materials, and roof type. Urban apartments are the principal buildings on their lots and their facades face major streets. Urban apartments were not constructed behind older structures, nor were they built along alleys or smaller streets bisecting blocks. Other types of apartments, especially double houses, were built in those secondary locations as infill housing.

Urban apartments are surprisingly consistent in terms of their height, roof type and materials. Over 92 percent are 3 or 3 1/2 stories in height, all but one have principal roofs that are either flat or parapeted, and all but one are brick; the exception is concrete block. With their prominent locations, relatively imposing height and masonry walls, urban apartments are substantial buildings in their neighborhoods. This was even more true in years past when most of the surrounding buildings were one- or two-story houses.

Apartment buildings represent transition. They are unique symbols of the physical and sociological changes that took place in Salt Lake City as it developed into an urban center during the early twentieth century.

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[3]Salt Lake Tribune, July 27, 1902, p. 32.
[4]Unlabeled newspaper article, September 29, 1903(?), in Susanna Bransford Emery Holmes Scrapbook, Utah State Historical Society.
[5]Ibid., "Prominent City Contractor Dies," March 20, 1936, p. 22; "Arlington Apartment Building Transferred," January 23, 1910, p. 24.
[6]Persistence rates were calculated on a random sample of apartment dwellers and suburban homeowners. For more details, see Roger Roper, "Homeowners and Renters: An Examination of Suburban and Apartment Residents in Salt Lake City During the Early Twentieth Century" (unpublished, 1989); copy available in National Register File, Utah State Historical Society.

IV. Registration Requirements

The following criteria must be met in order for a property to be included as an eligible building under the urban apartment property type:

1. The principal entrances to the individual units must come off an interior hallway or stairwell.
2. It is expected that virtually all eligible buildings will be at least three stories (as constructed originally, not by later addition), though there may a few two-story examples that meet all the other requirements and would therefore be eligible as well.
3. The building must have been constructed between 1902 and 1931, the period during which urban apartments are known to have been constructed (based on building permits, Sanborn maps, title records, and newspaper accounts).
4. The building must be located along one of the major streets (not an alley or mid-block dividing street) and it must be the principal building on the property, not a secondary building set behind another.
5. The original fenestration and size of window and door openings on the facade must be maintained. The replacement of original windows and doors is usually acceptable. Unacceptable alterations include

non-historic bay windows, "greenhouse" windows, highly reflective glass, sliding glass doors and other changes of a significant nature.

6. The original architectural features must be maintained to a great degree, though minor alterations are acceptable. Acceptable alterations might include the removal or covering of minor features, the enclosure of rear porches and the addition of minor non-historic elements, such as aluminum soffits. The removal or major alteration of original front porches, for example, or the addition of a non-historic roof (pitched rather than flat) are major alterations that would render a building ineligible.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

(See continuation sheet G-2)

X See continuation sheet

H. Major Bibliographical References

Alexander, Thomas G., and James B. Allen. Mormons & Gentiles: A History of Salt Lake City. Boulder, Colorado: Pruett Publishing Company, 1984.

Carter, Thomas R., and Peter L. Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City: University of Utah Press, 1987.

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

Salt Lake Tribune, 1902-1932. Primarily the real estate section in the Sunday edition.

Sanborn Map Company. Fire insurance maps for Salt Lake City, 1898, 1911, 1949.

___ See continuation sheet

Primary location of additional documentation:

X State historic preservation office	___ Local government
___ Other State agency	___ University
___ Federal agency	___ Other

Specify repository: _____

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Summary of Identification and Evaluation Methods

Architectural surveys in Salt Lake City and other Utah cities revealed apartment buildings of three or more stories to be a distinct type found only in larger cities. Documenting the Salt Lake City apartments began with an examination of all the building permits from 1891 (the earliest records) to 1940. The list compiled from that research was checked against apartment listings in the city directories from the period, Sanborn maps, real estate articles in newspapers from the period, and visual inspections of the city. A total of 181 apartment buildings were clearly identified; approximately 25 others could possibly be added to the list pending further research. All were constructed between 1902 and 1931.

Evaluations of the National Register eligibility of the 181 apartment buildings was based almost entirely on their integrity. Demolished or extensively altered buildings were excluded (see Registration Requirements). Also, a number of apartments had been listed previously as part of the Avenues, Capitol Hill and South Temple historic districts. There were 73 apartments which had neither lost their integrity nor previously been listed. There were no clear distinctions in architectural terms or historical associations that could warrant nominating some of these well preserved buildings but excluding others. They each represented the two identified areas of significance: 1) that apartment buildings are a distinct and important type of urban residence, and 2) that apartments document the urbanization process that significantly altered the city during the early decades of the twentieth century. Of the 73 eligible buildings, only seven are considered for nomination at this time because of owner requests. Other apartments will probably be nominated in the future.

Occupant data on the entire group of apartments--all 181 buildings--were compiled using the 1910 census and the 1925 and 1940 city directories. This provided socio-economic data on apartment residents and allowed for persistence rates to be calculated.

Research was also conducted on apartment buildings as a residence type and on urban development patterns in Salt Lake City. A variety of secondary sources were used in this research, including theses and published histories pertaining to Salt Lake City. This data provided the overview documentation for the study.