

**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 PETER PAN APARTMENTS

other name/site number _____

2. Location

street name 445 EAST 300 SOUTH not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code _____ 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 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:

Signature of the Keeper

Date of Action

- 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:) _____

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
1	1	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	1	Total

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

Number of contributing resources previously listed in the National Register

Historic Resources of Salt Lake City (Urban Apartments)

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

Materials
(Enter categories from instructions)

foundation Concrete
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

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 AND DEVELOPMENT

SOCIAL HISTORY

Period of Significance

1927-1958

Significant Dates

1927

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Archelaus Fillingame: Architect & Builder

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

PETER PAN APPARTMENTS
Name of Property

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

10. Geographical Data

Acreeage of Property 0.24 acre(s)

UTM References

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

A 1/2 ////// //////
Zone Easting Northing

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

C / ////// //////
Zone Easting Northing

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Beg. SW cor. Lot 1, Bl. 48, Plat B SLC Sur, E 37 ft, N 10 Rods, W 62 ft, S 10 Rods, E 25 ft.

Property Tax No. 16-06-130-002

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Melvin J. Grossgold

organization La Porte Construction, Inc. date January 28, 2008

street & number 2505 S. State Street telephone 801-824-3550

city or town Salt Lake City state UT zip code 84115

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 Oban Properties, LLC

street & number 313 Maryfield Drive telephone 801-484-4775

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.

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Peter Pan Apartments, Salt Lake City, Salt Lake County, UT

Narrative Description

The Peter Pan Apartments at 445 East 300 South in Salt Lake City, Utah, was built in 1927. This striated-brick, three-story double-loaded-corridor apartment building has a rectangular footprint with a central hallway and is similar in massing and appearance to other apartment buildings constructed during this era. The primary façade and the floor plan are symmetrical in design. There are public stairs that access all floors at both ends of the hallways. Front and rear entry stair platforms are split-level. There are eight apartments (four one-bedroom and four studios) on each of four residential floors. Public laundry and utility rooms are located in a partial cellar in the rear of the building. The Peter Pan Apartments is located near downtown Salt Lake City in a mixed-use neighborhood. The area includes a number of contemporaneous apartment houses, pioneer and Victorian era homes and both historic and non-historic commercial and institutional buildings. The building permit, taken out by Fillingame on June 14, 1927, listed the cost of the new project at \$80,000.

The primary (south-facing) façade is a classically organized eclectic blend of period revival style, primarily Colonial Revival and a hint of Spanish elements. The face-brick is striated dark brown and russet running bond with rowlock sills and soldier brick lintels. The windows are arranged in vertical rows that are set in from the facade to form inset bays that are topped with soldier-brick Roman arches. The arches are articulated with limestone quoins. The entrance is sheltered by a simple Spanish-tile canopy resting on wooden brackets. There is a low three-segment mansard roof with Spanish tiles along the top of the front elevation. A painted raised concrete foundation wall that extends up to the ceiling of the first floor surrounds the building. This appears to be non-structural and appears as a sort of stylobate for the entire building.

The central hallway windows, which are not typical for the rest of the building, are the original wood divided casements. The central combination casement window on the top floor of the front façade has Roman arch brick moldings that continue the line of the brick jamb molding. Except for the casement hallway windows, all front windows are the original double-hung, six-over-one wood sash. There is a historic painted metal "Peter Pan" sign over the main entrance that has vestiges of historic neon tubing.

The side (north and south) facades, which are identical to each other, are unadorned, constructed of variegated brown and russet face brick in a running bond pattern. The brick color of these side facades matches that of the front façade. The walls are flat, without any bays or cornice. Brick parapets are topped with terra-cotta coping tiles. Windows on the side facades are historic double-hung, one-over-one wood sash, except for the first vertical row of windows going back from the front corners, which are the original shoulder-high wood fixed-pane windows. The double-hung windows that provide light to the living rooms are coupled windows within a common masonry opening. These double-hung wood sashes are separated by wide wood mullions. Window sills on the side and rear facades are rowlock brick. Lintels are steel angles with no articulated brick above. There are historic wrought-iron fire escapes at each side façade.

The rear (east) façade, which is flat and has no cornice, is similar to the side facades, except that, unlike the side facades, the rear is constructed of light-colored common brick. The brick is patchy in color, indicating that the

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Peter Pan Apartments, Salt Lake City, Salt Lake County, UT

builder was probably using remnant batches of available supplies on this rear elevation away from public view. All windows on the rear façade are the original double-hung one-over-one wood sash. Window sills and lintels are the same as those on the side facades. There is a large, brick, engaged chimney at the north corner of the rear façade.

The only historic millwork remaining in the interior public spaces are the window casings, which are simple and rectilinear with minor Art Deco influence. Doors, door casings and bases are non-historic replacements. Public hall flooring is wall-to-wall carpeting. One historic vestige in the public area is a brass mailbox located in the entrance vestibule.

The typical one-bedroom, one-bath, apartments are 575 square feet. The typical studio, one-bath, apartments are 480 square feet. These apartments, although small by contemporary standards, were considered desirable housing when they were built in 1927 and are very typical of similar apartment buildings in the city of which the Peter Pan is a prototype. Several apartments retain historic Art Deco-influenced window and door casings, baseboards, and Murphy-bed closets with divided-glass French doors, although all of the original Murphy beds have long since been removed.

The Peter Pan occupies the majority of a narrow and deep lot. There is limited on-site parking in the rear of the property that is accessed through a paved right-of-way that is shared with the neighboring property to the west. The existing carport made of formed concrete end walls and dividing walls and covered with a slightly sloping shed roof, located along the north property line, is in dilapidated condition and does not contribute to the historic significance of the subject building. The date is unknown on this, although an auxiliary building of matching footprint appears on the 1930 Sanborn map. The property is eligible for the National Register within the *Historic Resources of Salt Lake City* Multiple Property Submission and is a contributing resource in its Salt Lake City neighborhood.

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Narrative Statement of Significance

The Peter Pan Apartments, in Salt Lake City, Utah, was constructed in 1927 and is significant under Criteria A and C. This building meets the requirements of the multiple property submission, *Historic Resources of Salt Lake City*, "Urban Expansion into the Early Twentieth Century, 1890s–1930s." Under Criterion A the Peter Pan Apartments meets all of the registration requirements as specified for urban apartments: it was built between 1902 and 1930, it is three stories tall over a raised basement with a double-loaded corridor plan, and is located on a major street. Urban apartment buildings were the answer to increasingly crowded residential conditions in the city during an era of population growth. The Peter Pan Apartments were built during the second apartment construction boom following World War I, when population increased in the city and people were either moving to detached homes in newly developed subdivisions or to downtown apartment buildings. The building is also significant under Criterion C, meeting the architectural requirements established by the MPS. It was constructed by Archelaus Fillingame, a locally prominent builder and self-described architect. As was common for apartment buildings constructed in Utah in the first third of the twentieth century, an eclectic blend of period revival architectural elements was employed in the exterior details of these buildings. The Peter Pan apartment's primary influences include Colonial Revival and Spanish Colonial. These adornments to the buildings lent an appealing touch to otherwise large brick boxes rendering them quite handsome and allowing them to blend into mixed residential/commercial neighborhoods quite well. The Peter Pan Apartments is no exception to this in its architectural appeal, and is a contributing building in downtown Salt Lake City.

Historical Development of Salt Lake City

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 sub-divided into ten-acre blocks, each containing eight lots of 1-1/4 acres. Streets were 132 feet wide. It was permitted to build only one house on each lot with a standard setback of twenty feet from the front lot line. Within two years, the population of Salt Lake City had grown to 6,000. In 1848, the sixty-three blocks of Plat B was surveyed and given identical restrictions. The Peter Pan Apartments is located on Block 48 of Plat B.

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 each ten-acre block had been divided and subdivided. Most of the Plat B lands had inner block streets or alleyways by then. During this period there was a great variety of architectural styles and building types in the neighborhood. Pioneer settlement adobe and

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Peter Pan Apartments, Salt Lake City, Salt Lake County, UT

frame hall-parlor homes were intermingled with brick and frame Victorian cottages. Multiple-family dwellings began to appear at this time, primarily in the form of double houses, which became very popular in the 1890s. By 1900 the city core had developed into an urban commercial district, with high-rise office buildings, a streetcar network of clanging trolleys, horse-drawn trucking, a maze of overhead telephone lines and projecting signage.

During the first half of the twentieth century, the rapid increases in the city's population created a demand for housing that was met by two diametrically opposed housing prototypes: central city apartments (of which the Peter Pan Apartments is an example) and detached homes in newly developed subdivisions and suburbs. The city instigated massive urban improvement infrastructure projects such as water mains, sewage facilities, electrical lines, and telephone services, 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* article 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."¹ 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 buildings also presented a practical housing alternative for those residents who could not (or would not) take advantage of the increasingly attractive and convenient suburbs then being developed. 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.² The major difference between the two groups was the transitory nature of apartment dwellers. Tenants were often in transitional phases of their lives. Common occupants included newly married or childless couples, widows and widowers, retirees, and working single adults.

History of the Peter Pan Apartments

A title search reveals that the subject tax lot upon which the future Peter Pan Apartments would be built (Block 48, Lot 1, Plat B) was created from a larger parcel on March 19, 1919, by David B. Hempstead, who subsequently sold the property to Zion's Bank, from whom Archelaus Fillingame, the builder, purchased the property in September 26, 1926, with the purpose of building a 32-unit apartment building. Although the Sanborn Fire Insurance maps of 1911, 1930, and 1969, do not show the separation of the subject property from

¹ *Salt Lake Tribune*. July 27, 1902, p. 32.

² This is corroborated by the fact that almost all of the tenant names listed in the Polk Directories from 1949, when they first appeared, through the 1960s and beyond, have either Anglo-Saxon or Scandinavian origin, commensurate with the general population of Salt Lake City.

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Peter Pan Apartments, Salt Lake City, Salt Lake County, UT

the larger parcel from which it was created in 1919, the outlines of the subject structures are clearly shown on the Sanborn maps of 1930 and thereafter. Archelaus Fillingame, received a permit to construct the subject three-story and basement, 32-unit, apartment building on June 14, 1927. On his application for permit he listed the estimated cost of the new project to be \$80,000.

Fillingame was born in Purvis, Mississippi, on September 27, 1882.³ He arrived in Salt Lake in 1897 as a boy of 15. He later married Annie Costelo and had one daughter, Kathlin (Spelled Kathlyn on some legal documents). He was described at various times over his career as a developer, builder, contractor, architect, financier and apartment house owner. One of his ads in the Polk City Directory stated: "I Buy Lots, Build Homes and Sell Them. If You Own Your Lot, See Me About Building. I Will Finance You." He was known to be a skilled self-promoter, as evidenced by the articles about him in the Salt Lake Tribune which promoted the Peter Pan and other projects. He died in April 19, 1945, shortly before the end of World War II.

Archelaus Fillingame purchased the subject empty lot in September 3, 1926. He received a building permit for a 32-unit brick apartment building (noted as "3 st. & b, b.c. apt.") on June 14, 1927. On May 19, 1927, he had sold the property to Amy Houck. In 1933, at a tax sale, title reverted to Publix Realty Corporation. There were several subsequent owners over the years who were as follows, in order: Delia Melvina Coleman, Florence A. Pendleton, Mary Louise Gosse, Viola Kerikas, Annie Fillingame, Kathlyn Fillingame, Florence A. Pendleton, Esther Magdiel, Edsen Evans, Neil Skafes, Mary Louise Gosse, Western Bankers Life Insurance, George C. Christopulos, Athena Corporation and Oban Properties, LLC, Its present owner.

It is curious to note that title passed back and forth repeatedly between the same family members. Kathlyn Fillingame took title to the property in 1946, after Archelaus' death. This would indicate that the Fillingame family maintained continuous management of the property going back to its construction. We can therefore assume that this was a hand's-on ownership situation. Also of note is that in the 1949 Polk Directory, one of the listed tenants, Christopulos, is the same family name as George C. Christopulos, who owned the property until just last year, when it was sold to its present owners. This would indicate a history of stable owner-occupancy and hands-on management throughout most of the history of the Peter Pan.

Architecture of the Peter Pan Apartments

Architecturally, the Peter Pan Apartments, built in 1927, is typical for the period. 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 Peter Pan Apartments is an example of the double-loaded corridor, which was the more common type. Because the double-loaded corridor buildings provided interior access to several units of a single corridor they could be built in a smaller footprint than walk-ups, which had exterior entryways for each unit. Therefore, they could be built on the narrower and deeper lots that were more available downtown.

³ Alternate spellings of his name appear on various documents as E. G. Archaus, Archlaus, Archelous or simply A. Fillingame.

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Peter Pan Apartments, Salt Lake City, Salt Lake County, UT

The Peter Pan Apartments are designed in a mix of the then-popular period revival styles. A number of apartments with details similar to the Peter Pan are to be found in the area. Archelaus Fillingame, the developer, was the builder of at least four similar buildings within the city, according to the list of permits issued in his name, and all had similar period revival characteristics, including Colonial Revival, Jacobethan Revival, and Spanish Revival or Italian Renaissance elements on different parts of the buildings. The Peter pan was designed in a mix of Colonial Revival and Spanish Colonial (found only in very minor details including the roof overhang). By implementing period revival-style elements on the exterior and using mostly darker-colored striated brick on most of the examples, the apartment buildings blended well within the mixed residential/commercial neighborhoods in which they were constructed. Not small, but not overwhelmingly large either, they are a good balance in size and appearance in these transitional neighborhoods.

The Peter Pan Apartments is in good condition and its exterior elevations have had no significant alterations since construction in 1927. The building currently meets all registration requirements for eligibility under the *Historic Resources of Salt Lake City* MPS, and contributes to the historic resources of Salt Lake City.

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Peter Pan Apartments, Salt Lake City, Salt Lake County, UT

Bibliography

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940: A Guide*. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Peterson, Jay, P.E.: Engineering Report &, Property Condition Survey of Piccardy Apartments. Prepared for Kilmarnock Properties, L.L.C.

Peter Pan Apartments Historic Buildings Site Form. On file at the Utah State Historic Preservation Office.

Roper, Roger V.: *Historic Resources of Salt Lake City, Urban Expansion into the Early Twentieth Century, 1890's – 1930's*. (Salt Lake City Urban Apartments) Multiple Property Submission, 1989. On file at the Utah State Historic Preservation Office.

R.L. Polk City Directories. Salt Lake City, 1925-1990. Published by R. L. Polk & Co.

Salt Lake City Building Permit Register. Available at the Utah State Historical Society.

Salt Lake County Tax Assessment Cards. Available at the Salt Lake County Archives.

Salt Lake County Title Abstracts. Available at the Salt Lake County Recorder's Office

Sanborn Fire Insurance Maps, Salt Lake City, 1911, 1930 and 1949. Available at the University of Utah Marriott Library Special Collections.

Family Search website, (www.familysearch.com)

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Section No. PHOTOS Page 1

Peter Pan Apartments, Salt Lake City, Salt Lake County, UT

Common Label Information:

1. Peter Pan Apartments
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Cory Jensen
4. Date: May 2008
5. Digital images on file at Utah SHPO.

Photo No. 1:



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Peter Pan Apartments, Salt Lake City, Salt Lake County, UT

Photo No. 2:



Photo No. 3:



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Photo No. 4:



Photo No. 5:

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Peter Pan Apartments, Salt Lake City, Salt Lake County, UT



Photo No. 6:

