

**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 PICCARDY APARTMENTS

other name/site number \_\_\_\_\_

**2. Location**

street name 115 South 300 East  not for publication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)

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

**Category of Property**  
(check only one box)

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

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

Contributing	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.)

Historic Resources of Salt Lake City (Urban Apartments)

**Number of contributing resources previously listed in the National Register**

\_\_\_\_\_

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Function**  
(Enter categories from instructions)

DOMRSTIC: Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS:  
Jacobethan Revival, Spanish Revival  
Other: Double-loaded corridor apartment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.)

See continuation sheet(s) for Section No. 8

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1930-1958

**Significant Dates**

1930

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Bowers Bulding and Investment Co.

\_\_\_\_\_

**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** 0.27 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. 85 ft. S of NW cor. Lt 5, Bl 50 Plat B, SLC Sur, E155.25 ft. S74 ft W 155.25 ft. N 74 ft.

Property Tax No. 16-06-130-002

**Boundary Justification**

(Explain why the boundaries were selected.)

These are the boundaries of the tax lot that includes just the subject building. Subject building was one of four buildings that were originally built on a single larger lot. Subject lot was separated from the original larger lot some time between 1949 and 1957.

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 Kilmarmock 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.

# National Register of Historic Places Continuation Sheet

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Piccardy Apartments, Salt Lake City, Salt Lake County, UT

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## Narrative Description

The Piccardy Apartments at 115 South 300 East in Downtown Salt Lake City was built in 1930. This imposing three-story & basement brick building has a bar-bell-shaped footprint with a central double-loaded corridor. The front façade is symmetrical but the two principal public stairs and the rear exit door are located on the south side. There are ten apartments of varying sizes and layouts on each of four residential floors. Public laundry and utility rooms are located in a partially excavated cellar in the rear of the building. The building permit, taken out on May 1, 1930, by the Bowers Investment Company listed the cost of the new project at \$100,000. The present owners intend to renovate the property using state and federal tax credits.

The front (west) façade is a fine example of the eclectic period revival architecture that was typical of this period. The front entrance portico and first floor side-lot returns are of decorated cast stone at the first floor level which is capped by a frieze-work of acanthus leaves. The entrance is a very ornate example of period revival details. Perhaps the most prominent style is Jacobethan Revival with what appears to be Moorish influence. The central doorway has a deep setback flanked by twisting columns with composite capitals supporting a cornice with brackets. Above each of the columns is a large finial.

The vertical window alignment is organized into setback bays that are topped by a central Gothic arch flanked by pairs of Roman arches. The central hallway windows, which are not typical for the rest of the building, are wood casements with diagonal leaded-glass subdivisions. At the top floor there is a unique Gothic cast stone repeating bracket that runs below the eave line of a truncated hipped roof. There is a pent gable above the central window line. Over the main entrance there is a historic painted wood "Piccardy" sign.

The building occupies the majority of a narrow and deep lot. There is no on-site parking. A twelve-foot-wide paved right-of-way along the southern property line provides access to shared off-site parking. A building of similar size forms the eastern boundary of this property. There is a non-historic six-foot-tall wood fence that separates this property from a service station to the north. A short section of non-historic wrought-iron fencing encloses the north side-yard from the street to the west. There is a similar non-historic section of wrought-iron fencing at the south-east corner of the property.

All exterior masonry walls and openings are historic and do not appear to have been altered. The south side, north side and rear (east) facades are flat and unadorned. They are constructed of variegated brown and russet face striated brick set in running bond. The face brick of the first story, which is a darker color than that of the upper two stories, extends up to the window sills of the second story. A rowlock cap doubles as window sills at that second floor level. The upper story window sills are of matching rowlock brick. There are no articulated window lintels. Rather, steel angle structural lintels support the running bond brick over the window openings. A concrete foundation wall rises up to the level of the first floor window sills. Ground floor windows feature cast stone sills. There are attractive historic wrought-iron fire escapes at each of the two side façades. On the south façade there are simple wrought-iron balconies at the mid-level stair landings that are accessed via divided-glass French doors from each of the public stairs.

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Piccardy Apartments, Salt Lake City, Salt Lake County, UT

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There are five studios and five one-bedroom apartment on each floor. The interior public spaces have rectilinear Deco-style millwork and wall-to-wall carpeted floors, except for the entrance vestibule, which has a random-shaped mosaic-tile floor. There is a historic brass mailbox still located in the entrance vestibule. Another interesting feature is the extant historic dairyman delivery access doors to each apartment, although these have been sealed shut. The wainscots of the hallway are historic patterned lincrusta, which are heavily painted but still retain visible detail. Apartment entry doors are wood-framed one-over-one flat-paneled doors that have no fire-rating. Several apartments retain vestiges of historic Murphy beds within glazed French door closets. These are now non-functional. There are also several historic wooden kitchen cabinets that are not very functional.

The Piccardy 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 Piccardy Apartments is eligible for the National Register under 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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Piccardy Apartments, Salt Lake City, Salt Lake County, UT

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## Narrative Statement of Significance

The Piccardy Apartments, constructed in 1930, in Salt Lake City, Utah, is significant under Criteria A and C. Under Criterion A, the Piccardy is significant for its association with the urbanization of Salt Lake City in the first part of the twentieth century. Apartment buildings became increasingly popular in the early twentieth century for people in various living situations. 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. 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. Architecturally, under Criterion C, the Piccardy Apartments is significant as a representative example of the apartment buildings being constructed in Salt Lake City during this era. One of several apartment buildings constructed by the Bowers Investment Company, the Piccardy is fairly typical in its eclectic period revival style reflected in building materials and architectural detail common during the 1920s and 1930s in Salt Lake City. The primary style interpretation is that of the Jacobethan Revival with slight Moorish influence. The double-loaded corridor arrangement of the rooms was also quite common in apartments of this era, as were the compact rooms with built-in features such as Murphy beds. The Piccardy Apartments contributes to the historical character of its downtown Salt Lake City neighborhood.

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## Historical Development of Salt Lake City

On July, 24, 1847 a small group of pioneers 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. Within a week after their arrival in the valley, 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. Only one house was permitted to be constructed 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 Piccardy Apartments is located on Block 50 of Plat B, (Lot 5).

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

## National Register of Historic Places Continuation Sheet

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Piccardy Apartments, Salt Lake City, Salt Lake County, UT

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subdivided. Most of the Plat B lands by then had inner block streets or alleyways. During this period there was a great variety of architectural styles and building types in the neighborhood. Pioneer settlement adobe and frame hall-parlors 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."<sup>1</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 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. 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 Piccardy Apartments

The Piccardy Apartment building was constructed by Bowers Investment Company, which was issued construction permits #2239 and #2240 on May 1, 1930, for a forty-unit, three-story apartment building with a basement, estimated to cost \$100,000. Bowers Investment Company was a leading developer of apartment properties in the area. This builder received a total sixteen permits for new buildings during the period of significance. George C. Bowers, the president of the development company, was born February 4, 1883, and died April 2, 1934, in an automobile accident.

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<sup>1</sup> *Salt Lake Tribune*. July 27, 1902, p. 32.



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Piccardy Apartments, Salt Lake City, Salt Lake County, UT

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When constructed the Piccardy was one of four buildings on a larger composite lot. The larger parcel included buildings at 115 S. 300 East (the Piccardy), 101 S. 300 East (since demolished), 320 E. 100 South (Lorna Doone Apartments) and 326 E. 100 South (Annie Laurie Apartments). The latter two extant historic apartment buildings are quite similar to the Piccardy and were built by the same developer, Bowers Investment Company. In 1929 the same company had also built the two apartment buildings to the immediate south, 125 S. 300 East (the Caladonia Apartments) and 135 S. 300 East (Los Gables Apartments), which are also similar in appearance. A large interior parking lot was originally shared by these apartment buildings. Bowers Development Company is listed as the builder of at least sixteen similar buildings within the Salt Lake City. Recorded title abstracts indicate that the Piccardy Apartments parcel was separated from the other four-building complex in 1932.

The Bowers Investment Company owned and managed the Piccardy Apartments until 1939, after which time there was a sequence of several owners as follows: William P. Mather, Luta V. Hill, C. D. Streitt, Intermountain Realty, Tasy E. Crandall, C. D. Streitt, Paul S. Dixon, Richard C. Bell, American Holding Co., Annie Laura Chesney, W. Adrian Wright, Pacific Northwest Realty Co., C. B. Sessions, Roy D. Barrett, Ronacor, Downing Properties, George Christopulos, and now its current owner, Kilmarnock Properties, L.L.C.

The 1949 Polk Directory indicates that almost all of the tenants at that time had Anglo-Saxon or Scandinavian surnames, which would correspond to the demographic profile as described in the context for the MPS. It is also interesting to note that the same Polk Directory lists two of the one-bedroom apartments as being occupied by Edmund L. Chesney. Shortly thereafter, in 1952, Annie Laura Chesney took title to the property. This would suggest a possible owner-occupancy situation, which would also indicate that this apartment building was, as described in the MPS, "a desirable alternative type of housing; by no means housing of last resort."

### Architecture of the Piccardy Apartments

Architecturally, the Piccardy Apartments, built in 1930, is typical for the period and a good representative of this type of housing. 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. 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.

The Jacobethan style which characterizes the Piccardy was very popular in the 1920s and 1930s. A number of apartments that have architectural details similar or identical to the Piccardy are to be found within the area. . By implementing period revival-style elements on the exterior and using dark-colored, striated brick on most of the examples, the Piccardy and other similar 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.

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Piccardy Apartments, Salt Lake City, Salt Lake County, UT

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The building, although suffering from deferred maintenance, is structurally sound and its facades have had no significant alterations since construction in 1930. 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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# National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Piccardy Apartments, Salt Lake City, Salt Lake County, UT

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## 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.

Piccardy 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](http://www.familysearch.com))

*Salt Lake Tribune*

# National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Piccardy Apartments, Salt Lake City, Salt Lake County, UT

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## Common Label Information:

1. Piccardy Apartments
2. Salt Lake City, Salt Lake County, Utah
3. Photographer:
4. Date:
5. Digital images on file at Utah SHPO.

Archival Photographs (printed at the Utah SHPO using approved archival paper and ink)

## Photo No. 1:





# National Register of Historic Places Continuation Sheet

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Piccardy Apartments, Salt Lake City, Salt Lake County, UT

**Photo No. 2:**



**Photo No. 3:**



# National Register of Historic Places Continuation Sheet

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**Photo No. 4:**



**Photo No. 5:**





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**Photo No. 6:**



**Photo No. 7:**



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Photo No. 8:





# National Register of Historic Places Continuation Sheet

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**Photo No. 9:**



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Photo No. 8:

