



Communication to Historic Landmark Commission

Community & Economic Development
Office of the Director

To: Historic Landmark Commission Members
From: Joel Paterson, Planning Manager
Date: January 25, 2012
Re: National Register Of Historic Places Nomination: Belvedere Apartments,
29 South State Street

Attached please find the National Register nomination for the Belvedere Apartments located at 29 South State Street.

The National Register of Historic Places is the official federal listing of cultural resources that are significant in American history, architecture, archaeology, and engineering. As a Certified Local Government (CLG), the Utah State Historic Preservation Office (SHPO) desires input from the Historic Landmark Commission regarding National Register nominations within the City's boundaries. A nomination is reviewed by the Board of State History prior to being submitted to the National Park Service, the federal organization responsible for the National Register.

The Board of State History will review the National Register nomination during their February 5, 2012 meeting. Commission Members should focus their review and comments on whether a reasonable case has been made for the significance of the neighborhood and forward a recommendation to the Board of State History on the nomination.

Attachments:

- A. National Register Nomination



State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

Department of Community and Culture

JULIE FISHER
Executive Director

State History

WILSON G. MARTIN
Acting Director

January 5, 2012

JANICE LEW
SALT LAKE CITY CLG
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

Dear Janice:

We are pleased to inform you that the historic properties listed below will be considered by the State Historic Preservation Review Board for nomination to the National Register of Historic Places:

BOOTH-PARSONS HOUSE, 1884 S 900 E., SALT LAKE CITY BELVEDERE APARTMENTS, 29 S. STATE ST., SALT LAKE CITY

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed in the National Register, tax credits for rehabilitation and other beneficial provisions may apply.

Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. Please have your historic preservation commission review the enclosed draft nomination and return the enclosed review form with the appropriate signatures. We would appreciate hearing back from you prior to the board meeting.

You are invited to attend the State Historic Preservation Review Board meeting at which the nomination will be considered. The Board will meet on **Thursday, February 16**, at 1:00 p.m. in the Board Room of the historic Denver and Rio Grande Depot located at 300 South Rio Grande (440 West), Salt Lake City. Should you have any questions about this nomination before the meeting, please contact Cory Jensen of the Historic Preservation Office at 801/533-3559 or at coryjensen@utah.gov.

Sincerely,

P.S. *Janice*
W.

Wilson G. Martin
State Historic Preservation Officer

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Belvedere Apartments

other names/site number Belvedere Apartment Hotel; The Belvedere

2. Location

street & number 29 South State Street

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 X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Signature of certifying official/Title _____ Date _____

Utah Division of State History, Office of Historic Preservation _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain): _____

Signature of the Keeper _____

Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

Contributing Noncontributing

1	buildings
	district
	site
	structure
	object
1	Total
0	

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)

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC / multiple dwelling

DOMESTIC / hotel

COMMERCE/TRADE / business

COMMERCE/TRADE / business

7. Description

Architectural Classification

(Enter categories from instructions.)

NO STYLE

LATE 19TH & 20TH CENTURY REVIVAL – Classical Revival

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

Terra Cotta

roof: Other

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The nine-story Belvedere Apartments, constructed in 1919, is a strong, angular mass at the mid-block intersection of prominent State Street and Social Hall Avenue in downtown Salt Lake City. Located south of the prominent and historically significant intersection of State Street with South Temple Street, the Belvedere is the third major historic building in a row after the 1883 Alta Club and 1905 Salt Lake City Library (now the O.C. Tanner 'flagship' store; both buildings listed in the National Register). South of the Belvedere and across narrow Social Hall Avenue is the historic site of the original pioneer-era Social Hall (demolished but now referenced by a glazed steel frame structure. (All four historic buildings are partially visible in attached historic photographs.) The tall pair of wings and narrow entry courtyard on the west elevation of the Belvedere emphasizes its urban verticality. Although the Classical Revival style detailing is restrained and window size/layout rather utilitarian, the west and south elevations near the ground level present robust terra cotta and other masonry detailing at these near-sidewalk areas, responding to its prominent urban environment. From entry through the 'cross bar' of the H-shaped plan, the interior historic character and detailing is well maintained in the open stairs and double-loaded corridors. Inside, the living units' the historic character, features and detailing were always quite modest. Now individually owned, the historic character of the dwelling units varies. Publicly-visible modifications since its construction have been relatively minor and the Belvedere clearly retains its architectural integrity as an important urban apartment in downtown Salt Lake City.

Narrative Description

Located at a prominent historic location in downtown Salt Lake City, the Belvedere Apartments, constructed in 1919, present an imposing face to both State Street (the very wide, primary street to the west) and Social Hall Avenue (the small, almost driveway-scale mid-block side street to the south). With State Street, sloping toward the south, the Belvedere was originally flanked on the north by the historic Salt Lake City Library and to the south, the pioneer-era Social Hall. The Salt Lake City Library (later, the Hansen Planetarium and now, the O.C. Tanner store) was built in 1905, listed in the National Register in 1979 (NRIS #79002505) and recently extensively renovated as the flagship for an upscale jewelry store. The Social Hall was built in 1853 as a multipurpose meeting and gathering place for Salt Lake City pioneers and early residents. It was demolished in 1922 and is now implied with a steel frame outline and glass walls serving as an enclosed access to a pedestrian tunnel beneath State Street. Both of these adjacent and much shorter structures were significant historic buildings and the focus of important civic life for many decades. Across State Street to the west, intense commercial activity has been typical for over a century through many building and rebuilding cycles. The well-positioned nine-story Belvedere Apartments is a strong historic presence and is the largest remaining historic apartment building near the core of Salt Lake City's Central Business District.

Built with a slightly extended H-shaped plan (see attached historic floor plan), the tall Belvedere Apartments abut the public sidewalks on the west and south sides and the shared property line to the north. The east (rear) elevation abuts a narrow service alley now shared with a multi-story parking structure although earliest photos show small single family residences later replaced by commercial buildings. The southeast leg of the 'H' flares out as it follows the layout of Social Hall Avenue which originally split in two to pass around the historic Social Hall. With deep, narrow courtyards on both the west and east elevations, the Belvedere appears almost as a pair of tall brick apartment blocks separated by an alleyway. Rather restrained in overall appearance, the building does present notable, refined ornamental detailing at the foundation level and Second Level balconies near the primary elevation State Street sidewalk as well as supporting balconies on the Ninth Level.

The Belvedere Apartments exhibit some identifiable stylistic details and features, but is so restrained it does not simply fit any recognized architectural style. The smooth ashlar stonework on the raised/expressed basement story; uninterrupted (but minimalist) cornice and parapet; terra cotta panels and details on the lower balconies, ground level window surrounds and throughout the entry courtyard and the tall, blank attic story are characteristic of the Classical Revival style, popular in Utah from about 1900 to 1925. The level of terra cotta and stone detailing near the ground level on the two primary

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elevations (see architects' original rendering attached) show significant attention to the pedestrian scale, decorative interest and public interaction for an otherwise large and almost looming building.

The concrete frame building, originally advertised as "fire proof," is clad in a dark reddish-brown, almost purplish brick. Laid in a Common or American bond with regular header courses, the brick masonry forms a tight, planar skin to the building and is devoid of any decorative treatment. The half-height foundation cladding is cool gray granite, smooth ashlar with simple continuous profile as it transitions to the brick. At this juncture is the first use of decorative terra cotta, one course of tall, 'cubic' units followed by a continuous half-round molded water table band that encircles and frames the various window and door openings at the First Level. Because of the slope across the site, these windows decrease in height toward the north and appear nearly as basement windows at the northwest corner of the building. On the primary (west) elevation, on both the second and ninth levels, small projecting balconies break the tight plane of this elevation. The balconies are of cantilevered steel and concrete construction but have robustly detailed polychrome terra cotta scroll brackets and soffit cladding. Below the lower balconies are large panels of polychrome terra cotta depicting urns and vegetation. Decorative iron railings surround the balconies which are accessed by multi-light French doors, unique to these few west elevation units. All window openings, arranged in a rigorous layout repeated on each level, have simply-detailed terra cotta sills. A slightly projecting terra cotta band connects all Ninth Level openings in a continuous lintel or implied cornice line. A tall blank brick-clad 'attic' level above is terminated by a continuous terra cotta parapet cap with a slightly molded profile. The roof is low-slope and fully concealed by the full-perimeter parapet.

The First Level openings are the historic exterior feature most changed over time. Several historic window and/or door openings on the side facing Social Hall Avenue have been changed through removal of historic storefronts or windows to create new entries and maximize glazing. Only one masonry opening, with the terra cotta surrounds, has been enlarged, cutting down through the granite-clad foundation to create a new storefront. Entries and windows are for the various businesses and offices that have been located along this side elevation since the original construction. These modified openings are all glazed with wood- or aluminum-framed storefront systems, detailed in a simple but robust manner, and compatible with the historic building. Modern canvas awnings shade these business entries. The six First Level windows facing State Street have not been altered in size but have been replaced with aluminum-framed single fixed-light sash, a change from the apparent multi-light sash visible in an architectural rendering by the original architects.

The majority of the windows on the second through ninth floors are simply-detailed four- or six-over-one double-hung windows of wood construction painted a creamy yellow. Most of these windows appear to be original; many are protected by a single-light exterior storm sash. The occasional modern replacement windows have typically matched the historic window form and type and do not detract from the simple repetitive detailing of the other windows. The Belvedere has also recently adopted prescriptive requirements for all future window replacements to maintain the historic character and integrity the windows provide. Historic photos show several different schemes over the past 90 years for canvas awnings at the apartment windows. Currently, only the Second Level west balcony openings have awnings.

Building signage has changed greatly over the decades. While none is visible in c.1925 photos, by the mid 1950s two tall vertical blade signs are mounted at the prominent southwest corner, most advertising KUTA (an early NBC-affiliated television station) and the "Belvedere Apt. Hotel." Some signage may have been present above the west sidewalk entry. By the mid-1970s the TV station blade sign has been removed and the Belvedere sign remounted on the south elevation wall.

The Belvedere's H-shaped plan creates two deep recesses between the north and south wings. The west courtyard serves as the primary entry to the building at the 'cross bar' of the H. The recess between the east wings forms a light well for the east units on levels Two through Nine. The First Floor which continues to the east edge of the overall building footprint contains mechanical rooms, building support spaces and portions of the commercial spaces (now offices) that front onto Social Hall Avenue. At the entry courtyard, the ground level treatment of masonry detailing extends with terra cotta, brick masonry and tile pavers to the historic building entry, now enclosed by a c.1975 steel and glass entry vestibule for weather protection. The depth and narrowness of this courtyard and proximity of the masonry detailing and historic multi-light windows increases the historic character and experience of building entry. A steel frame, barrel vaulted canvas canopy extends from the State Street sidewalk to the building entry. While this is a newer feature, very early historic photos show two previous versions of this entry/weather protection feature; one gable-roofed and the earliest, a barrel-vaulted form that extend to the State Street curb.

After passing through the historic entry, the remodeled lobby provides connection to the pair of elevators with open wrought iron stairs flanking the H-plan 'crossbar'. These vertical circulation features continue to all upper floors and with the regular H-shaped hallway layout provide continuity throughout the building. The double-loaded corridors retain their

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historic character and configuration with the exception of all hallway ends, formerly terminating with exterior windows that have been absorbed through modifications with adjacent apartments. The loss of historic termination and natural light is an impact to the corridors but remaining historic layout, historic doors, trim and other elements such as the short pass-through doors originally for setting out small dust bins from each apartment remain and the overall historic character of the original corridors is clearly evident.

While apartment units at the ends of the corridors have expanded, most units retain their historic layout as well as detailing and features. Originally, on each level there were seven efficiency units, nine with a living room and either a dining or bedroom, and two units with three main rooms: living, dining and a single bedroom. (These larger units were both located on the southwest corners of the front/west 'wings' perhaps to take advantage of sunlight, views or fairly prominent locations.) In all cases, the rooms are rather small, with the average unit area of about 506 sq. ft. All units had small "buffet" kitchens and bathrooms. In-building or in-unit features and services noted in the original advertising (copy attached) such as built-in dressers were apparently intended to compensate for the compact living space. The general lack of separate, dedicated bedrooms was originally addressed through the provision of folding 'Murphy' beds that were attached to a closet door making dining or living rooms dual purpose. (This arrangement was likely somewhat inconvenient particularly for older tenants and none of these beds remain although many 'efficiencies' do.) Reasonably well-equipped kitchens and "tiled" bathrooms are likely nearing the end of their typical functional life span and most have been updated or modified. Built in "dressing tables, drawers and shelves" have remained in many units.

Commercial spaces on the Main Level originally housed a variety of 'support' functions for both residents of the Belvedere and local businesses. These apparently 'fronted' onto the south Social Hall Avenue façade but likely had internal connections to the Belvedere. All original commercial spaces have been remodeled to professional offices with no original features or materials remaining visible although lay-in acoustical tile ceilings reportedly conceal some historic plaster detailing. Common spaces in the Belvedere included meeting and billiards rooms, which have also been extensively remodeled and absorbed into the professional offices and the remaining Belvedere meeting room (Main Level, center north elevation) and the building management office. Regardless of these interior changes, the overall character of the Main Level is quite compatible with the historic building.

Recent exterior renovation work on the Belvedere is addressing deterioration of the steel structure supporting the west projecting balconies and terra cotta cladding. The Second Floor terra cotta support structure has been investigated and repair recommendations made including replacement in kind of unrepairable terra cotta. Ninth Floor terra cotta, heavily damaged from weathering, is being fully replaced with new steel support brackets and lightweight GFRC formed and colored to match the original terra cotta.

Although not stylistically prominent, the historic Belvedere Apartments occupy an important historic location near the center of Salt Lake City and present a notable historic architectural presence, little changed from its construction. The Belvedere has strong architectural character and retains its historic integrity in addition to still functioning essentially as originally built in 1919.

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8. Statement of Significance

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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

SOCIAL HISTORY

Period of Significance

1919-1961

Significant Dates

1919

1951

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Miller, Woolley & Evans, Architects

Villadsen Bros., Inc., Builder

Period of Significance (justification)

The Belvedere has experienced only slight changes in general use, condition and typical occupancy since its opening in 1919, hence the starting date of its Period of Significance, with the ending date 50 years from the present.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Belvedere Apartments, completed in 1919, are locally significant both architecturally and historically (National Register Criteria A and C) as important "Urban Apartments" within the developed context from the Historic Resources of Salt Lake City Multiple Property Submission – Urban Expansion into the Early Twentieth Century, 1890s-1930s (National Register-certified in 1989). Originally advertised as an 'apartment hotel' the Belvedere functioned almost exclusively as apartments with several in-house commercial support services and storefronts for access by other downtown residents and workers. Now converted to individually-owned condominiums with the ground level commercial portions now professional offices, the historic building clearly retains its original appearance and character, has suffered no major architectural changes and its historic/architectural integrity is well maintained. With a slightly different development model and history (a private development through the LDS Church, later traded to a private owner) the Belvedere is admittedly the tallest and probably largest example of historic urban apartments in Salt Lake City. The historic apartment building fully complies with all six specific registration requirements detailed in the Multiple Property Submittal including building layout, scale, historic period, street orientation and historic architectural integrity.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

History & Occupancy of the Belvedere Apartments

The Belvedere was built as a real estate investment by the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) and opened in late 1919. At this time, nearly three-quarters of a century after the founding of Salt Lake City by Mormon pioneers, the LDS Church was in the midst of an economic transformation from the previous early-settlement era cooperative and self-sufficiency focus to becoming a major, active partner in the integrated commercial market economy and general economic growth of the city and state. Owned by Zions Securities Corporation (the real estate management entity of the LDS Church) the building was leased for about four years to James T. Keith (?-1954), a retired local dentist heavily involved in real estate. Keith also owned, developed or managed several other apartment buildings and other real estate projects.

Advertised prior to opening as an 'Apartment Hotel' the Belvedere offered many upscale 'hotel' amenities such as a doorman, elevator operators, switchboard operators, and even in-unit meal deliveries (i.e., room service). Other features or services included a billiards room, a ball room, an "entertainment" room, service department and maids' rooms on the main level. Some historical narratives note the unique presence of the occasional short-term guest (e.g., "fly-boys" during the post-World War I era) but it appears the 'hotel' component or function was very minor relative the standard apartment use.

The historic floor plan (copy attached) shows 18 units on a "typical" floor with the units arranged in the double-loaded corridor configuration with vertical circulation located at the cross-stem of the 'H'-shaped plan. From the fenestration pattern it appears the floor plan is the same on all residential levels. With this assumption, there were 144 units originally present, reportedly with some additional First Floor quarters for staff. Since that time, approximately 14 units have been combined with adjacent units resulting in 130 units at the present.

The Polk Directory listings indicate a fairly constant occupancy from 1926 through 1940, averaging 155 entries per year. The entries are not numbered by unit so the apparent joint-occupancy cannot be determined. What is evident, however, is the 'hotel' use or component was a negligible percentage of the overall building based on the total entries and their stability.

The second analysis from the Polk Directory listing is the calculation of a transience rate. Again, this rate remained relatively constant throughout this period, notable for pre-dating and continuing through much of the Great Depression when increased move-outs would be expected. During this sampled period, the transience rate was approximately 27%, indicating occupants of the Belvedere Apartments remained on average nearly four years. Many individuals were noted in multiple five-year samplings, hence living in the Belvedere for more than 10 or 15 years. This rate indicates notable

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stability as compared to the 50% move-out rate listed for apartment dwellers in 1910 and compares favorably with the analysis of "wealthy" apartment dwellers in another 1910 sampling that remained an average of 8.1 years before moving.¹

The LDS Church owned the Belvedere until late 1951 when it exchanged its ownership for other buildings and properties then owned by the Joseph William Taylor Inc. located immediately north of historic Temple Square. Personal narratives starting about this same time describe Belvedere managers, staff, supporting commercial facilities (e.g., grocery store, coffee shop, pharmacy, beauty salon, cleaners, barbershop, etc.) and some memorable tenants during the next two decades. Several early radio broadcasting companies had their offices in the building, later relocating into nearby buildings on Social Hall Avenue which earlier had held several new car dealerships but evolved into a center of radio and television broadcasting for several decades.

The tax appraisal reference card for the Belvedere (with entries from 1939 through 1957) lists six, typically small remodeling projects, typically less than \$3,000 in cost. In 1955 an abbreviated entry for "103 Motor Avenue" (a limited-period renaming of Social Hall Avenue) states "Rem Front CWL" likely modifications to the curtain wall entry of one or more commercial storefronts on the south ground level elevation.

The Belvedere Apartments & City Development

The Belvedere was designed by the local architectural firm of Miller Woolley & Evans. Miles Miller (1886-1956), Taylor Woolley (1884-1965) and Clifford Evans (1889-1973) had long, notable architectural careers as apprentices (both Woolley and Evans with Frank Lloyd Wright), sole practitioners and in various architectural partnerships. Evans was the architect for several car showrooms on Social Hall Avenue prior to construction of the Belvedere. Miller Woolley & Evans was formed in 1917 but Evans was soon drafted for service in World War I. The Belvedere was designed the following year and construction was well underway by late 1918. A few years after completion of the Belvedere in 1919, Woolley and Evans formed a separate firm while Miller continued as an independent practitioner.

Original ownership of the Belvedere Apartments is somewhat atypical as most urban apartments in Utah were built by private, non-institutional investors. However, in operation the Belvedere appears to have functioned as a larger version of the fairly common three- or four-story, double-loaded corridor apartment buildings built in Salt Lake City during this period.

In its local context, the Belvedere is an important example of an Urban Apartment as a "... unique symbol 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."² The Belvedere fully meets the developed registration requirements from the Urban Apartment context of the Multiple Property Listing, specifically:

1. The principal entrances to individual living units come off 'double-loaded' interior hallways accessed from common stairs and a pair of elevators.
2. The building is definitely "at least" three stories tall with eight residential floors above the ground level entry/common/support/commercial level.
3. The Belvedere was completed in 1919, in the middle of the major urban apartment construction period, 1902 – 1931.
4. It is located on and faces State Street, one of the most prominent streets in downtown Salt Lake City.
5. The original fenestration and window/door openings are substantially maintained with very limited changes to almost any historic masonry opening.
6. Original architectural features (e.g., balconies, terra cotta detailing, cornice lines and primary entry) have been maintained and the building retains a high degree of historic architectural integrity.

With its comprehensive approach to urban living, the Belvedere follows the perceived (but perhaps uncommon) New York or Chicago model with multiple in-building support services (e.g., a doorman, maid service, food service options, beauty salons, etc.) that was perhaps unique in Salt Lake City. This level of service likely resulted in the stability and diversity of

¹ Roper, Roger V., *Historic Resources of Salt Lake City, Urban Expansion into the Early Twentieth Century, 1890s-1930s, [Salt Lake City Urban Apartments] Multiple Property Documentation Form*, page F-3, 1989.

² Ibid, page F-7.

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tenants noted in previous studies.³ Although anecdotal, it appears the Belvedere attracted and retained a distinct type or level of tenant with diverse cultural or national backgrounds; less likely to be Utah natives; slightly higher economic level; somewhat older; perhaps already experienced with 'big city' apartment living; etc. Since its conversion to condominium ownership in the 1970s, the Belvedere has maintained in-building management and developed intra-occupant connections through a homeowners association, sponsored events, special purpose committees, etc., an evolution of the historic social functions the historic Belvedere originally supported. Regardless of the model, the Belvedere remains an important, even unique historic urban apartment successfully bridging from early twentieth century Salt Lake City to the current day. It meets all eligibility requirements as part of the Salt Lake Urban Apartments MPS and retains its historical and architectural integrity. The Belvedere contributes an important and unique example of historic urban living in Salt Lake City.

Developmental history/additional historic context information (if appropriate)

Significance of Urban Apartment Buildings in Salt Lake City (from *Salt Lake Urban Apartments MPS*, 1989)

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 [in Salt Lake City]. 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... Apartments... 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.⁴

Registration Requirements (from *Salt Lake Urban Apartments MPS*, 1989)

The following criteria must be met in order for a property to be included an 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)...
3. The building must have been constructed between 1902 and 1931, the period during which urban apartments are known to have been constructed...
4. The building must be located along one of the major streets (not an alley or mid-block dividing street) and it must be a 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 façade 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 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

³ Masters, Lois. Untitled research of Belvedere occupants, managers, businesses, etc. by the Belvedere Historical Committee. No date.

⁴ Roper, Roger V., *Historic Resources of Salt Lake City, Urban Expansion into the Early Twentieth Century, 1890s-1930s, [Salt Lake City Urban Apartments] Multiple Property Documentation Form*, page F-2, 1989.

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porches, for example, or the addition of a non-historic roof (e.g., pitched rather than flat) are major alterations that would render a building ineligible.⁵

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"Belvedere Apartments to Offer Ideal Place to Live," Salt Lake Tribune, 14 Sept. 1919, Society section p.9.

Blumenson, John. *Identifying American Architecture*. Nashville, TN: American Association for State and Local History, 1981.

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

Evans, Clifford Percy, Register of Papers. Manuscript Collection MS466, University of Utah.

"LDS Church Trades Belvedere for No. Temple Property," Deseret News Church Section, 26 Dec. 1951.

Masters, Lois. Untitled research of Belvedere occupants, managers, businesses, etc. by the Belvedere Historical Committee. No date. Copy on file at the Utah State Historic Preservation Office.

Polk Directory, Salt Lake City, 1925-1940. Published by R.L. Polk & Co. Available at the Utah State Archives/Utah State History Research Center.

Roper, Roger V. *Historic Resources of Salt Lake City, Urban Expansion into the Early Twentieth Century, 1890s-1930s, [Salt Lake City Urban Apartments] Multiple Property Documentation Form*. Prepared/certified 1989. Available at the Utah State Historic Preservation Office.

Structure/Site Information Form for the Belvedere Apartments, 29 South State Street, Salt Lake City, Utah, c.1979. On file at the Utah State Historic Preservation Office.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

⁵ Roper, Roger V., *Historic Resources of Salt Lake City, Urban Expansion into the Early Twentieth Century, 1890s-1930s, [Salt Lake City Urban Apartments] Multiple Property Documentation Form*, page F-7, 1989.

Belvedere Apartments
Name of Property

Salt Lake County, Utah
County and State

10. Geographical Data

Acreage of Property 0.37

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>12</u>	<u>425120</u>	<u>4513260</u>	3	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Commencing 36 ft. North of Southwest corner Lot 5 Block 74, Plat A, Salt Lake City Survey North 95.5 ft. East 165 ft. South 105.5 ft. N 81 degrees 15 minutes, West 65.76 ft. then West 100 ft. to POB

Boundary Justification (Explain why the boundaries were selected.)

Boundary is the same as the original/historic boundary.

11. Form Prepared By

name/title Charles M. Shepherd, Historical Architect

organization MJSA Architects date December 27, 2011

street & number 357 West Pierpont Avenue telephone 801.364.5161

city or town Salt Lake City state Utah zip code 84101

e-mail cshepherd@mjsaa.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Belvedere Apartments
Name of Property

Salt Lake County, Utah
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Belvedere Apartments

City or Vicinity: Salt Lake City

County: Salt Lake

State: Utah

Photographer: Charles M. Shepherd

Date Photographed:

Description of Photograph(s) and number:

1 of 5



Belvedere Apartments

Name of Property

Salt Lake County, Utah

County and State

2 of 5

South and partial east façade



Belvedere Apartments
Name of Property

Salt Lake County, Utah
County and State

3 of 5
Detail of front (west) façade.



Belvedere Apartments
Name of Property

Salt Lake County, Utah
County and State

4 of 5
Detail of entrance, west facade



Belvedere Apartments
Name of Property

Salt Lake County, Utah
County and State

1 of 5
Detail of front façade, upper stories



Belvedere Apartments

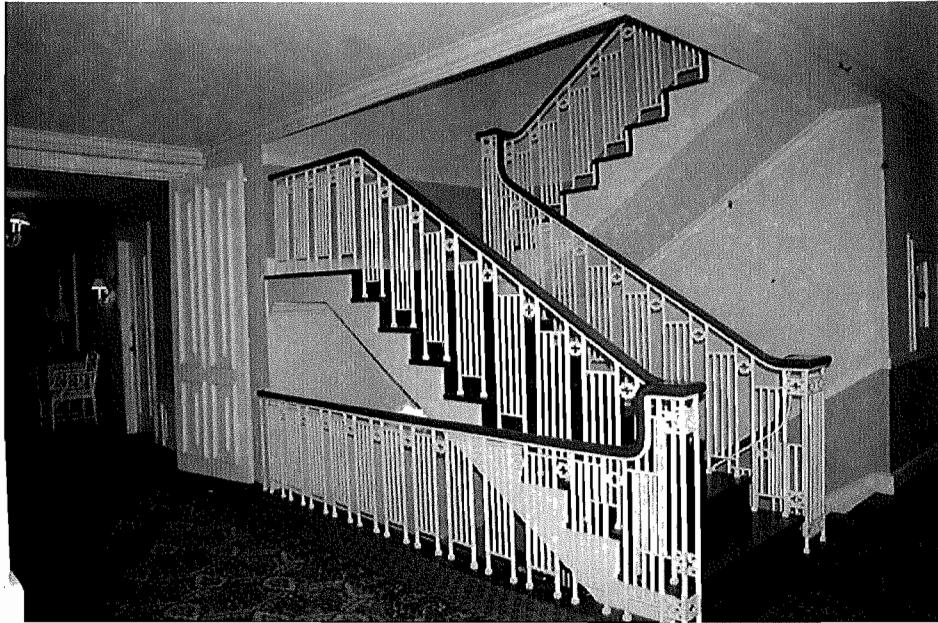
Name of Property

Salt Lake County, Utah

County and State

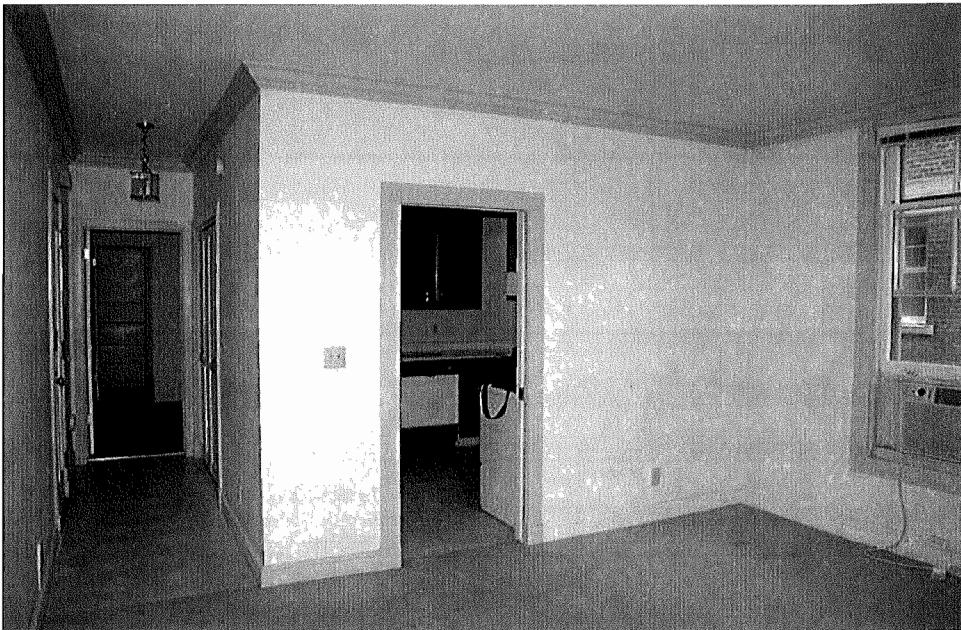
1 of 5

Interior detail, stairway ballustrade



1 of 5

Interior detail, typical room layout



Belvedere Apartments
Name of Property

Salt Lake County, Utah
County and State

1 of 5
Interior detail, typical corridor



Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Multiple owners – see attached list

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.