



I  
PRESERVATION IN SALT LAKE  
CITY  
Section 4  
Historic Context,  
Architectural Types  
& Styles



### Historic Overview of Apartment and Other Multifamily Buildings

With the period of economic expansion from the 1890s to c.1930 the population of Salt Lake City grew from 44,843 to 140,267, while in the first 10 years of the twentieth century alone, it increased by approximately 120%. Mining, sugar and salt industries, and a major expansion of railroad services with two new depots in the city, spurred industrial growth. Civic improvements included electric streetcar lines, electricity, gas, water, sewer, and telephone services, while sidewalks were paved and many streets ‘boulevarded’ with grass medians. Urban growth and transformation brought with it increased congestion, rising land values and a significant demand for housing. Multi-story apartment buildings became simultaneously attractive to investors and residents.

“Apartments were clearly an urban house form, and their emergence in Salt Lake City is evidence of the truly urban character the city took on during the early twentieth century.” (Utah State Historical Society, Jan 1989)

An article in the Salt Lake Tribune in 1902 stated:

“It is generally recognized by farseeing investors that the period of cottages in Salt Lake has reached its highest point and the period of flat buildings, marking another stage in the evolution from town to city, has just begun. Most of the available sites for houses within convenient distance of the business center are already occupied, and the constant demand of renters for apartments close in has resulted in stimulating the erection of terraces or flats. There is scarcely a doubt that the popularity of this form of residence will continue to increase; and the wisdom of building for the future has become apparent to more than one investor.” (July 27, 1902, p. 32)

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The popularity of this form of residence continued through to the 1930s and beyond. Apartment buildings were primarily constructed in two phases between 1902 and 1931, with over 180 built in the more central areas of Salt Lake City. This is more than eight times the number built in Ogden, Utah’s next largest city.

Apartments did not house the inner city poor. Occupants included members of the middle classes who were either at a transient period of their lives, or as a residential choice for longer-term residents, and including unmarried young adults, widows, childless couples, retired workers and people starting new careers.

“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.” (Utah State Historical Society, Jan 1987)

## PART I Preservation in Salt Lake City

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From 1902 to 1918 the “walk-up” apartment plan was characteristic, while following the war, the “double-loaded corridor” type of apartment building layout provided the universal model (see discussion below).

Apartment building construction halted in 1931 with the fall of the economy and the onset of the Great Depression. Only two more apartment buildings were constructed after 1931 into the early 1940s. Following World War II, Federal Housing Administration (FHA) policy and increasing access to automobile ownership encouraged the construction and ownership of single-family homes, in more suburban locations, over apartment buildings.

All apartments were constructed as private investments. Many were built as speculative projects, being sold on when completed. Of these developers, W.C.A. Vissing is credited with over 20 major buildings, and was one of the first major builders of apartment buildings in Salt Lake City, using the proceeds from one sale to finance further construction. Long term investors also played a significant role, building, retaining and managing apartment buildings for income. Investors were both individuals and corporations. Of the latter, the Covey Investment Company was a significant builder, constructing over a dozen apartment buildings, many of which were multi-building complexes. Covey continued to invest in apartment construction until 1983.



### Urban Apartment Characteristics

The city’s urban apartments are a distinct building type and shared many characteristics. They had multiple stories, usually three or more, and multiple self-contained units, which were accessed from an interior corridor or landing. The number of units varied from six to over 100, with each unit on a single floor (“flats”), in contrast to the multi-story row-house or townhouse type of multifamily development. Most have raised basements providing additional units and common facilities at that level. Virtually all apartment buildings were built of brick, frequently with sandstone foundations and dressings.

The vast majority of the city’s historic apartment buildings can be defined as either a “walk-up” or a “double-loaded corridor” plan arrangement. They generally represent the two chronological periods of early apartment development from 1902 to 1917, and 1920 into the 1930s, respectively, although not exclusively.

The typical basic walk-up apartment building would have six units, two units wide on each floor, arranged either side of a central entrance and stair. Characteristically, each unit would have its front projecting porch or balcony, with framed rear utility porch and secondary stair access. The basic walk-up arrangement was often varied by adding further apartment ranges to create a “U” shaped complex, frequently arranged around a central paved or garden court, which could be varied in width and depth to suit the site. Walk-up apartment buildings exhibited stylistic elements of the architectural vogue, with Neo-Classical, Colonial Revival or sometimes Prairie School composition and detailing.



## 4 Historic Context, Architectural Types and Styles

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The few walk-up apartments built after World War I were more complex and more concentrated, often two units deep, and comprising two or more of the basic models, with no front or rear porches. Stylistic expression had also changed, with English Tudor and other period revival styles being popular.

Although a few examples of the double-loaded corridor apartment plan were built in the earlier period, they tended to be individual interpretations rather than the later more standardized arrangement. The standard double-loaded apartment plan tended to be narrow fronted and rectangular, and was well suited to filling the deep lots within the Salt Lake City street blocks. A central corridor provided access to units on either side, with each apartment facing the interior and backing onto the sides of the building. The majority had stairways to the front and rear, with some providing side stair access.

The double-loaded corridor apartment plan has been identified as a further adaptation to urban conditions by investors, owners and residents. Many more units could be accommodated using this plan form, with investment, construction and maintenance cost-saving advantages. Porches and balconies became a much more rare amenity and, where featured, were only on front facing apartments. The inward facing dwelling units were a major break from previous residential traditions.

Other forms of multifamily residences built during this period were distinctly different, and by contrast retained the front facing unit, usually with its own external front entrance. These took the form of rowhouses or terraces, double houses, boarding houses, hotels, and apartments above commercial uses.

While the urban apartments are major buildings, with distinctive urban scale and presence, with a common public entrance and hallway, many of the other multifamily building forms are scaled and designed to equate more readily with their single family residential setting. Whereas these smaller multifamily building types were often found as infill development on secondary streets, the urban apartment building always occupied a site on a major street, and often a corner situation. This spectrum jointly contributes to the rich variety of residential scale and forms, creating much of the character across the older neighborhoods of the city.

The following review of apartment and other multifamily buildings in this section summarizes the principal types and styles. It also categorizes apartment and multifamily buildings using the classification developed by Carter and Goss for Utah's Historic Architecture 1847 - 1940.





*The Kensington Apartments were constructed about 1905, and represent a type of apartment known as a “walk-up.”*



*A double-loaded corridor apartment building.*

## Principal Apartment Types

### Walk-up

- brick exterior walls
- flat roof
- front porch bay that extends the full height of the building
- frame, often enclosed, porch at the rear
- high, raised basements, often stone but also concrete
- defined front and back facades

### Double-Loaded Corridor

- brick exterior walls
- flat roof
- if balconies exist, they are purely ornamental, very shallow, often with wrought iron railings
- bay windows or French doors on the street facade
- the “front” of the apartment, from the perspective of the tenant, is the corridor, and the exterior side walls form the “back.”

Both types exhibit a variety of styles, most commonly Classical or Colonial Revival. Walk-ups are generally classical.

Other variants exist, but are not as numerous. These include the “U,” the “H,” and the hotel block (similar to the “U” but with a commercial use on the first story). Refer to the typology developed by Carter and Goss for their *Utah’s Historic Architecture* analysis below.

## Principal Apartment Styles

### Classical Revival

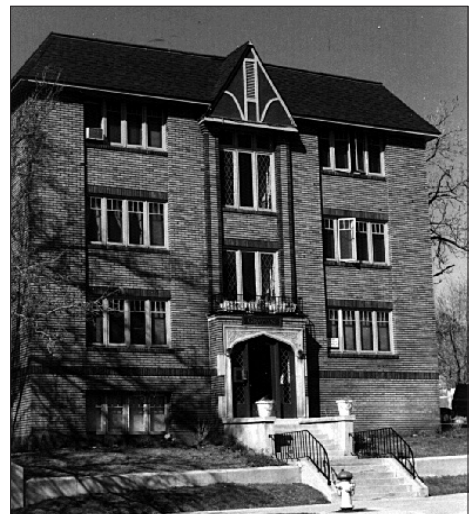
- Appearance of a parapet because of an applied, projecting cornice, usually about one foot from the top of the wall
- Round columns on porches
- Large capitals, especially Corinthian, at the top of the porches of walk-ups.
- Quoins
- Pastiche keystones and imposts over doorway arches
- The use of mutules, dentil courses
- Pediments over the porches



*Classical Revival*

### Tudor Revival

- Steeply pitched roofs over the entrances
- Multi-pane windows, sometimes diagonal panes
- Crenulation as a cornice detail
- Half-timbering
- Crenulation around the entrance way



*Tudor Revival*

### Prairie

- Casement windows
- Wide, overhanging eaves
- Heavy lintels to emphasize horizontal orientation



*Prairie Style*

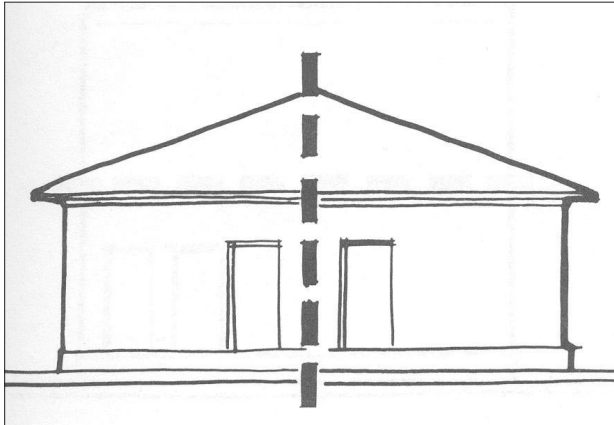


### Building Types

The following classifications were developed by Carter and Goss specifically for apartment buildings and hotels in Utah. This categorization system is based on the form of the building and its orientation to the site, and secondarily on the points of entry and the pattern of circulation within the building. Floor plans were not studied in detail. Thirteen major types were identified, most with subtypes, ranging from the double house to the “H” apartment block.

#### Double House: A

This type was referred to as the “double cottage” in pre-Civil War architectural works and as the “double residence” or “pair of houses” after the Civil War. It consists of two living units under one roof. The building is similar in scale and appearance to a single-family house. The two units usually have separate entries and may be either one or two stories high.



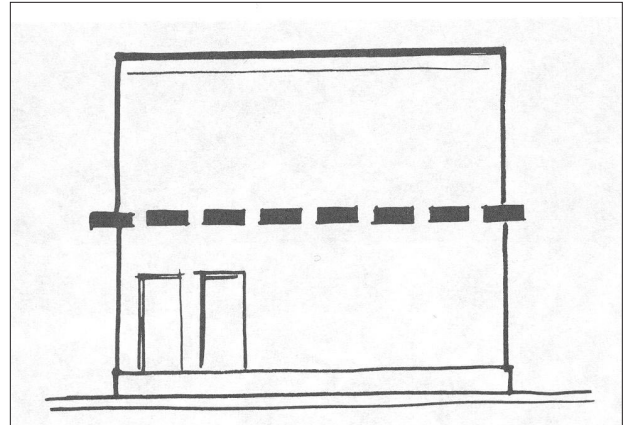
*Double-House bungalow, c. 1910, Salt Lake City, Salt Lake County. In this example the privacy of the two units is reinforced by a brick wall that projects onto the front porch, which is supported by under-scaled columns of the Ionic order.*



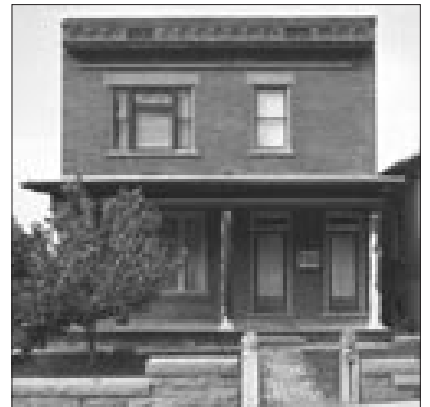
*Double house, c. 1915, Salt Lake City, Salt Lake County. Separate gabled entries project from this double house, built in the style of a California bungalow with low pitched roofs, exposed rafters, and stucco over wood frame construction.*

### Double House: B

Version B of the double house is a horizontally divided building containing one flat or apartment per floor. Unlike A, type B often has a flat roof and is more urban in character. This type may have either a single common entry for both units or separate entries. Adding a mirror image of the façade of this building—in effect doubling it—creates the four-unit block.

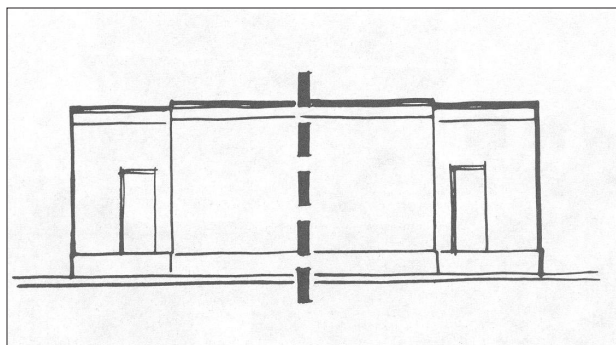


*Two-story flat with single entry, 1908, Salt Lake City, Salt Lake County.*



*Two-story flat with double entries, 1908, Salt Lake City, Salt Lake County. William Asper built this apartment house for bookkeeper K. Brothers and his wife, who occupied one of the flats until the 1930's.*





### Double House: C

Type C includes buildings of one, one and a half, or two stories joined together at one end (literally a double house) creating a self-contained unit. This type includes flat-roof examples. More than two such units constitute row housing.



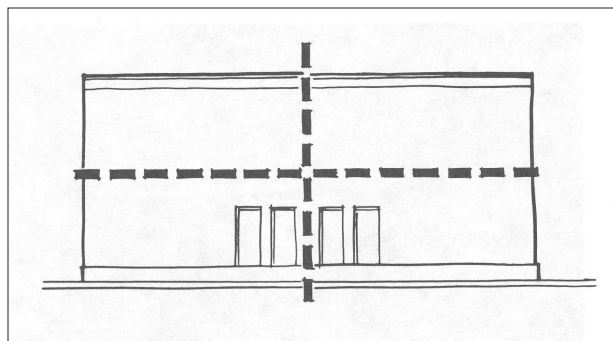
*Double house, c. 1905, Salt Lake City, Salt Lake County. This single-story example of the double house has side entries with narrow porches supported by Tuscan columns.*



*C.I. Anderson double house, 1910, Salt Lake City, Salt Lake County. Built by Edwin Rollins in the Capitol Hill District of Salt Lake City, this building was an investment of C.I. Anderson, who lived next door.*

### Four-Unit Block

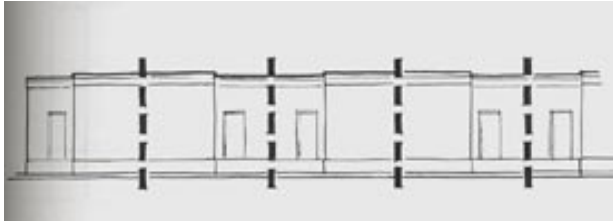
The four-unit block in essence is the mirror-image duplication of the Double House: B type. Entries for the units may be found on either side of the common wall or in a series of doorways. A variation of this pattern is separate first-floor entries and a common entry for the two second-floor units.



*Four-unit block, c. 1900, Ogden, Weber County. This example of the four-unit block contains separate entries for each apartment and a unified corbeled brick cornice and parapet.*



*Four-Unit block, c. 1905, Salt Lake City, Salt Lake County. This elegantly proportioned, four-unit block of brick masonry has brick quoins and cornice with dentils below a short parapet. A portico of paired Tuscan columns protects the double entry to the building.*



### Row House

A row house consists of three or more single-family housing units of one or two stories joined together.

This type is quite rare in Utah.



*Alonzo Raleigh row house, 1885, Salt Lake City, Salt Lake County. Built by James Wyatt for Raleigh, Mormon church leader, this building was occupied by several of Raleigh's descendants into the 1900s.*

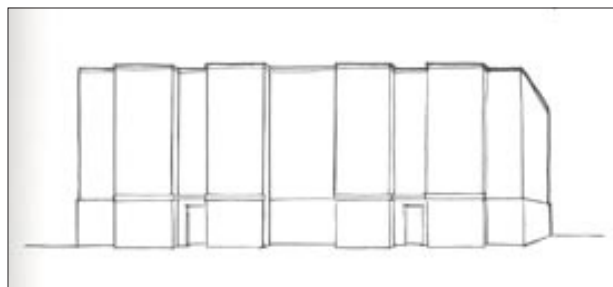


*Silver Row, c. 1890, Provo, Utah County. This brick row house, highlighted by a decorative gable over each entry, was owned and rented out by David Felt, a Provo publisher and printer.*

### Apartment Block: A

The basic apartment block has two or more stories containing multiple dwelling units. Such buildings may be either horizontal or vertical blocks, depending upon the number of stories and the orientation of the building to the site.

Horizontal blocks may be sited parallel to the street on a wide but not very deep lot. In such cases multiple entries are common in the façade. Such entries lead to foyers with adjacent stairs and—in later, taller buildings—elevators to the upper floors. Off the foyers or stair landings are generally located two or more apartments. Two apartments off each foyer or landing usually indicate a basic plan of two apartments running the depth of the building and separated by a common wall.

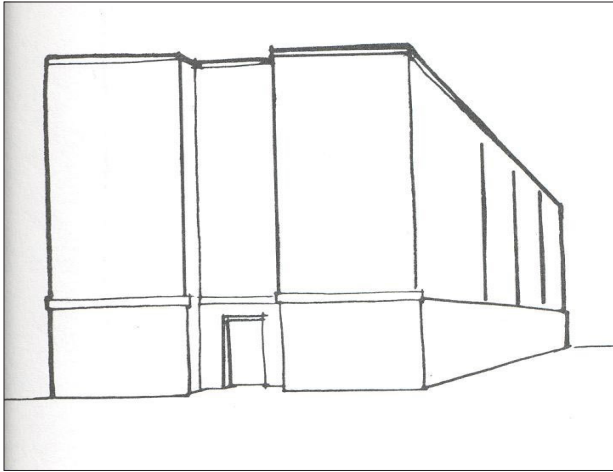


*Browning Apartments, c. 1916, Ogden, Weber County. Constructed for Ogden businessman George E. Browning, this horizontal block shows the influence of the Prairie School style in the use of casement windows and wood banding.*



*Chateau Normandy Apartments, c. 1929, Salt Lake City, Salt Lake County. This stepped, horizontal block of apartments illustrated the period revival style with its crenellated bays and half-timbering.*





### Apartment Block: B

Sites with limited street frontage or narrow width but great depth can contain horizontal blocks with a single entry in the façade. Within the building, the apartments are usually arranged in a line on either side of a central hall, an arrangement referred to as a “double-loaded corridor.” Occasionally, on wider sites, two such buildings may be constructed parallel to each other with an open court between them. In such cases they may have either the multiple entries of type A or the single-entry, double-loaded corridor of type B.



*Picardy Apartments, c. 1928, Salt Lake City, Salt Lake County. This central-entry apartment building is highlighted by a terra-cotta base and a cornice of blind arcading.*



*Kier Corp. Apartments, c. 1932, Salt Lake City, Salt Lake County. A projecting central entry complete with terra-cotta surround and decorative finials is flanked by two projecting bays that articulate the facade and distinguish this apartment building from its neighbors.*

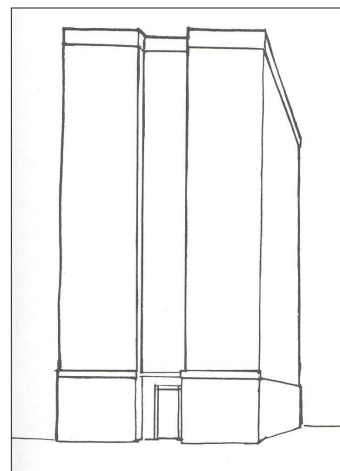


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### Apartment Block: C

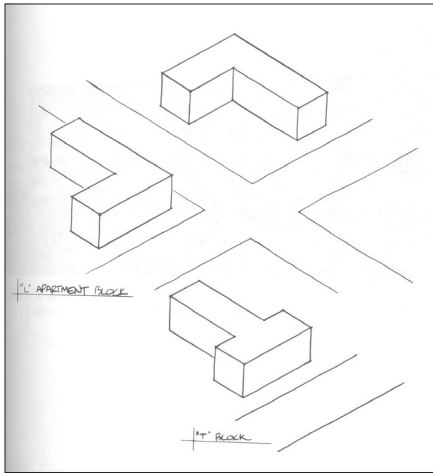
Square or nearly square sites usually result in an apartment block of two or more stories with a vertical emphasis. Such buildings frequently have a central entry in the façade.



*Rainer Apartments, c. 1900, Salt Lake City, Salt Lake County. The raised basement of this building helps create a sense of verticality characteristic of this apartment type.*



*Norma Deane Apartments, 1917, Salt Lake City, Salt Lake County. One of three identical buildings on the same site built for the State Loan and Trust by C. C. Severs, this block exhibits the wide overhanging eave and geometric woodwork common to the Prairie School Style.*



### **"L" and "T" Apartment Blocks**

The "L" block has two or more stories of multiple dwelling units arranged in an "L" configuration. The building may be built close to the street corner with two sides facing the streets, or the configuration may be reversed so that the building is set back on the site and preceded by a forecourt.

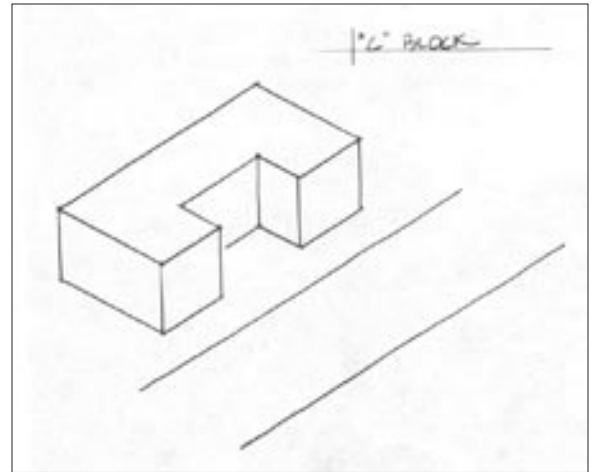
The "T" block is similar in construction; most frequently, the cross-piece of the "T" is placed adjacent to the street. This form is commonly placed on lots in the middle of the block.



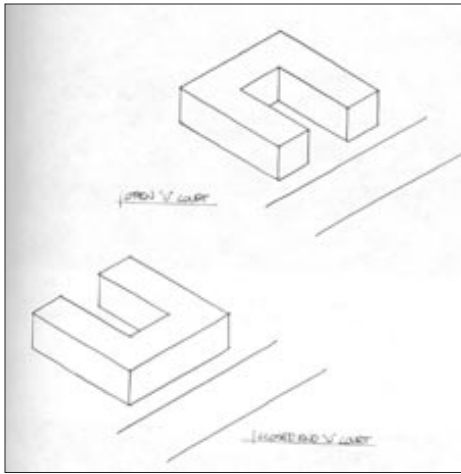
*Apartment building, C. 1910, Salt Lake City, Salt Lake County. Another example of the "L" configuration, this block has a small forecourt at the corner of the lot. The projecting porches are supported, starting at the second floor, with tapered square Ionic columns that frame the corner entry.*

### **“C” Apartment Block**

This type is not to be confused with the “U” court. The two side wings projecting from the back of the “C” are usually not deep, and the open space confined within the shape is too shallow or too small to be considered a real court. Entry into this type may occur at the ends of the wings, or the building may have multiple entries at the back of the “C.”



*Rose Apartments, 1923-24, Ogden, Weber County. This is a brick masonry “C”-shaped apartment building containing entries in the wings.*



### “U” Court

In the “U”-court form, the court is usually oriented toward the street. Such configurations may have either a single entry point at the base of the “U” behind the court or multiple entries, often one entry facing the court in each wing and one in the base. As in the perpendicular Apartment Block: B, a single entry leads to a foyer, stairs and/or elevator and to a double-loaded corridor. In the case of multiple entries, two or more apartments are located on each floor. Examples of the “U” court may be one or more stories in height. A less common variation is the reverse “U” court, with the court oriented away from the street.



*Apartment court, c. 1920, Price, Carbon County. A one-story “U” court of stuccoed masonry, this apartment building shows the influence of the Mission style.*

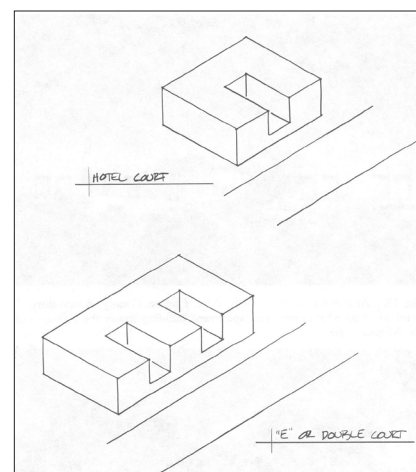


*Caithness Apartments, 1908, Ware and Treganza, Architects, Salt Lake City, Salt Lake County. A “U” court design influenced by the Arts and Crafts and Prairie School styles, it originally featured an extensive roof garden.*

## 4 Historic Context, Architectural Types and Styles

### Hotel Court

A variant of the “U” court is the hotel court. In this type, the first floor is reserved for commercial functions and the central court is open above that level. Laterally extended versions of this type containing a second court also can be found, as in the “E” or double court. The “E” court was a popular design for large hotels in urban areas.

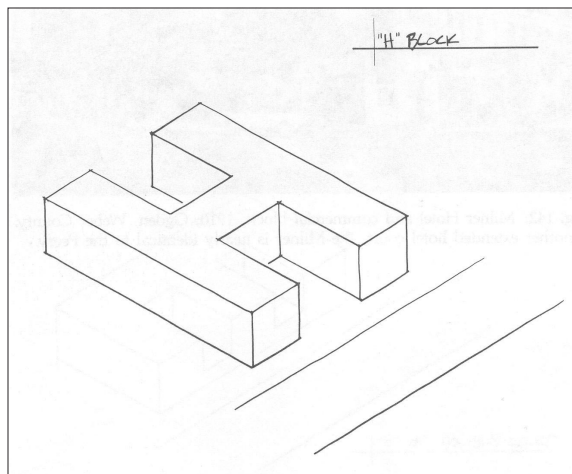


*The Shubrick, 1912, Salt Lake City, Salt Lake County. Based on the hotel court type, this building was constructed for the Blanche and Archibald Rikert, out-of-town investors. (The Shubrick was demolished, c. 2010)*



*Peery Hotel, c. 1910, Charles Onderdonck, architect, Salt Lake City, Salt Lake County. This example of the “E” or Double Court was built for Ogden Businessmen David and Joseph Peery.*



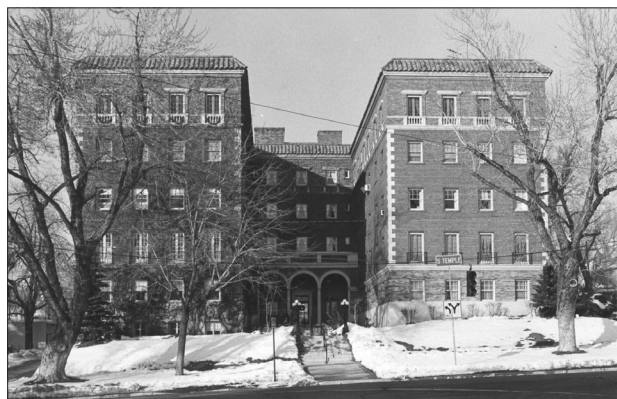


### “H” Apartment Block

What appears at first glance to be a “U” court may turn out to be an “H” apartment block with a second court at the rear. Such designs provide improved light and ventilation to all units.



*Bell Wines Apartments, 1927, Slack Winburn, architect, Salt Lake City, Salt Lake County. This “H”-type apartment block is preceded by an unusually shallow forecourt. A tall portico supported by square columns spans the width of the court. The wings of the building are emphasized by stone quoins and a molded cornice.*



*Mayflower Apartments, 1927, Slack Winburn, architect, Salt Lake City, Salt Lake County. A vertical “H” apartment block complete with attached parking structure, the Mayflower was built by and for the Bowers Building Company.*

### Additional Information

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, Utah: University of Utah and Utah State Historical Society, 1988.

<http://heritage.utah.gov/history/historic-architecture-guide>

<http://utahhistory.sdlhost.com/#/item/000000011019963/view/195>