

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.

1. Name of Property

Historic name: Palace Apartments

Other names/site number: Oakwood Apartments, Jude Apartments

Name of related multiple property listing:

Historic Resources of Salt Lake City, Utah (Urban Apartments)

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

2. Location

Street & number: 145 S. 300 East

City or town: Salt Lake City State: UT County: Salt Lake

Not For Publication: Vicinity:

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 Xlocal

Applicable National Register Criteria:

X A ___B X C ___D

<p>Signature of certifying official/Title: <u>Utah Division of State History/Office of Historic Preservation</u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>Date</p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>Signature of commenting official:</p>	<p>Date</p>
<p>Title :</p>	<p>State or Federal agency/bureau or Tribal Government</p>

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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

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY REVIVALS: Neo-Classical Revival
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman

Materials: (Enter categories from instructions.)

Principal exterior materials of the property: BRICK, CONCRETE

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Palace Apartments, built in 1912, is located at 145 S. 300 East in Salt Lake City, Utah. The apartment block is a 3½-story brick building on a concrete foundation with a flat roof. A substantial rehabilitation of the building using state and federal tax credits was completed in 2020. Prior to the rehabilitation, the building had been vacant for several years and had suffered from deferred maintenance, vandalism, and an aborted remodel. The façade is a hybrid of the Neo-Classical Revival and the Craftsman styles with a 3½-story projecting porch as the main architectural feature. With the exception of vinyl replacement windows during a 2015 remodeling, the exterior retains its historic integrity. On the interior, the original 28 units are arranged along double-loaded corridors. Several year prior to the recent rehabilitation, a remodel mostly gutted the apartment units before it was abandoned. Fortunately, many of the historic elements of the corridors including a Craftsman-era inglenook, elaborate open staircases, and skylights were not damaged. The 2020 rehabilitation restored the historic corridors and rehabilitated the apartment units. There are eight units on each of the three above-grade floors. Two studio units were added to the original four in the basement in previously unused storage space for a total of 30 units. The neighborhood includes a number of historic and non-historic apartment and commercial buildings.

The Palace Apartments is one of the oldest surviving buildings in the immediate neighborhood and contributes to its historic Salt Lake City neighborhood. The exterior has good integrity in the qualities of setting, location, design, workmanship, association and feel. The newer windows have modified the building in terms of materials but have not compromised the overall appearance. The integrity of the units has been compromised over the years, but the foyer, corridor, stairs, and inglenook have excellent integrity for the early twentieth-century period.

Narrative Description

Exterior

The Palace Apartments has a rectangular footprint of approximately 53 feet by 98 feet with the narrow end facing the street. The foundation is concrete, but only about a foot is above grade. The building has a base of red fired-brick masonry. The upper floors of the secondary elevations are a lighter shade of red brick. All brick is laid in a running bond with raked mortar joints. There is a corbeled stringcourse of rowlock brick at the sill line of the first-floor windows (above the basement windows), and which divides the two colors [Photographs 1, 5 & 7].

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A second rowlock stringcourse is at the sill line of the third floor-windows. There are four courses of corbelling above the third-floor windows [Photograph 6]. The stringcourses appear on all four elevations but are interrupted by concrete lintels and sills on the façade. The roof has brick corbelling along the simple parapet. The flat roof slopes slightly toward the rear. The roof material was original built-up, but a membrane roof was installed in 2015.

The 3½-story façade porch is original and measures 38 feet wide by eight feet deep. The porch is divided into three levels and three bays [Photograph 2]. The tallest level is the central entrance bay, which is supported on 1½-story full and engaged square columns with a panel inset and stylized Tuscan elements [Photograph 3]. The entry is flanked by similarly sized and supported bays that are divided at the floor line of the first-floor units creating a balcony for each front unit [Photograph 4]. The square columns feature full and half-height classical fluting. The columns support a plain architrave. The building's flat roof extends over the porch/balconies with wide eaves. The porch elements are currently painted white, but tax assessor's photographs taken in 1936 and 1967 show a two-tone color scheme [Figures 1-2].¹ The curved wrought-iron balustrade is original with damaged and missing pieces replicated during the rehabilitation [Photograph 4]. The second and third-floor front units also have balconies. A compatible wrought-iron balustrade was installed between to create semi-private balconies for these units with common balcony space accessible from the center corridors.

The front entrance has a low concrete deck with a few concrete steps to the entrance. The front door is the original three-quarter-glass wood door with sidelights. The tall transom is also original. With the exception of the basement units, each front apartment features a full-glass door with transom to the balcony. In the center bays of the second and third floors, there are three-quarter glass doors with sidelights and low transoms allowing access from the central hall to the center balconies. The unit windows and balcony doors were replaced with vinyl circa 2015. The basement windows are sliders [Photograph 5]. The remaining windows are one-over-one vinyl replacements that match the configuration of the originals. The vinyl windows and doors were retained during the rehabilitation. All the façade windows have concrete lintels and sills.

The windows on the secondary elevations are also one-over-one vinyl replacement windows. The window openings feature brick rowlock sills (separate or as part of a stringcourse). The wood casings and lintels are intact. Each unit window features a three-course rowlock segmental-arched brick heads. Above half of the third-floor unit windows are a series of rectangular vents on the north and south elevations [Photographs 5, 6, 12 & 13]. The historic wrought-iron fire escapes have been retained. The rear (east) elevation is setback slightly behind the two end piers [Photograph 8]. Prior to the recent rehabilitation, there was a partially historic wood porch and stair structure across 37 feet of the rear elevation. A new exterior steel stair was built in the center with new flanking porches built on the historic footprints [Photograph 9]. Historic elements, such as the staggered roof line and beadboard were retained, although new security doors were installed [Photograph 10]. New simple wrought-iron rails were installed on the balconies making the historic rear elevation more visible than it was prior to the recent rehabilitation [Photograph 11].

¹ The tax assessor's records provide a construction date of 1916, but the apartment block appears in the directory for Salt Lake City in 1912.

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Interior

On the interior, the building has 5,194 square feet of space on each floor. The building originally had 28 units. The units are arranged along a double-loaded corridor with an interior staircase on the south side of the main hall and the rear exterior stairs between the porches. The main entry has a tiled foyer and the original brass mailbox cubbies on the north wall [Photographs 15 & 16]. The original wood stairs had opening in the risers. This detail was replicated with the glass block when the stairs were rebuilt in wood [Photographs 16 & 20]. The corridors have original woodwork including baseboards, wainscoting rails, and door casings [Photograph 17]. One unique feature is a number of interior windows that originally brought light into the units from the corridors. These window elements in the units had been removed during the 2015 remodel, but the frames have been retained with frosted glass in the corridors [Photographs 19 & 20].

Another unusual feature is the inglenook on the north side of the main floor corridor. The framing and columns are in the Craftsman style [Photograph 18]. The inglenook was advertised as a reception space for callers in the historic period and presumably had benches, which were later removed. Across from the inglenook is an open staircase to the other floors. Each flight of the U-shaped stair has two landings [Photographs 17 & 19]. The newel posts and balustrade were in good condition and needed few repairs during the rehabilitation. The staircase is lit by a skylight on the roof. There are smaller lightwells toward the rear of the corridor.

The original twenty-eight apartment units are divided between eight two-bedroom apartments, six one-bedroom apartments, and fourteen studio apartments. The first, second and third floors have a similar configuration. There is a pair of two-bedroom apartments in the front and a pair of one-bedroom apartments in the rear. There are two studio units on each side of the corridor in the center of the building. The studio floor layouts differ slightly from the main floor where the inglenook is located. The unit interiors had been remodeled several times, which included the early removal and blocking of the original “disappearing” beds and the kitchen service elevators (circa 1940s to 1980s). The original features left were some window-door casings and exterior wall baseboards. During the building’s period of vacancy, all plumbing fixtures and cabinetry were removed to discourage squatters.

During the recent rehabilitation, the unit layouts were modified slightly to provide for a more open kitchen and a closet for individual water heaters and a new stackable washer-dryer. The extant woodwork, such as casings and baseboards, were retained [Photograph 21]. The rehabilitated units were updated with new paint, finishes, doors, and light fixtures throughout. The living room and bedrooms have new hardwood floors, with a parquet design in the living room [Photographs 22, 23 & 24]. The kitchen was updated with tile, new cabinetry, and stainless-steel appliances [Photographs 24 & 25]. The bathroom were also remodeled with new fixtures, tiled showers or bathtubs, and hexagonal floor tile. A few boxed and finished ducts were needed for the new HVAC systems. Two additional studio apartments were added in the basement level where a laundry and storage room was originally located. The southeast corner of the basement was converted to a gym for tenants [Photograph 26]. The original mechanical room is below grade and located just east of the gym space.

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Setting/Site

The Palace Apartments is located just one block south of the *South Temple Historic District* (NRIS #82004147). The building sits on the west three-quarters of a rectangular parcel of 0.34 acres [Map 1]. There is a small amount of lawn in front of the building and a mature elm near the southwest corner [Photograph 1]. An asphalt driveway is along the south side of the building. It leads to the asphalt parking area in the rear [Map 2]. Due to the sloping site, the building is slightly lower than its historic neighbor to the north. There is a short concrete retaining wall between the two properties. A concrete sidewalk is between the wall and the neighboring north building. There is a chain link fence along the north and east property lines [Photograph 8]. The neighborhood includes a mix of historic and non-historic apartment blocks and commercial buildings. A new apartment complex is currently being built just south of the Palace Apartments.

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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.)

- 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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1911-1912

Significant Dates

1912

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

California Bungalow Co., architect
City Investment Co., builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Constructed in 1911-1912, the Palace Apartments is an early twentieth-century example of an urban apartment block, one of 180 blocks that were built in Salt Lake City between the 1890s and the 1930s. Under Criterion A, the Palace Apartments is locally significant in the area of Community Planning and Development for its association with a period of unprecedented expansion and rapid urbanization in Salt Lake City. The city's residential growth in the late nineteenth and early twentieth centuries is represented by two competing types of housing: suburban homes and urban apartment blocks. Unlike the suburban growth, which rejected city living, the apartments constructed in the period represent those developers who embraced a new building type that accommodated the crowded living conditions and high land values. The building is also locally significant under Criterion C in the area of Architecture as a unique example of an early double-loaded-corridor-type apartment block with a combination of the Neo-Classical Revival and Craftsman styles. The period of significance for the building is the 1911-1912 construction dates. The property meets the registration requirements of the Multiple Property Submission (MPS) for the *Historic Resources of Salt Lake City*. The associated context is *Urban Expansion into the Early Twentieth Century, 1890s-1930s*.

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

City Development and the Palace Apartments: Criterion A Significance

The Palace Apartments is significant under Criterion A in the area of Community Planning and Development for its association with the transformation of Salt Lake City from an agrarian outpost to a metropolitan center by the early 1900s as described in the MPS historic context: *Urban Expansion into the Early Twentieth Century, 1890s-1930s*. According to the MPS, the Palace Apartments is one of over 180 apartment buildings, all built by private investors, were constructed in Salt Lake City between 1902 and 1931, the period of significance for the historic context. The Palace Apartments is an example of the property type "Urban Apartment Buildings" as described in the MPS. Built in 1911-1912, the Palace Apartments is a hybrid of the two most popular urban apartment types, the walk-up and the double-loaded corridor. The Palace Apartments is significant as one of the new housing options that emerged in response to rapid population growth in Salt Lake City in the first three decades of the twentieth century.

On July 24, 1847, a small contingent of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) entered the Salt Lake Valley under the direction of Brigham Young. On August 2, 1847, a little more than a week later, the first city survey, known as Plat A, consisting of 135 blocks, was completed. The land was divided into ten-acre blocks, each containing eight lots of one and one-quarter acres. Streets were 132 wide feet. One house could be constructed on each lot with a standard setback of twenty feet from the front of the property. Within two years, the population of Salt Lake City had grown to 6,000. In 1848, the 63 blocks of Plat B were surveyed and given identical restrictions. The Palace Apartments is located on Block 50 of Plat B.

By the turn of the century, Salt Lake City had grown from an agrarian village to a bustling urban metropolis. The coming of the railroads brought an increase in every type of manufacturing and commerce, as well as an enormous influx of immigrant laborers and their families, as well as young adults migrating from Utah's rural communities. The population of Salt Lake City increased from 20,000 in the 1880s to over 92,000 by 1910.

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The original lots of the each ten-acre block had been divided and subdivided and most of the Plat B lands had inner block streets.

During this period there was a great range of architecture in the early neighborhoods. Pioneer settlement adobe and frame hall-parlors were intermingled with brick and frame Victorian cottages. Multiple-family dwellings first appeared as double houses, which became popular in the 1890s. By the turn of the century the city core had developed into an urban commercial district with high-rise office buildings and multiple streetcar lines. During the first half of the twentieth century, the rapid increase in the city's population created a demand for housing that was met by two diametrically opposed types of housing: central city apartments and subdivision homes.² The city instigated massive urban improvement projects such as water mains, sewage facilities, electrical lines, and telephone service, both in the 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* 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."³

The emergence of apartment building also presented a practical housing alternative for those residents who could not (or would not) take advantage the increasing attractive and convenient suburbs. 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 transitory nature of apartment dwellers. Tenants were often in transitional phases of their lives. Common occupants include newly married or childless couples, widows and widowers, retirees, and working single adults.

The early tenants of the Palace Apartments were representative of these demographic trends. However, the Palace Apartments is also significant for a few unique features that set it apart from similar apartments of the period. While exterior façade balconies were a common a feature of the walk-up apartment type, the Palace Apartments balconies also had rear balconies for the corner units. In addition, the façade balcony extended full width of the façade and provided exterior access from the central corridor, allowing the residents of the non-corner units a communal outdoor space. The Palace Apartments also had a main floor inglenook, which served as a waiting area for visitors, an amenity that reflected the social mores of urban apartment living of the time period.

The Palace Apartments Architecture: Criterion C Significance

Architecturally, the Palace Apartments, built in 1911-1912, is both typical and unusual for the period. The Palace Apartments is a hybrid of the two apartment block types as described in the MPS context and therefore significant under Criterion C. There are two basic building types that account for 93 percent of the city's urban apartments of the period: the walk-up and the double-loaded corridor. Walk-up apartments were built mostly between 1900 and 1920 in Salt Lake City and typically had four units per floor, one in each corner. During this period, the Craftsman style was popular in Utah and many of these downtown walk-ups had bungalow porches on the façade, and less often on the rear. The double-loaded corridor buildings were narrower and deeper than walk-ups with multiple units arranged along a central corridor. They were more common in the 1920s and

² Roger Roper, *Salt Lake Urban Apartments MPS*, 1989.

³ *Salt Lake Tribune*, July 27, 1902: 32. Quoted in *MPS*.

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1930s. Both apartment types usually had a raised basement (or garden level) floor with additional units, a laundry room, and a boiler room. The Palace Apartments is significant as a transitional building between the two types. The building features balconies for the corner units, but also a central balcony with access for the residents of the interior units along the double-loaded corridor. The Palace Apartments meets all six registration requirements of the MPS. It is a 3½-story building with frontage and main entrance on a major street, built within the period of significance, with no alterations of the original roofline, balconies, and fenestration patterns.

On the exterior, the façade of the Palace Apartments is symmetrical with balconies that have elements of both the Neo-Classical Revival and Craftsman styles. The columns are square with plain Tuscan capitals, plinths, and feature classical insets on the main floor and flutes on the upper floors. While the exterior has a classical feel, the interior is predominantly Craftsman in style. The corridor is atypically asymmetrical with the open staircase in a niche south of the corridor rather than aligned to the main entrance, which was typical. The staircases are in excellent condition with Craftsman-style newel posts and balustrades. The staircase is balanced on the north side by the inglenook or reception area. The inglenook, in particular, has Craftsman style half-height square oak columns and a coved ceiling. The benches have been removed. Similar inglenooks have not been identified in any other large-scale apartments of the period in Salt Lake City.

Additional Historic Context: History of the Palace Apartments

The 1911 Sanborn Fire Insurance Map of Salt Lake City shows an empty parcel at the northwest corner of Lot 3, Block 50, Plat B. The block contained a mix of adobe, frame, and brick single and double-family dwellings with a block of row houses and some commercial buildings at the corner of 300 East and 200 South. With the exception of two three-story apartment buildings on 200 South, all the buildings were one or two stories high. The parcel had been acquired by a group of Salt Lake businessmen: William Armstrong, William Noall, Matthew Noall, and Frank C. Brown. Armstrong and the Noall brothers owned a lumber company. Frank C. Brown was president of the California Bungalow Company. The four men organized the City Investment Company with banker, David P. Howells. Title to the Block 50 property was transferred to the City Investment Company on August 2, 1911.

The groundbreaking occurred on August 5, 1911, and a building permit for a three-story apartment house to be built at an estimated cost of \$45,000 was issued in September. The City Investment Company was the general contractor. Frank C. Brown's California Bungalow Company advertising included this statement: "We plan and build [apartment houses and bungalows] in the artistic California style" and likely provided the plans for the building.⁴ The California Bungalow Company stated it was the exclusive builder of the Holmes Disappearing Bed, a variation on the popular Murphy bed.

The day after the groundbreaking an article in the *Salt Lake Tribune* described the convenient modern features of the new building:

There will be twenty-eight apartments of two, three and four rooms. All of the apartments will be fitted with disappearing beds. Large sleeping porches will also be built in connection with the apartments and the disappearing beds will be arranged so that they may be drawn onto the porches or into the rooms at will. The kitchens will all be equipped with service elevators, thus doing away with carrying provisions, ice, etc., through the halls.⁵

⁴ *Salt Lake Herald-Republican*, January 27, 1909: 8. See also Historic Site Form for the Palace Apartments.

⁵ *Salt Lake Tribune*, August 6, 1911: 14.

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The quality of the building was also described in glowing terms:

The building will have through brick walls for fire protection and be laid with hardwood floors. The latest heating system will be installed and lockers will be built in the basement for each apartment. A reception hall will be built on the first floors for the convenience of callers and the building will be equipped with a system of house telephones.⁶

The newspaper article provided an estimated cost of \$60,000, \$15,000 higher than the building permit.

The 1920 census provides the first comprehensive look at the early tenants. The occupants were mostly single persons or childless couples in their twenties or thirties. They had white collar jobs in retail and office work. Two sisters shared an apartment, one was a seamstress and the other a stenographer. There were relative few native-born Utahns living in the Palace Apartments in 1920. Immigrants came from Germany, Belgium, and Ireland, while migrants came from Colorado, Arizona, Kansas, and Connecticut. By the 1930s, the demographics had shifted slightly. There were more older residents and children. A few households had boarders and more extended family were living in the same households (e.g. grandchildren, in-laws, etc.). The majority of residents were either born in Utah or a different state; however, there were four families of English immigrants, possibly living on the same floor, as they are listed consecutively on the census. While there were a number of sales and office clerks, as well as one public school teacher, many of the residents had more working-class jobs, such as boilermaker, beautician, custodian, waiter, and gas station attendant. The 1940 census enumeration shows more Utah-residents and fewer young couples. The occupations of residents in 1940 included a mix of white and blue-collar jobs, but there were also two business owners, one man owned a café and one woman owned a beauty parlor.

In 1926, the City Investment Company sold the building to David P. Howells, Marian A. M. Cannon, and George M. Cannon Jr., who in turn deeded the property to the Eflow Investment Company. In 1927, Eflow sold the property to A. B. Wolfe, who deeded the property to Minnie Wolfe in 1944. Minnie Wolfe sold the property to A. J. and Elva Russell in 1945. The Russells held the property for four years before selling to George and Sadie Scown. The apartment building remained in the Scown family until 1977 when it was sold to E. Nordell and Carol Weeks. Carol Weeks sold the property to DJM9 LLC in 2014. During this time, the name was changed to the Oakwood Apartments and the building eventually was vacated. DJM9 LLC sold the property to HMCRE Residential LLC in 2016. The deed was transferred to CIMC, LLC in 2018. CIMC completed a tax-credit-approved rehabilitation of the building in 2020. The owners recently rechristened the apartment building The Jude.

⁶ Ibid.
Section 8

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9. Major Bibliographical References

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

[Ancestral File]. Available online at the Family Search website (www.familysearch.com).

Carter, Thomas, and Peter Goss. *Utah's Historic Architecture, 1847-1940, A Guide*. Salt Lake City, Utah: University of Utah Press, 1988.

Church, Lisa-Michele. "History Salt Lake City Apartments of the Early 20th Century." Walking Tour Brochure, 2016.

Polk Directories, Salt Lake City, 1910-1989. Published by R.L. Polk & Co. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

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 1989. Available at the Utah State Historic Preservation Office.

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

[Salt Lake County Tax Cards]. Available at the Salt Lake County Archives.

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

Salt Lake Herald-Republican.

Salt Lake Telegram.

Salt Lake Tribune.

Sanborn Fire Insurance Maps for Salt Lake City, 1911 and 1950. Available at the Utah State Historical Society and the University of Utah Marriott Library

[Utah State Historical Society Burials Database]. Available online at Historical Society's website: (ntapps.dced.state.ut.us).

United States Census Enumerations, Salt Lake City, Utah, 1920, 1930 and 1940.

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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): _____

10. Geographical Data

Acreeage of Property 0.34 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____ (enter coordinates to 6 decimal places)

Latitude: 40.765981°

Longitude: -111.882200°

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone: 12

Easting: 425541 Northing: 4513156

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

Legal Description of House Property:

BEG AT NW COR LOT 3, BLK 50, PLAT B, SLC SUR; W 6 FT; S 71 ½ FT; E 138 FT; N 11 ½ FT; E 16.5 FT; N 60 FT; W 148.5 FT TO BEG. 0.34 ACRES

Boundary Justification (Explain why the boundaries were selected.)

The boundaries have been historically and are currently associated with the property (tax serial number 16-06-130-005).

(Legal description and tax parcel information accessed at Salt Lake County Recorder's website on September 1, 2019 and verified on February 20, 2021.)

11.
Form Prepared By:

name/title: Korral Broschinsky
organization: prepared for CIMC, LLC
e-mail: kbro@kbropreservation.com telephone: 801-913-5645
date: May 20, 2021

Property Owner information:

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

name: CIMC, LLC Contact: Chris Phipps
address: 461 E. 200 South, #102
city or town: Salt Lake City state: Utah zip code: 84111

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 100 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.

Palace Apartments
Name of Property

Salt Lake County, Utah
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

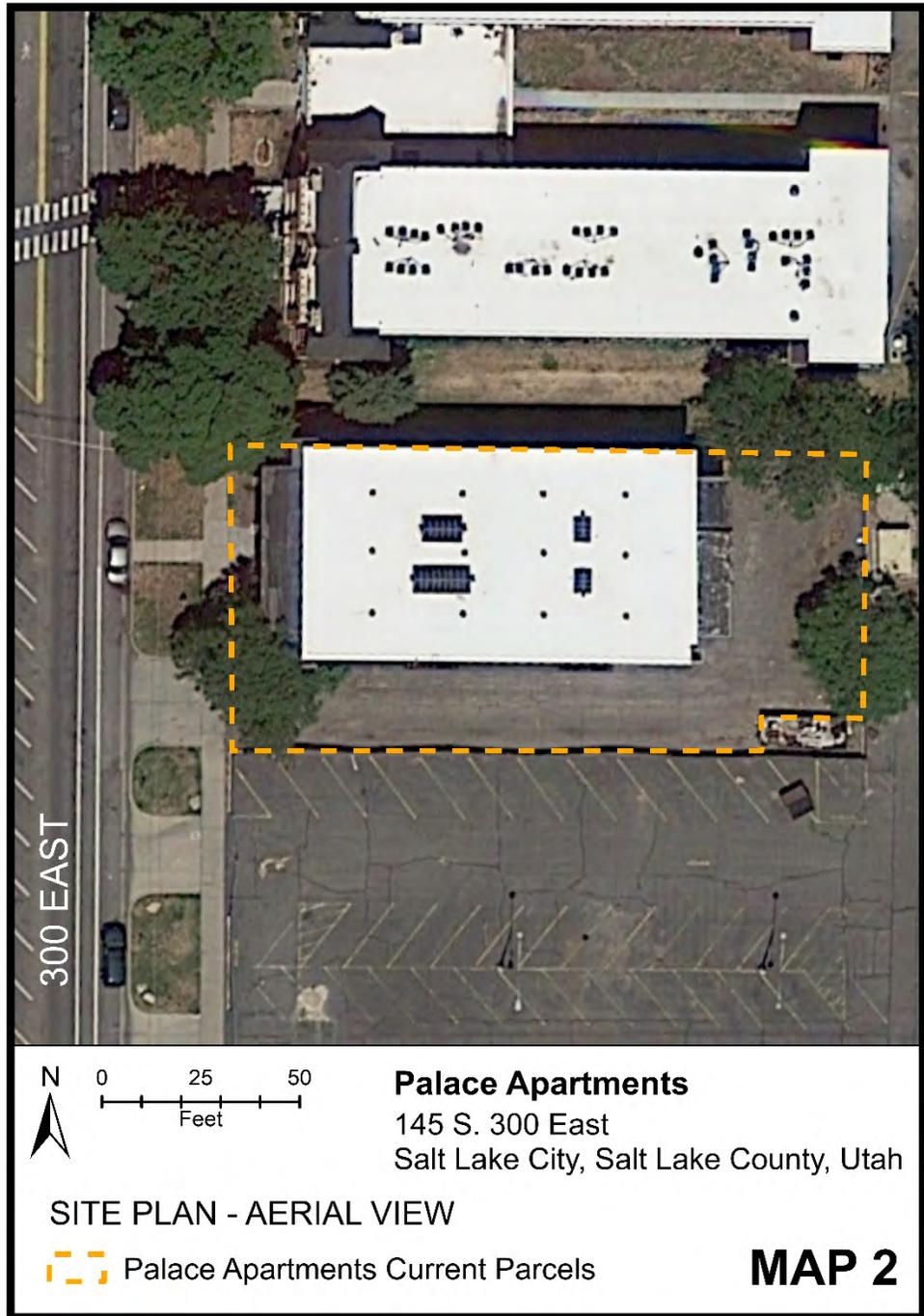
Palace Apartments
Name of Property

Salt Lake County, Utah
County and State



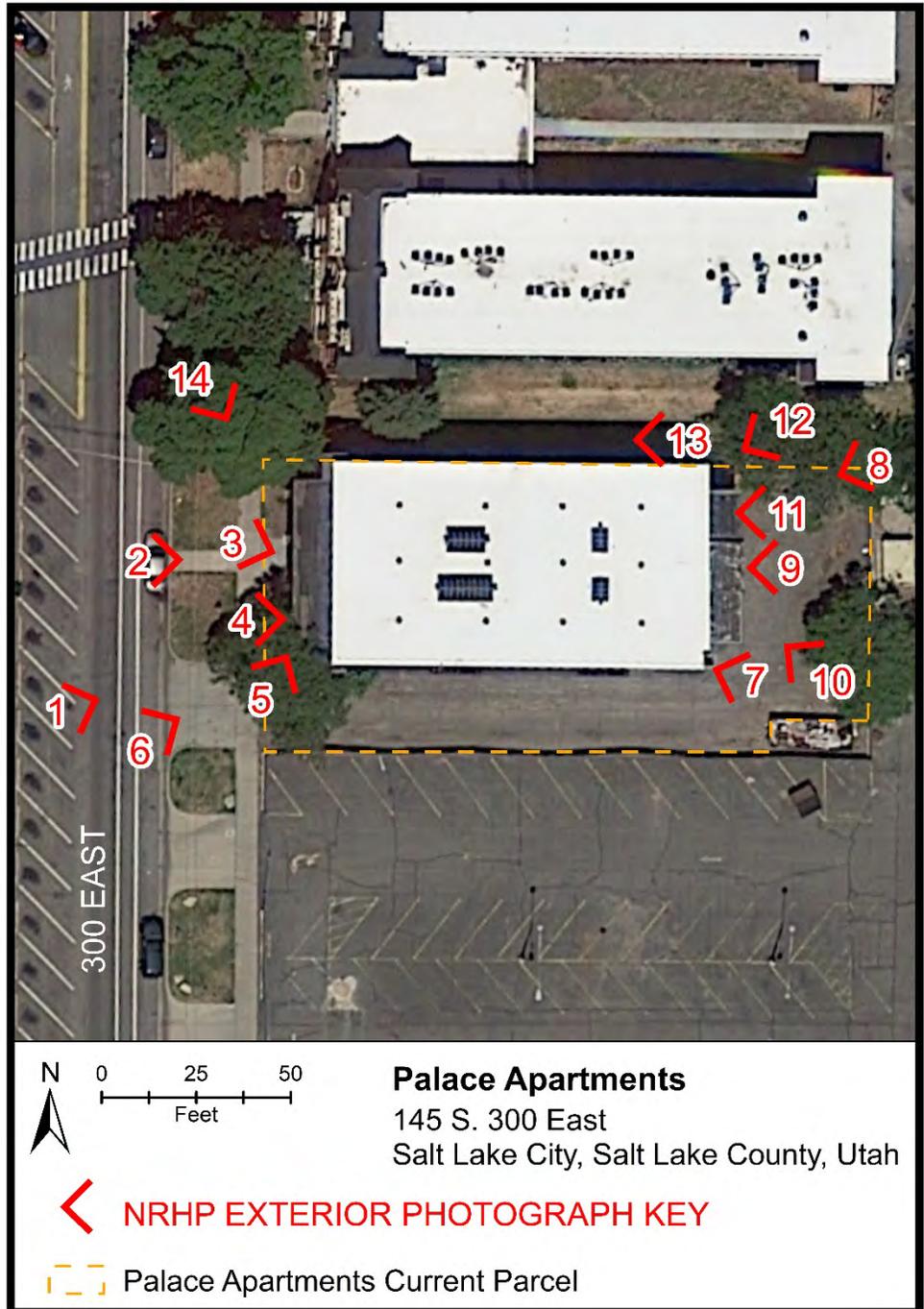
Palace Apartments
Name of Property

Salt Lake County, Utah
County and State



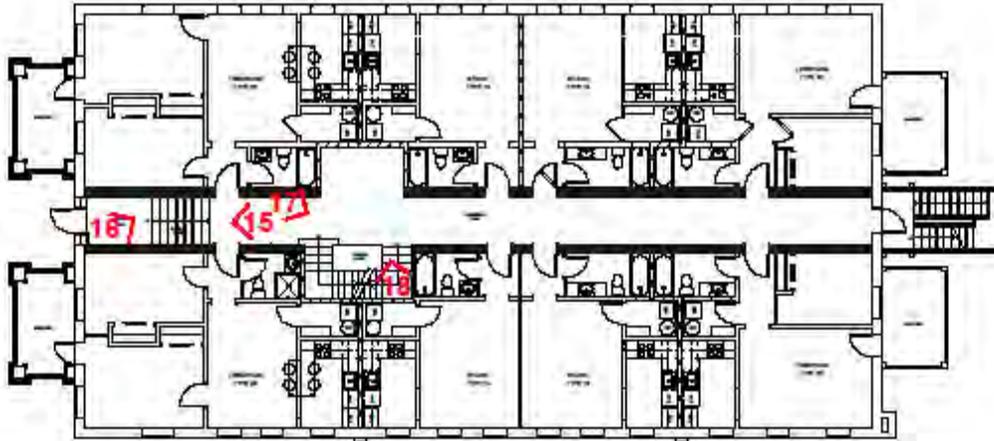
Palace Apartments
Name of Property

Salt Lake County, Utah
County and State

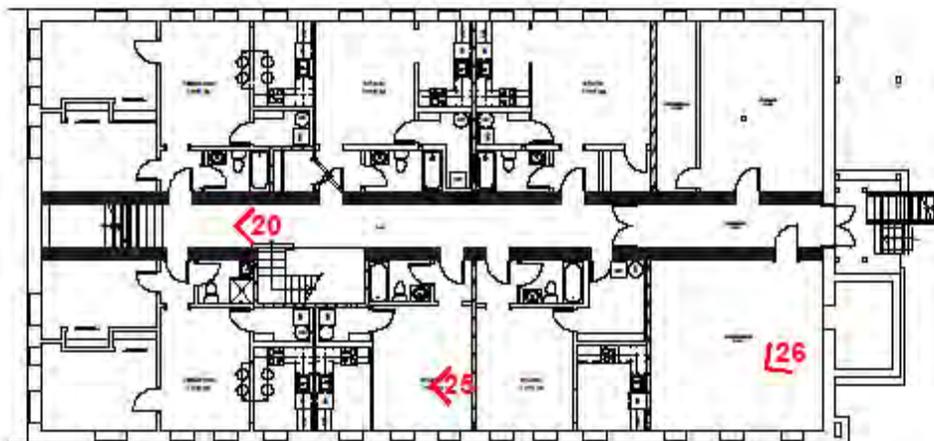


Palace Apartments
Name of Property

Salt Lake County, Utah
County and State



FIRST FLOOR PLAN - LEVEL 02



BASEMENT FLOOR PLAN - LEVEL 01

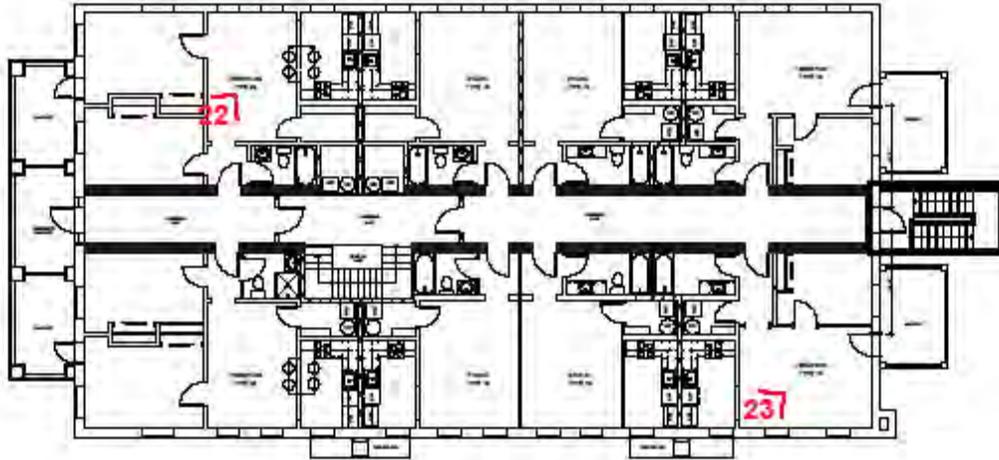


NRHP INTERIOR PHOTO KEY

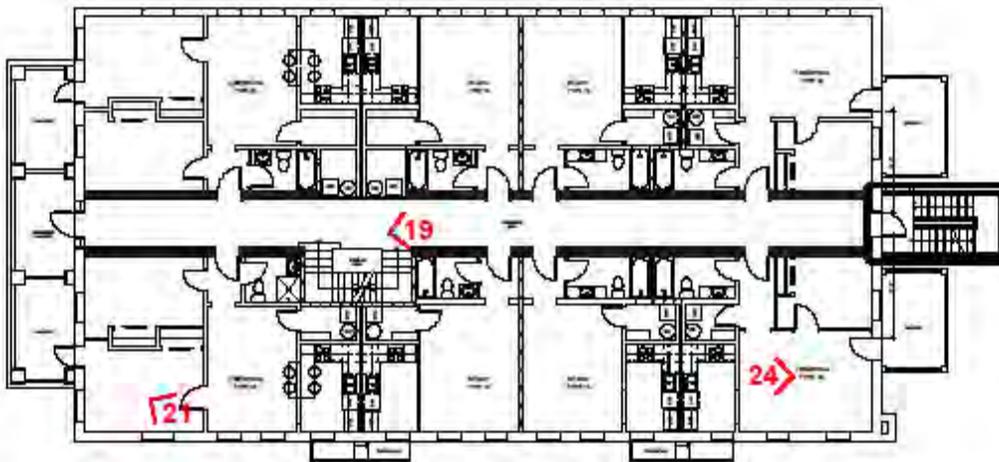
PALACE APARTMENTS
145 S. 300 East, Salt Lake City, Utah

Palace Apartments
Name of Property

Salt Lake County, Utah
County and State



THIRD FLOOR PLAN - LEVEL 04



SECOND FLOOR PLAN - LEVEL 03



NRHP INTERIOR PHOTO KEY

PALACE APARTMENTS

145 S. 300 East, Salt Lake City, Utah

Palace 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 (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Palace Apartments

City or Vicinity: Salt Lake City

County: Salt Lake State: Utah

Photographer: Korral Broschinsky

Date Photographed: April-May 2020

Exterior and interior photograph keys provided.

Description of Photograph(s) and number, include description of view indicating direction of camera:

Exterior and interior photograph keys provided.

Palace Apartments
Name of Property

Salt Lake County, Utah
County and State



Photograph 1
West and south elevations of building. Camera facing northeast.



Photograph 2
West elevation of building. Camera facing east.



Photograph 3
West elevation, main entrance detail. Camera facing east.



Photograph 4
West elevation, balcony detail. Camera facing east.



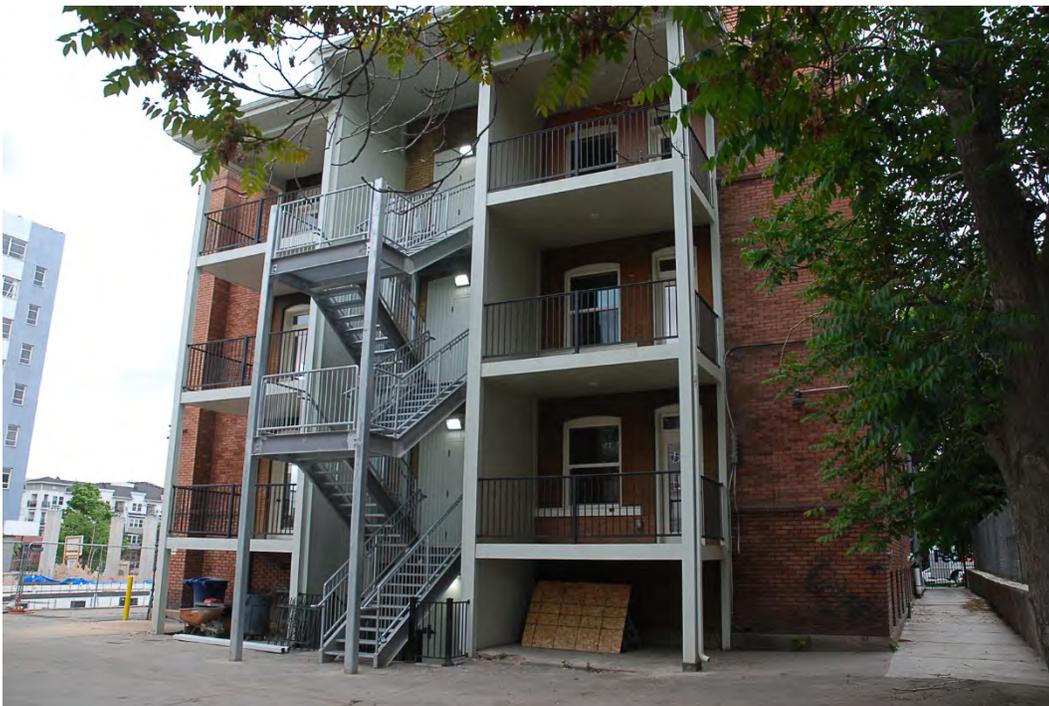
Photograph 5
Southwest corner of building. Camera facing northeast.



Photograph 6
West and south elevations. Camera facing northeast.



Photograph 7
South elevation of building. Camera facing west.



Photograph 8
East elevation of building. Camera facing west.



Photograph 9
East elevation of building, rear entrance detail. Camera facing west.



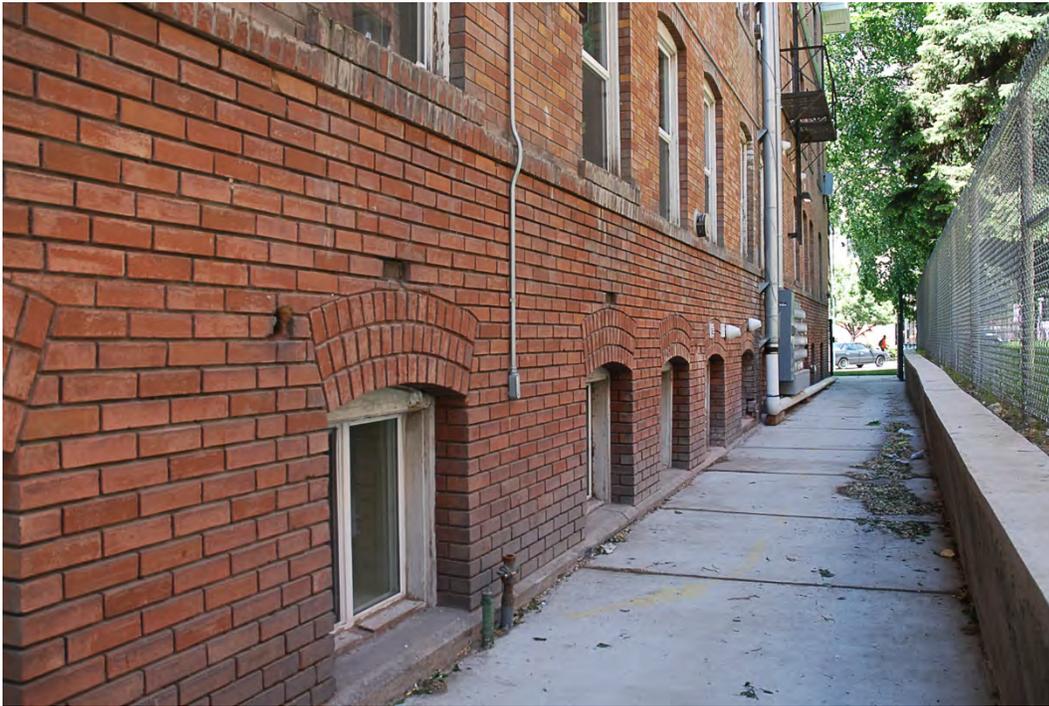
Photograph 10
East elevation of building, rear balconies detail. Camera facing northwest.



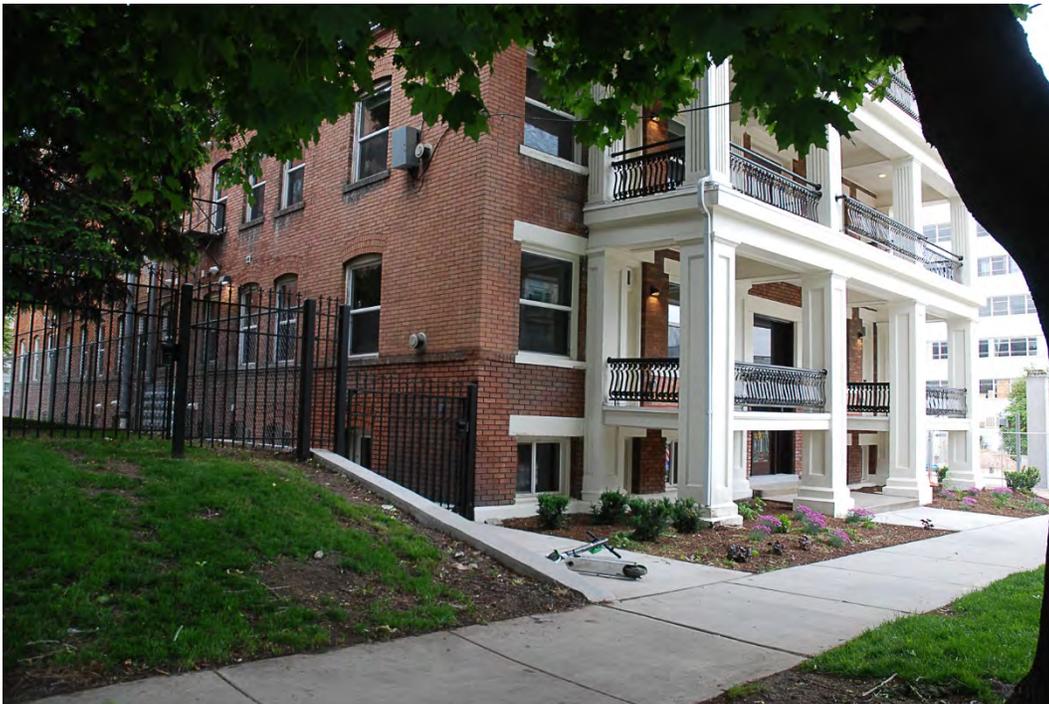
Photograph 11
East elevation, balcony detail. Camera facing west.



Photograph 12
North elevation of building. Camera facing southwest.



Photograph 13
North elevation, brick details. Camera facing west.



Photograph 14
Northwest corner of building. Camera facing southeast.



Photograph 15
Interior, front entrance foyer. Camera facing west.



Photograph 16
Interior, front foyer, tile and stair details. Camera facing northeast.



Photograph 17
Interior, first floor, stair and corridor. Camera facing east.



Photograph 18
Interior, first floor, newel post and inglenook. Camera facing north.



Photograph 19

Interior, second floor, stair and corridor. Camera facing west.



Photograph 20

Interior, basement, under stairs at west end. Camera facing west.



Photograph 21

Interior, second floor apartment, bedroom, Unit #302. Camera facing northwest.



Photograph 22

Interior, third floor apartment and kitchen, Unit #401. Camera facing northeast.



Photograph 23

Interior, third floor apartment, living room, Unit #408. Camera facing northeast.



Photograph 24

Interior, second floor, living room and kitchen, Unit #308. Camera facing west.



Photograph 25
Interior, basement, kitchen, Unit #104. Camera facing west.



Photograph 26
Interior, basement, gymnasium. Camera facing southwest.



FIGURE 1

Palace Apartments, circa 1936

West and south elevations. Camera facing northeast.

Photograph courtesy Salt Lake County Archives, Tax Assessor's Photograph.



FIGURE 2

Palace Apartments, circa 1967

West elevation. Camera facing east.

Photograph courtesy Salt Lake County Archives, Tax Assessor's Photograph.