

NPS Form 10-900  
(Rev. 8/86)  
Utah Word Processor Format (02731)  
(Approved 10/87)

OMB No. 1024-0018

RECEIVED

United States Department of the Interior  
National Park Service

NOV 19 1987

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name AVON APARTMENTS

other names/site number (Site #5) \_\_\_\_\_

2. Location

street & number 961 25th Street N/A not for publication

city, town Ogden N/A vicinity

state Utah code UT county Weber code 057 zip code 84401

3. Classification

| Ownership of Property                       | Category of Property                            | No. of Resources within Property |                          |
|---|---|----------------------------------|--------------------------|
|   |   | contributing                     | noncontributing          |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) |                                  |                          |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district               | <u>4</u>                         | <u>      </u> buildings  |
| <input type="checkbox"/> public-State       | <input type="checkbox"/> site                   | <u>      </u>                    | <u>      </u> sites      |
| <input type="checkbox"/> public-Federal     | <input type="checkbox"/> structure              | <u>      </u>                    | <u>      </u> structures |
|   | <input type="checkbox"/> object                 | <u>      </u>                    | <u>      </u> objects    |
|   |   | <u>4</u>                         | <u>0</u> Total           |

Name of related multiple property listing:  
Three-story Apartment Buildings in Ogden,  
1908-1928

No. of contributing resources  
previously listed in the  
National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. \_\_\_ See continuation sheet.

*Max F. [unclear]*

November 4, 1987  
Date

Signature of certifying official  
Utah State Historical Society  
State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. \_\_\_ See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
~~\_\_\_~~ See continuation sheet

*Linda McClelland* 12/31/87

\_\_\_ determined eligible for the National Register. \_\_\_ See continuation sheet

\_\_\_ determined not eligible for the National Register.

\_\_\_ removed from the National Register.

\_\_\_ other, (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date \_\_\_\_\_

6. Functions or Use

Historic Functions  
(enter categories from instructions)

Current Functions  
(enter categories from instructions)

DOMESTIC: multiple dwelling

DOMESTIC: multiple dwelling

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7. Description

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Architectural Classification

(enter categories from instructions)

Romanesque

Prairie School

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Materials

(enter categories from instructions)

foundation sandstone

walls sandstone

stucco

roof unknown

other brick

wood

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Describe present and historic physical appearance.

Constructed in 1908, the Avon Apartments is a three-story brick building with Romanesque Revival stylistic features on its sandstone facade, a flat roof, and Prairie style front porches that were added in 1915. The building retains its historic integrity, having undergone only minor changes since 1915.

The Avon Apartments justifiably has a hybrid appearance, given that it was built in 1908 and remodeled in 1915. The building is a rusticated stone horizontal block with four projecting vestibule/stairway entrances across the facade. It has segmentally arched windows with leaded glass on the main level, and fancy flat-arched windows on the lower and upper levels. If the 1908 section seems to be of an anachronistic Victorian Eclectic or Romanesque Revival style, the four porches built seven years later are of a more modern Prairie Style. The stuccoed columns are distinguished by very "pure" and fancy Prairie "capitals." The extending porch wings are topped with wide, cantilevered, flat-roofed eaves. To enter the first level of the Avon, one descends stairways to a sunken, landscaped plaza that leads to the entries of the full-height "subterranean" level. The sides and back of the Avon are stuccoed-over brick. There are four frame porches extending from the main rear wall. The Avon contains twelve one-bedroom, four-room apartments, trimmed with stained woodwork. Due to the building's close proximity to the street, front yard landscaping is sparse at the Avon.

The site also contains a 2-1/2 story cream brick duplex that was erected in 1915, the same year as the porches. In addition, there are two frame, shed-roof garages on the property that house 12 vehicles. The duplex and the garages are contributing buildings on the property since they were built during the historic period and they retain their integrity.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:   \_\_\_ nationally           \_\_\_ statewide           X locally

Applicable National Register Criteria X A   \_\_\_ B   X C   \_\_\_ D

Criteria Considerations (Exceptions) \_\_\_ A   \_\_\_ B   \_\_\_ C   \_\_\_ D   \_\_\_ E   \_\_\_ F   \_\_\_ G

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1908-1928

Significant Dates

1908, 1915

Community Development

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Constructed in 1908 with an addition in 1915, the Avon Apartments is one of 21 apartment buildings included in the multiple property study of Three-story Apartment Buildings in Ogden, 1908-1928. These buildings are architecturally significant as examples of a distinct type of multi-family dwelling that was constructed in Ogden during the first three decades of the twentieth century. Characteristic features are their their multi-story height, masonry construction, flat roofs, and self-contained apartment units on the interior. These apartment buildings are also historically significant, representing an attempt to accommodate the rapid population growth that Ogden experienced during its economic boom period of the early twentieth century. The expanding railroad industry and the introduction of major manufacturing plants and governmental facilities sparked the transformation of Ogden into an important urban center. Apartment buildings were constructed in response to the increased demand for housing, rising land values, and the appeal of apartments as a new and modern type of urban housing

The Avon was the first of the 21 apartment buildings to be constructed in Ogden during the first three decades of the twentieth century. Two Victorian apartment buildings had been erected over a decade earlier, but they are not associated with the distinct period of growth that produced the later apartments, and they are noticeably different architecturally.

The Avon is also the only apartment to have been built in two different sections and styles. The Prairie Style porches were built seven years after the original stone and brick horizontal block. A number of other apartments, constructed between 1909 and 1916, have many of the same features found on the

X See continuation sheet

United States Department of the Interior  
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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 2  
(Avon Apartments, Weber County, Utah)

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Avon, namely the basic horizontal block shape, Prairie Style design elements, projecting front porches, and vestibule/stairway entrances.

The Avon Apartments were built for Ella Georgeanna Lewis Van Why, a widow, and her children. Though she owned the building from 1908 to 1914, she lived there only one year, 1913. Dr. Edward I. Rich, who bought the apartments in 1914, added the porches and constructed the adjacent duplex in 1915.

The duplex is not significant in its own right, but it does contribute to the significance of the property as a whole because it was built during the historic period as an expansion of the original building. This is the only example in Ogden of additional rental units being built after the completion of the initial apartment building.

The city directories for 1925 and 1930 provide a general profile of the occupants of the Avon Apartments during the 1920s. In 1925 the Avon's residents were, for the most part, craftsmen and railroad workers. Two watchmakers with the O.S. & Co., a photographer, and a theatre operator lived alongside the likes of John F. Welch, who is listed in the Polk directory as being "in charge of the U.S. Department of Agriculture [regional office in Ogden]." Auditors, bookkeepers and railroad personnel represented a second sector which was more mobile. By 1930, all 1925 residents had moved and a number of single women, one a saleswoman for The Emporium, and some widows had moved into the building.

9. Major Bibliographical References

Polk Directories for Ogden City.

Sanborn Fire Insurance Maps for Ogden City.

Weber County Recorder and Assessor Records, Ogden, Utah.

\_\_\_ See continuation sheet

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 # \_\_\_\_\_

Primary location of additional data:

State Historic Preservation Office

\_\_\_ Other State agency

\_\_\_ Federal agency

\_\_\_ Local government

\_\_\_ University

\_\_\_ Other

Specify repository: \_\_\_\_\_

10. Geographical Data

Acreage of property less than one acre

UTM References

|   |            |                    |                      |   |          |                  |                    |
|---|------------|--------------------|----------------------|---|----------|------------------|--------------------|
| A | <u>1/2</u> | <u>4/2/0/0/3/0</u> | <u>4/5/6/3/4/4/0</u> | B | <u>/</u> | <u>/ / / / /</u> | <u>/ / / / / /</u> |
|   | Zone       | Easting            | Northing             |   | Zone     | Easting          | Northing           |

|   |          |                  |                    |   |          |                  |                    |
|---|----------|------------------|--------------------|---|----------|------------------|--------------------|
| C | <u>/</u> | <u>/ / / / /</u> | <u>/ / / / / /</u> | D | <u>/</u> | <u>/ / / / /</u> | <u>/ / / / / /</u> |
|---|----------|------------------|--------------------|---|----------|------------------|--------------------|

\_\_\_ See continuation sheet

Verbal Boundary Description: Part of Lot 7, Block 25, Plat C, Ogden City Survey: Beginning at a point 83 feet E of the NW corner of said Lot 7, thence E 90 feet 3 inches, S 132 feet to an 8 foot alley, W 90 feet 3 inches, N 132 feet to the place of beginning. Except a 5 foot reserve for an alley on the E and a 6 foot a 6 inches heretofore conveyed on the W of the above described property.

\_\_\_ See continuation sheet

Boundary Justification

The boundary is based on the legal description of the property that has historically been associated with the building.

\_\_\_ See continuation sheet

11. Form Prepared By

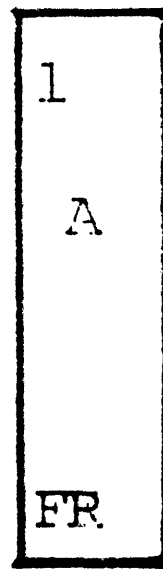
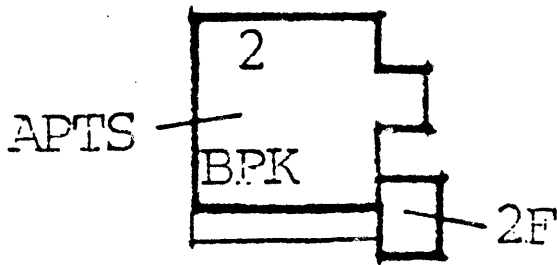
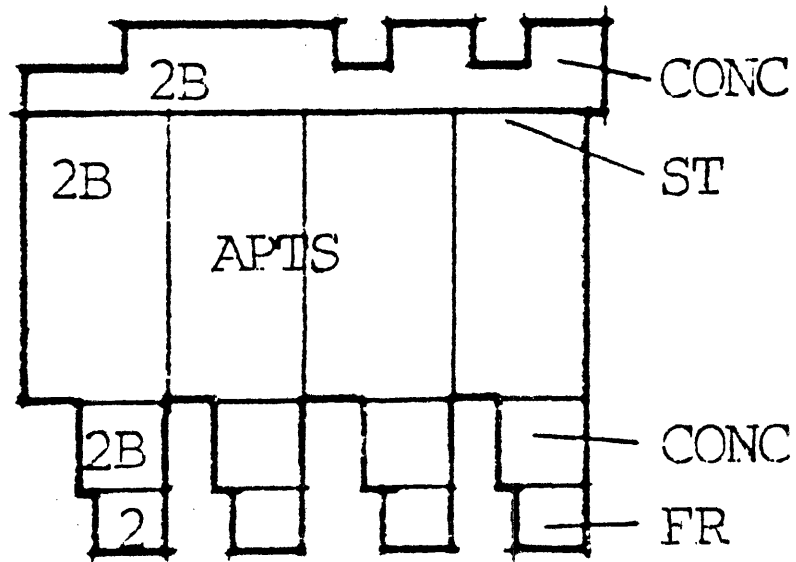
name/title Allen D. Roberts/architect; Linda Ostler, researcher

organization Cooper/Roberts Architects, AIA date August 1987

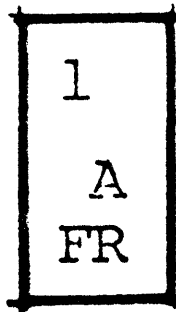
street & number 202 West 300 North telephone (801) 355-5915

city or town Salt Lake City state Utah zip code 84103

5. Avon (Street)



Key to Abbreviated Notations



- Street = Street(s) the building faces
- 1,2,3 (inside building) = # of stories
- B = Basement
- A = Automobile garage
- BRK = Brick construction
- FR = Frame
- M = Metal
- ST = Stone
- CONC = Concrete
- APTS = Apartments
- = Former structure, now razed

NOTES: North is always at the top of the page; information is taken from Ogden Sanborn Map, 1906 updated through 1951; all buildings are drawn at 1" = 25 feet scale.