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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 LADYWOOD APARTMENTS

other names/site number (Site #12)

2. Location

street & number 670-690 26th Street N/A not for publication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>3</u>	<u>0</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>3</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.

M. J. E. _____ November 4, 1987
Signature of certifying official Date
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. *Linda McClelland* *12/31/87*
___ See continuation sheet

___ determined eligible for the National Register. ___ See continuation sheet

___ determined not eligible for the National Register.

___ removed from the National Register.

___ other, (explain:) _____

Signature of the Keeper Date

6. Functions or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>DOMESTIC: multiple dwelling</u>	<u>DOMESTIC: multiple dwelling</u>
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Spanish Colonial Revival
Other: eclectic Period Revival

foundation concrete
walls brick (multi-color)
roof unknown
other ceramic tile
concrete

Describe present and historic physical appearance.

Built in 1926, the Ladywood Apartments is a three-story eclectic/Period Revival style building with a flat roof, brick exterior walls, and a concrete foundation. The exterior of the building is virtually unaltered.

The building is a large horizontal block with the broad side facing the street. There are three projecting entrance vestibule/stairways on the facade. Eclectic in style, with influences from the Spanish Colonial Revival, the Ladywood features multi-colored brick, sunray voussoirs, Spanish tiles on small canopy roofs, classical faces of plaster, and curvilinear trim motifs over Roman-arched windows over the entries. Most of the windows are flat arched with gangs of casements.

There are 22 one- and two-bedroom units, all of which are currently undergoing substantial renovation and conversion to condominiums. The interiors have simple painted trim and hardwood floors. Aside from the ongoing interior changes, there are no significant alterations to the Ladywood.

Behind the building are two brick garages that were constructed at the same time as the main building. The two garages house a total of 19 automobile bays. The garages retain their integrity and are therefore included as contributing buildings on the property.

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)	Period of Significance	Significant Dates
<u>Architecture</u>	<u>1926-28</u>	<u>1926</u>
<u>Community Development</u>	_____	_____
_____	_____	_____
_____	Cultural Affiliation	_____
_____	<u>N/A</u>	_____
_____	_____	_____
_____	_____	_____
Significant Person	Architect/Builder	
<u>N/A</u>	<u>unknown/probably Upton Masonry Company</u>	

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

Built in 1926, the Ladywood Apartments is one of 21 apartment buildings included in the multiple property study "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, brick 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

Research suggests that the Ladywood was owned and built by the Upton Masonry Company. The eclectic/Spanish Colonial Revival styled Ladywood is architecturally identical to the Elmhurst (2432 Van Buren), which Upton built in 1927-28. The only difference between the two buildings is the 1/3 greater length of the Ladywood; the materials and styling are identical. T.H. Upton, manager/contractor for the Upton Masonry Company, lived and maintained his company's office in the Ladywood. It has been speculated that architects Parkinson & Bergstrom of Los Angeles, California, may have designed the Ladywood and Elmhurst Apartments. Their firm was in Ogden from 1924-on to design and supervise construction of the Union Pacific Railroad

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

OMB No. 1024-0018

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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

Depot, a Spanish Colonial Revival structure similar in design to these apartments. In any event, the Ladywood and Elmhurst are among the most elaborately designed and well built apartments in Ogden.

The city directories for 1930 provide a general profile of the occupants of the building during the 1920s. Of the 22 residents at the Ladywood, a good number of them were business and corporate officials. Represented are Frank Stevens, chairman of the board of Commercial Security Bank, George Eccles, vice president of First National Bank, Herman Way, secretary-treasurer of Utah Construction company, and Oswald and Florence Vogel, president and manager of Vogel News, a news store and soda fountain. Sprinkled in are clerks, manufacturing representatives, and an engineer for the Union Pacific Railroad.

(doc 02441)

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:

X State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

___ Other

Specify repository: _____

10. Geographical Data

Acreeage of property less than one acre

UTM References

A	<u>1/2</u>	<u>4/1/9/3/7/0</u>	<u>4/5/6/3/2/7/0</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>
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___ See continuation sheet

Verbal Boundary Description: (tax no. 01-013-0001)

Part of Lot 1, Block 15, Plat A, Ogden City Survey; Beginning at the SE corner of said Lot 1, thence N 132 feet, W 139.5 feet, S 132 feet, E 139.5 feet to beginning.

___ 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

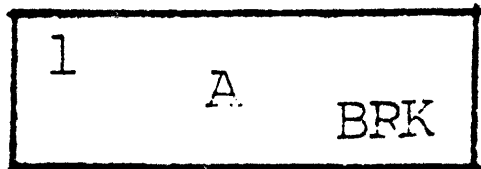
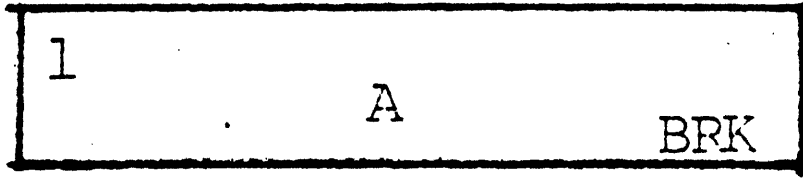
11. Form Prepared By

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

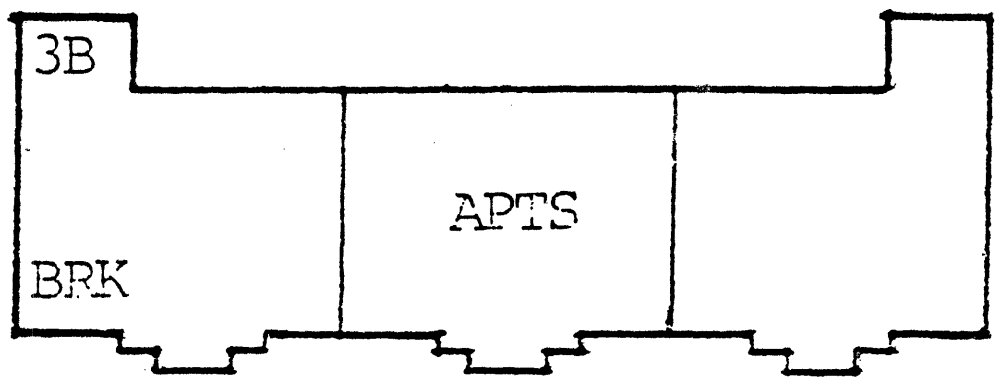
organization Cooper/Roberts Architects, AIA date August 1987

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

city or town Salt Lake City state Utah zip code 84103




12. Ladywood



(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.