

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

OMB No. 1024-0018

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United States Department of the Interior
National Park Service

NATIONAL
REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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 UPTON APARTMENTS

other names/site number Charlesworth Apartments (Site #2)

2. Location

street & number 2300-14 Jefferson Avenue N/A not for publication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>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> 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.

Max J. [unclear]

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

November 4, 1987
Date

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 M. [unclear] *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

7. Description

Architectural Classification

(enter categories from instructions)

Materials

(enter categories from instructions)

LATE 19th AND 20th CENTURY REVIVALS

other: eclectic Period Revival

foundation concrete

walls brick (multi-colored)

roof unknown

other ceramic tile

concrete (cast stone)

Describe present and historic physical appearance.

Built in 1925, the Upton Apartments is a large, 3 1/2-story eclectic/Period Revival style building with multi-color brick exterior walls and a concrete foundation. It is virtually unaltered on the exterior.

The building is rectangular with the broad side facing the street. There are three evenly spaced, projecting vestibule/stairways across the facade. The striated brick exterior walls are accented with geometric panels of lighter and darker brick, and ceramic tile and cast stone columns and entablatures framing the entrances. The windows are mostly paned casements, though a few Roman-arched, small-paned French doors are located in the stairwells over the front entries. Stylistically, the Upton is eclectic, with perhaps some influence of the Spanish Colonial Period Revival. The primary landscape is a row of large trees across the front elevations.

The building contains 21 apartments, 3 small one-bedroom units in the basement and 18 larger one-bedroom units on the upper floors. The larger units each consist of a living room, dining room, kitchen, bathrom, and bedroom. The three smaller units smaller units have "amusement" areas rather than living and dining rooms. The interiors feature stained wood trim and wainscoting.

There are two seven-bay brick garages behind the building. They were apparently constructed at the same time as the apartments. The garages retain their integrity and are 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)

Architecture

Period of Significance

1925-28

Significant Dates

1925

Community Development

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/Upton Masonry Company

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

Constructed in 1925, the Upton 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 only 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

The somewhat ornate brick exterior of this building shows off the craftsmanship of its owner/builder, the Upton Masonry Company. A family enterprise of contractors and brick layers, the company consisted of Thomas H., Thomas, Albert (all masons), and Henry G. Upton who managed the building.

The Upton Apartment's history documents a mode of constructing apartments wherein contractors, rather than conventional developers, would finance and build apartments, then sell them shortly after completion. It appears that the previous owners of the land, Gus L. and Thelka Becker, would purchase land (as was also done with the Elmhurst and Ladywood Apartments) and offer it to the builder as a way of maintaining a financial interest in these projects. Becker was president of Becker

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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

Products Company, a major producer/distributor of several soft drinks. He was also vice president of Ogden State Bank, which lent the capital to build the apartments.

The city directories for 1925 and 1930 provide a general profile of the occupants of the Upton during the 1920s. The residents were of a mixed representation of occupations. Nearly every flat was rented by a couple, although there were two single, professional women--an insurance secretary and an office manager. The men included varieties of sales people (4), office managers (3-4), and business owners. Cashiers, buyers, and wire chiefs were also represented in this mix.

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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

Acreeage of property: less than one acre

UTM References

A	<u>1/2</u>	<u>4/1/9/2/1/0</u>	<u>4/5/6/3/9/0/0</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

Part of Lot 5, Block 42, Plat A, Ogden City Survey, Weber County, Utah: Beginning at the northwest corner of said Lot 5 and running thence East 8 rods, South 65 feet, West 8 rods, North 65 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

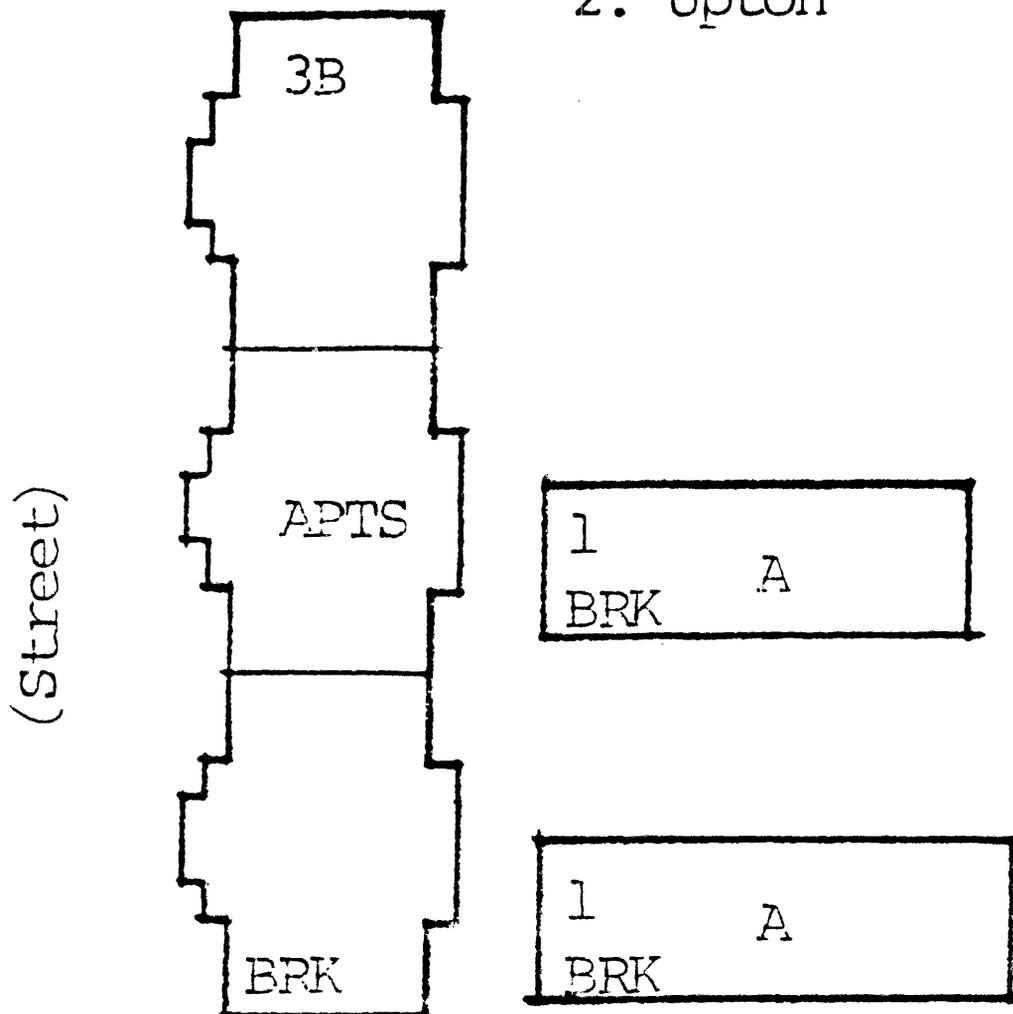
name/title Allen D. Roberts/architect; Linda Ostler, researcher

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

2. Upton



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.