

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 DOWNING APARTMENTS  
other names/site number (Site #18) Clay Apartments

2. Location

street & number 357-359 27th Street N/A not for publication  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>2</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<u>        </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u>        </u> structures
	<input type="checkbox"/> object		<u>        </u> objects
		<u>2</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 E. [Signature] \_\_\_\_\_ 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 McCuller 12/21/87  
\_\_\_ 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>
_____	_____
_____	_____
_____	_____

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7. Description

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Architectural Classification  
(enter categories from instructions)

Materials  
(enter categories from instructions)

LATE 19th and 20th CENTURY REVIVALS

other: Italianate

other: double-loaded corridor plan

foundation concrete

walls brick

concrete (multi-colored)

roof unknown

other wood

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Describe present and historic physical appearance.

Constructed in 1925-28, the Downing is a three-story brick apartment building with a flat roof and concrete foundation. Alterations are minor and do not affect the original integrity of the building. They include the addition of a new metal canopy over the entrance and possibly the replacement of original multi-pane windows on the facade with single-pane windows.

The style of the building is very unusual, a revival of the Victorian Italianate which had died out in Utah forty years earlier. The Downing features slanted bay windows, a classical dentiled cornice, and multi-colored, striated brick. Its projecting one-story front entry has a French door and leaded-glass sidelights. All windows are flat-arched and are of picture or double-hung types.

The building contains 16 units, 10 one-bedroom and 6 two-bedroom, situated on either side of a double-loaded central corridor. The interior features a tiled entry and stained wood trim in the Prairie Style. Instead than the usual wooden porches on the back, the Downing has enclosed brick porches/sunrooms.

Behind the building is a one-story, ten-bay brick garage that was probably constructed at the same time as the main building. It has a shed roof and multi-color brick exterior walls that match the brick of the apartment. The garage maintains its integrity and is therefore a contributing building 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

1925-28

Community Development

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/probably William J. Stephens

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

Built in 1925-28, the Downing 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

The Downing is unique for employing a stylistic revival of Victorian Italianate architecture. Construction on the building commenced in 1925, though it was not recorded as being available for occupancy until 1928. Its initial owners were Earl and Joy W. Wright and N.O. and Annie Ogden, but after a series of liens and tax sales, the apartments came into the possession of James E. and Lavina F. Clay and then Bessie P. and Hardy K. Downing. The building was named, in turn, Downing and Clay. Although perhaps anachronistic in design, the Downing was well built and was part of a significant concentration of five apartments located within a block between Washington and Grant along 27th Street.

X See continuation sheet

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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

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The city directories for 1930 provide a general profile of the occupants of the Downing during the 1920s. This 16-unit complex had the distinction of housing more artists than any other apartment building in Ogden. The rest of the couples living there fell into a diversified category of occupations.

(doc 02351)

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>4/1/8/6/1/0</u>	<u>4/5/6/2/9/8/0</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: (tax no. 01-004-0060)

Commencing at the NW corner of Lot 9, Block 4, Plat A, Ogden City Survey; thence S 250 feet, E 66.25 feet, N 250 feet, W 66.25 feet to the point of beginning. Subject to a right-of-way over the E 10 feet thereof.

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

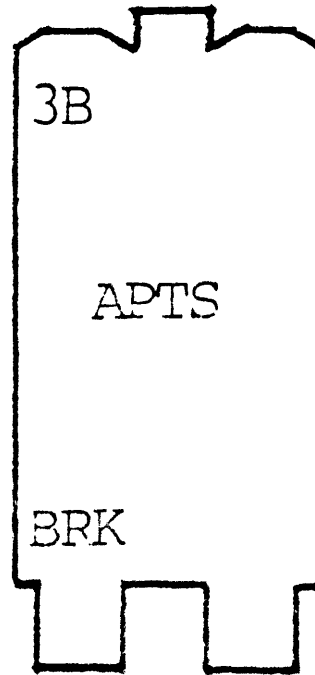
name/title Allen D. Roberts/architect; Linda Ostler, researcher

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

18. Downing (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.