

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

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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**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 HELMS APARTMENTS
other names/site number (Site #1)

2. Location

street & number 2248-50 Jefferson Avenue N/A not for publication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>	<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>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. [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 McClelland 12/2/87
___ 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)

LATE 19th AND 20th CENTURY REVIVALS

other: eclectic

Prairie School

Materials

(enter categories from instructions)

foundation concrete (simulated cut stone)

walls brick (multi-colored)

roof _____

other wood (decorative trim)

Describe present and historic physical appearance.

Completed in 1919, the Helms Apartments is a 2 1/2-story brick building with a concrete foundation and a central vestibule/stairway. The only alteration of note on the exterior is the addition of aluminum awnings over some of the windows. Those do not affect the original integrity of the building.

This building is one of the smallest, yet most visually interesting of 21 pre-Depression apartment buildings identified in Ogden. It contains 2 dwelling units on each of three levels including four two-bedroom apartments, one one-bedroom, and one studio unit. The front facade of the Helms is rich in design, featuring a prominent French-doored entrance into the central vestibule. Flanked by sidelights of small-paned glass, the entry is sheltered by a bracketed, hip-roofed canopy. Above the canopy at the second floor level are 3 identical tall, thin Roman arched windows, each containing 72 panes of glass and brick keystones. All other windows are of Chicago-style type with flat arches, central picture windows and framed-in brick trim of various colors. The 3-color brickwork is handsome and provides relieving details in what would otherwise be flat areas. Across the entire second story parapet wall is a deep, overhanging wood cornice supported by pairs of large brackets. The parapet undulates in a geometric pattern and attic roof vents feature ornamental metal grills. The interiors are handsome, with stained wood trim and generous fenestration.

There are two garages behind the apartment building that are contributing buildings on the property. One is a three-bay brick structure, and the other is a single-bay frame building. Their dates of construction are not known for certain, though the 1930 Sanborn map shows that they were built by at least that date. Both garages are architecturally intact and 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

1916-1928

Significant Dates

1916-1919

Community Development

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/Charles J. Humphries

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

Constructed in 1916-19, the Helms 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 Helms Apartments are a diminutive but finely designed example of the kinds of three-story apartments constructed in Ogden during World War I. It was apparently under construction for up to four years during a time of social and economic upheaval. Still, no detail was spared in the architecture of the Helms, especially when compared with similar but much simpler apartments built at the same time.

The Helms was built by Charles J. Humphries (or Humphreys), who began contracting in Ogden in the 1880's and operated his own planing mill. In 1916, he started building the Helms on land he had purchased from Samantha Luella Helms. Upon finishing the project, he sold it to a wealthy entrepreneur, Edmund O. Wattis.

X See continuation sheet

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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

The city directories for 1925 and 1930 provide a general profile of the occupants of the Helms during the 1920s. The five occupants in the building in 1925 included two clerks, two owners of businesses, and a trust officer for Ogden State Bank. In 1930, two of those five were still in the building, an unusually high average for those years when apartment dwellers were generally more mobile.

(doc 02281)

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

UTM References

A	<u>1/2</u>	<u>4/1/9/2/2/0</u>	<u>4/5/6/4/0/7/0</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

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

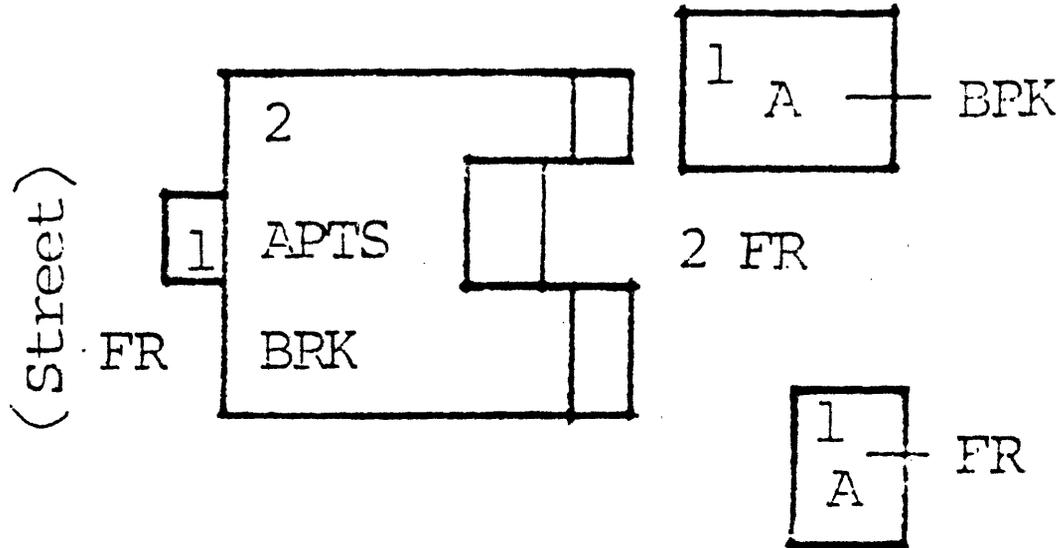
name/title Allen D. Roberts/architect; Linda Ostler, researcher

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

1. Helms



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.