

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.

1. Name of Property

historic name MOUNTAIN VIEW AUTO COURT
other names/site number Mountain View Motel

2. Location

street & number 563 West 24th Street N/A not for publication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	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	7	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	7	0 objects
			Total
			0

Name of related multiple property listing:
N/A

Number 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 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 meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Moxley Date Sept. 30, 1987
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.

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 [Signature] Date of Action 11/24/87

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/hotel

DOMESTIC/multiple dwelling

COMMERCE/specialty store

COMMERCE/department store

GOVERNMENT/post office

Current Functions (enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Mission/Spanish Colonial Revival

Materials (enter categories from instructions)

foundation concrete

walls stucco

brick

roof asphalt

other weatherboard

Describe present and historic physical appearance.

The Mountain View Auto Court is a complex of seven buildings that were constructed or remodeled for motel use between 1931 and 1939. It occupies all but the southeast quarter of the block and has a central courtyard around which the first buildings were constructed. The complex consists of four one-story buildings constructed as motel units between 1931 and 1937 (3 of the 4 have built-in garages), a two-story office/house for the managers (1937), a separate garage structure (c.1937), and a 1926 one-story commercial building that was converted into motel units in 1939 (see sketch map). Minor changes have been made to all of the buildings over the years and as part of the 1987 certified rehabilitation, but their individual and collective integrity remains intact, both on the interior and exterior.

Building C, the commercial building, was the first to be constructed on the property in 1926. It is a one-story, roughly square structure occupying the corner of the lot. The exterior is plastered and devoid of ornamental trim, with the exception of the small hoods or canopies over the entrances and the recessed circle motifs in the upper walls. The windows are single or paired double-hung types or fixed storefront types. The corner entry is clipped at 45 degrees. The original multi-unit commercial building was altered in 1939 by the conversion of the sections along the east and west sides into motel units (two units along each side). The center section remained commercial space until 1987, when it was converted into apartments as part of the certified rehabilitation. The interiors of the 1939 motel sections are relatively intact and plain except for stained wood doors, windows, casings and baseboards.

The initial group of eight motel units were built in 1931 as a one-story L-shaped building (Building E). It is constructed of stuccoed hollow clay block and features a Mission Revival Style parapet wall with alternating gable and half-round motifs over doors and windows. Over the main entry doors are gabled canopy roofs supported by wood brackets. The nexus of the L is articulated with a large round-arched passageway with stylized brickwork in the arch. Each unit has its own one-car garage alongside the unit. These were converted into bedrooms as part of the 1987 renovation, but the original garage doors remain on the exterior. Each unit contains a living room, bedroom, kitchen, and bathroom. The original floor plans are unaltered, and some of the original interior features remain as well. These include wood trim, arched doorways, light fixtures, radiators, leaded glass hatches, tile work in the bathrooms and kitchens, and some original cabinets.

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Building F, also built c. 1931, is a 12-unit structure that is similar to Building E. It forms the western boundary of the complex with its facade facing the motel "courtyard" to the east. The parapet wall design is slightly different and the canopies over the main doors are more steeply pitched. Above these roofs are round-arched decorative panels of brick. A curvilinear lintel design over the triple-ganged, double-hung windows adds interest as do the raised-panel garage doors and louvered, lancet ventilation panels over those doors. The interior features are also similar or identical to those in Building E.

Building D, constructed in 1937, is the office/manager's residence, a two-story, Mission Revival Style building with a flat roof and a stuccoed exterior. The building is roughly rectangular with a smaller, one-story wing projecting towards the street. (This wing contained the motel office while the residence housed the motel manager.) Exterior features include a parapet top broken by a curvilinear motif covered by Spanish tile in the centers of the exterior walls. The rectangular windows are framed with ends of unpainted bricks. The windows are 1/1 double-hung and occur singly or in groups of two, three or four. The entries are articulated with tile-roofed, round-arched exterior vestibules; "porthole" and "cloverleaf" windows add accent. The flat roof over the office section serves as a balcony deck for the house. The metal railing surrounding the deck is original. The office is fenestrated with large groupings of small-paneled, metal-framed windows.

The interior of Building D retains most of its original character. It includes stained wood trim, an alcove for statuary, the original room layout, the "Mission"-arched openings between main rooms, tiled bathroom, original light fixtures and radiators, and the large, open basement. Of all the buildings on the site, this building is the most architecturally active and interesting.

Building B, constructed in 1935-36, originally contained three motel units and two garages. The building's plain design and its location behind the commercial building clearly indicate that it was a later addition to the original complex (buildings E and F). Building B is one-story, built of multi-colored striated brick, and has a gabled roof in a saltbox shape. The rectangular windows are double-hung and have brick sills. Original interior features include the stained wood trim and cabinetry, radiators, and some plumbing fixtures and tiled counters. The most significant alteration to the building was the conversion of the garages into bedrooms and the bricking in of the garage openings as part of the recent renovation. The new brickwork was slightly recessed in order to clearly retain the outline of the original openings. This work is currently under review as part of the certified rehabilitation application.

Building A, also constructed c. 1935-36, is a 4-unit motel structure similar in size and shape to Building B, though it has no garages and is of frame rather than brick construction. The exterior is sheathed in horizontal clapboard siding and has rectangular, double-hung windows. The interior spaces are similar to those of Building B, including the stained wood trim.

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Building G is a garage and workshop located at the rear of the property across from the "toe" of Building F. Since it was used by the motel manager, it is likely that it was constructed c. 1937 at the same time that the office/manager's residence was built. It is a one-story frame structure with clapboard siding and a shed roof. Across the front elevation are three garage doors and a shop entry. The side wall windows are fixed and horizontally oriented.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture
Commerce

Period of Significance

1931-1939

Significant Dates

1931
1937
1939

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Shreeve, Sullivan Arthur/unknown
Johnson, George F./unknown

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

Developed between 1931 and 1939, Mountain View Auto Court is significant as the oldest well-preserved motel in Ogden. Six other motel-concept developments were built in Ogden in the 1930s, the earliest period of motel construction in the city, but they have all been either demolished or substantially altered. Motels, or tourist camps as they were originally known, were an important new building type that emerged in the early twentieth century as the automobile transformed American society. They provided inexpensive accommodations that were easily accessible to automobile travelers. The design of the Mountain View Auto Court, with its individual garages attached to each unit, was unique in Ogden, and clearly documents the influence of the automobile in the design process of this new type of building. Justification for the period of significance extending beyond the 50-year mark to 1939 is based on the exceptionally significant nature of this complex as the only 1930s motel in Ogden and the integral role of the 1939 section in the complex. The last phase of expansion was completed in 1939 with the conversion of portions of the complex's commercial building into motel units; thereafter the complex remained virtually unchanged for over 45 years. The styling of the commercial building was modified at that time to conform more closely to the Spanish Colonial Revival styling of the original motel buildings.

The Mountain View Auto Court was developed during the 1930s by Camilo J. Bertagnolli as a complete-service complex for travelers. During that decade it provided a variety of services, including a grocery store, barber shop, hair salon, service station, and post office, in addition to overnight accommodations. Expansion of the motel into some of the commercial space in 1939 limited the variety of services offered on the complex, but that expansion indicates the success of the motel in providing accommodations.

C.J. Bertagnolli actually got his start in business at this location in 1926 with the construction of the one-story commercial building on the corner of 24th and B streets (550 West). That building housed a variety of commercial ventures, including the West Ogden Grocery and Meats (1926-47), a

See continuation sheet

9. Major Bibliographical References

Bertagnolli, Joseph and Lena. Personal interviews by Annette Peterson, April 20, 1987.

Ogden City Directory. Salt Lake City: R.L. Polk & Co., 1930-1940.

"Salt Lake City Building Permit Registers, 1928-1941." Available on microfilm at the Utah State Archives, Salt Lake City, Utah.

Shreeve, Sullivan Arthur. Architectural drawings for "Auto Camp for Camilo Bertagnolli," c. 1930. Black-and-white photographs and negatives of drawings available in National Register File "Mountain View Auto Court," Utah State Historical Society.

Johnson, George F. Architectural drawings for Mountain View Auto Court, 1937, 1939. Black and white photographs and negatives available in the National Register File "Mountain View Auto Court," Utah State Historical Society.

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 1.6 acres

UTM References

A

1	2
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4	1	6	9	6	0
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4	5	6	3	7	5	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The boundary includes three-quarters of a ten-acre block that has been historically associated with the property.

See continuation sheet

11. Form Prepared By

name/title Don Southworth - Historian/Archaeologist

organization Office of Public Archaeology - BYU date August 1987

street & number 105 Allen Building telephone (801) 378-7122

city or town Provo state Utah zip code 84602

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confectionary (1929-34), a barber shop (1932-33), a branch of the Post Office (1932-1936), Modern Beauty Salon (1936-39), and a service station (1930-1939).

The first motel units were constructed in 1931 on property to the west of the commercial building. The first building (Building E) contained 8 units and the second (Building F) contained 12. Additional units were added in 1935-36 (Buildings A and B), though they were constructed behind the commercial building and not surrounding the original courtyard, apparently because of space limitations. The two-story house/office was built in 1937 at the front of the complex. A garage/workshop was constructed at the rear of the property about that same time.

The final phase of development at the complex was the conversion of two-thirds of the commercial building into motel units in 1939. The stuccoed exterior and decorative doorway canopies of the remodeled building provided a visual link to the original 1931 motel units. The central portion of that building was retained as a store until 1947, then became a cafe and, in 1956, the Ogden Grain Exchange.

Though the Mountain View Auto Court provided accommodations for "tourists and transients," it also offered rooms for "steady tenants." The exact percentage of steady tenants is unknown, but by 1940 there were "special apartments" for year-round renters.¹ Those apartments were perhaps the least attractive units located in the 1935-36 and 1939 buildings. Daily room rates in the early 1930s ranged from \$1 to \$3.50.²

C.J. Bertagnolli lived at the motel residence and was involved in the operation of the motel until his death in 1967. His son and daughter-in-law, Joseph and Lena, assisted with the operation of the motel and took it over after his death. C.J. Bertagnolli was an early organizational member of the local motel association and served as one of the first presidents.

The motel complex has remained virtually unaltered since 1939. In 1987 the complex was renovated for low-income housing as part of a certified rehabilitation project. The changes made under that project have not significantly affected the original integrity of the buildings.

The design and construction of the two original buildings was inspired by a trip to the San Diego area by C.J. Bertagnolli.³ Bertagnolli hired Ogden architect Art Shreeve to work up formal plans that would be suitable for the Utah climate (see photo #6). The California influence is evident in the Spanish Colonial Revival styling of the buildings and the use of plastered hollow tile blocks in the construction. Hollow tile block, a relatively new material in the Utah area at that time, offered superior insulation and was easy to build with.

Though the two motel buildings constructed in 1935-36 are stylistically non-descript, the 1937 house/office conforms to the Spanish Colonial Revival styling of the original buildings. The visible central location of the house/office probably prompted the use of an expressive style as opposed to the utilitarian forms of the somewhat hidden motel annexes. The commercial building too reflects minor influences of the Spanish Colonial Revival style from its 1939 remodeling. Architect of the house/office and the remodeling of

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the commercial building was George F. Johnson of Ogden (see photo #7). Little is known about Johnson.

S. Arthur Shreeve, architect of the original motel buildings, practiced architecture in the Ogden area for a number of years during the early twentieth century. He was a native of Ogden and received his architectural training at the Armour Institute of Technology in Chicago and the Chicago Art Institute. His partnership with D. Leo Madsen (Shreeve & Madsen) between about 1909 and 1917 produced a number of buildings that were constructed in northern Utah and southern Idaho. Included among them are the Brigham City Carnegie Library (1915), the Bear River LDS Stake Tabernacle (1913), and the Browning Block and the Hotel Paris in Paris, Idaho. Shreeve also designed the Utah Hot Springs and Patio Springs resorts near Ogden.

The Mountain View Auto Court is one of the few remaining early motels of the Ogden area. Between 1932 and 1940 there were only six other motels (tourist's camps) listed in the city directories besides the Mountain View. Of those six, three are gone--Boulevard Tourist Camp, Hi-way Auto Court, and Stanley Tourist Camp--and only one is in operation, the Arcadia Tourist Park (now motel). The Arcadia has undergone extensive alterations over time and is probably not eligible for the National Register. The Mt. View Auto Court is the only motel within the area still retaining its original integrity, and it is the only one that had original built-in garages.

Little is known about the existence of other motels in Utah, their ages, styles, floor plans, and so forth. They are a relatively "new" and undocumented building type to date. The only other data currently available pertain to motels constructed in Salt Lake City, Utah's largest city. Building permit records for Salt Lake City reveal that over 35 permits were issued between 1928 and 1941 for motels (camp houses, tourist cottages, etc.). Several of those included auxiliary buildings such as restrooms, stores, service stations, and garages. All were one-story multi-unit buildings or complexes of small, individual cabins. In Salt Lake City as in Ogden all the motels were developed on the outskirts of the central business district.⁴ Possible reasons for this are that land was cheaper outside the city center and traffic congestion was less of a problem for automobile travelers who frequented motels.

The popularity of motels over the past several decades attests to their significance as an important building type of the twentieth century. Early motels, such as the Mountain View, are relatively rare because they have been replaced by more modern and attractive units. The older motels, such as the Mountain View, have often been converted into apartment units in order to survive.

¹Ogden City Directory, 1940, p. 19.

²Ogden City Directory, 1932, p. 345.

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³Lena and Joseph Bertagnolli, interview with Annette Peterson, April 20, 1987. Joseph, the son of C.J. Bertagnolli, was co-owner of the operation.

⁴Salt Lake City Building Permit Registers, 1928-41. Available on microfilm at the Utah State Archives, Salt Lake City.

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The property included in the auto court complex consists of two parcels of land (tax nos. 14-025-0040 and 14-025-0041) which are described as follows.

Parcel #1: Part of the SE 1/4 of Sec 30 T6N R1W Salt Lake Meridian; beginning at a point 1929.75 feet S 89° 34' E and 1249.24 feet N 0° 58' E and 462 feet N 89° 02' W of the SW corner of said 1/4 Sec., said point being on the S line of 24th Street and W line of B Avenue, West Ogden Addition as amended in Plat Book 3 page 179 Records of Weber County; thence W'ly along S line of 24th Street 75 feet, S'ly 149.21 feet to a point 75 feet W of the W line of said B Avenue, E 75 feet to the W line of B Avenue, N'ly along said W line of B Avenue to place of beginning, said point being the NE corner of what is designated as Block B Plat A West Ogden Addition, reserving a strip of land 8 feet wide over and across the S end of the above described land for a right-of-way.

Parcel #2: Part of the SE 1/4 of Sec 30 T6N R1W Salt Lake Meridian; beginning 75 feet W from the intersection of the S line of 24th Street and the W line of B Avenue running thence W 222 feet, S 297 feet, E 147 feet, N 147.8 feet, E 75 feet, N 149.2 feet to place of beginning.

Total acreage: 1.6 acres

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Thirteen (13) photographs are being submitted with this registration form for the Mountain View Auto Court. Items 1-5 are the same for all the photographs and are as follows.

1. Mountain View Auto Court
2. Ogden, Weber County, Utah
3. John Pendlebury, photographer
4. June 23, 1987
5. Negative located at the Utah State Historical Society

Photograph #1

6. Camera facing southwest, (l to r) buildings C, E, D, F

Photograph #2

6. Camera facing southeast, Building E

Photograph #3

6. Camera facing east, entrance detail Building E

Photograph #4

6. Camera facing southwest, Building F

Photograph #5

6. Camera facing south, Building F

Photograph #6

6. Photo of architectural drawing of Building F

Photograph #7

6. Photo of architectural drawing of Building D

Photograph #8

6. Camera facing southwest, Building D

Photograph #9

6. Camera facing northeast, Building D

Photograph #10

6. Camera facing northwest, (l to r) buildings B, C

Photograph #11

6. Camera facing southwest, Building A

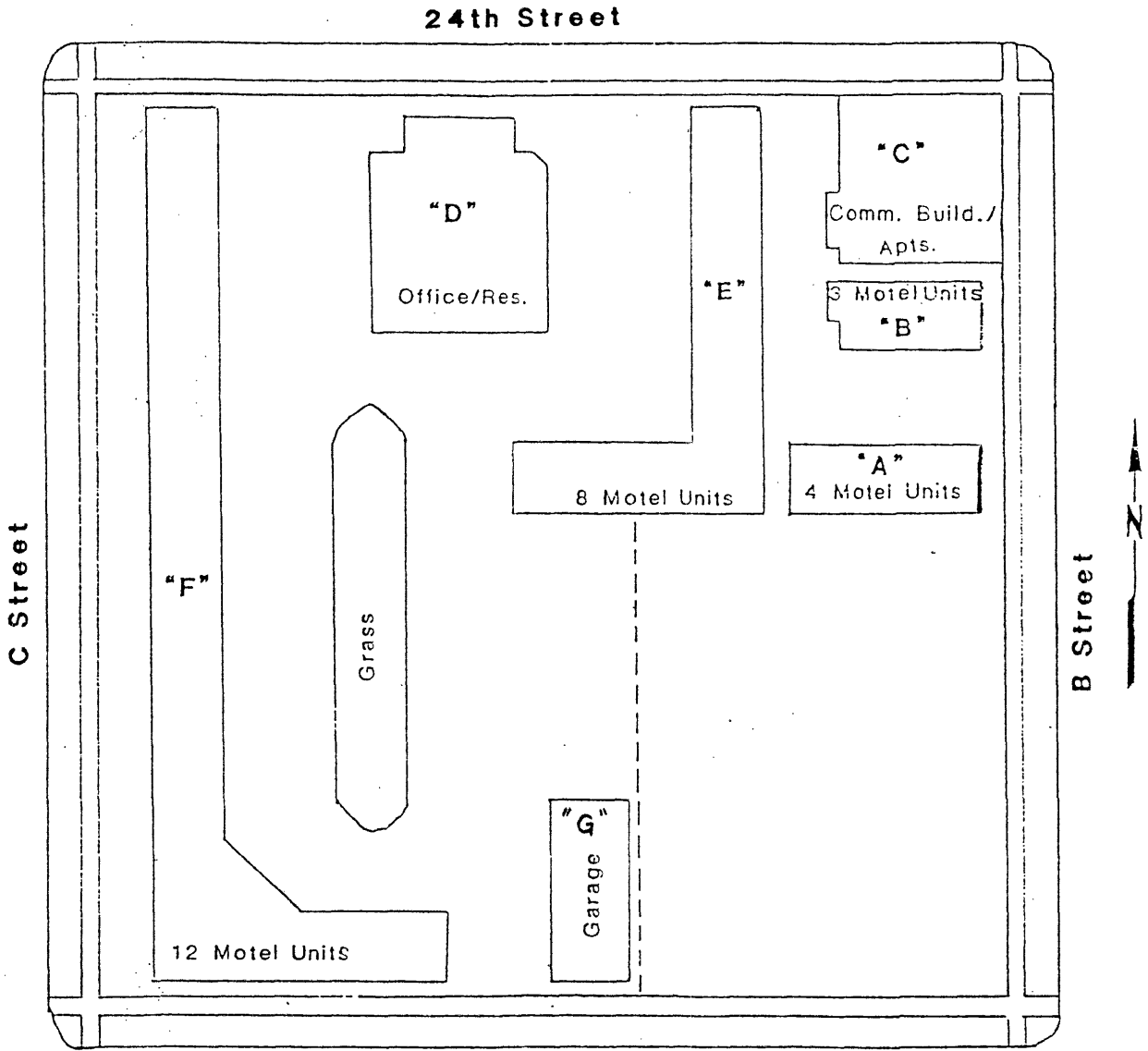
Photograph #12

6. Interior of Building F, bathroom of unit in southwest corner

Photograph #13

6. Interior of Building F, living room

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Sketch Map