

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 McGREGOR APARTMENTS
other names/site number Holly-Rue Apartments (Site #6)

2. Location

street & number 802-810 25th Street N/A not for publication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	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<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.

Max F. [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 12/31/87
___ 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)

Prairie School

foundation concrete

walls brick

roof unknown

other ceramic tile

concrete (cast stone)

Describe present and historic physical appearance.

The McGregor Apartments is a complex of three detached buildings constructed between 1924 and 1926. They are all 3-stories high (plus basements) and have brick exterior walls, flat roofs, concrete foundations, and minor stylistic elements drawn from the Prairie School style. With the exception of aluminum awnings over the windows, the buildings are virtually unaltered on the exterior.

Located on a corner property, all three buildings have at least one elevation facing a street. Narrow alleys separate the buildings, allowing for natural light and fire fighting access. The buildings are connected at the basement level (as shown on the Sanborn map), but there is no above-ground evidence of that. The northern building has a rectangular building footprint with its narrow side facing Monroe Avenue, giving the facade a vertical emphasis. It has 24 one-bedroom units arranged along central, double-loaded corridors on each level. The southern building is a horizontal block with two vestibule/stairways on the south facade facing 25th Street. It contains 13 one-bedroom and 1 two-bedroom units. The eastern building, with its two vestibules facing a side alleyway, is a horizontal block containing 16 one-bedroom units. All the units originally had Hotpoint electric ranges.

The exteriors of the three buildings are stylistically consistent, each featuring two colors of striated brick, pilasters with cast stone Prairie Style motifs at the top, and tile surrounds framing the front entries. The buildings are basically non-descript/modern vernacular except for some modest Prairie Style influences, such as the broad, upper eave/cornice and the flat-arched, tri-part casement windows. A row of matching brick garages were formerly on the site but were demolished in recent years (date unknown).

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

Community Development

Period of Significance

1924-28

Significant Dates

1924-26

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/McGregor Brothers Construction

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

Constructed between 1924 and 1926, the McGregor 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 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 McGregor Apartment complex is an intact, representative example of the medium-quality, modestly Prairie Style apartments built during the late 1920's. It is the largest group of apartment buildings on a single site in Ogden, and has the second highest number of units in a single project (54 units).

These apartments were built by McGregor Brothers Construction and the McGregor Apartments Corporation. This company also built the Fontenelle Apartments at the same time that these were being constructed. Charles R. and Frank D. McGregor, masonry and concrete contractors, were sons of Jonathan McGregor, an excavating contractor. Another of Jonathan's sons, James, was a building contractor. Charles and Frank and their wives owned the property at the time the first building was

 X See continuation sheet

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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

completed in 1925. By 1927, after the whole complex was finished, the property was held in the name of the McGregor Apartments Corporation.

The city directories for 1925 and 1930 provide a general profile of the occupants of the McGregor during the 1920s. With its 54 units, the McGregor housed an unusual number of educators, salespersons, and railroad and brickyard personnel. Teachers, school principals (both male and female), lived along side many involved in the building trades, such as Ralph and Ada Gwilliam, owners of Gwilliam Lumber and Coal, and Richard and Ellen Leek, managers of Leek Brick and Tile. Four or five widows also lived there in 1930. Martha Campbell, manager of Wright's Millinery, and one of her saleswomen also lived there with neighbors who were pharmacists and bookkeepers. Several Germanic names appear.

(doc. 02461)

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

Acreage of property less than one acre

UTM References

A	<u>1/2</u>	<u>4/19/6/8/0</u>	<u>4/5/6/3/5/2/0</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: Beginning at the SW corner of Lot 5, Block 8, Plat B, Ogden City Survey; thence N 97 feet, E 115.5 feet, N 41.5 feet, E 18.92 feet, more or less, to the E line of Lot 5, thence N along the E line of Lot 5 125.5 feet, E 134.42 feet, more or less, to the E line of Lot 4, thence S along the E line of Lot 4 99 feet, W 92.14 feet, S 165 feet to the S line of Block 8, thence W along the S line of Block 8 176.7 feet, more or less, to the point of beginning.

(tax no. 01-059-0017)

___ 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

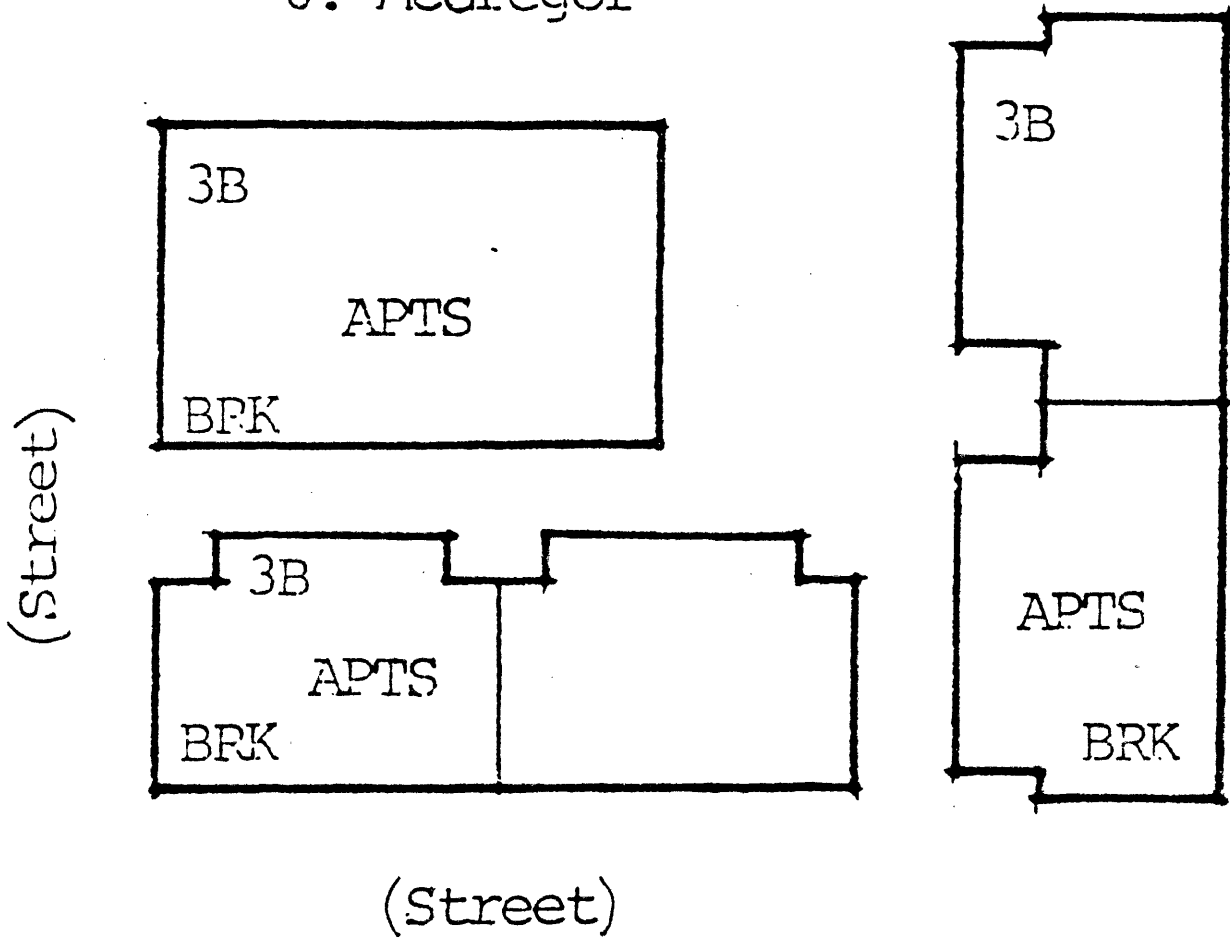
name/title Allen D. Roberts/architect; Linda Ostler, researcher

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

6. McGregor



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.