

United States Department of the Interior
National Park Service

RECEIVED

National Register of Historic Places
Multiple Property Documentation Form

NOV 19 1987

NATIONAL
REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Three-Story Apartment Buildings in Ogden, 1908-1928

B. Associated Historic Contexts

Community Development as a Response to Industrial and Commercial Expansion
in Ogden, c. 1900-1930

The Architecture of Three-Story Apartment Buildings in Ogden, 1908-1928

C. Geographical Data

The resources are located in the 60-block area surrounding the central business district of Ogden, Utah. The boundaries for that area are 22nd Street on the north, Harrison Avenue on the east, 28th Street on the south, and Lincoln Avenue on the west (see figure 5).

See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Signature of certifying official

Nov. 4, 1987

Date

Utah State Historical Society

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register

12/31/87

Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Historic Context 1: Community Development as a Response to Industrial and Commercial Expansion in Ogden, Utah, c. 1900-1930.

Although Ogden, Utah, has never been the largest city in the Intermountain West, or even in the state of Utah, it has nevertheless been at various times the region's leader in several industrial and commercial categories. As a result, the city has enjoyed at least three major periods of growth during which large increases in population occurred in relatively short periods of time.

Ogden was settled in 1848 by Mormon pioneers, and it prospered as an agricultural community for two decades because of the fertile, productive soil of the alluvial plain on which it is situated. By the late 1860s the population of Ogden was approximately 3000.

The first major period of growth began in 1869 with the coming of the transcontinental railroad. The Union Pacific and the Central Pacific railroads met near Ogden, completing the transcontinental line, and by the 1870s Ogden had become the "junction city" for the railroads. Due to the railroad, Ogden experienced increases in the price of exports and a reduction in the cost of imports. Merchants say the price of the valley's abundant wheat jump from sixty cents a bushel to \$2.40. The price of unbleached muslin that had been imported plummeted from \$2.50 a yard to fifty cents. Numerous new businesses were established and thousands of opportunity-seekers moved into the city. A vibrant business district emerged on 25th Street adjacent to the railroad station, and residential neighborhoods expanded out from that center.

This boom period was interrupted by the nationwide economic depression of the early 1890s. After rapid population growth during its first four decades, Ogden's growth dropped off to less than 1 percent per year during the 1890s (compared to 14.5 percent per year in the 1880s). Although 1890 was a prosperous year due to mining and railroad expansion carried over from the late 1880s, growth tapered off rapidly due to slow recovery from the economic devastation of the "Panic of 1893."

By the turn of the century, with recovery well on the way, a second major growth spurt began in Ogden, spurred on by the expansion of the railroad industry and the introduction of large new industries. By 1900, Ogden had solidified its position as the railroad center of the intermountain region with eight railroad companies running lines there. The construction of the Southern Pacific repair yard in Ogden in 1913 brought in 700 new workers to the area.

The readily accessible transportation and the overproduction of local commodities made the Ogden area ideal for establishing a variety of manufacturing plants. Industries converted raw products into more refined commodities and used new-found wealth to expand. Agriculture-related industries such as the milling and processing of grains, sugar and candy factories, canneries, meat packing, livestock, and breweries flourished. Agricultural improvements and the development of 34 artesian wells and a model irrigation system helped local production greatly exceed demand during the first two decades of the twentieth century.

Business relating to the building trades provided local materials for the construction of new housing. Planing mills, masonry and cement factories, lumber yards, sewer pipe and tile factories, electric power systems, glass factories and dry goods manufacturing served building contractors on a wholly local basis. For example, the Leek-Brace Company, manufacturers of pressed and wire-cut brick, provided the brick used to construct the Peery Apartments

See continuation sheet

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928

Section number E Page 2

in 1909. Leek-Brace was one of a dozen brick factories operating in Ogden by 1911. There were also local clothing manufacturers that provided work clothes for the laborers.

Federal programs and funds also boosted the Ogden economy. The U.S. Forest Service located its District Four administrative offices in Ogden in 1908. Through the influence of Ogdenite Frank M. Browning, a member of the U.S. Military Affairs Committee, a War Department arsenal was located on 1,200 acres south of Ogden in 1920. During this era the Chamber of Commerce actively promoted Ogden's assets, especially through magazines and guidebooks which appeared annually. This period of economic expansion came to a brief close at with the outbreak of World War I.

A third period of economic growth in Ogden occurred in the 1920s, apparently associated with post-war development. The central business district continued to expand, and a new railroad station was constructed. New, fashionable residential neighborhoods were developed east of downtown, and the construction of apartment buildings near the downtown area continued at an increased pace. Ten of the 21 three-story apartment buildings erected in Ogden were built or under construction between 1922 and 1924. These usually replaced single-family residences, marking a shift in the use of land there toward commercial and multi-family residential use. The increasing commercial activity in the adjacent downtown areas coupled with rising land values there encouraged more intensive development, such as multi-story apartments and commercial enterprises.

Prior to the turn of the century, Ogden apartments consisted of one and two-story vernacular or Victorian buildings with limited numbers of units. Rooming options consisted of hotels and boarding houses with single-room occupancies. There were no major apartment complexes and only two old 3-story complexes, one with only 9 units and the other with 30 flats. During the early decades of the twentieth century, however, 21 new three-story apartments were constructed to meet the needs of a booming population - one characterized by single persons and traveling employees who were less likely to buy or build homes.

Between 1901 and 1910 the population increased from 25,580 to 32,804, or 56.8 percent. Ogden's population continued to grow after 1910, increasing 28.2 percent from 1911 to 1920, and 22.8 percent during the 1920's. In the twenty years between 1908 and 1928, the years during which the apartment buildings were constructed, the population increased by approximately 67 percent, and a concerted effort was made to provide first-rate housing for the massive influx of workers who took employment in agricultural, commercial, industrial, transportation and governmental activities. Three-story apartments, though not the only solution to the housing shortage, were an important component of new residential housing stock. A perusal of Polk directories for these years shows that, indeed, many of the inhabitants of

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928
Section number E Page 3

the 21 apartments were listed as working for various of these basic enterprises. (See the documentation on the individual buildings for more detailed data on the occupants.)

The individuals involved in contracting for 3-story apartment houses ranged from grocers and clerks to the city's most prominent families. Civic and financial leaders, knowledgeable and privy to the state of expanding industries, were often involved in the development of tri-level apartment complexes. Aware of the influx of new workers and of the existing levels of housing saturation, they could perhaps speculate with lower risk than others outside that circle of information.

The third period of economic growth in Ogden ended with the onset of the Depression. Commercial activity slowed dramatically, the population ceased expanding at its former pace, and new construction came to a virtual standstill. There was neither the demand for multi-family housing, such as three-story apartments, nor the available capital to construct them. The last three-story apartments built in Ogden were completed in 1928; thereafter no others were built until years later, and then they differed from the earlier buildings in terms of style, type, and so forth.

In summary, the c.1900-1930 period clearly brackets a significant era in Ogden's history. It was during these years that the city developed into a major urban center with an expanding central business district that transformed surrounding residential neighborhoods into areas of multi-family and commercial use. It was in these transitional areas that multi-story apartment buildings were constructed. Their presence represents this important period of community development in Ogden.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928

Section number E Page 4

Historic Context 2: The Architecture of Three-Story Apartments in Ogden, Utah,
1908-1928

The three-story apartments of Ogden represent a significant type of local construction that did not exist before 1908 or after 1928. Although all of the buildings share the common characteristics of height (at least 3 levels) materials (brick masonry construction), and roof-type (flat), there are other characteristics that contribute to a certain heterogeneity among the samples. It is instructive to describe, compare and evaluate the apartments in terms of architectural styles, primary and trim materials, overall building plans and footprints, numbers and types of dwelling units, and building sizes, (see figures 1-13).

Stylistically, the apartments fit into one of four groups: Group 1) Prairie Style or Prairie-influenced: Sites 9, 14, 17, 19, 5 (1915 porches only) and perhaps 3; Group 2) Eclectic/Spanish Colonial Period Revival: Sites 2, 4, 12 and perhaps 8 and 6; Group 3) Non-descript but stylistically related by brick pilaster designs: Sites 7, 11, 20, 21 and perhaps 6; and Group 4) Individualistic others: i.e., those that are not of a particular style or related to the appearance of any other sites: Sites 1, 10, 13, 15, 16, and 18 and the older section of 5.

The sources of design for these apartment buildings are unknown, for the most part, because of the lack of adequate historical records. Newspaper accounts of construction consistently left out the names of the architects, and the old building permits for Ogden have been destroyed. Only the architect of the Peery Apartments (site #9) has been positively identified -- Smith & Hodgson of Ogden. That firm was known for its Prairie School designs in Ogden between 1905 and 1910, so it is possible that it also may have designed some of the other Prairie School apartments in Group 1, and perhaps some of the eclectic buildings in Group 2 as well. But there were also other local architects who employed the Prairie School style, such as Eber F. Piers and Shreeve & Madsen, so it is virtually impossible to accurately discern who the architects may have been.

Other architects who may have been involved in the design of Ogden apartment buildings include local, statewide, and out-of-state architects. During the 1908-1928 period, twelve firms or individuals practiced architecture in Ogden. Of these, only a few were major firms producing there consistently throughout that period. Perhaps some of the apartments were designed by architects from Salt Lake City, since many of the buildings are similar in appearance to apartments found there. Out-of-state architects may also have been involved. For example, it is known that Parkinson & Bergstrom, a Los Angeles firm, were in Ogden in 1924 to design the Union Pacific Depot, and that Spanish Colonial Revival building is stylistically similar to some of the apartment buildings in Group 2.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928

Section number E Page 5

It is notable that all 21 sites have brick super-structures, although the oldest one has a stone facade and stucco porches (Site #5, the Avon). The trim materials vary considerably, however, from the elegant and fancy brick, tile, terra cotta, plaster and metal of the later eclectic sites, to the much simpler wood and cast concrete trim of plain, non-descript/vernacular sites. All 21 sites have flat roofs. (See figure 2).

Several kinds of floor plan and footprint types are apparent. The earliest apartments (sites 1, 5, 9, 14, and 17) all have multiple or central vestibule/stairways set into the facades and reverse "E" or "C" building footprints. These tend to be the Prairie Style apartments (style group 1) which have projecting, vertical-emphasis front porches, but a horizontal facade emphasis overall. Buildings with these unifying characteristics were discontinued by 1920. (See figures 3-4, 7-13.)

The new type of apartment building that emerged around 1920 had a double-loaded, central, through-corridor plan type. These usually have rectangular footprints with the narrow side of the rectangle facing the front or towards the street, giving the facade a vertical emphasis. There are some, however, with a horizontal or square emphasis on the facade. These apartments rarely have front porches, and they are plainer and less architecturally active than the earliest apartments. Buildings with these characteristics include sites 8, 10, 15, 16, 19 & 21.

A third major type of apartments, built in the late 1920s, have multiple vestibule/stairways, horizontal facade emphasis, and rectangular footprints with the broad sides facing the street. The same group, which corresponds to the Eclectic/Period Revival group (style group 2), has projecting rear wings on the ends of the horizontal blocks, plus long, multi-vehicle garages of matching brick located behind the apartments. (See figure 3.)

A fourth group of apartment building types includes those with irregular plans and footprints. This group corresponds to some extent with style groups 3 and 4; i.e., the non-descript or one-of-a-kind apartments.

As Figure 4 indicates, the 21 sites are quite diverse with respect to numbers of units, unit mix, and building size. The apartments range from 6-plexes to complexes of 60 units, and in size from under 6,000 square feet to over 42,000 square feet.

Unit floor plan types are not so varied as the apartment building footprints and styles. Tax records and Sanborn maps show that 397 of the 450 total units (88.2%) were one-bedroom units, while 11.6% had two bedrooms. Typically, a unit had separate bedrooms, living rooms, dining areas and kitchens, though the spaces were usually visually connected in "open" plans.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928
Section number E Page 6

Apartments built for upper-class and professional tenants have larger plans with more rooms and amenities (figures 12, 13). Typical floor plans in the Browning and Peery apartments, for example, have 888 and 854 square feet respectively, not including rear wooden porches and stairways. Both the Browning and Peery have front sun porches, separate living and dining rooms, ample kitchens, and one or two bedrooms. Both are long and narrow in plan and have two stairways providing egress to the outside. The architectural appointments of these higher rent, executive apartments are superior to those in the smaller, lower, rent apartments.

Floor plans of the modest type used by transient and blue-collar workers are smaller, contain fewer rooms, and are more simply appointed (figures 7-11). The Hillcrest, for example, has some units only 500 square feet in size with a combined living and sleeping area (figure 8). The Barnhart, with some units of 568 square feet, has a large room in which living, dining and sleeping functions all take place, not unlike single-room occupancies in hotels or boarding houses (figure 10). The Fontenelle has units of intermediate size, with units of 686 square feet, a large living room, small kitchen and dining area, and ample bedroom with bath and walk-in closet (figure 7). Another mid-size unit in the Browning has 729 square feet with large, separate dining room, living room, bedroom, kitchen and sun porch (figure 11).

As a whole, the apartments provided more commodious living than offered in the more compact and less well-furnished hotel and boarding house rooms. The interiors of style groups 1 and 2 buildings (Prairie Style and Eclectic/Period Revival) were often elegant, featuring fireplaces, tiled entries and bathrooms, stained hardwood floors and casings, fancy light fixtures and leaded glass windows. On the other hand, the non-descript and vernacular apartments, especially the double-loaded corridor type, tended to have simple, rather austere and uninteresting interiors with no rich finishes or special architectural features. The massive Avelan and La Frantz twins, with 60 units each flanking central corridors, are typical of the plainer apartments. The Peery, Elmhurst, and Ladywood Apartments are the most elegant and richly appointed.

There is no apparent relation between building age and location. That is, no particular section of the city was popular for locating apartment buildings at any given time. All of the buildings were erected in well-established, mostly single-family residential areas. There are no apartments in the industrial and warehouse district in the northwest quadrant of the city, though there are some a few blocks away that would have provided relatively convenient housing for workers in that sector. (See figure 5.)

Sixteen of the 21 apartment buildings were constructed east of Washington Boulevard, Ogden's primary commercial street which runs north and south. A compact

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928
Section number E Page 7

group of five apartments exists along 27th Street in the block just west of Washington Avenue. Those east of Washington, however, are scattered about at comfortable distances from one another, usually one apartment to a block, with the exception of the three apartments crowded close together at the intersection of 25th and Monroe.

As mentioned earlier, all 21 of the three-story apartments built in Ogden are still extant and mostly unaltered architecturally. Even the interiors have remained intact, except in a few cases of recent renovations. The consistent architectural integrity of these buildings as a group enhances their significance as distinct and important elements of Ogden's architectural history.

Garages

The beginning of construction of three-story apartments in Ogden corresponded with the advent and popular use of the automobile. The fact that many of the apartments were built several blocks away from the centers of employment -- the commercial industrial districts in the northwest quadrant of the city -- attests to the importance of the car. Anticipating that apartment tenants would use cars, garages were built to accompany most of the apartment houses. Ten of the twenty-one apartments retain garages on site and all of these appear to have been built during the historic period. Sanborn maps show that some garages have been destroyed while other sites, most noticeably the twin Avelan and La Frantz, never had garages, requiring the 120 tenants to find other means of transportation.

Although the apartments themselves are of several architectural styles, the ten sets of garages are of basically the same design. They are all one-story buildings with shed roofs and are of either brick or wood frame construction. Some have garage doors while others have open bays. No attempt was made to have the architecture of the garages match the styles of the apartments, although all of the brick garages used brick matching that of the primary buildings they served. As a whole, the garages are in good condition and continue to be functional. The garages at the Fontenelle are among the exception. All garages, except the attached garage at the Fern, are free-standing structures located behind the main buildings.

With the exception of the deteriorated garages at the Fontenelle, all of the garages are counted as contributing buildings on their respective properties. The basis for this evaluation is that the garages appear to have been built at the same time as the apartments, they were a distinct and important feature of the apartment complexes, and they remain architecturally intact. There are no out-of-period or non-contributing garages associated with any of the sites. (It should be noted that ascertaining the construction dates of garages was difficult because the only

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928

Section number E Page 8

reliable source of that information--the Sanborn maps--was inadequate. The only available Sanborn maps date from 1906 and 1949.)

Overview of Late Nineteenth- and Early Twentieth-Century Housing in Ogden

Sanborn maps, Polk directories, old photographs and remaining residential building stock indicate that the period preceding the construction of Ogden's three-story apartments was characterized by diverse types, sizes and styles of housing. Most housing before the coming of the railroad in 1869 was single-family residences constructed by early Mormon settlers. With the advent of the railroad and the influx of railroad-related workers and new commercial enterprises, hotels and boarding houses began to appear along lower 24th and 25th streets and the north-to-south running streets between Wall and Adams.

By the 1900s, when mining and railroad concerns caused a burgeoning of housing in Ogden, the city's multi-family housing included one- and two-story apartment flats, a few two- and three-story rowhouses in Victorian styles, several two- and three-story hotels, boarding houses, a large number of two-story duplexes and four-plexes, plus many apartments created by partitioning off and remodeling existing large houses. In addition, several tracts of smaller single family housing projects were developed on the bench east of Washington Boulevard beginning around the turn of the century.

Most of the housing from the 1890s on was of brick and stone masonry construction. Concrete was introduced just after 1900 and materials such as cast stone, architectural metals, and terra cotta became popular after 1910. Frame construction was seldom seen in multi-family housing after 1890 due to the fire hazard and the inherent limitations of the material for constructing the larger multi-story buildings that began to appear.

Architectural styles in housing and other building types generally proliferated after the 1880s. A full range of Victorian styles, including Queen Anne, French Second Empire, Italianate, and Victorian Romanesque flourished between the late 1880s and early 1900s in residential architecture. By the time three-story apartments came on the scene beginning in 1908, the Victorian styles and housing types were considered outmoded and were being phased out. Ogden's residential styles from 1908 to 1928 included Bungalow, Prairie, Art Deco, Mission, period revivals, and some local transitional styles that were contemporary vernacular or combinations and reinterpretations of anachronistic styles. Most of these styles are evident in the 21 three-story apartments documented here.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928

Section number E Page 9

The new apartments were superior to the earlier types of multi-family housing in the city. They were larger, better built, usually had more commodious floor plans, and had "modern" mechanical, electrical and structural systems. Built at about the same time building codes and zoning ordinances were being adopted, the new-generation apartments were safer than the older ones and met certain minimum design standards.

Polk directories from the early decades of the twentieth century show that three-story apartments constituted only a fraction of the total multi-family housing in Ogden. In 1915, when only 2 of the 21 apartments had been built, 26 hotels, boarding houses, or "rooms" were listed. Of these 16 were hotels, mostly located in a concentrated area in the central business district (24th to 25th streets, Washington to Wall). Many of these had been built in the 1890s and offered small rooms and modest accommodations for Ogden's visitors and transient elements of the working class. Hotel and boarding house units typically consisted of a single room combining living and sleeping functions, plus a small bathroom (often shared), and a closet or wardrobe. Even the smallest of the newer apartments were more commodious. In 1915, only five buildings were listed under "apartments houses and flats," indicating that this was an emerging category of housing which initially had to compete with a large existing stock of hotels and boarding houses.

Nine years later, in 1924, the apartment category had expanded by 900 percent (from 5 to 45) while the number of hotels and boarding houses increased only 265 percent (from 26 to 69). In 1927 the number of apartments had increased to 58, while the number of hotels and boarding houses stayed at 69. Clearly apartment living was making significant inroads as a preferred residential lifestyle in comparison to singleroom occupancy living. In 1930, by which time all 21 apartments had been completed, apartments equalled hotels and boarding houses in number (65 each), with the latter category actually declining in number. Three-story apartments accounted for a major portion of the increase in apartments during the 1920s; the remainder were one- and two-story buildings, most housing only two or four units.

F. Associated Property Types

I. Name of Property Type Three-Story Apartment Buildings**II. Description**

These buildings share a number of features that distinguish them as a distinct building type. They include the 3-level height, flat roofs, masonry (usually brick) exterior walls, self-contained apartment units on the interior, and building plans of either the double-loaded corridor or vestibule/stairway types. The architectural styling of the buildings is varied, including plain, nondescript designs, Prairie School, and a variety of eclectic period revival styles. The apartment buildings were constructed between 1908 and 1928 during a three-decade period of growth in Ogden. They are located in the neighborhoods surrounding the central business district that were affected by the economic growth and expansion of the business sector.

III. Significance

Twenty-one three-story apartment buildings were constructed in Ogden between 1908 and 1928 in response to the rapid growth of the city during the early decades of the twentieth century. All 21 of those buildings are extant and well preserved and are included in this multiple property study. These apartment buildings are significant for two primary reasons. First, they represent an important period of growth in Ogden, c. 1900 to 1930, when the city established itself as a major, multi-dimensional urban center in the intermountain region. Ogden had served as the "junction city" of the transcontinental railroads since the 1870s, but the growth of its transportation and commercial activities and the introduction of major new industries boosted the city into a greatly expanded role after the turn of the century. The new industries included livestock, agriculture and food processing, manufacturing of construction materials, as well as government administration and defense. The second area of significance represented by (see continuation sheet)

IV. Registration Requirements

The following criteria must be met in order for a property to be included as a significant resource under this multiple-property heading:

1. In its original form the building must have been at least three levels in height, and non-historic alterations or additions should not have altered that.
2. It must have exposed masonry walls, though stuccoed walls on the sides or back are also acceptable.
3. The original roof must have been flat (or sloped slightly to the rear), and non-historic alterations should not have altered that.
4. Originally there must have been self-contained apartment units on the interior, i.e. each unit must have contained kitchen and bathroom facilities in addition to sleeping and "living" areas. Alterations to the original unit floor plans are acceptable, though it is rare that this would be the case.
5. The original building floor plan must have been either the double-loaded corridor or vestibule/stairway type. Alterations to the original building floor plan are acceptable, though it is rare that this would be the case.
6. The building must have been constructed between 1908 and 1928 or,

See continuation sheet

See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

A recent reconnaissance level architectural survey of part of Ogden, Utah, revealed that the city contains an intact but scattered group of early twentieth-century, three-story apartment buildings. Because of current interest in rehabilitating and renewing the usefulness of many of these buildings, a thematic study was conducted to determine the number, quality and nature of this particular building type. The study consisted of a two-part process. First, Sanborn maps for Ogden were examined and a preliminary list of sites to search for was prepared. The chosen typology of this particular apartment property type was based on partially known architectural characteristics of potential significance, plus an assumed historical association with the known industrial and commercial expansion of Ogden during the early decades of the twentieth century.

As a second step, a street-by street field survey was conducted in a 264-block area of the city (bounded by 12th Street on the north, Harrison Avenue on the east, 36th Street on the south, and Wall Street on the west). This was the earliest developed part of Ogden and was selected in part to locate sites in blocks not covered by the Sanborn maps. It was learned that all of the potentially eligible sites were located in a 60 block square area surrounding the central business district.

In conducting the field search, photographs were taken of each site that

See continuation sheet

H. Major Bibliographical References

Arrowhead: Magazine and Guidebook Devoted to Western Travel and Development, June, 1917.

Essolm, Frank. Pioneers and Prominent Men of Utah. Salt Lake City: Western Epics, 1913.

A History of Weber County - 1824-1900. Salt Lake City: Deseret News Press, 1945.

Hunter, Milton R., editor and compiler. Beneath Ben Lomond's Peak. Ogden, Utah: Weber County Chapter of the Daughters of Utah Pioneers, 1945.

Ogden - The Gateway to the Intermountain West. Ogden, Utah: Ogden Chamber of Commerce, 1930.

Ogden Chamber of Commerce, "High Spots in the History of Ogden," 1921.

Polk Directories for Ogden City.

Roberts, Richard C. and Sadler, Richard W., Ogden - The Junction City. Northridge, California: Windsor Publications, Inc., 1985.

Sanborn Fire Insurance Maps for Ogden, 1906, 1949.

Weber Business Men's Club, A Glimpse of Ogden, 1910-11.

Weber County Recorder and Assessor Records, Ogden, Utah.

See continuation sheet

Primary location of additional documentation:

- State historic preservation office
 Other State agency
 Federal agency

- Local government
 University
 Other

Specify repository: _____

I. Form Prepared By

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

organization Cooper/Roberts Architects, AIA

date August 1987

street & number 202 W. 300 North

telephone (801) 355-5915

city or town Salt Lake City

state Utah

zip code 84103

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928
Section number F Page 2

III. Significance continued

these apartment buildings is architecture. Apartment buildings with three or more stories are an important component of the architectural history of both Ogden and Utah. Statewide, they are strictly an urban phenomenon, having been constructed only in larger cities where high land values and population pressures made them feasible for investors and attractive to occupants. Apartment buildings, with their various styles, types, and floor plans, were a new solution to the increasing problem of housing the urban population. The apartment buildings in Ogden, therefore, represent a distinct and significant building type in the city, and they help document the major period of growth that occurred during the early twentieth century.

IV. Registration Requirements continued

more generally, during the economic growth period of the first three decades of the twentieth century.

7. The building must be located in the 60-block area surrounding the central business district (see Section C for specific boundaries). Buildings moved in from outside that area would not be eligible. Buildings within the area that have been moved to another location in the area must meet National Register guidelines for moved buildings. More specifically, a moved building must be located along a major street (not an alley or cul-de-sac) and its original setback and facade orientation (in relation to the street) must be maintained.
8. The original fenestration and size of window and door openings on the facade must be maintained. The replacement of original windows and doors is acceptable. Minor alterations to openings on the side and rear elevations is acceptable.
9. The original stylistic features must be maintained to a great degree, though minor alterations are acceptable. Such alterations might include the removal or covering of minor features, the enclosure of rear porches and possibly front porches as well if effected in a manner sympathetic to the original appearance.

NPS Form 10-900a
(Rev. 8-86)
Utah Word Processor Format (02741)
Approved 10/87

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928

Section number F Page 3

Secondary buildings on the property must meet the following criteria in order to be considered "contributing:"

1. They must have been constructed during the period of significance (1908-1928) and either concurrent to or after the construction of the principal apartment building.
2. They must have been built as part of the apartment complex, supplementing the original function of the apartment building. Expected building types include garages and smaller detached buildings constructed as expansion units of the original apartment building.
3. They must retain their original architectural integrity.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Three-story Apartment Buildings in Ogden, 1908-1928

Section number G Page 2

seemed to fit the target typology. In addition, a specially prepared apartment building survey form was completed for each property, recording the following information: historic name(s), address, construction date, materials, trim, windows, roof, garage, number of stories, number of dwelling units, type of units, floor plan type, style, interior features, alterations, and evaluation of potential eligibility. Upon examination of this data, it was determined that there were 21 buildings that met our typological criteria.

Significantly, this was exactly the same group of sites considered to be possibly extant, based on a search of the Sanborn Fire Insurance Maps (1906 and 1949). That is, every early twentieth-century, three-story apartment known to exist in 1949 was still in existence in May, 1987. (Two other large Victorian-styled apartments built in the 1890s were destroyed about ten years ago, but would have been outside of the typology of this study). Equally remarkable was the finding that all twenty-one buildings were almost completely intact architecturally.

Knowing that 100 percent of the apartments of this type ever built were still extant and possessing architectural integrity, further study was commenced in land and legal records, histories and biographies, and other records to better understand the historic contexts associated with the construction of these apartments. The buildings were also analyzed from an architectural perspective to understand the ways in which these structures were designed and built to serve the human needs of their developers and occupants.

FIGURE 1 - APARTMENT NAMES, ADDRESSES, AND DATES BUILT

<u>SITE #</u>	<u>ORIGINAL NAME(S)</u>	<u>ADDRESS</u>	<u>DATE BUILT</u>
1	Helms	2248-50 Jefferson	1916-19
2	Upton	2300-2314 Jefferson	1925
3	Arvondor	823 23rd	1925
4	Elmhurst	2432 Van Buren	1927-28
5	Avon	961 25th	1908, 1915
6	McGregor	802-810 25th	1924-26
7	Hillcrest	2485 Monroe	1923
8	Fontenelle	2465-75 Monroe	1924-27
9	Peery	2461 Adams	1909-10
10	Farnsworth	2539 Jefferson	1922
11	Fern/Marylyn	2579 Adams	1923, 1926
12	Ladywood	670-690 26th	1926
13	Flowers	2681 Madison	1923
14	Fairview	579-587 27th	1916
15	La Frantz	431-461 27th	1919-20
16	Avelan	449 27th	1921
17*	Browning*	2703-2711 Washington	1916
18	Downing	357-59 27th	1925-28
19	Barnhart	336 27th	1921-22
20	Rose	302-08 27th	1923-24
21	Geffas	2675 Grant	1922

*Listed in the National Register in 1985

FIGURE 2 - APARTMENT STYLES, MATERIAL & TRIM TYPES

SITE #	STYLE	PRIMARY MATERIAL(S)	TRIM MATERIALS
1	Eclectic/(Spanish)	brick	fancy brick, tile wood, plaster
2	Eclectic/Period Revival	brick	fancy brick, cast stone, tile, roof tiles
3	Prairie Style Influence	brick, stucco	wood, brick, con- crete
4		brick	fancy brick, tile, fancy plaster, roof tiles
5	Victorian Eclectic/Prairie	stone, brick, stucco	wood, stone, stucco, leaded glass
6	Prairie Style Influence	brick	fancy brick, cast stone, tile
7	Non-Descript/Other	brick	fancy brick, cast stone, cobblestone, metal
8	Eclectic	brick	terra cotta, cast stone, tile
9	Prairie Style	brick	fancy brick, stone, metal, tile
10	Non-Descript	brick	cast concrete, wood
11	Non-Descript/Other	brick	fancy brick, cast concrete, metal
12	Eclectic/(Spanish) Period Revival	brick	fancy brick, fancy plaster, roof tiles
13	Non-Descript/Other	brick	wood, concrete
14	Prairie Style	brick	wood, leaded glass
15	Non-Descript	brick	fancy brick, wood, metal
16	Non-Descript	brick	fancy brick, wood, metal
17	Prairie Style	brick	wood, leaded glass
18	Italianate Revival	brick	fancy brick, wood, leaded glass
19	Prairie Style/Vernacular	brick	cast concrete, metal, wood
20	Non-Descript/Other	brick	cast concrete, fancy brick
21	Non-Descript/Eclectic	brick	cast concrete, fancy brick

FIGURE 3 - APARTMENT PLAN, FOOTPRINT AND FACADE TYPES*

<u>SITE #</u>	<u>FLOOR PLAN</u>	<u>FOOTPRINT</u>	<u>FACADE EMPHASIS</u>
5	Multiple Vestibules	Reverse "E" w/ front porch	Horizontal
9	Multiple Vestibules	Reverse "E" w/ front porch	Horizontal
17	Multiple Vestibules	Reverse "C" w/ front porch	Horizontal
14	Multiple Vestibules	Reverse "C" w/ front porch	Horizontal
1	Central Vestibule	Reverse "C" w/ rear porches	Horizontal
16	Dbl-loaded corridor	Narrow Side-Front Rectangle	Horizontal
15	Dbl-loaded corridor	Narrow Side-Front Rectangle	Horizontal
19	Dbl-loaded corridor	Narrow Side-Front Rectangle with porches	Vertical
21	Dbl-loaded corridor	Reverse "C"	Square
10	Dbl-loaded corridor	Narrow Side-Front Rectangle	Square
7	"T" Corridor	Rectangle on Corner	Horiz/Square
13	Dbl-loaded corridor	Broad-Side-Front Rectangle	Horizontal
20	Multiple Vestibules	Front "C"	Sq. (Wings)
11	Multiple Vestibules	Irregular/Other	Horiz./Vert.
6 **	Multiple Vestibules and Dbl-loaded corridor	Broad Side-Front and Narrow Side-Front Rectangle	Horiz./Vert.
8	Dbl-loaded corridor	Narrow Side-Front Rectangle	Horizontal
3	Central Vestibule	Narrow Side-Front Rectangle	Square
2	Multiple Vestibules	Broad Side-Front, w/rear wings	Horizontal
12	Multiple Vestibules	Broad Side-Front, w/rear wings	Horizontal
4	Multiple Vestibules	Broad Side-Front, w/rear wings	Horizontal
18	Dbl-loaded corridor	Narrow Side-Front Rectangle w/front bays, rear wings	Vertical

* in chronological order of construction, beginning with the earliest

** in complex of 3 detached buildings

FIGURE 4 - APARTMENT UNIT QUANTITIES, TYPES AND BUILDING SIZES

<u>SITE #</u>	<u>TOTAL UNITS*</u>	<u>UNIT BREAKDOWN*</u>	<u>SQ. FEET*</u>
1	6	(1)-studio (1)-1 *br, (4)-2 *br	5,898
2	21	(21)-1 *br	14,559
3	6	(6)-1 *br	6,240
4	15	(10)-1 *br, (5)-2 *br	17,676
5**	14	(14)-1 *br	10,305
6***	55	(54)-1 *br, (1)-2 *br	39,680
7	13	(13)-1 *br, plus commercial space	10,890
8	16	(16)-1 *br	11,368
9	14	(7)-1 *br, (7)-2 *br	12,000
10	16	(16)-1 *br	8,400
11	26	(26)-1 *br	13,330
12	22	(15)-1 *br, (7)-2 *br	26,476
13	10	(10)-1 *br	7,500
14	16	(12)-1 *br, (4)-2 *br	14,792
15	60	(59)-1 *br, (1)-2 *br	42,660
16	60	(59)-1 *br, (1)-2 *br	42,120
17	16	(12)-1 *br, (4)-2 *br	15,744
18	16	(8)-1 *br, (8)-2 *br	9,372
19	22	(22)-1 *br	10,050
20	14	(4)-1 *br, (10)-2 *br	10,474
<u>21</u>	<u>12</u>	<u>*12)-1 *br</u>	<u>7,908</u>
Total	450	(1)-studio, (397)-1 *br, (52)-2 *br.	337,412

* numbers occasionally approximated if data is unclear or missing.

** 2 bldgs.

*** 3 bldgs.

FIGURE 5: Map of Three-story Apartments in Ogden, Utah, Built 1908-1928

Note: Parking garages are not shown; buildings are not drawn to scale. North is up.

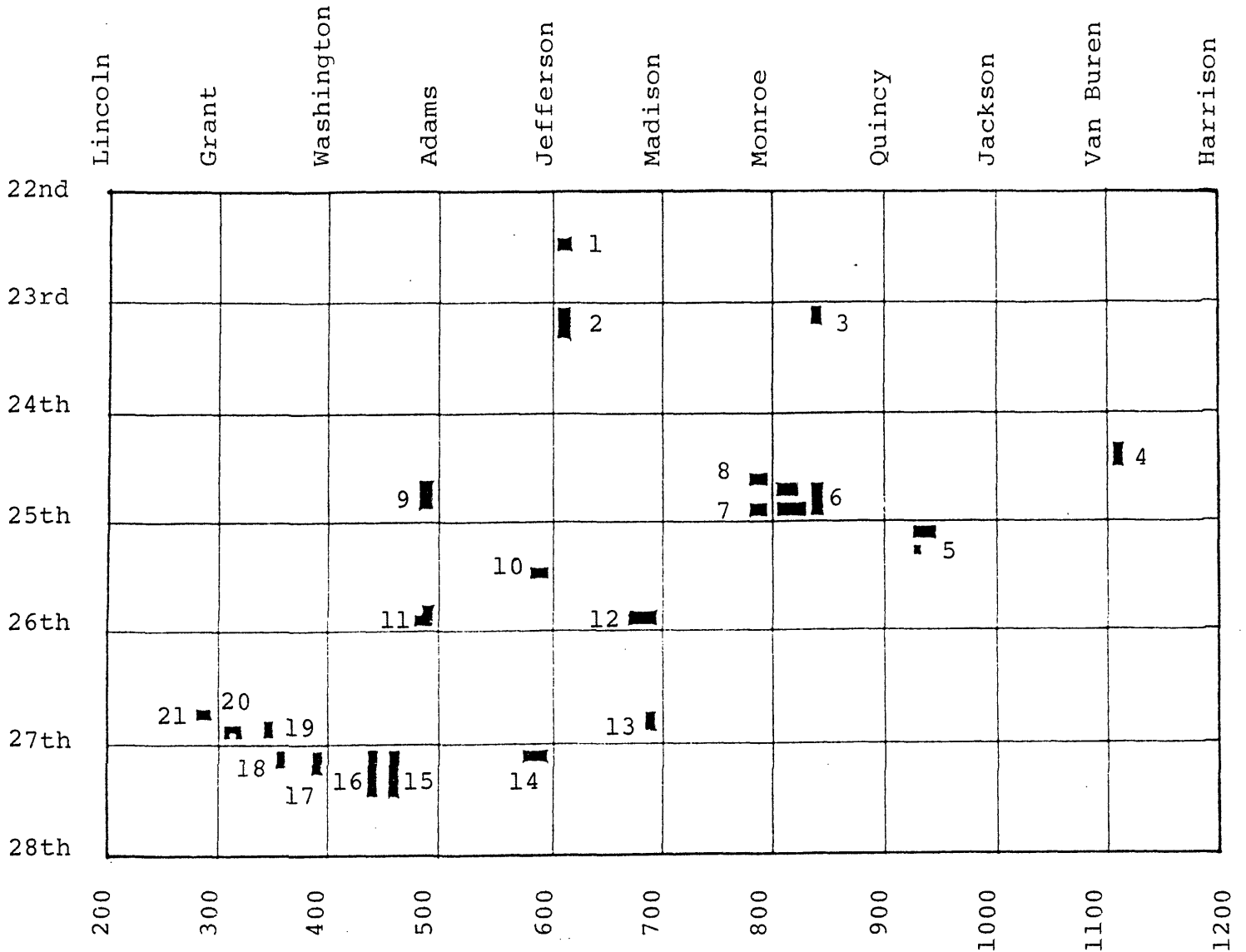


FIGURE 6 (1 of 4): Ogden Apartment Building Footprints

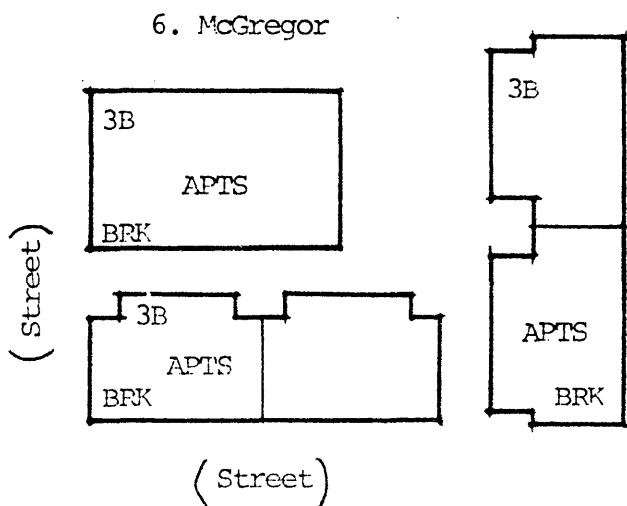
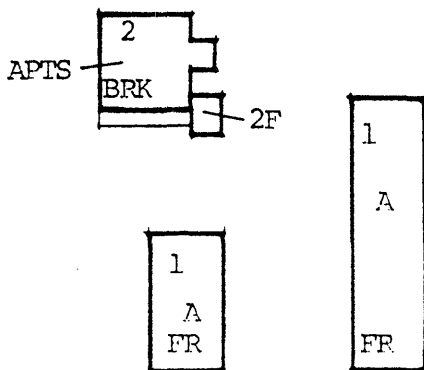
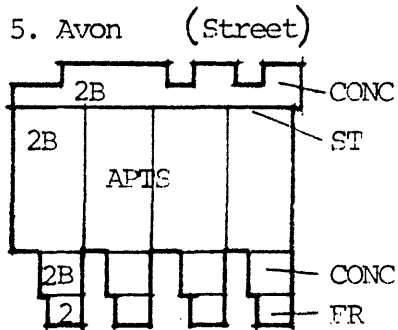
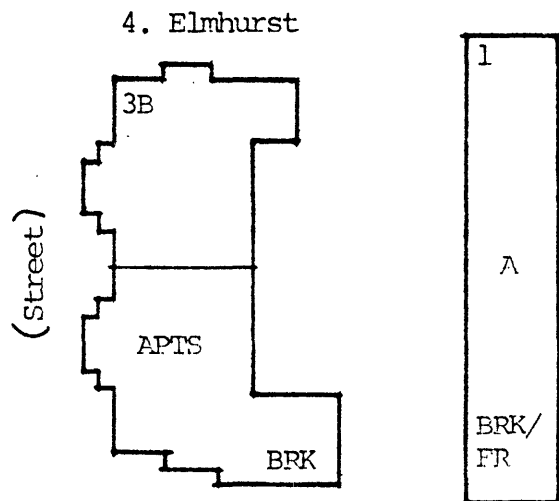
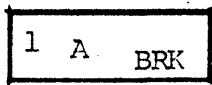
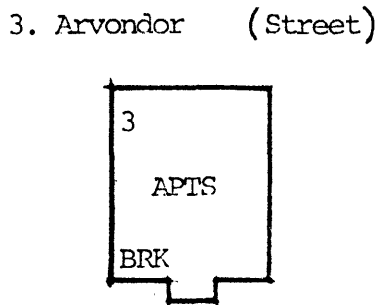
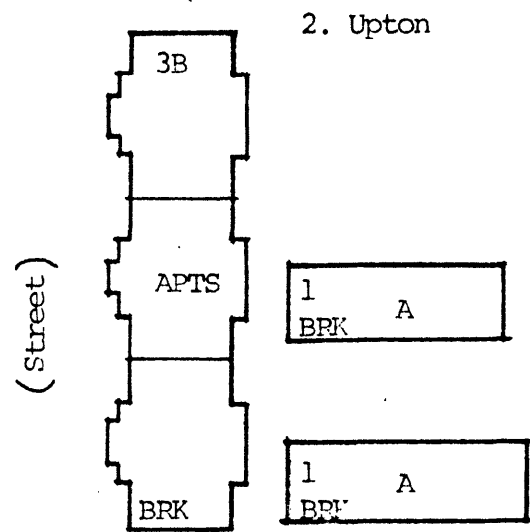
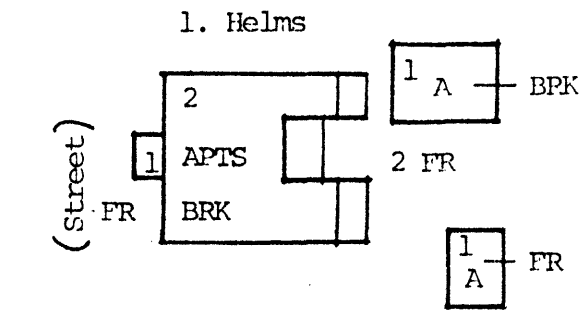
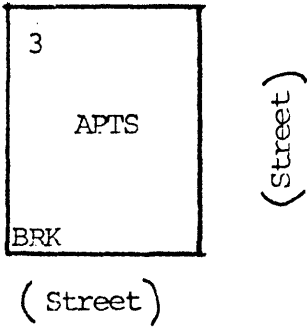
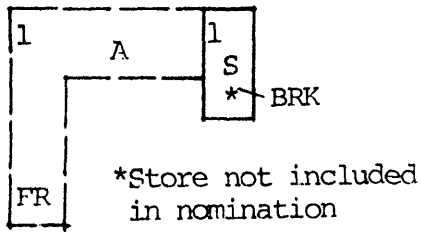
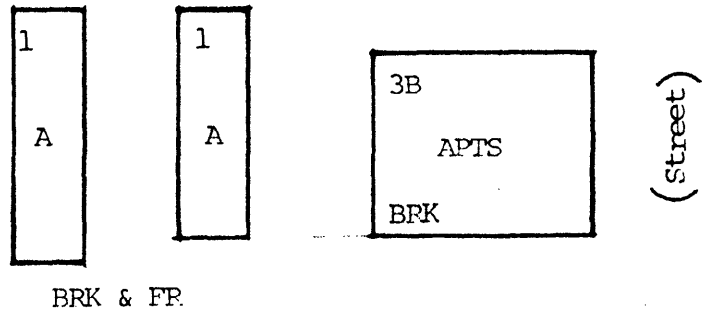


FIGURE 6 (2 of 4): Ogden Apartment Building Footprints

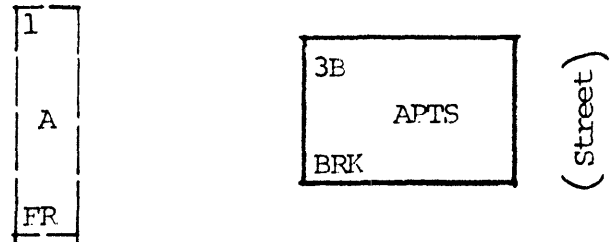
7. Hillcrest



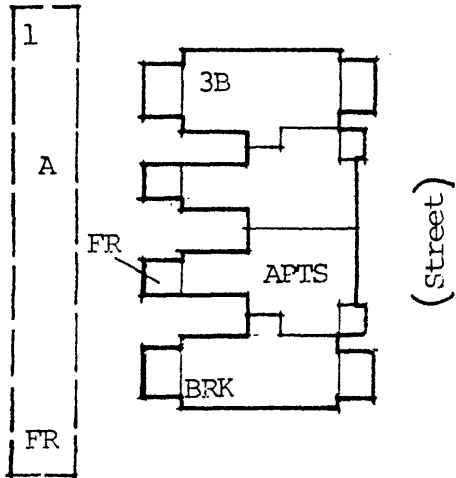
8. Fontenelle



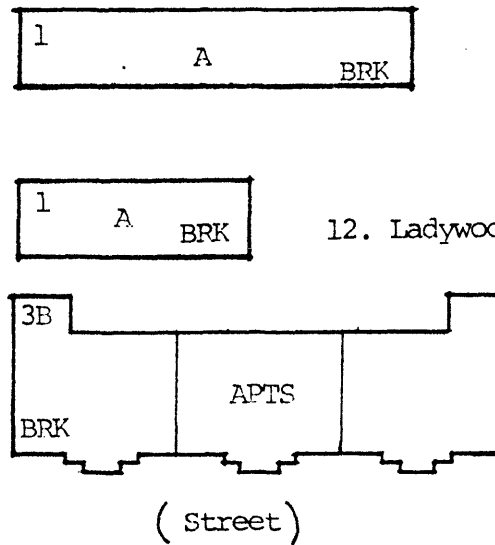
10. Farnsworth



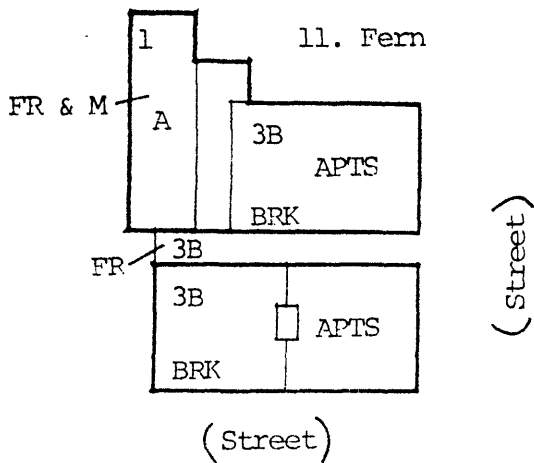
9. Peery



12. Ladywood



11. Fern



13. Flowers

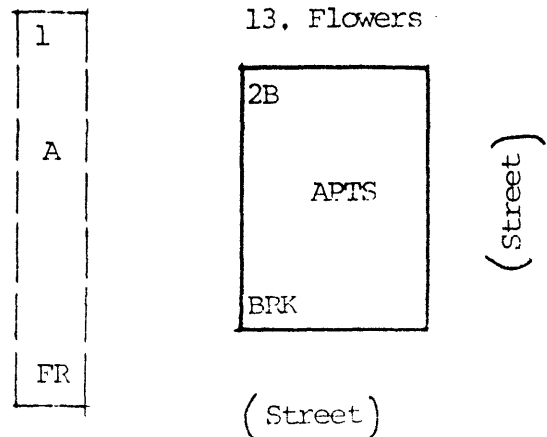
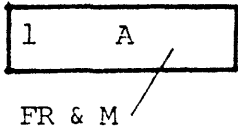
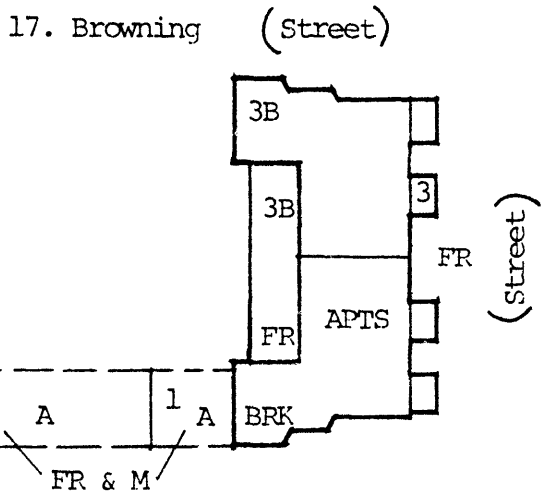
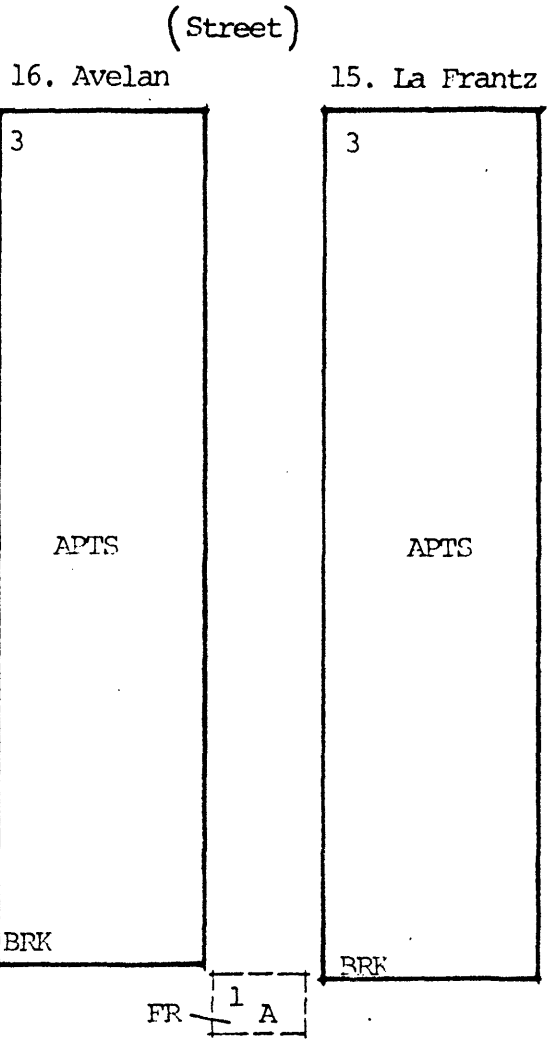
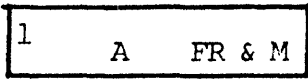
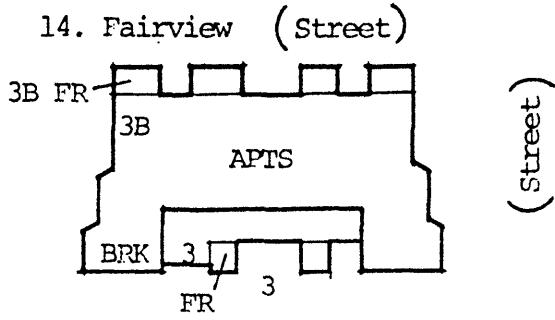
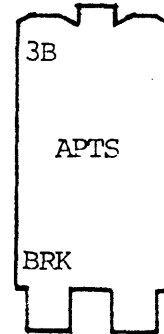


FIGURE 6 (3 of 4): Ogden Apartment Building Footprints



18. Downing (Street)



19. Barnhart

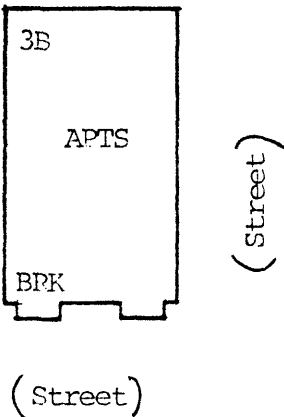
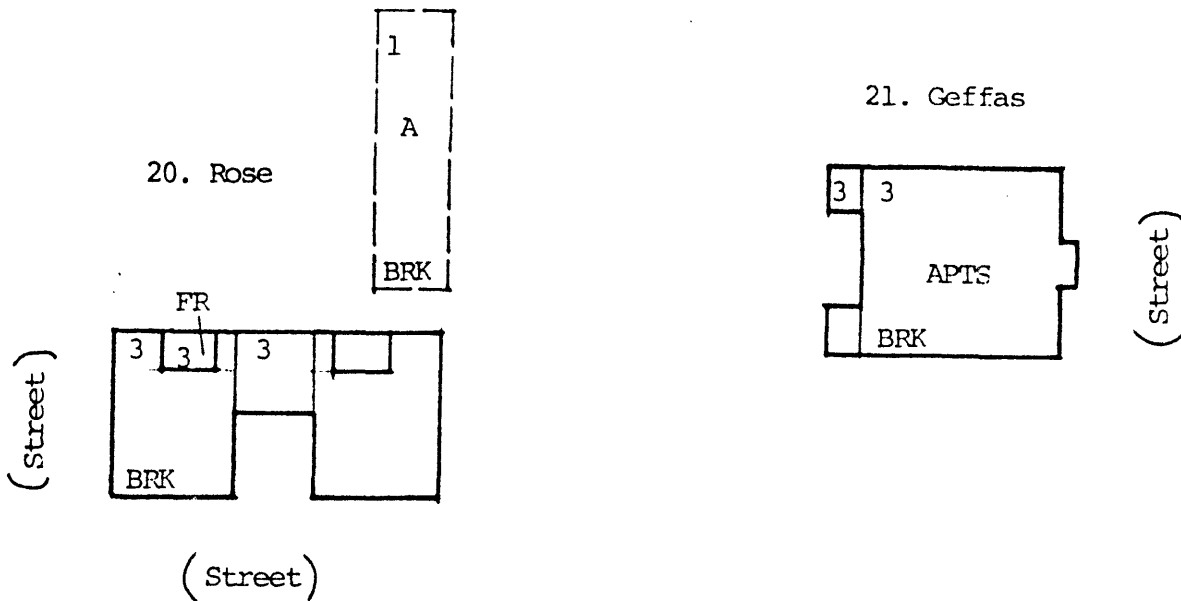


FIGURE 6 (4 of 4): Ogden Apartment Building Footprints



Key to Abbreviated Notations

1,2, etc. = # of building as shown on sheet E-10.

Name = Name of building " " " " "

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" = 50 feet scale.