

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

RECEIVED
NOV 19 1987

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name AVELAN APARTMENTS
other names/site number (Site #16) Western Apartments

2. Location

street & number 449 27th Street N/A not for publication
city, town Ogden N/A vicinity
state Utah code UT county Weber code 057 zip code 84401

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<input type="checkbox"/> structures
	<input type="checkbox"/> object		<input type="checkbox"/> objects
		<u>1</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.

Wayne F. ...

Signature of certifying official
Utah State Historical Society
State or Federal agency and bureau

November 4, 1987
Date

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:)

Jenna McClellan 12/21/87

Signature of the Keeper

Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

DOMESTIC: multiple dwelling

DOMESTIC: multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

other: early 20th century vernacular

other: double-loaded corridor plan

Materials

(enter categories from instructions)

foundation concrete

walls brick

concrete (cast stone)

roof unknown

other terra cotta

Describe present and historic physical appearance.

Completed in 1921, the Avelan Apartments is a rectangular, three-story brick building with a flat roof and concrete foundation. The building is virtually unaltered on the exterior.

The Avelan is an unusually long rectangular building with its narrow end facing the street. It has a central, double-loaded corridor and contains 60 three-room, one-bedroom units. Its exterior has iron oxide and painted regular brick. It is trimmed with a flat, deep wood cornice, raised brick around the flat-arched casement windows, and a dark brick band or "wainscot" around the building's base. Minor decorative elements include leaded glass in the windows on the facade and the ornamental metal canopy over the entrance. Overall the facade is generally of simple, non-descript, early 20th-century vernacular design.

___ See continuation sheet

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)

Period of Significance

Significant Dates

Architecture

1921-28

1921

Community Development

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/probably William J. Stephens

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

Completed in 1921, the Avelan Apartments is one of 21 apartment buildings included in the multiple property study "Three-story Apartment Buildings in Ogden, 1908-1928." These buildings are architecturally significant as examples of a distinct type of multi-family dwelling that was constructed in Ogden during the first three decades of the twentieth century. Characteristic features are their their multi-story height, brick construction, flat roofs, and self-contained apartment units on the interior. These apartment buildings are also historically significant, representing an attempt to accommodate the rapid population growth that Ogden experienced during its economic boom period of the early twentieth century. The expanding railroad industry and the introduction of major manufacturing plants and governmental facilities sparked the transformation of Ogden into an important urban center. Apartment buildings were constructed in response to the increased demand for housing, rising land values, and the appeal of apartments as a new and modern type of urban housing

The Avelan and its next-door twin, the LaFrantz, were the two largest apartments erected between 1908 and 1928, the period of three-story apartment construction in Ogden. The Avelan is named for one of the three sons of William J. Stephens and Lulu Brown Stephens, the original owners of the building. William was a contractor and probably was responsible for the construction of both the Avelan and La Frantz apartments. The La Frantz was completed first, as indicated by its listing in the city directory in 1921; the Avelan was not listed until 1922. William and Lulu Stephens lived in the La Frantz Apartments for a number of years and managed both buildings. The building has been known as the Western Apartments since 1928.

The city directories for 1925 and 1930 provide a general profile of the

X See continuation sheet

NPS Form 10-900a
(Rev. 8-86)

OMB No. 1024--0018

Utah Word Processor Format (02741)
Approved 10/87

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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

occupants of the Avelan during the 1920s. Early in the Avelan's occupancy there was a mixture of couples and single, unemployed women, although single men dominated. Occupations included salespeople, railroad workers, dressmakers, bookkeepers, barbers, chauffeurs, life insurance agents, and practioners of "drugless healing methods and Palmer chiropractic methods."

(doc 02321)

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 1/2 4/1/8/8/0/0 4/5/6/2/9/9/0 B / / / / / / / / / / / /
Zone Easting Northing Zone Easting Northing

C / / / / / / / / / / / / D / / / / / / / / / / / /

___ See continuation sheet

Verbal Boundary Description: (tax no. 01-003-0017)

The W 83 feet of lots 7 & 8, Block 3, Plat A, Ogden City Survey; more particularly described as beginning at the NW corner of Lot 7, thence S 264 feet, E 83 feet, N 264 feet, W 83 feet to the place of 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

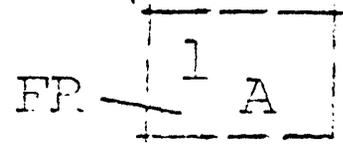
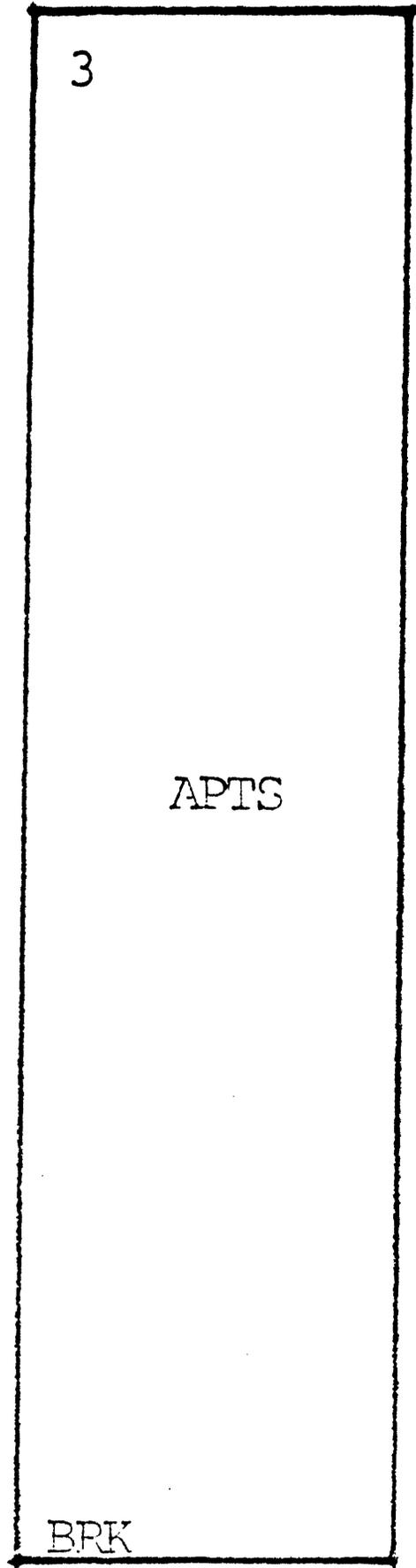
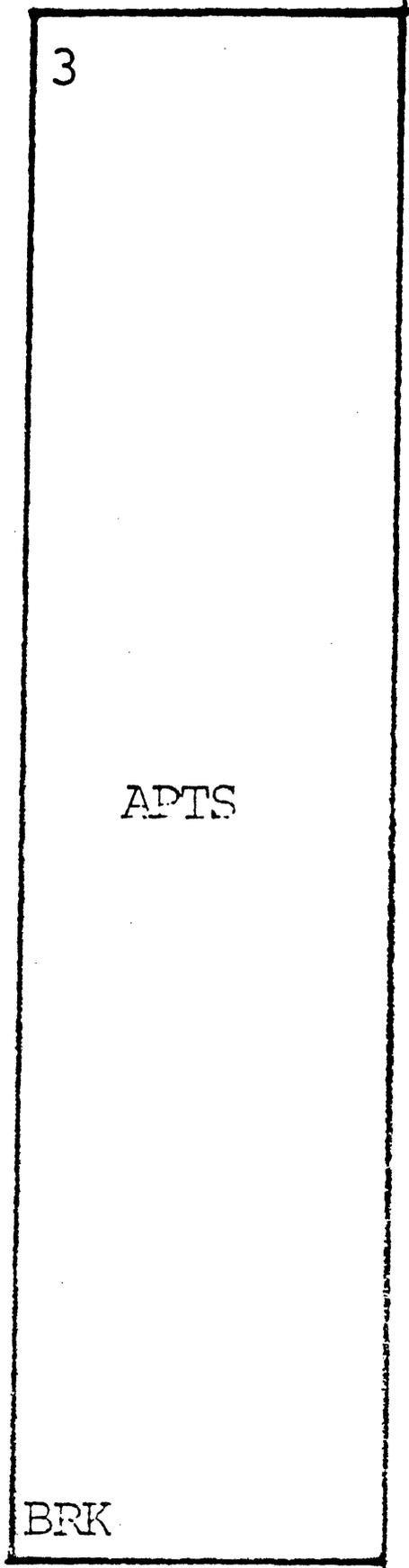
street & number 202 West 300 North telephone (801) 355-5915

city or town Salt Lake City state Utah zip code 84103

(Street)

16. Avelan

15. La Frantz



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

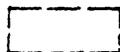
FR = Frame "

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.