

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 LA FRANTZ APARTMENTS

other names/site number (Site #15) Eastern Apartments

2. Location

street & number 461 27th Street N/A not for publication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		<u>   </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u>   </u> structures
	<input type="checkbox"/> object		<u>   </u> 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.

*M. J. [Signature]*

November 4, 1987

Signature of certifying official

Date

Utah State Historical Society

State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. \_\_\_ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
\_\_\_ See continuation sheet

*Linda McClelland* 12/31/87

\_\_\_ 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)

DOMESTIC: multiple dwelling

DOMESTIC: multiple dwelling

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7. Description

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Architectural Classification

(enter categories from instructions)

other: early 20th century vernacular

other: double-loaded corridor plan

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Materials

(enter categories from instructions)

foundation concrete

walls brick

concrete (cast stone)

roof unknown

other terra cotta

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Describe present and historic physical appearance.

Constructed in 1919-20, the La Frantz Apartments is a rectangular, three-story brick building with a flat roof and concrete foundation. The building is unaltered except for the covering of its original fancy metal entry canopy with newer material.

The La Frantz is an unusually long rectangular building with its narrow end facing the street. It has a central, double-loaded corridor with three shorter lateral halls 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. There is leaded glass in the front windows, but overall the facade is of simple, non-descript, early 20th-century vernacular design.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:      nationally      statewide   X   locally

Applicable National Register Criteria   X   A      B   X   C      D

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

**Areas of Significance**

(enter categories from instructions)

Architecture

Period of Significance

1919-28

Significant Dates

1919-20

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.

Built in 1919-20, the La Frantz 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 La Frantz and its next-door twin, the Avelan, were the two largest apartments erected between 1908 and 1928, the period of three-story apartment construction in Ogden. The La Frantz is named after William La Frantz Stephens, 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 Eastern Apartments in recent years.

  X   See continuation sheet

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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

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The city directories for 1925 and 1930 provide a general profile of the occupants of the La Frantz during the 1920s. The 61-unit La Frantz seemed to be initially a place to house the influx of personnel who flooded into Ogden during the 1920s. In 1925 there was a wide range of occupants in the building with nearly every profession represented. At that time only 4 of the 61 apartments were vacant. In 1930 there were only two vacant apartments. By then virtually all of the residents had changed since 1925, though their occupations continued to be varied and generally middle class in nature.

(doc 02451)

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>4/1/8/8/0/0</u>	<u>4/5/6/2/9/9/0</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>

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

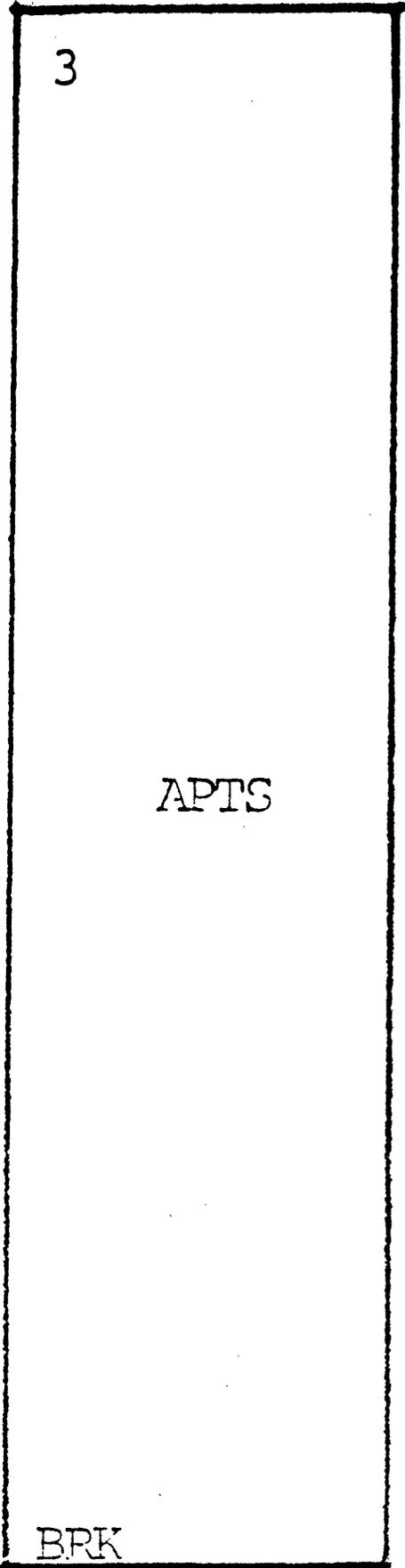
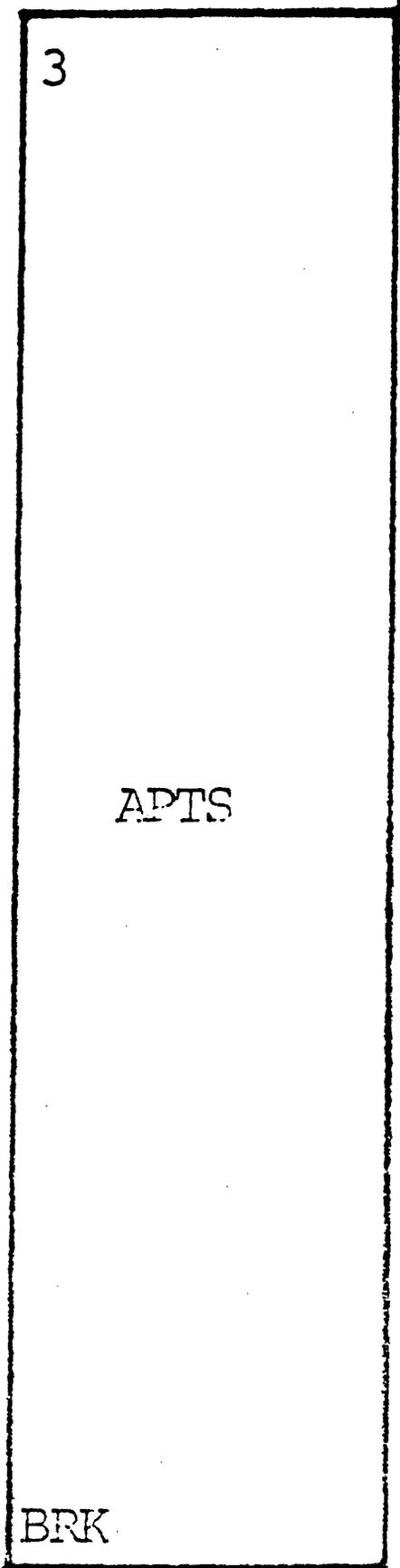
street & number 202 West 300 North telephone (801) 355-5915

city or town Salt Lake City state Utah zip code 84103

(Street)

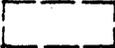
16. Avelan

15. La Frantz



FR. — 1 A

### 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.