

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Removal

Property Name: Rose Apartments

Multiple Name: Three-Story Apartment Buildings in Ogden, 1908--1928 MPS

State & County: UTAH, Weber

Date Received:
2/12/2018

Date of Pending List:
3/9/2018

Date of 16th Day:
3/26/2018

Date of 45th Day:
3/29/2018

Date of Weekly List:

Reference number: OT87002175

Nominator: State

Reason For Review:

☒ Accept ☐ Return ☐ Reject 3/26/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Control Unit

Discipline

Telephone

Date 3-26-18

DOCUMENTATION: see attached comments ; No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

OT 87002160



National Register Request for Removal Form—State of Utah

(Revised April 2009)

Under very special circumstances, such as demolition or loss of historic integrity, a property can be removed from the National Register of Historic Places. To request removal, this application form must be completed.

Historic Building Information

Historic building name Rose Apartments (NRIS #87002160)

Historic building address and city 302-308 27th Street, Ogden, Weber County

Current owner Utah Bottling Works LLC

Current owner mailing address 2668 Grant Ave, Suite 104

City Ogden State UT Zip -844013656

Applicant Information (petitioner requesting removal)

Name USHPO Email

Mailing Address

City State Zip

Phone numbers: Daytime: Mobile:

Applicant signature _____ Date ____/____/____

Reason for Removal (please check one)

- ☒ The property has been demolished
- ☐ The qualities which caused the property to be listed have been significantly altered
- ☐ Additional information shows the property does not meet the NR criteria for evaluation
- ☐ Error in professional judgment as to whether the property meets criteria for evaluation

Provide explanation

Properties may also be removed from the National Register because of prejudicial procedural error in the nomination or listing process; properties shall be reconsidered for listing by the Keeper after correction of the procedural error(s). Properties listed prior to December 13, 1980 may only be removed on the grounds the property has been demolished or significantly altered.

Attachments

Please attach additional supporting documentation for removal along with the application form.

- ☒ Photographs
- ☐ Newspaper clippings
- ☐ Other documentation:

Process

Within 45 days of receiving a completed and adequately documented application the State Historic Preservation Office will notify the affected owner(s) and chief elected official, allowing them an opportunity to comment on the petition. The State Historic Preservation Office will also forward the petitioner's application to the Board of State History (State Historic Preservation Review Board) for consideration at the next scheduled quarterly board meeting. After being considered by the Board, the State Historic Preservation Officer will then forward the petition, along with all comments, to the Keeper of the National Register of Historic Places, who makes all final determinations regarding removal of National Register properties. The Keeper shall respond to a petition within 45 days of receipt. The owner and elected official will be notified of the Keeper's final decision.



Request for Removal



Rose Apartments

302-308 27th Street

Ogden, Weber County



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 ROSE APARTMENTS
other names/site number (Site #20) La Plata Apartments

2. Location

street & number 302-308 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.

W. J. E.
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:)

Linda McClelland 12/21/87

Signature of the Keeper

Date

6. Functions or Use

Historic Functions

(enter categories from instructions)

DOMESTIC: multiple dwelling

Current Functions

(enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

other: early 20th century vernacular

other: vestibule/stairway plan

Materials

(enter categories from instructions)

foundation concrete

walls brick (multi-colored)

roof unknown

other concrete (cast concrete trim)

Describe present and historic physical appearance.

Constructed in 1923-24, the Rose is a three-story brick apartment building with a flat roof, concrete foundation, a "C" footprint, and two vestibule entries. Except for the addition of metal awnings over some of the windows the exterior of the building is intact.

It contains 14 two-bedroom units, though the rear bedroom is quite small and accessible only through the front bedroom. This is the only apartment building in Ogden that has only two-bedroom apartments; one-bedroom units were the norm. The exterior is of non-descript styling and features the name "Rose" over the entries in both parapet walls. There are two colors of brick and cast concrete trim on the exterior. The windows are flat arched and of Chicago style or triple-ganged casement type. Other than some metal awnings, the exterior is architecturally intact. The interior is plain with painted wood trim. The unit floor plans have not been altered. A parking garage behind the Rose is no longer extant.

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

1923-28

Significant Dates

1923-24

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/probably Charles A. Stephens

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

Built in 1923-24, the Rose 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 Rose is only one of several apartments constructed in Ogden by the Stephens family. Charles A. and Effie Stephens were responsible for the Rose. Charles was an Ogden bricklayer and participated with his brother Daniel in building several Mormon church buildings in Ogden.

The city directories for 1925 and 1930 provide a general profile of the occupants of the Rose during the 1920s. This small west-side apartment building appeared to serve as a starter residence for many railway personnel, especially those working for the Ogden Union Railway & Depot. The company's assistant yardmaster and baggage agent lived there, as well as a Union Pacific conductor. Frank Sojourner, manager of Sojourner Candy Factory, settled at the Rose

 X See continuation sheet

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

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

temporarily but, like all other residents, he moved out after a few years. Among the later occupants were John Allred, a conductor for Union Pacific, Arthur Bender, weightmaster for Western Weighing and Inspection Bureau, Leon Napper, secretary/treasurer of Ford-Nelson Motor Company, and Samuel and Lillian Bruckner, managers of Eastern Hatters.

(doc 02491)

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>4/1/8/5/0/0</u>	<u>4/5/6/3/0/7/0</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. 01-009-0013)

Part of Lot 2, Block 11, Plat A, Ogden City Survey; beginning at the SW corner of said Lot 2, thence E 98.65 feet, N 132 feet, W 98.65 feet, S 132 feet to 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

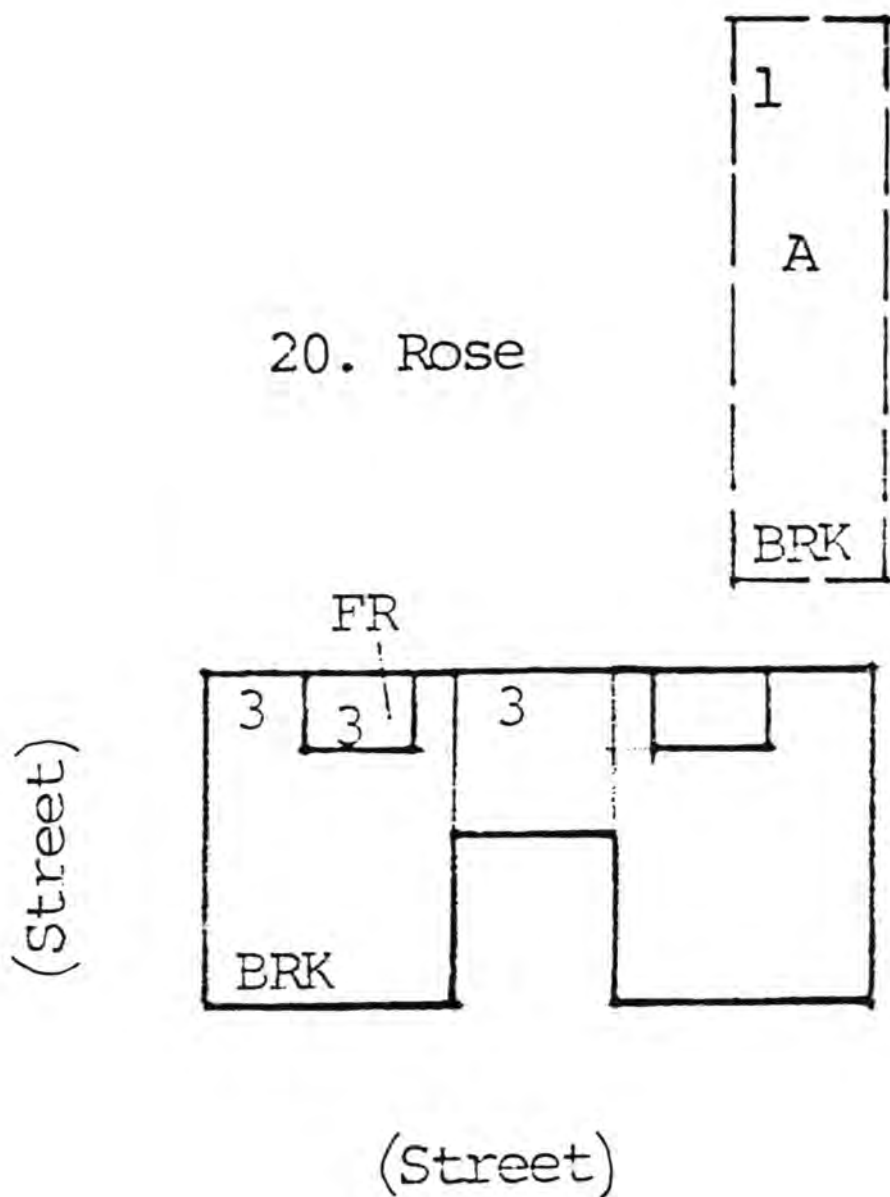
11. Form Prepared By

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

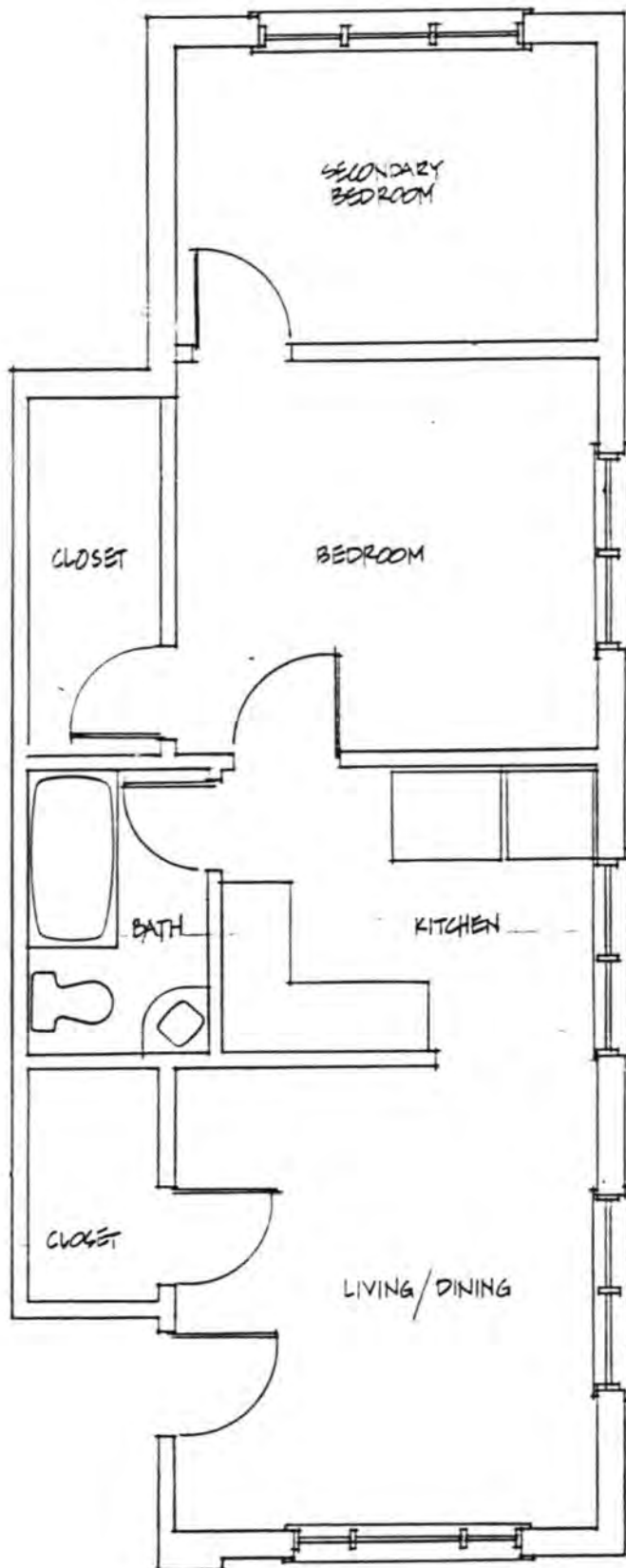


Key to Abbreviated Notations

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.

TYPICAL UNIT FLOOR PLAN
ROSE APARTMENTS, OGDEN, UTAH



BASED ON ROUGH SKETCH

11/19/87

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Name Three-Story Apartment Buildings in Orden, 1908--1928 MPSState Weber County, UTAH

Nomination/Type of Review

Date Listed

COVER	Substantive Review	<u>12.31.87</u>
1. Elmhurst Apartments	Substantive Review Determined Eligible	<u>12.31.87</u>
2. Arvondor Apartments	Substantive Review OBJECTION	<u>12.31.87</u>
3. Avelan Apartments	Substantive Review	<u>12.31.87</u>
4. Avon Apartments	Substantive Review	<u>12.31.87</u>
5. Barnhart Apartments	Substantive Review	<u>12.31.87</u>
6. Downing Apartments	Substantive Review	<u>12.31.87</u>
7. Fairview Apartments	Substantive Review	<u>12.31.87</u>
8. Farnsworth Apartments	Substantive Review	<u>12.31.87</u>
9. Fern-Marylyn Apartments	Substantive Review	<u>12.31.87</u>
10. Flowers Apartments	Substantive Review	<u>12.31.87</u>
11. Fontenelle Apartments	Substantive Review	<u>12.31.87</u>
12. Geffas Apartments	Substantive Review	<u>12.31.87</u>
13. Helms Apartments	Substantive Review	<u>12.31.87</u>
14. Hillcrest Apartments	Substantive Review	<u>12.31.87</u>
15. La Frantz Apartments	Substantive Review	<u>12.31.87</u>
16. Ladywood Apartments	Substantive Review	<u>12.31.87</u>
17. McGregor Apartments	Substantive Review	<u>12.31.87</u>
18. Peery Apartments	Substantive Review	<u>12.31.87</u>
19. Rose Apartments	Substantive Review	<u>12.31.87</u>
20. Upton Apartments	Substantive Review	<u>12.31.87</u>



1. Rose Apartments / 3-Story Apartments, 1908-1928
2. Ogden, Utah
3. Allen D. Roberts, photographer
4. Mzy, 1987
5. ~~Kier Corp., Ogden~~ Neg: Utah State Hist. Soc.
6. View to Northwest
7. Photo # 1 of 2

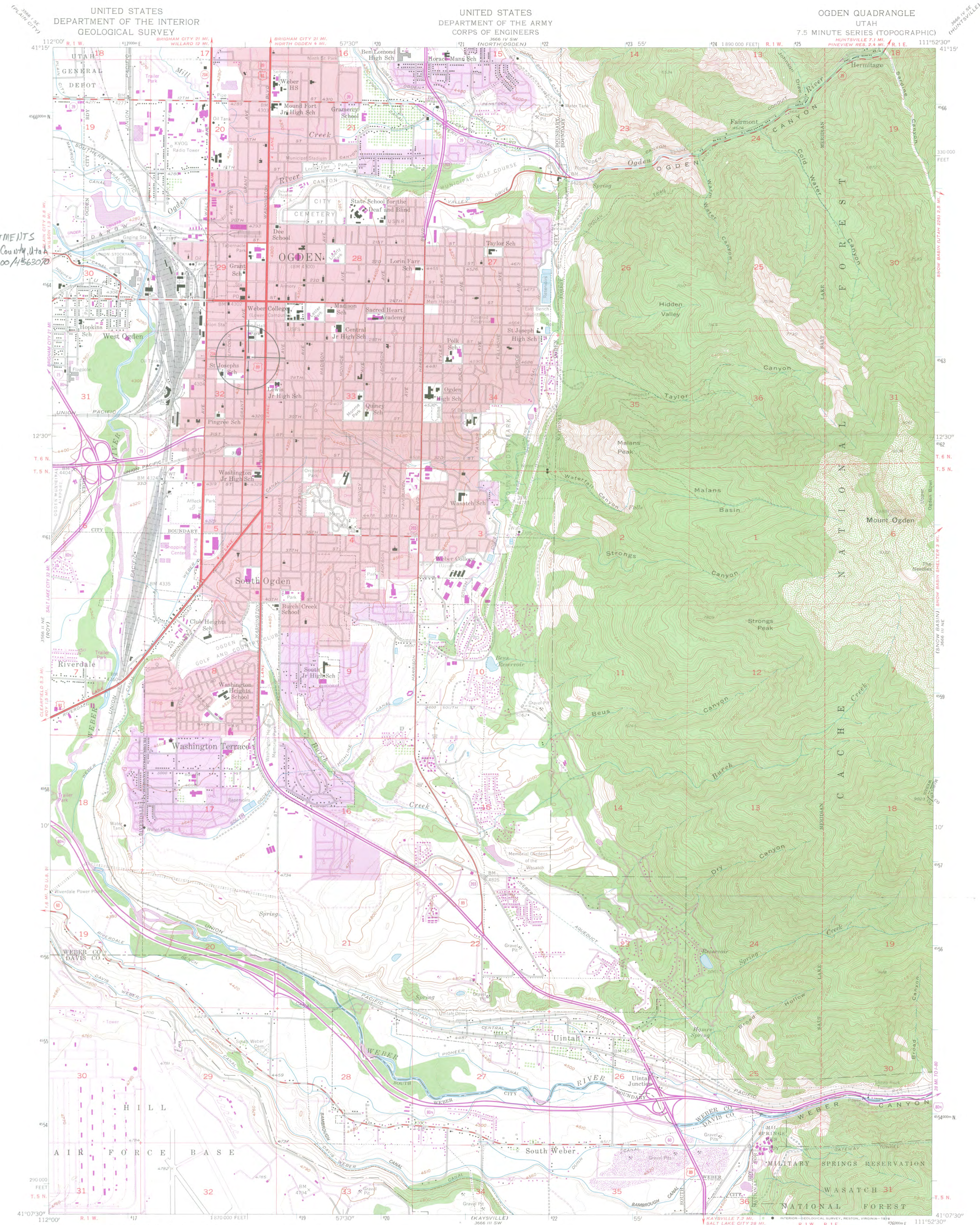
Site # 20



1. Rose Apartments / 3-Story Apartments, 1908-1928
2. Ogden, Utah
3. Allen D. Roberts, photographer
4. May, 1987
5. ~~Kier Corp.~~, Ogden Neg: Utah State Hist. Soc.
6. View to South
7. Photo # 2 of 2

Site #20

ROSE APARTMENTS
Ogden, Weber County, Utah
UTM: 12/418500/4156307D



Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography from aerial photographs by multiplex methods and from planetable surveys 1926. Aerial photographs taken 1953 and 1954. Field check 1955

Polyconic projection. 1927 North American datum. 10,000-foot grid based on Utah coordinate system, north zone

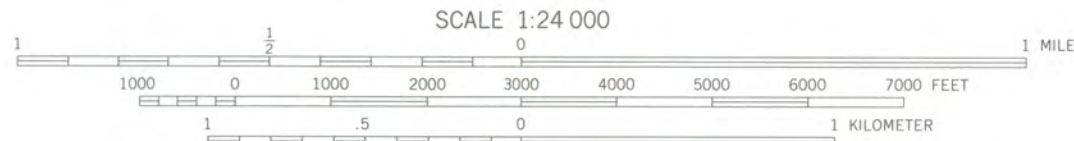
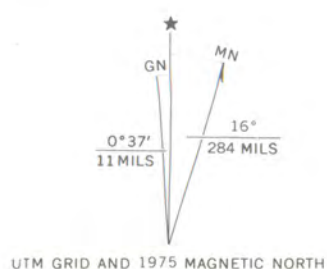
Red tint indicates areas in which only landmark buildings are shown

Dashed land lines indicate approximate locations

1000-meter Universal Transverse Mercator grid ticks, zone 12, shown in blue

Revisions shown in purple compiled from aerial photographs taken 1969 and 1975. This information not field checked

Purple tint indicates extension of urban areas



CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

- Heavy-duty
- Medium-duty
- Light-duty
- Unimproved dirt
- Interstate Route
- U.S. Route
- State Route

OGDEN, UTAH
N4107.5-W1152.5/7.5

1955
PHOTOREVISED 1969 AND 1975
AMS 3666 III NW-SERIES V897

87002175

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Rose Apartments (Three-Story Apartment
Buildings in Ogden, 1908-1928 MPS)
Weber County
UTAH

Substantive Review

Working No. NOV 19 1987
Fed. Reg. Date: 2-7-89
Date Due: 12/17/87 - 1/3/88
Action: ☒ ACCEPT 12.31.87
☐ RETURN
☐ REJECT
Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria Accept ATC
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Brad Westwood
Director



February 6, 2018

J. PAUL LOETHER, DEPUTY KEEPER AND CHIEF
NATIONAL REGISTER OF HISTORIC PLACES
1201 EYE ST. NW, 8TH FL.
WASHINGTON, D.C. 20005

Re: Removal of Properties from the National Register of Historic Places

Dear Mr. Loether:

Pursuant to 36 CFR 60.15, we are requesting the removal from the National Register of Historic Places the following properties, which have been demolished or have lost integrity:

SEE ATTACHED LIST

Demolitions and integrity were verified by SHPO staff (see enclosed UT SHPO Request for Removal forms and accompanying photographs).

Notification regarding the pending action was sent to property owners and local government officials. A period of at least thirty days was provided for comment regarding the removal; however, no comments were received.

Should you have any questions about this request for removal, please contact Cory Jensen of the Historic Preservation Office at 801/245-7242, or by e-mail at coryjensen@utah.gov. Thank you for your assistance.

Sincerely,

Roger Roper
Deputy State Historic Preservation Officer

Enclosures

REQUESTS FOR REMOVAL

<u>BUILDING</u>	<u>ADDRESS</u>	<u>REASON FOR REQUEST</u>
Planing Mill of Brigham City Merc. & Mfg. Assoc. (89000454)	547 E. Forest St. Brigham City, Box Elder Co.	Demolished
Hyrum Stake Tithing Office (85000251)	26 W. Main St. Hyrum, Cache Co.	Loss of Integrity (Multiple Additions)
Plant Auto Co. Building (04001129)	38 S. 200 West Richmond, Cache Co.	Demolished
Morgan Elementary School (86000737)	75 N. 100 East Morgan, Morgan Co.	Demolished
Erekson Artillo Dairy Farmhouse (15000677)	5419 S. 900 East Murray, Salt Lake Co.	Demolished
Thomas Cunningham House (84002250)	139 Main Street Park City, Summit Co.	Demolished
Lehi Commercial & Savings Bank (98001537)	206 E. State Street Lehi, Utah Co.	Demolished
Clotworthy—McMullin House (99000216)	261 S. Main Street Heber City, Wasatch Co.	Demolished
North Ogden Elementary School (85000822)	474 E. 2650 North North Ogden, Weber Co.	Demolished
Sidney Stevens House (77001326)	2593 N. 400 East North Ogden, Weber Co.	Demolished
Rose Apartments (87002160)	302-308 27 th Street Ogden, Weber Co.	Demolished
Downing Apartments (87002160)	357-359 27 th Street Ogden, Weber Co.	Demolished