

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Eccles Building

and/or common

**2. Location**

street & number 385 24th Street \_\_\_\_\_ not for publication

city, town Ogden \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 1st

state Utah code 049 county Weber code 057

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b> N/A	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name American Savings and Loan Service Corporation

street & number 77 West 200 South

city, town Salt Lake City \_\_\_\_\_ vicinity of \_\_\_\_\_ state Utah 84101

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Weber County Courthouse

street & number 2550 Washington Blvd.

city, town Ogden \_\_\_\_\_ state Utah

**6. Representation in Existing Surveys**

title Ogden Historic Buildings Survey has this property been determined eligible? \_\_\_\_\_ yes  no

date March 1977 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records Utah State Historical Society

city, town Salt Lake City \_\_\_\_\_ state Utah

## 7. Description

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date \_\_\_\_\_

**Describe the present and original (if known) physical appearance**

The Eccles Building is an eight-story, steel-framed building in the "Commercial Style", popularized in the late nineteenth and early twentieth century by the work of Louis Sullivan and other leading Midwestern architects of the period. The massive facades of such commercial buildings are relieved primarily by the fenestration, rather than by ornament or detailing.

The building facades follow a classical tripartite organization with a two-story base, a five-story center section, and a one-story cap set off by a modestly projecting cornice at the sill line of the top story windows and a very heavy projecting cornice above. The upper cornice includes classically detailed cartouches between each window bay with dentilling and over-scaled modillions above. The top story windows are set off by terra cotta lintels with carved figures in the center of the lintels. The two-story columns of the base of the building are ornamented with plain, Prairie style capitals.

Like many other structures of this period, The Eccles Building uses masonry facing over the heavy steel frame with the horizontal brick spandrels recessed slightly behind the plane of the vertical piers. A variation on a window type known as the "Chicago window" is used, with a wide center window and narrower sash windows on either side. On the Eccles Building the center windows are one-over-one sash, rather than fixed panes of the typical Chicago window. At the corners of the building only a pair of windows (without the center sash) are used in each bay, which is projected slightly behind the plane of the piers.

Upon its acquisition by American Savings and Loan the interior of the building was cleaned beginning a renovation process. Sectioned windows were replaced with new windows of identical design, retaining the original appearance. Partitions are being realigned and pillars recovered with material sympathetic to the original motif. The lobby area, rich in marble, has been cleaned and polished. Chandeliers, close to those of the period, have been placed in the area. The ceiling has been cleaned and repainted. The exterior of the building is substantially unaltered, and was washed with a special mild solution. The lower floor exterior was painted.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1913      **Builder/Architect** /Leslie S. Hodgson

**Statement of Significance (in one paragraph)**

The Eccles Building in Ogden, built in 1913, is significant both because of its association with David Eccles and the Eccles family, as well as its architecturally transitional nature, combining subtle elements of the Prairie Style with modest classical trappings. In addition, the building was designed by architect Leslie S. Hodgson, who contributed much to the modern appearance of Ogden and northern Utah. The Eccles family, headed by David Eccles, were important contributors to the prosperity and growth in Ogden, having interests in numerous business enterprises. The building was rated as "exceptionally significant" in a local survey of the city of Ogden.

**History:**

The city of Ogden, located between the forks of the Weber and Ogden Rivers in northern Utah, was initially settled in 1845 and in 1850 was incorporated into a city. It began as a supply station to service California-bound emigrants, and after the coming of the transcontinental railroad in 1869 the city began to grow rapidly. By 1910 Ogden had developed into Utah's second largest city with a population of approximately 27, 000. Ogden's strategic location as a railroad center spurred economic growth, as it became an important commercial center in Utah. Among the contributors to this growth were the Eccles family, and the architect Leslie S. Hodgson.

David Eccles, born on May 12, 1859 near Glasgow, Scotland, immigrated to Utah in 1863 with his family. Forced to become a peddler at an early age in his homeland, Eccles eventually rose to become northern Utah's leading businessman by the time of his death in 1912. The family came to Utah with the assistance from the Perpetual Emigration Fund of the Church of Jesus Christ of Latter-day Saints (Mormons). Young Eccles worked in Utah and Oregon sawmills, a Wyoming coal mine, and later took contracts in supplying lumber. His success in the lumber industry made possible investments in railroads, beet sugar refineries, food processing enterprises, construction, coal, land, livestock, banks, and insurance companies. It is reported that during his business career David Eccles founded some fifty-four different enterprises, and that after his death in 1912 his estate was valued at over six million dollars.<sup>1</sup>

Two branches of the Eccles family developed, as David, in keeping with the standard set by prominent men of good standing in the Mormon Church, married

01 1111-10018  
EXP. 12/31/84

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received **MAR 17 1982**  
date entered

Continuation sheet 1

Item number 8

Page 2

two women prior to 1890. Bertha, his first wife, and her family resided in Ogden at the home now known as the Bertha Eccles Art Center (listed in the National Register). Ellen, his second wife, came from Logan, Utah. Two separate companies developed after David's death, representing the two families. The Eccles Investment Company, developed by Ellen and her children, was managed by their oldest son Marriner, who espoused an economic philosophy different from that of his father, but who proved to possess an equally keen business mind as he expanded the family's inheritance. Under his guidance the Eccles Investment Company became more successful than the other family enterprise, the David Eccles Company. In this manner the Eccles family, both branches, continued to play a significant role in the economic history of Utah, the West, and the nation.

Marriner Eccles eventually rose to national prominence. In 1923 he moved from Logan to Ogden, one year after he and Marriner Browning formed the First Security Bank of Utah. This banking enterprise trained Marriner for his future position as Governor of the Federal Reserve Board and the author of many New Deal banking reforms. Marriner Eccles espoused deficit spending, unlike his father, maintaining that the federal government was not bound by the same rules which governed individuals, business, or even the state. Under his direction as head of the Federal Reserve Board he sought to lessen the influence of private bankers, while giving greater control of the Federal Reserve System to the Executive Branch of the federal government. He fit well into the administration of Franklin D. Roosevelt.

The Eccles Building itself was completed in 1913, one year after David's death, proving to have been his last major project. The eight-story, steel-framed and brick-faced office building served as offices for professional and business people of Ogden. The 1914 R. L. Polk and Company's Ogden City Directory listed some eighteen tenants of the Eccles Building, including architects, coal companies, dentists, physicians, jewelers, notaries, house and sign painters, and a safety razor company. By 1920 the number of tenants had increased substantially with fifteen of Ogden's thirty-three dentists housed in the structure. The range of tenants reflected a wide spectrum of professional, business, and commercial establishments. Among those were the David Eccles Company itself and the architectural firm of Hodgson and McClenahan. Interestingly, the 1925 directory listed the David Eccles Company as headquartered in the Eccles Building, but the Eccles Investment Company, under Marriner Eccles, was located at 2384 Washington Avenue.

EXP. 12/31/84

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received **MAR 17 1982**

date entered

Continuation sheet 2

Item number 8

Page 3

Ownership of the building passed from David Eccles to a large number of his heirs in October, 1915. Numerous transactions and conveyances occurred within the Eccles family from that time into the 1960s. Abstracts show several corporations involved in deed transactions during the late 1960s and 1970s with the American Savings and Loan Service Corporation, the present owner, acquiring the deed in 1981.

The building, which combined elements of the Prairie Style with classical detailing, was one of the largest early modern designs of Leslie S. Hodgson. Hodgson, born in Utah in 1879 to Oliver Hodgson, himself a leading builder and contractor, studied architecture as a draftsman under two prominent Utah architects, Samuel C. Dallas and Richard K. A. Kletting. He served as a chief draftsman with the firm of Hebbard and Gill in San Diego, California. Irving Gill had worked in the Chicago office of Adler and Sullivan. Within this environment, Hodgson gained exposure to modern residential trends and contemporary American styles. In 1905 he returned to Ogden and established his own business.

Leslie Hodgson designed many buildings for the Eccles family, including a number of residences in the David Eccles Subdivision Historic District (listed in the National Register). A report on Hodgson stated the following:

Leslie S. Hodgson was a versatile architect and designed comfortable in several styles. He worked with Neo-Classical Revival, Western Stick Style, Bungalow and Modernistic (Art Deco) designs. He was the leader in introducing Art Deco to the Intermountain region. His Ogden City and County Building, Ogden High School, Regional Forest Service Administration Building, and Tribune Building remain the most significant monuments of the Modernistic Style in Utah. The Healy House on Eccles Avenue was a sensitive "Old English Cottage" design.

Hodgson also employed the Prairie Style in religious and commercial buildings. . . Official architect for the Ogden School Board and architect for federal agencies during World War II, as well as for the Eccles and Scowcroft families and their vast financial empires, Hodgson obtained the largest and most prestigious commissions of his day. As a consequence, much of the modern appearance of Ogden and Northern Utah may be attributed to this significant architect.

100.1024-0018  
EXP. 12/31/84

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received **MAR 17 1982**  
date entered

Continuation sheet 3

Item number 8

Page 4

Hodgson served as President of the Utah Chapter of the American Institute of Architects. He died in Ogden the 26th of July, 1947.<sup>2</sup>

The Eccles Building has been purchased by the American Savings & Loan Service Corporation, who plan to preserve the building and retain its original architectural integrity. In 1977 the building was rated as "exceptionally significant" in a local architectural and historical survey conducted of the city of Ogden, and will be placed on the Ogden City Historic Resource Register in 1981.

---

<sup>1</sup>Much of the information on David Eccles and Leslie S. Hodgson is taken from the David Eccles Subdivision National Register of Historic Places form located at the Preservation Office, Utah State Historical Society.

<sup>2</sup>David Eccles Subdivision National Register form.

# 9. Major Bibliographical References

Arrington, Leonard J. David Eccles; Pioneer Western Industrialist. Logan, Utah: Utah State University, 1975.  
 "David Eccles Subdivision Historic District." National Register of Historic Places File, Preservation Office, Utah State Historical Society. See continuation sheet 4

# 10. Geographical Data

**ACREAGE NOT VERIFIED**

Acres of nominated property Less than one

Quadrangle name Ogden

Quadrangle scale 1:24000

UMT References

**UTM NOT VERIFIED**

A 

1	2	4	1	8	7	5	0	4	5	6	3	7	2	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing							

C 

Zone		Easting				Northing							

D 

Zone		Easting				Northing							

E 

Zone		Easting				Northing							

F 

Zone		Easting				Northing							

G 

Zone		Easting				Northing							

H 

Zone		Easting				Northing							

**Verbal boundary description and justification** Part of Lot 7, Block 25, Plat A; Beg at NE corner Lot 7, running South 101', thence N 101', thence E 122' to beg. Together with a non-exclusive right-of-way in common with others over the following described property:  
 See continuation sheet 5

List all states and counties for properties overlapping state or county boundaries

state NA code county NA code

state NA code county NA code

# 11. Form Prepared By

name/title Philip F. Notarianni, Historian/Karl Haglund, Architectural Historian

organization Utah State Historical Society date October 1981

street & number 300 Rio Grande telephone (801) 533-6017

city or town Salt Lake City state Utah 84101

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

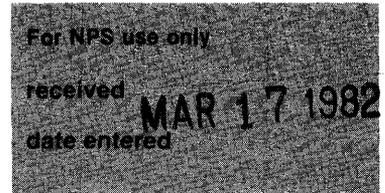
State Historic Preservation Officer signature Melyin T. Smith

title Melyin T. Smith, State Historic Preservation Officer date 4-26-82

For HCERS use only	
I hereby certify that this property is included in the National Register	
<u>[Signature]</u>	date <u>7/14/82</u>
Keeper of the National Register	
Attest: <u>[Signature]</u>	date <u>7-9-82</u>
Chief of Registration	

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet 4

Item number 9

Page 2

Fullmer, Teddy. "The Hodgsons: Two Generations of Utah Building." Unpublished paper, Autumn 1980. Located in Architects File, Preservation Office, Utah State Historical Society.

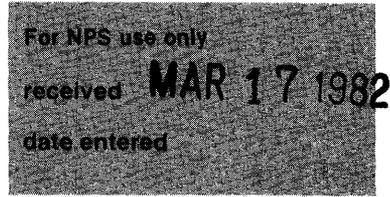
"Hodgson, Leslie." Architects File, Preservation Office, Utah State Historical Society.

"Ogden Historic Buildings Survey," March 1977. Copy located at the Preservation Office, Utah State Historical Society.

Polk, R. L. & Co. Ogden City Directory, 1914, 1920, 1925.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet 5

Item number 10

Page 2

Beginning at a point 101' South and 122' West from the NE corner of said Lot 7, and running thence West 43', thence North 12', thence East 43', thence South 12' to beginning.