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United States Department of the Interior
National Park Service

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 *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Jefferson Avenue Historic District

other names/site number _____

2. Location

street & number Jefferson Avenue between 25th and 27th Streets (see accompanying map)

N/A not for publication

city or town Ogden

N/A vicinity

state Utah code UT county Weber

code 057

zip code 84401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

[Signature] 8/17/98
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. 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): _____

[Signature] 9.25.98
Signature of the Keeper Date of Action

Jefferson Avenue Historic District
Name of Property

Ogden, Weber County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Non-contributing	
<u>32</u>	<u>8</u>	buildings
		sites
		structures
		objects
<u>32</u>	<u>8</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
2

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

RELIGION: religious facility

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

RELIGION: religious facility

COMMERCE/TRADE: business

COMMERCE/TRADE: professional

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS

Materials
(Enter categories from instructions)

foundation STONE/CONCRETE

walls BRICK/WOOD/STONE/STUCCO

roof ASPHALT/WOOD

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

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**National Register of Historic Places
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Jefferson Avenue Historic District, Ogden, Weber County, UT

Narrative Description

The Jefferson Avenue Historic District is a residential area in Ogden, Utah, developed between the 1880s and 1920s. The district includes both sides of Jefferson Avenue between 25th Street and 27th Street. It is bounded by the central business district to the west, and residential areas to the north, east and south. Washington Boulevard, located two blocks to the west, is the main street running through Ogden, a city with a population of 68,226 (est. 1997). The standard grid system plan, typical of hundreds of Utah towns, is also characteristic of Ogden. The district is within this grid, in which the north-south running streets (Jefferson Avenue) are generally local residential in nature, with less traffic than the east-west streets which function as minor collectors (25th Street, 26th Street and 27th Street). The district includes 40 buildings, of which 32 (80%) contribute to the historic character of the district (see statistical table below).

The district is bisected east to west by 26th Street; 18 buildings (contributing and non-contributing) are to the north of 26th Street, and 22 are to the south. While the period of significance for the district ranges from 1882 to 1928, the majority of the historic buildings (53% or 21 buildings, both contributing and non-contributing) were built between 1882 and 1900. The second major period would be between 1901 and 1910 when 12 (30%, also both contributing and non-contributing) buildings were built. A 1998 survey of the district produced the following statistics:

**Summary Statistics
 Jefferson Avenue Historic District**

Evaluation/Status (40 total)	<u>Contributing</u> 80% (32)	<u>Non-contributing</u> 20% (8) [7 altered; 1 out of period]		
Original Use (Contrib. Bldgs only)	<u>Residential Single-Family</u> 85% (27)	<u>Residential Multi-family</u> 6% (2)	<u>Church</u> 6% (2)	<u>Residential Other</u> 3% (1)
Construction Materials (Contrib. Bldgs only)	<u>Brick</u> 78% (25)	<u>Wood</u> 19% (6)	<u>Stone</u> 3% (1)	
Architectural Styles (Contrib. Bldgs only)	<u>Victorian</u> 53% (17)	<u>Bungalow</u> 25% (8)	<u>Other</u> 22% (7)	
Construction Dates (Contrib. Bldgs only)	<u>1882-1889</u> 12.5% (4)	<u>1890-1900</u> 34% (11)	<u>1901-1910</u> 38% (12)	<u>1911-1928</u> 12.5% (4)

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Most of the buildings within the district are still used as residences. Two churches, the First Baptist Church (c. 1923-26), located at 2519 Jefferson Avenue, and the First Methodist Church (1928), located at 2604 Jefferson, are still in use as churches today. The predominant original use of the district was as single family residences. Two duplexes were built (5%) and are still used as a duplexes. Most of the original single family residences have been converted to other uses (57%), including multi-family dwellings (45%), service or group homes (6%), and public buildings (6%). Only 9 buildings (29%) are still single family residences. There are also a few apartment buildings in the neighborhood including the Farnsworth (Robin) Apartments (2539 Jefferson) built in 1922.¹ The other apartments are houses that have been converted.

The dominant architectural style in the district is Victorian (53%), which was popular during one of the peak growths in the district (1880 to 1900). Most of the Victorian style houses are substantial dwellings, reflecting the economic background of their owners. Victorian stylistic elements in Jefferson Avenue houses include asymmetrical facades, arched windows, patterned shingles in gable ends, projecting bays, and leaded glass windows. Although Victorian houses were popular in Utah through c.1910, only two were built in this district after 1900.²

The transition in style preferences is very visible in the number of early 20th-century style houses built during the next period of building (1900 to 1910). Twenty-five percent (8) of the contributing buildings in the district are built in the bungalow style, 6 percent (2) were built in the Arts & Crafts bungalow style, and 10 percent (3) are the Four Square type.³ While many of these houses are substantial in comparison with the typical houses being built in other areas in Utah at the same time, they are more modest in scale and reflect a more "middle-class" lifestyle than the large Victorian houses of the prior period. The stylistic features include wide overhanging porches, dormers in the slopes of the roofs, geometrically patterned leaded glass windows, and wide eaves.

Many of the houses are accompanied by small outbuildings, usually simple frame garages, some of which were built during the historic period, but are no longer considered contributing to the historic nature of the district due to significant alterations that have taken place. Two exceptions should be noted. The house located at 2640 Jefferson (1903), built in the Victorian/Four Square style, has a two-story carriage house connected with it. The Prairie style house located across the street at 2649 Jefferson (c. 1891 and extensively remodeled c. 1914) has a very good example of a one story carriage house connected with it.

The Jefferson District retains a high degree of architectural integrity. Thirty-two (80%) of the forty buildings in the district are considered contributing. Of the remaining buildings, only one (2.5%) of them was built out of the period of significance. Seven (17.5%) of the buildings that were built during

¹It is part of a thematic nomination listed in the National Register of Historic Places December 31, 1987.

² Carter, Thomas and Peter Goss. *Utah's Historic Architecture. 1847-1940.* Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

³Ibid.

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the period of significance have been significantly altered. These include two houses (2529 and 2547 Jefferson) that had been modified with additions to the front of the buildings that obscure the historic fabric. The remaining five buildings have been so significantly altered, that the original stylistic features have been either completely removed, or covered over to the extent that the building no longer resembles its original style.

Two buildings within the district are already listed individually in the National Register. These include the Bertha Eccles House, built in 1893, and located at 2580 Jefferson. It was listed in the National Register in 1971. Also listed, is the Farnsworth (Robin) Apartment complex, built in 1922, and located at 2539 Jefferson. It was listed in 1987 as part of the thematic nomination "Three Story Apartment Buildings in Ogden, 1908-1928."

__ See continuation sheet

Jefferson Avenue Historic District
Name of Property

Ogden, Weber County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1882-1928

Significant Dates

1882-1928

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Various, including: William W. Fife, Winburn & Ware, Marks & Omstead, Warren Wright Corey, Taylor Building Company, Samuel T. Whitaker, William Henry Wattis, Thomas A. Whalen, Francis C. Woods

Name of repository:

Ogden City Landmarks Commission

X See continuation sheet(s) for Section No. 9

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Jefferson Avenue Historic District, Ogden, Weber County, UT

Narrative Statement of Significance

The Jefferson Avenue Historic District is both historically and architecturally significant. It is primarily a residential neighborhood constructed between 1882 and 1928, with the majority of the houses constructed between 1882 and 1910. These buildings reflect the rapid growth and prospering economy of Ogden during the c.1880 to 1900 period due to the Union Pacific and Central Pacific railroads and the industries they helped prosper. The houses in the district were mostly built by affluent businessmen in the popular styles of the time. The district's location in Ogden is also significant as one of the first waves of building up the east bench. The truly imposing structures, that date from this period, hint at "well-to-do" first owners, but the mixture of upper class, upper middle class, and middle class families is also illustrated, not only in some smaller Victorian period homes, but also in the number of early 20th-century style homes built in the district.

History of Ogden

Miles Goodyear, the first European-American settler to the Ogden area, built Fort Buenaventura as a fur trading post in 1845. The Mormons arrived in Utah in 1847 and immediately began establishing settlements in promising locations, including Ogden. The general conference of the Church of Jesus Christ of Latter-day Saints (Mormon or LDS church) voted in 1850 to create a permanent city on the site, naming it Ogden after Peter Skene Ogden, a fur trapper who had been in the Ogden Valley in 1825.

The city was laid out in a formal grid pattern typical of Mormon communities in Utah. Although Ogden was to remain a predominantly agricultural community, settlers were encouraged to build houses on the city lots along with permanent public buildings. Lorin Farr was Ogden's ecclesiastical leader and first mayor. The population in Ogden grew slowly from about 1,100 in 1850 to about 1,500 in 1860.

The Union Pacific Railroad Company built a railroad through Ogden in 1869 as part of the first transcontinental railroad, which was completed in 1869 at Promontory, approximately 30 miles west of Ogden. Once the Union Pacific and Central Pacific railroads joined, Ogden was chosen as the ideal intersection for east-west railroads. Although Corrine, north of Ogden, was a better site geographically for the junction of the north-south lines, Ogden was chosen due to political and financial maneuvering by the LDS church. By 1878, Ogden was recognized as the "Junction City" of the intermountain west, with most passengers and freight traveling through the area stopping there.

Despite common belief, the railroad did not immediately change Ogden's landscape and population. Even by 1876, seven years after the coming of the railroad, Ogden was still a small-scale town of primarily frame buildings. Ogden began to expand rapidly in the late 1880s and early 1890s; most of this expansion was due to the railroads which had both freight and passenger lines. The population grew from about 3,127 in 1870 to 6,069 in 1880, and soared to 12,889 by 1890.

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With the increased railroad activity, due to Ogden's status as a regional transportation hub, came non-Mormons ("gentiles" as they were called). This influx changed Ogden forever by bringing a diversity of religious and political beliefs. Ogden was fought over politically by Mormon and gentile groups such as the People's party and the Liberal party. By 1889, as a result of a growing non-Mormon population and political disenfranchisement of polygamous Mormons⁴, the anti-Mormon Liberal party took control of Ogden's municipal government by winning every city office. One visible change made by this new government was the renaming of the north-south street for U.S. presidents, Jefferson Avenue among them. Many members of the controlling body that made up Ogden's local government over the years lived in the Jefferson Avenue District.

In addition to all of the political changes occurring during this time period, Ogden's means of financial growth was changing. Due to the railroad, Ogden was no longer a small agricultural community, "inland town," but a major city of commerce and trade to outside areas.⁵ By 1889 there were such industries as woolen mills, a broom factory, a vinegar works, an iron works, and three breweries. Many of these businesses, such as flour milling began as pioneer industries. By 1900, many local flour mills were consolidated with David Eccles' Ogden Milling Company which used wheat that came from local farmers. Lumberyards and sawmills also added to Ogden's growth. Again, David Eccles was involved, with his Eccles Lumber Company doing \$100,000 in business annually by 1888.⁶ Ogden's canning and sugar industries also began during this period, and of course, with all of the railroad traffic, there was a need for hotels of which Ogden provided many.

As businesses expanded, so did the rest of the city's functions and services. Telephones were added, the telegraph system was expanded, a hospital was established, roads were paved, sidewalks installed, and electricity provided. Permanent schools and churches were also built.

Ogden's total population in 1910 was 25,580. Approximately 3,900 people worked for the railroads in 1915. By participating in railroad related industries, many of Ogden's leading entrepreneurs became wealthy. Many average workers also earned their living working in the same businesses. For example, sugar companies employed about 1,500 people, and mercantile houses employed about 1,100 workers. Much of Ogden's wealth also resulted from the livestock industry. Ogden's railroad business surged during World War I and continued its prosperity and growth in the 1920s. The agriculture industry, however, did not fare so well. Like the rest of the country, Ogden was hit hard by the Great Depression of the 1930s. During this time, passenger and freighting business declined and many of

⁴The Edmunds Act of 1882 and the Edmunds-Tucker Act of 1887 strengthened the anti-polygamy movement, thus weakening the Mormon's politically. Roberts and Sadler, *Ogden: Junction City*.

⁵Roberts and Sadler, *Ogden: Junction City*, 65.

⁶Roberts and Sadler, *Ogden: Junction City*, 68.

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Ogden's major industries suffered or went out of business completely. In general, railroad workers with seniority continued working during the Depression, but part-time workers often lost their jobs.⁷

Today, Ogden remains a relatively healthy and prosperous city, but its condition has little to do with the railroad. Many of the old railroad tracks and structures such as roundhouses, have been destroyed.

History of Jefferson Avenue District

The Jefferson Avenue Historic District is a residential neighborhood that attests to the rapid growth and prospering economy of Ogden during the decades from 1880 to 1900 by its abundance of substantial Victorian period homes. As in other towns along the Wasatch Front, the preferred residential areas in Ogden have been on the east side, moving farther up the bench as utility services were improved and the population increased. The Jefferson District easily fits into this pattern. It is located only two blocks east of Washington Boulevard, originally Main Street, close to the heart of the city. Although some of the buildings replaced earlier dwellings, most were the first on their lot.⁸

Conforming to the grid pattern of planning preferred in the Mormon culture, the Jefferson District is in this respect part of a greater scheme. Studies of Sanborn Insurance Maps and the extant buildings in the Jefferson District suggest a progression of phases. It grew from a sparsely settled neighborhood of smaller homes, to denser development and larger houses in the Victorian style. Yet some smaller, more modest dwellings survived and multiplied in the midst of the Victorian presumptuousness, indicating that the area was not exclusively upper class, but that it also was within reach of the middle classes for building or rental property. Unique house specimens are nevertheless an important factor of the district's character. Some architect-designed homes are known (i.e., 2523 Jefferson was designed by William W. Fife, a prominent Ogden architect), while others show the originality and sophistication that suggest an architect's involvement (i.e., 2580 Jefferson and 2504 Jefferson).

The Jefferson District could be considered the first "wave" of residential development that marched up the bench east of the main commercial district, beginning with the prosperous economy of the 1890s and continuing until after the end of World War I. When the height of the Victorian period waned and the next generation of the prominent families of the neighborhood moved farther east (e.g., Eccles Avenue Historic District), the demand for housing close to the downtown area increased, and as the larger homes were sold, or the original owners died, the houses were divided into rental units to meet this demand.

⁷Much of the history for this nomination was gleaned from Jalynn Olsen's, *Building by the Railyard: The Historic Commercial and Industrial Architecture of Ogden, Utah*, Western Regional Architecture Program, Center for Architectural Studies, Publication No. 7, Graduate School of Architecture, University of Utah, Salt Lake City, Utah, 1998. Other information is from Historic Site reports for buildings located within the boundaries of the Jefferson Avenue Historic District. On file at Ogden City Planning, Ogden, Utah, and the Utah State Historic Preservation Office, Salt Lake City, Utah.

⁸Sanborn Maps from 1884, 1906, 1949-50.

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Jefferson Avenue Historic District, Ogden, Weber County, UT

Ogden grew and prospered so quickly in the late nineteenth century that it attracted real estate promoters and boosters from all over the country. William Hope "Coin" Harvey, perhaps the most famous of these, lived in the Jefferson District. Harvey (2671 Jefferson), who along with his group of boosters known as the Order of Monte Cristo, advertised Ogden as a railroad, mining, and livestock center. As a ploy to endorse Ogden's real estate, Harvey promoted Ogden's Carnival, a grand event planned to coincide with New Orleans' Mardi Gras. Although the carnival only lasted for a few days in 1890, Ogden gained national exposure and a boost in business and real estate. Newspapers outside Utah proclaimed Ogden as the "Boom City of West." Although Ogden probably felt a slowing of business and growth in the mid 1890s with the "Cleveland Depression," it was booming again by the turn of the century. The townspeople built impressive brick buildings and invested in a host of new export industries which were serviced by the railroad: canning, flour mills, sugar beet production. One example of this is David Eccles (2580 Jefferson) who was the president of the Amalgamated Sugar Company and was instrumental in the development of other Ogden industries as mentioned previously. After his death, his son David C. Eccles (607 25th Street) took over as vice-president and general manager.

Of course, the railroad lay behind most of this prosperity. Railroad business fostered the growth of industry and banking, providing revenue for the construction of beautiful buildings and parks. Many of Ogden's leading financiers lived in the Jefferson District.

- David C. Eccles (607 25th Street) was the president of Utah National Bank of Ogden.
- Patrick Healy (2529 Jefferson) was a vice-president of Commercial National Bank.
- Abbott R. Heywood (2540 Jefferson) was a vice-president of Commercial National Bank.
- Isadore Marks (2547 Jefferson) was an important member of the Ogden community and was representative of the non-Latter Day Saint Utahns who had moved to the intermountain west after the establishment of the railroad.⁹ He was also a vice-president of Commercial National Bank.

Some of Ogden's leading entrepreneurs who became wealthy by participating in railroad-related businesses also lived in the Jefferson District.

- Thomas H. Carr (2520 Jefferson) was one of the founders of Rexall Drug Stores, and owned and operated a prosperous drug store on 25th Street.
- Patrick Healy (2529 Jefferson) built the Healy Hotel located on the corner of Wall Avenue and Ogden's popular 25th Street, which was directly across from the Union Station, the hub of railroad activity in Ogden.
- Hiram H. Spencer (2555 Jefferson) was the mayor of Ogden and also the manager of the Eccles Lumber Company. He was the president of the Ogden Rapid Transit, and a vice-president of Amalgamated Sugar.

⁹Adapted from research materials included in the Structure/Site Information Form, prepared by David Haws, 1989.

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Many members of the controlling body that made up Ogden's local government lived in the Jefferson Avenue District. Among them were:

- Judge Jacob Boreman.(2554 Jefferson) served as a second district judge during Utah's territorial period and practiced law in Ogden.
- Abbott R. Heywood (2540 Jefferson) was the mayor of Ogden and also a vice-president of Commercial National Bank.
- Edmund T. Hulaniski (2523 Jefferson) who was significant to Ogden's politics by serving as city, county, and district attorney, police judge, and chairman of the county and city Republican Committees. From 1907 to 1909 he was a member of the Utah State Senate. He lived in the Jefferson District from 1882 until his death in 1928.
- Thomas A. Whalen (2532 Jefferson) served on the city council, and was also a member of the executive committee for Commercial National Bank

There were other influential people not previously mentioned, that lived within the Jefferson District and contributed significantly to the growth of Ogden.

- Emil Bratz (2640 Jefferson) established a successful real estate, loan and investment company and was the director of the Hurst Realty & Mercantile Company of Ogden.¹⁰
- William Eccles (2555 Jefferson) was the brother of the influential businessman, David Eccles. William was affluent in his own right as the president of W.H. Eccles Lumber Company.¹¹
- Robert H. Hinckley (2560 Jefferson) was one of Ogden's most prominent citizens who was recognized for local, state, and national achievement. He established the Hinckley Dodge automobile dealership in Ogden, was a director of the Chamber of Commerce, president of the Rotary Club, and helped develop the Ogden Airport and was a vice-president of Utah Pacific Airways. With his political success, he was asked to join the Franklin D. Roosevelt Administration as the Assistant Secretary of Commerce and the Director of Contracts Settlement. He established the Hinckley Institute of Politics at the University of Utah. He and Ed Noble worked together to purchase the RCA network and reorganize it as the American Broadcasting Company (ABC).
- Abrelia Clarissa Seely Hinckley (2560 Jefferson) was also a contributing person in Ogden. She was a founder of the first Board of Directors of the Ogden YWCA, and also the first president of the Utah Wool Growers Association Women's Auxiliary.¹²
- John Hoxer (2540 Jefferson) manufactured and sold canvas products. He owned and operated Ogden Tent & Awning Company, a nationally known business in the canvas industry.¹³

¹⁰Utah Since Statehood, Historical and Biographical, S.J. Clarke Publishing Company, 1919, Volume II, pg. 84.

¹¹Adapted from research materials prepared by Dr. Richard Roberts, 1987.

¹²Adapted from research materials prepared by Dr. Richard Roberts, 1987.

¹³Adapted from research materials included in the Structure/Site Information Form, prepared by Kent D. Johnson, 1987.

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- Fred M. Nye (2546 Jefferson) was a leading Ogden retail merchant. He also served on the Ogden City Board of Education for 20 years, and was a Trustee of Utah State Agricultural College (now Utah State University). He was elected to the Ogden City Charter Commission, where he aided in drafting the City's council-manager form of government.¹⁴
- Adam Patterson, Sr., (2547 Jefferson) was the organizer, president and general manager, of the Vineyard Land and Livestock Company. He was also a director of the Utah-Idaho Central marriage, theocratic rule, and Mormon-Gentile conflict. Upon his retirement from a judgeship, he moved to Ogden where he practiced law and engaged in real estate.¹⁵
- Thomas Jordan Stevens (2575 Jefferson) served in several capacities of government on the City and State level, and at one time was the Weber County Sheriff. He was the executive vice-president of the Utah Loan and Trust Company, and served as advisor to two territorial Governors. He was appointed as Commissary General on the staff of Governor Heber M. Wells, and held the rank of Colonel.¹⁶
- William H. Wattis (2649 Jefferson), along with his brothers, established the Utah Construction Company, which grew into a major international multibillion dollar business corporation. Among his other business interests were the Vineyard Livestock Company which controlled some 40 ranches of 250,000 acres of land located in Utah, Nevada and Idaho. He was also the president and vice-president of several Ogden companies, and the president of Dee Memorial Hospital of Ogden. In 1919, he was listed as one of the Men Who Are Making Ogden.¹⁷
- Thomas Whalen (2532 Jefferson) was an active real estate man. He was also involved with the executive committee of Commercial National Bank, served for two years on the Ogden City Council, and was a tax appraiser. He also built the house located at 2540 Jefferson as the mirror twin of his own and in which John Hoxer resided.¹⁸

Architecture and Development Patterns

Visually, the strongest image of the Jefferson Avenue District is that of a Victorian neighborhood. The most impressive dwellings are brick and stone houses built from the early 1880s through the early 1890s. With asymmetrical facades, multiple roof pitches and planes, and heights reaching two and one-half stories, these homes reflected the prosperity of their owners. They were built for some of the most influential people in Ogden, and became an area of social activity during a period of substantial economic growth. The growth in the district parallels the substantial growth occurring in Ogden City at

¹⁴Ibid.

¹⁵Ibid.

¹⁶Adapted from research materials prepared by Dr. Richard Roberts, 1986.

¹⁷Adapted from research material included in the Structure/Site Information Form, prepared by Dr. Richard C. Roberts, 1987.

¹⁸Adapted from research materials included in the Structure/Site Information Form, prepared by Kent D. Johnson, 1987.

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that time (169% growth from 1880 to 1900).¹⁹ In the mid 1890s, the economy shifted with the "Cleveland Depression," but was booming again by the turn of the century. In response to that depression, the Jefferson District had no new construction from 1895 until 1903.

The Sanborn fire insurance maps of 1884 do not show the Jefferson District, possibly due to sparse development. The 1890 maps show the beginnings of substantial buildings. Of the 27 buildings in the district, 14 of them are built of brick. There is only one stone dwelling, and two dwellings show a portion of them being built of adobe. The rest of the structures are frame. There are several small outbuildings, but only six of them are large enough to possibly be carriage houses.

The 1906 Sanborn maps show the character of the district that is visible today. In 1903 a new wave of building occurred in the Jefferson District, and with it came a new stylistic change: the Four Square. Thereafter, only one Victorian style residence was built (2683 Jefferson). Three Four Square type houses were built in the district between 1903 and 1905: 607 25th Street, 2627 Jefferson and 2640 Jefferson. While still substantial in size, the Four Square reflected the changing attitudes of the population and the rejection of the Victorian presumptuousness.

Beginning in 1906, the bungalow era arrived in the Jefferson District. The shift to the bungalow style of architecture in Utah was a reflection of the phenomenon sweeping the nation during this time: a trend toward efficient, affordable, and relatively simple homes. Bungalows replaced the Victorian cottage as the house for the middle class.²⁰ Eight bungalows (2520 Jefferson, 2546 Jefferson, 2604 Jefferson, 2615-17 Jefferson, 2619 Jefferson, 2656 Jefferson, 2659-61 Jefferson, and 2687 Jefferson) were built between 1906 and 1915.

After 1915, only one residential dwelling was built (2583 Jefferson, c. 1949). However, two churches were built on lots previously occupied by residences. A First Baptist Church in the English Palladian style was built between 1923-26, on the southwest corner of 25th Street and Jefferson Avenue. It replaced an earlier residential structure. Another church, the First Methodist Church, which was built in 1928 on the southeast corner of 26th Street and Jefferson Avenue, also replaced an earlier structure that appears on the 1890 and 1906 Sanborn maps. The original structure appears to have been a square duplex of undefinable style.

Jefferson Avenue is a wide residential street that is well-landscaped and lined with mature trees. It was a grand avenue of mansions for several of the city's aristocracy. House building moved from west to east up to the bench, and traveling east along any of the centrally located streets, the pattern of evolution is visually evident in the stylistic changes represented.

Jefferson Avenue could be considered one of the first "waves" of building that steadily progressed east from the heart of the city. As the aesthetic tastes of affluent citizens changed, so did the location of

¹⁹Ogden City Statistical Review, 1991, pg. IV-2.

²⁰Cater and Goss, *Utah's Historic Architecture*.

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Jefferson Avenue Historic District, Ogden, Weber County, UT

their homes. The Eccles Avenue Historic District, located several blocks east, is a perfect example of the changing tastes of the aristocracy. Houses there were built between 1909 and 1920 with a majority being Prairie Style. It was not the property owners of the Jefferson District that lived in the Eccles District, but rather their sons and daughters. For example, Patrick Healy and his wife Mary Ann, lived at 2529 Jefferson. Healy, a prominent member of Ogden's business and financial circles, built and operated the Healy Hotel, a very prosperous hotel located across the street from the Union Station. Their son, Patrick Healy Jr., and his wife Mary Sodwick Healy, built a home on the corner of 26th and Eccles Avenue (Eccles Avenue Historic District) in 1920.

The district is cohesive both for its architectural qualities, and the history of the people who lived there. A significant number of the houses in the district reflect the lifestyle of the Victorian society in the massive scaling and eclectic mixture of elements indicative of that style. A change of architectural tastes and lifestyle is also reflected in the district by the early 20th century houses which are generally smaller and less ornate. The churches, built much later, are examples of the continuing cultural and religious diversity that existed in Ogden due to the expansion of the railroads. A significant number of the buildings in the district maintain their architectural integrity (80%), and the ambience of the district still hints of "well-to-do" first owners.

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Jefferson Avenue Historic District, Ogden, Weber County, UT

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Jefferson Avenue Historic District
Name of Property

Ogden, Weber County, Utah
City, County, and State

10. Geographical Data

Acreeage of property Approximately 15 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/1/9/1/1/0 4/5/6/3/4/8/0 B 1/2 4/1/9/2/5/0 4/5/6/3/4/8/0
Zone Easting Northing Zone Easting Northing

C 1/2 4/1/9/2/4/0 4/5/6/3/0/2/0 D 1/2 4/1/9/1/0/0 4/5/6/3/0/3/0

Verbal Boundary Description

(Describe the boundaries of the property.)

The Jefferson Avenue Historic District is bounded by the property lines on both sides of Jefferson Avenue from 27th Street on the south to 25th Street on the north. See also accompanying map.

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundary was chosen due to the high concentration of intact structures from the period of significance. The area is associated with the rapid growth and prospering economy during the decades c. 1880 to 1900 in its abundance of Victorian period homes and with the period from 1900 to 1910 with the number of early 20th century style buildings built.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Mary E. Willis/Historic Preservation Intern, Tania A. Tully/USHPO staff

organization Ogden City Planning

date May 1998

street & number 2484 Washington Blvd.

telephone 801-629-8920

city or town Ogden

state UT zip code 84401

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name District: Multiple owners

street & number _____

telephone _____

city or town _____

state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service**

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Jefferson Avenue Historic District, Ogden, Weber County, UT

Boundary Description

Property Tax No's: 01-011-0031, 0032, 0043, 0033, 0034, 0036, 0037, 0038, 0039, 0040, 0045,
0041, 0042, 0003, 0002, 0001
01-012-0016, 0017, 0018, 0053, 0021, 0022, 0029, 0030, 0031, 0032
01-013-0007, 0009, 0010, 0014, 0015, 0050, 0018, 0019, 0020, 0023
01-014-0001, 0003, 0004, 0005, 0006, 0045, 0044, 0043, 0042
01-082-0001

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National Park Service**

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Jefferson Avenue Historic District, Ogden, Weber County, UT

Common Label Information:

1. Jefferson Avenue Historic District
2. Ogden, Weber County, Utah
3. Photographer: Mary Willis
4. Date: March 1998
5. Negative on file at Utah SHPO.

Photo No. 1:

6. Streetscape. Northeast corner of 26th Street and Jefferson Avenue.

Photo No. 2:

6. Streetscape. Southwest corner of 26th Street and Jefferson Avenue.

Photo No. 3:

6. Streetscape. Southeast corner of 26th Street and Jefferson Avenue.

Photo No. 4:

6. Streetscape. Northwest corner of 26th Street and Jefferson Avenue.

Photo No. 5:

6. 607 25th Street. Northwest elevation. Camera facing southeast.

Photo No. 6:

6. 2668 Jefferson Avenue. William Scott House. West elevation. Camera facing east.

Photo No. 7:

6. 2640 Jefferson Avenue. Emil & Emma Bratz House. Southwest elevation. Camera facing northeast.

Photo No. 8:

6. 2656 Jefferson Avenue. Thomas Beason House. Northwest elevation. Camera facing southeast.

Photo No. 9:

6. 2560 Jefferson Avenue. John G. Tyler House. West elevation. Camera facing east.

Photo No. 10:

6. 2555 Jefferson Avenue. Spencer / Eccles House. East elevation. Camera facing west.

Photo No. 11:

6. 2540 Jefferson Avenue. Hill / Hoxer House. West elevation. Camera facing east.

Photo No. 12:

6. 2523 Jefferson Avenue. Edmund T. Hulaniski House. Southeast elevation. Camera facing northwest.

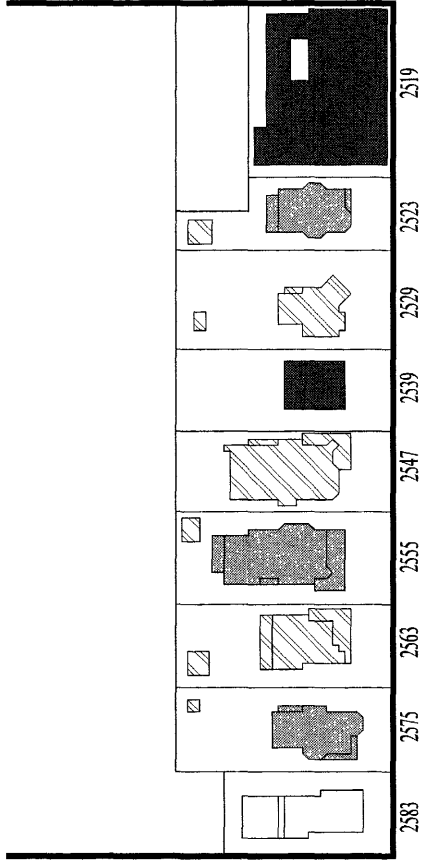
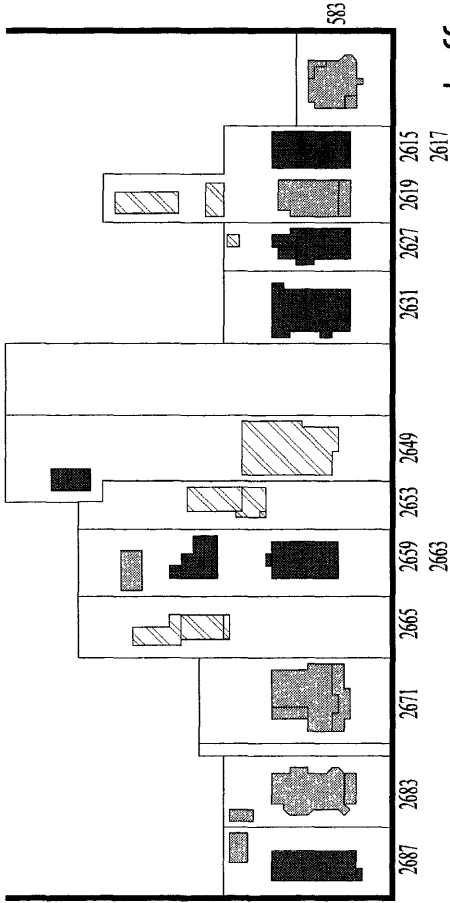
Photo No. 13:

6. 2520 Jefferson Avenue. Thomas H. Carr House. West elevation. Camera facing east.

Significance

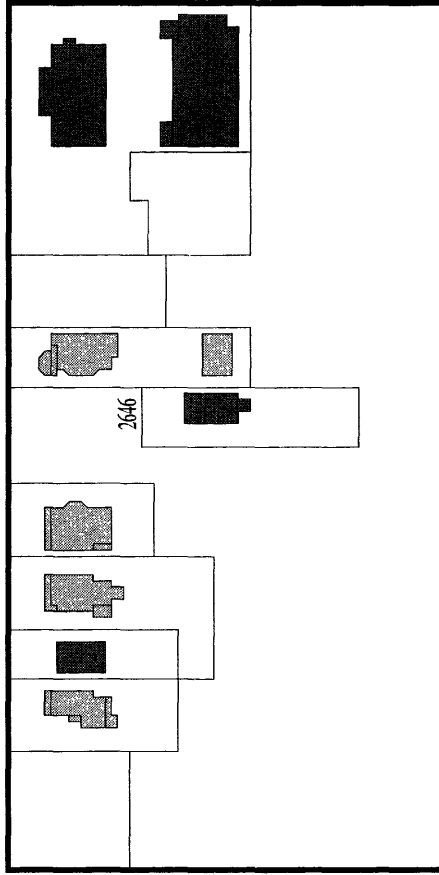


- "A" - Contributing
- "B" - Contributing
- ▨ "C" - Non-Contributing
- Out of Period

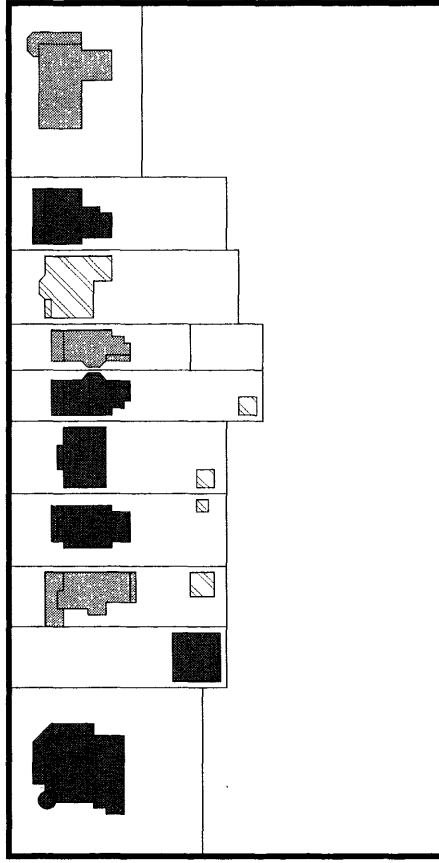


Jefferson Avenue

27th Street



26th Street



25th Street

Jefferson Avenue Historic District Ogden City, Weber County, Utah