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JUN - 5 2015

Nat. Register of Historic Places
National Park Service
Weber County, Utah
County and State

Ogden Union Stockyard Exchange Building

Name of Property

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Ogden Union Stockyard Exchange Building

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 600 West Exchange Road

City or town: Ogden State: Utah County: Weber

Not For Publication: ☐

Vicinity: ☐

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 at the following level(s) of significance:

 national

 statewide

X local

Applicable National Register Criteria:

X A

 B

X C

 D

Signature of certifying official/Title:

Utah Division of State History/Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

Date

May 12, 2015

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)

For Edison H. Beall
Signature of the Keeper

7.21.14
Date of Action

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) ☐

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District

☐

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: professional

Current Functions

(Enter categories from instructions.)

Work in progress

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, CONCRETE,

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Designed by prominent architect Leslie S. Hodgson, constructed in the winter of 1930 and opened in 1931, the Ogden Union Stockyard Exchange Building was meant to showcase the influence the Ogden Union Stockyards had on the livestock industry. The building, which is located at 600 Exchange Road in Ogden, Utah, is set within a larger complex that was once used for the Ogden Union Stock Yards. The larger complex is adjacent to railroad tracks to the north and east, which also abuts the Weber River. The larger property once consisted of concrete loading docks and auxiliary outbuildings and corrals. However, all of these have since been removed. This nomination only includes the Exchange Building, found as a standalone structure on its own parcel.

The 9,588 square foot building is a two story central block with two projecting wings and horizontal massing with vertical divisions. The structure has a full basement and is constructed using reinforced concrete post and beam frame with concrete block. The exterior consists of a brick veneer, cast concrete and terracotta. The exterior design exhibits an Art Deco architectural style with geometric fluted capitals along the parapet above each brick pilaster. Just below the geometric fluting are cast concrete figures of livestock heads, consisting of bulls, hogs and sheep. Other patterns found on the exterior include six-over-six double hung windows, horizontal and vertical relief in the form of brick work, horizontal concrete lentils, and a two-story entryway with arched windows. The exterior of the structure has retained its historic integrity consistent with the original Art-Deco Design.

The interior has a two-story entryway decorated in Art Deco ornamentation, such as geometric style patterns found on the ceiling and pillars. The interior layout consists of office space, restrooms and storage area. The basement consists of a wood shop, office space, storage and utility room. The design throughout the rest of the structure is simplistic with original dark stained wood molding, chair molding

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and crown molding. The majority of the doors throughout the building are original dark stained wood with transom windows. The Exchange building is found to be contributing in regard to its historic architectural integrity. This structure, along with Ogden High, the Ogden Municipal Building and the United States Forest Service Building in Ogden are Hodgson's Art deco Masterpieces.

Narrative Description

Site Overview

Located on the bend of the Weber River in Ogden Utah, the Ogden Union Stockyard Exchange Building is located north of Exchange Road within a larger 70-acre parcel of land known as the Ogden Union Stock Yard. The building itself today sits on an independent parcel yet is very much a part of the larger overall area. Once known as the fourth largest stockyard show in the Intermountain West, it was filled with livestock and a bustle of commerce and activity.¹ The overall complex consisted of barns, corrals, a coliseum, rail yards and several other outbuildings. When the stockyards closed on January 29, 1971, the buildings and corals quickly began to deteriorate. Most of the buildings were torn down, succumbed to fire or slowly fell into ruin. Today the site appears as a wasteland of concrete, rubble and remnants of a once thriving facility. The only remaining intact structure is the Exchange Building. However, Ogden City is currently in the process of revitalizing the site to accommodate a business and light industrial park. The overall site will focus on the history of the stockyards and showcase the areas natural amenities. Ogden desires to retain the historic integrity of the Exchange building by keeping it as the showcase of the new development.²

Exterior

The building footprint measures 175 x 50 feet and is two stories with a full basement. With a central block protruding out from the south primary wall, the central block has attached wings on the east and west. The structure sits on a concrete foundation rising a few inches on the south and approximately two feet on the north due to the slope of the finished grade. The building is constructed with a concrete post and beam and precast concrete blocks then finished with a tan striated brick and precast concrete and terracotta decorative design work. Above the concrete foundation are two sets of brick courses separated by a recessed course of brick. At the top of the row of brick is a concrete sill. This stepping process acts as a pedestal for the rest of the building on all four sides.

The south facing wall is considered the primary façade, with square brick pilasters measuring 1 ½ bricks wide and rise in-between each 5-foot by 30- inch window opening. Between every third window is a larger pilaster of two bricks with a width of approximately 2 feet. Atop these columns are concrete moldings that portray the heads of sheep, hogs and bulls which are found on all four sides. Although they appear random, the plans indicate that specific locations were designated by the architect. Above each of the heads there is found a concrete capital with decorative geometric pattern typical in Hodgson's other designs such as Ogden High School and the Ogden Municipal Building. Between the pilasters and above the windows are concrete lintels with sunburst design elements, and below the windows are decorative English cross bond bricks protruding slightly from the surface. This design is then framed with a square row of slightly protruding bricks.³

¹ Murphy, Miriam B. "The Rise and Fall of Ogden's Packing Industry." History Blazer, June 1996. Utah History to Go, accessed on March 12, 2014.
http://historytogo.utah.gov/utah_chapters/statehood_and_the_progressive_era/theriseandfallofogdenspackingcompany.html

² Mees, Sara. Ogden City Economic Development Department, Ogden City, Utah. Personal Interview, March 11, 2014

³ Hodgson, Leslie S. Architectural Drawings, Exchange Building. October 4, 1930.

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The main entrance is located within the central block that has a tripartite scheme. The central bay has double doors with a large arched window above them. Flanking this on either side are additional similar sized arched windows, one to the west and one to the east. At the center of each arch is an over-sized key stone, giving a classical style to the entry way. The east and west wings have a total of 26 double-hung windows of equal size, with thirteen on the first and second floor of each wing. These windows are the originals, although most are missing glazing.

The east wall has the same finish work on the exterior facade, but has concrete stairs leading to a single doorway on the main level, with an aluminum awning covering the stairs. On the initial blue prints this door was not on the plans and no record indicates when this change occurred nor why it was added. The awning appears to be added within the last 50 years. The east facade has a total of 10 double hung windows that are also original to the structure.

The natural slope of the land is from south to north approximately two feet, allowing the north or rear portion of the structure to have basement windows. This wall has a centrally located door with side lights on either side. Above this door is a large arched window, identical to the one directly opposite on the south elevation. However, it does not have any additional arched windows flanking the entry. Again, the finish work is identical to the south and east elevations, giving the entire structure continuity in style and design. The north wall has a total of 60 original six-over-six double-hung windows and 30 12 inch x 18 inch basement windows found along the lower portion of the north wall.

Finally, the west wall is designed with identical finishing as each of the other elevations. This wall has 16 original six-over-six double-hung original windows of equal size to the other windows found on the structure.

Interior

The interior layout consists of a large two-story open lobby with columns located on the north and south walls. A hallway, which is open to the lobby runs from one end to the other with offices on either side. The second floor is identical in layout with a long hall running east and west. Inside the grand lobby, original features such as the vestibule, phone booth and a large chalk board hanging on the wall are still visible. As with the outside, the interior has a strong Art Deco influence. Although not as grand as Hodgson's later work of the ornate Ogden High School auditorium, it is still impressive in its own right. The design motifs consist of geometric patterns, dentils and sunbursts. Colors within the lobby have not been altered and remain the same as when they were first designed. The colors include green, orange, pink, cream, brown, and blue, with the green perhaps being painted at a later time. The coffered ceiling is framed with pink dentils with a painted green and blue geometric pattern. Two large lamp fixtures hang from the ceiling located centrally within the room; it is unclear if these are original to the building. Dark wood paneling is found on the lower portion of the walls within the lobby, which can also be found in several offices on the first and second floor. Directly across from the main entrance doors, on the north portion of the lobby, is the stairwell leading to the basement and second floor.

All three levels are laid out in identical fashion, with a double-loaded corridor that runs east and west and offices located off the hallway. The main level and second level have restrooms located on the north side of the hall, one located on the west wing and the other on the east. Some alterations have occurred over time to the configuration of the offices mainly with the removal of some walls on the first floor of the east wing and second floor of the west wing to create larger rooms. Over time the rooms were repainted, especially during the time it was occupied as a haunted house attraction. However, much of the original woodwork, including doors, chair rail, paneling and other decorative woodwork, remains in the original

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stained finish in several offices. The basement is lacking in all Art Deco ornamentation and appears to have been mostly used for storage on the south side of the corridor. Immediately east of the stairwell, on the north side of the corridor, there was a restaurant; however, there is no evidence currently of its existence. In addition, the lower floor retains some of the original mechanical equipment such as a large boiler located in the west room adjacent to the stairway.

Condition and Historic Integrity

The structure is currently in an abandoned and unkempt state. On the north side of the structure some bricks have fallen and a few of the architectural features such as the decorative concrete animal heads have also fallen. The northwest second floor corner wall also appears to have some structural damage. The front of the structure appears to be in good condition and does not have any structural damage. Although the inside of the building has kept essentially the same layout and retains much of its original wood work, tile and Art Deco design, it also has areas of neglect, with broken bathroom fixtures, plaster walls that have fallen due to excess moisture, and broken windows and glass. Ogden City has boarded the windows to ensure that no more harm to the structure takes place. In addition, they have cleaned the inside of debris and other items left behind by previous occupants. Ogden City, who is now the owner of the structure, is currently in the planning stages of selling the building to a developer who can renovate the structure and utilize the space for possible office uses.

While the Ogden Union Stockyard Exchange Building does show some signs of neglect, it still retains the majority of its historic integrity. The Art Deco details on the exterior walls showcase a style of architecture that is found to be an important element to the City of Ogden. It was constructed in a time of great economic power that Ogden was experiencing during this era. It also showcases the great success of the Ogden Union Stock Yard and the large amount of livestock that came through. The inside of the building also retains its historical integrity with the immense lobby also designed in the Art Deco style.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes 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,
- ☐ D. or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ E. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Agriculture
Commerce
Architecture

Period of Significance

1930 - 1965

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Significant Dates

1930 – 1931

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Leslie S. Hodgson - Architect

George Whitmeyer and Sons - Contractor

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Ogden Union Stockyard Exchange Building, constructed in 1931, is locally significant under Criteria A and C. The period of significance dates from the original construction of 1931, to 1965, the end of the historic era. Under Criterion A, it is significant in the areas of Agriculture and Commerce, for its association with the economic success of Ogden in the livestock industry. Ogden is known for the contribution it made to the rail industry, yet it should also be known for the important contribution it made in the area of livestock trade, particularly between the years 1920 and 1960. After 1960, Ogden began losing its strength as being the top shipping center for cattle, as more slaughter houses were moving closer to where cattle were being raised. Construction of the building began in September of 1930 and was completed in 1931. The Exchange Building was used for many years as the offices of the Ogden Union Stockyards and many other agricultural businesses. When the stockyards were no longer used for livestock the Exchange Building was adapted for use as a trade school, a drug and alcohol rehabilitation center and, within the last few years, a haunted house attraction.

The Exchange Building is also significant under Criterion C in the area of Architecture, for embodying the distinctive characteristics of the Art Deco architecture movement as interpreted by noted Ogden architect, Leslie S. Hodgson. Hodgson was one of the most influential architects within the community and conceived the three most significant Art Deco-style buildings in Utah, the US Forest Service building (NRIS #06000432), Ogden Municipal Building (NRIS #83003202) and at the pinnacle of his career, Ogden High School (NRIS #83003201). Although not as elaborately rendered as these buildings,

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the Ogden Union Exchange Building is still an excellent example of Hodgson's local interpretation of the Art Deco style and truly is a significant and contributing historic building in Ogden.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Brief History of Ogden

On the edge of the Weber River, Miles Goodyear established an outpost known as Fort Buenaventura in 1846. This fort was established to provide rest, needed supplies and a trading post for trappers and others traveling from the east and west. In 1847, the Mormon Pioneers entered the Salt Lake Valley and began to settle the surrounding lands. Brigham Young, President of the Church of Jesus Christ of Latter-day Saints, called James Brown to settle the area by purchasing the Fort from Miles Goodyear for \$1,950. The new pioneers originally settled near the fort area, yet found that living by the river was difficult due to flooding and mosquitos. Therefore they established a community approximately a half mile from the fort and named their establishment Brownsville. The community started as a small Mormon agricultural establishment and was laid out following the Plat for the City of Zion grid pattern, used throughout the territory. On February 6, 1851, the community became an official incorporated city and was renamed in honor of the fur trapper Peter Skeen Ogden who was said to have come to the area a decade earlier.⁴

In 1869 the last spike was driven for the Transcontinental Railroad at Promontory, just outside of Corrine, Utah. From that moment, Brigham Young pushed to establish Ogden as the railroad hub for the Intermountain West. With this change, the majority of all rail traffic going from the East Coast to the West Coast on the Union Pacific and Central Pacific Railroads had to route through Ogden. Establishing Ogden as the "Junction City" of the West changed the city from being a small Mormon settlement to becoming Utah's second largest town behind Salt Lake City. Many immigrants and labor workers moved to Ogden to work for the railroad, in the factories, retail shops, restaurants and hotel establishments. The population increased within the City of Ogden and the outlying farming communities. With the ease of transporting goods on rail across the country, agricultural farming and the raising of livestock became an important industry within Ogden and the surrounding Weber County area.⁵

Historic Significance: Agriculture and Commerce

In 1892 a group of ranchers began showing livestock on the property owned by Edmund Robbins, at the bend of the Weber River in the west part of Ogden on a street at the time known as Wilson Lane. In 1916 the property was purchased by a group of investors known as the Ogden Union Stockyards. In 1917, the yards had the capacity for 50 carloads of cattle, 30 carloads of sheep and 30 carloads of hogs. On January 6, 1920, the first official Ogden Union Stockyard livestock show was held. Although at the time just a few were gathered, this livestock show quickly became one of the most important in the Intermountain West. Thirteen years later The Ogden Standard-Examiner stated, "It has developed into a market of national prominence, and considering what has been accomplished during the last 13 years, its place in the economic program of western expansion during the coming thirteen years should be vastly more important."⁶ In 1922 the first exchange building was constructed which stood just east of the current location. No details concerning the style and material of this structure could be found.

⁴ Sadler, Richard and Roberts, Richard. "Weber County history." 2000. Weber County Commission, Weber County. Ogden, Utah

⁵ Sadler, Richard and Roberts, Richard. "Weber County history." 2000. Weber County Commission, Weber County. Ogden, Utah

⁶ The Ogden Standard Examiner. "Stockyards to Celebrate Thirteen Years." April 6. 1936.

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In a news article written in the *Standard Examiner* dated January 2, 1927, it detailed the purpose of the stock show was "...to encourage industry and build a greater city." It went on to say that Ogden is the railroad center for the Intermountain West and that it is also found in the center of the range land. Finally, many local businesses have invested a large amount in order to create a successful livestock show. The show brought important California buyers and attracted feeding and fattening yards, slaughterhouses and packing plants, all in close proximity to the stockyards and within the Weber County area. The purpose statement for the Ogden Union Stockyards gives a clear definition of why the stockyards were established: "The Ogden livestock show is an educational institution put on by the citizens of Ogden and Weber County to encourage the breeding and feeding of more and better livestock and to more strongly establish Ogden as the livestock center of the west."⁷

As the show became larger the need for more space also increased. The \$100,000 coliseum was constructed in 1926 for indoor livestock shows, rodeos, and other community events. An additional barn was built in 1930. In 1926 alone the stockyards handled 1.5 million head of livestock, including sheep, hogs, cattle and horses. Utah packing plants produced 22 million pounds of fresh meat and meat products valued at \$4 million. Other additions to the Ogden stockyards in the period included an extensive rail yard, loading chutes and holding pens. The site had become an elaborate configuration of moving livestock. It soon became evident that a new exchange building was desperately needed to accommodate the growing needs of the area.⁸ Construction on the building began in September of 1930 and opened in January 1931. It was soon filled to capacity with offices for the stockyards and others associated within the livestock industry. The building fulfilled the vision of elevating the Ogden Union Stockyard to greater success.

The Exchange Building opened with an extravagant ceremony, beginning with a Clydesdale horse show in the coliseum, a tour of the entire stockyard facility and the raising of the stockyard flag located in the front courtyard of the Exchange Building. The group of over 200 prominent livestock and businessmen and women were then treated to a banquet served in the lobby. This banquet was catered by the Exchange's Buildings very own F.F. Gun, proprietor of the Exchange Café. The group was also entertained by Miss Lila Lee and the musical group Seventy-Niners.⁹ Three-minute speeches were given and JH Devine, President of the Ogden Union Stock Yards, who also supervised the construction, spoke to the group, stating it was the most state-of-the-art stockyard in the United States. He also gave a few words in remembrance of LF Whitlock, former General Manager who passed away during construction. Mr. Devine stated that the success of the Stockyards and the magnificent building was in large part to the management of Mr. Whitlock. Following the program the guests were then able to tour the newly finished Art Deco building.¹⁰

The stockyard saw tremendous success up through the 1960s bringing in \$40-\$45 million annually.¹¹ However, this soon changed with the establishment of the Interstate highway system and hauling cattle by truck instead of train. Meat packing plants began to move closer to larger feed lots within rural areas and making an inner-city livestock center no longer needed. In the early 1970s the Swift meat-packing plant closed and left the Ogden area, making the Ogden Union Stockyards even less relevant. On January 29, 1971, the Ogden Union Stock yards closed for good, never to reopen as a stock yard again.¹² In the mid-

⁷ The Ogden Standard Examiner. "Purpose of Stock Show to Encourage Industry and Build Greater City." January 2, 1927

⁸ Murphy, Miriam B. "The Rise and Fall of Ogden's Packing Industry."

⁹ The Standard Examiner. "Exchange Building Opens." Sunday, May 24, 1931

¹⁰ The Standard Examiner. Wednesday, May 20, 1931

¹¹ Roberts, Richard. "Ogden Junction City." 1985. Windsor Publication Inc. Utah

¹² The Ogden Standard Examiner. "Ogden Stockyards to Close January 29." January 18, 1971

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1980s the 1939 annex building, which had been built for junior livestock shows, and later used as a public ice-skating rink, became home to the Wasatch Figure Skating club, and the Exchange Building home to differing offices and uses. The rest of the stock yards fell into disrepair with several outbuildings being demolished. In 1986 the Exchange Building was completely abandoned and in 1990 the Wasatch Figure Skating Club moved to a new location. In 1993 the coliseum was destroyed by fire and the entire stockyard facility was abandoned. Portions of the property changed hands but the majority of the acreage was owned by Weber County. In 2014 Ogden City acquired the site and is in the process of creating a business park which captures the history of the stockyards while integrating the natural surroundings.¹³

Architectural Significance

Leslie S. Hodgson

Leslie S. Hodgson was one of the most influential architects in the Ogden area. Those who visit Ogden, need not look far to see several of his masterpieces that still remain intact today, such as the Ben Lomond Hotel, Egyptian Theater, the Ogden Municipal Building, the Ogden Union Exchange Building and of course the “million-dollar high school”, Ogden High. Most are listed on the National Register of Historic Places. No other architect in Ogden had such an overwhelming impact on the community’s design.

Leslie was born December 18, 1879, in Salt Lake City, Utah to Oliver and Mary Simmons Hodgson. His father Oliver immigrated to the United States in 1866 from England and became a respected building contractor in Salt Lake City. Leslie and two of his brothers, Fred and Paul, were trained in the construction business, and they also went on to become successful architects. Leslie studied architecture and worked as a draftsman for five years in Salt Lake City for a local firm and earned his architectural license in 1904. That same year he built a home in Salt Lake City for his family of two children and wife Louie, whom he married in 1899. Leslie then moved his family to San Diego where he became the chief draftsman for Hebbard and Gill Architects. It was here he was taught the design of the Prairie School Style by John Gill who worked alongside Frank Lloyd Wright while they were employed by Alder and Sullivan Architects in Chicago, Illinois. His wife however became ill and after only nine months in California they moved back to Utah.¹⁴

It was then that Hodgson partnered with Julius Smith to open a firm in Ogden. They were kept extremely busy with several commissions, yet in 1910 the partnership dissolved and Leslie worked for several years on his own. During these years he designed numerous homes and commercial buildings throughout Ogden, including the Eccles Building on the corner of 24th and Washington Boulevard in Ogden. Sometime after this, Hodgson took on another partner, Myrl A. McClenahan, this partnership lasted for a number of years and from it came the most significant structures of their careers. It was during this time Hodgson was commissioned to construct several buildings at the Ogden Union Stockyards, including: the coliseum, sheep barn, the first and also the current Exchange Building. In 1937, Ogden High School was constructed, followed by the Ogden Municipal building in 1939. This was the last major project with McClenahan, for in January of 1940, Myrl passed away. Hodgson then took his son, Robert as a partner and did government work during World War II. On July 23, 1947, Leslie visited his daughter Lu and then returned home after telling her he was tired. That night he passed away at the age of 68.¹⁵

Architecture

The Ogden Union Exchange Building is a significant structure in that it was one of the very first Art-Deco structures in Utah. In a way this was an experiment for Hodgson as he was transition his design style into

¹³ Meess, Sara. Ogden City Economic Development, Ogden City, Utah. Interview, March 11, 2014

¹⁴ Fullmer, Teddy. “Leslie Simmons Hodgson, Architect of Ogden.” University of Utah Phase I, 1980, Phase II, 1981

¹⁵ Fullmer, Teddy. “Leslie Simmons Hodgson, Architect of Ogden.” University of Utah Phase I, 1980, Phase II, 1981

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the modern era of the decade of the 1930s. The structure is not as ornate as Ogden High School, yet one can see the similarities of the ideas and detailing that he would go on to emphasize in his other buildings so dramatically. The Exchange Building from an Art-Deco standpoint would be considered subtle, yet also in away timeless. The structure appears to sit upon a brick and concrete pedestal where the observer's eyes begin to gaze upward following the brick pilasters to the geometric capital. Just below the capitals are heads of sheep, bulls and hogs which tells the architectural story of the purpose and use of the structure. Hodgson designed the building to showcase the power the Ogden Union stockyards had gained in the agricultural industry. Art-Deco was considered modern and a higher class of architecture throughout the country. By designing an agricultural building with an Art-Deco façade gave the appearance that agricultural had become a higher class of industry.

History of Construction

With the incredible success of the stockyards it was apparent that additional offices and service were required. The owners and management of the Ogden Union Stock Yards begin to discuss plans of creating a structure that would showcase the success of the yards and stand as a showpiece to all those who came. Under the direction of LF Whitlock, General Manager of the stockyard, they set out to find an architect that could design the very structure they were looking for.¹⁶ Hodgson and McClenahan were an obvious choice as they also designed the first Exchange Building, the coliseum and other structures on the site. They had the eye to detail to create something extraordinary. Art Deco was a fairly new style in which Hodgson was beginning to immerse himself. Although other parts of the country may have witnessed this phenomenon early in the 1920s, Utah, and especially Ogden, was just beginning to see its influence. Hodgson designed the building in a classic Art Deco design with elements that became known as Hodgson's signature style.

After the design was approved by the Union Stockyard board and approved by the City of Ogden, construction began in September 1930 by George Whitmeyer and Sons, at a cost of \$100,000.¹⁷ This large amount concerned some employees, and in November of that same year, the Trades and Labor Assembly accused the stockyard of reducing wages and not hiring new employees, in order to pay for the structure. The stockyard administration denied this rumor and it does not appear through records anything went further in the investigation.¹⁸ Construction lasted through the winter, and in May of 1931 the building opened as a beautiful display of architecture and pride for the people of Ogden.

Construction moved along quickly and Mr. Whitlock observed all the construction detail. As weather permitted, workers worked through the winter, and in May 1931 the building was ready for its grand opening. It appears that many were impressed by the incredible detail to design.¹⁹ The Exchange Building opened with an extravagant ceremony, beginning with a Clydesdale horse show in the coliseum, a tour of the entire stockyard facility and the raising of the stockyard flag located in the front courtyard of the Exchange Building. The group of over 200 prominent livestock and businessmen and women were then treated to a banquet served in the lobby. This banquet was catered by the Exchange's Buildings very own F.F. Gun, proprietor of the Exchange Café. The group was also entertained by Miss Lila Lee and the musical group Seventy-Niners.²⁰ Three minute speeches were given and JH Devine, President of the Ogden Union Stock Yards, who also supervised the construction, spoke to the group, stating it was the most state of the art stockyard in the United States. He also gave a few words in remembrance of LF

¹⁶ The Ogden Standard Examiner. "Construction Begun at Stockyards on Exchange Building." September 10, 1930.

¹⁷ The Ogden Standard Examiner. "Construction Begun at Stockyards on Exchange Building." September 10, 1930

¹⁸ The Ogden Standard Examiner. November 18, 1930

¹⁹ The Ogden Standard Examiner. "Exchange Building, Model in Both Appearance and Usefulness. Sunday, January 28, 1934

²⁰ The Standard Examiner. "Exchange Building Opens." Sunday, May 24, 1931

Ogden Union Stockyard Exchange Building

Weber County, Utah

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Whitlock, former General Manager who passed away during construction. Mr. Devine stated that the success of the Stockyards and the magnificent building was in large part to the management of Mr. Whitlock. Following the program the guest were then able to tour the newly finished art deco building.²¹

Use over Time

When the Exchange Building first opened it was owned and operated by the Ogden Union Exchange Company and was quickly filled with business and commerce. The first companies consisted mainly of livestock related services such as: Jimmie Dunn Horse & Mule Co., Gallagher Livestock, Peck Brothers Livestock, Marian and Wilkens Sheep and Wool, John Clay & Company Livestock and many others. In addition, the first floor had the offices of the Livestock Company along with telegraph offices. Located on the second floor was the office of US Department of Agriculture. The building also had a few unique tenants such as the Exchange Barber shop, run by Allen J. Fabre who cut hair in room 118 of the Exchange Building for over 30 years, before passing away on May 27, 1969.²² In the basement was found the Exchange Café, located in room 20, which was in the northeast corner of the building. However, the construction drawings did not show any evidence of a kitchen within the basement. This was possibly constructed after the shell of the structure was nearing completion. According to the Polk Directory, in 1932 the café was owned by Gary L. Ball. However, in 1933 it states the business as being run by EJ Laman. The last entry was found in 1939 as being called the Exchange Café. It appears the café stayed within the basement for several years with the last entry being in 1971.²³

For many years the Exchange Building remained almost fully occupied. From 1941 until 1945, several rooms appeared to be vacant. Most likely this is due to the War and office help being needed elsewhere. When World War II ended, the building was again full of activity from livestock companies to meat packing plant offices. Yet, as less business occurred at the stockyard, so did business at the Exchange Building. Around the 1960s insurance offices and a retail store that sold leather goods opened. In the early 1970s, the majority of the businesses left the Exchange Building and when the Swift Packing Plant of Ogden closed, the remaining business left the structure. It was at this time Weber County purchased the structure for \$52,849, and soon leased it to the Utah Skills Center. Yet, in 1973 they left the building after a dispute with the county concerning rent. The skills center wanted the county to waive \$9,000 in the consideration of the improvements they made to the building.²⁴ After the Skills center left, Weber County Mental Health opened a methadone facility, along with a drug and alcohol rehabilitation center and Human Service Daycare.

In 1986 all the uses left the Exchange Building for newer facilities and the building became vacant. From this point the building had several owners who had grand ideas, from that of creating an office building, to finally opening a haunted house known as Lazarus Maze.²⁵ It was during this time that legends and myths were created concerning the building, either for fun or as part of the haunted house experience. It was said that a triple homicide occurred, a suicide, and also someone was found dead from a heart attack. Even tales of a mental institution and a deranged doctor were generated. However, all of these myths and legends are completely inaccurate and untrue.

When the haunted house stopped operating, the structure was open to transients and became filled with debris and refuse. In 2014, Ogden City purchased the structure with plans of revitalizing the surrounding

²¹ The Standard Examiner. Wednesday, May 20, 1931

²² The Standard Examiner. "obituary, Allen J. Fabre." May, 1969

²³ Polk and Company, 1930 – 2000. Polk and Company, 400 East Linwood Blvd, Kansas City, MO

²⁴ The Ogden Standard Examiner. "County to Purchase Exchange Building." November 30, 1971

²⁵ Lazarus Maze interactive Theater. "The Story." Accessed on September 22, 2014.

<http://www.lazarusmaze.com/story.html>

Ogden Union Stockyard Exchange Building

Weber County, Utah

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area and selling the Exchange Building to a developer that would restore the structure and make it the centerpiece of the new development.²⁶.

Summary

The Ogden Union Stockyard Exchange Building is historically and architecturally significant for three important reasons. First, it exhibits an important point in history, especially for the City of Ogden, showcasing a time of great financial success. The Ogden Union Stockyards brought success to the community and to local ranchers across the State and Intermountain West. Second, it is significant for being a building designed by Leslie S. Hodgson, who was an important architect for the City of Ogden. He has designed several significant structures that display detail and design specific to the era in which they were constructed. Several of these buildings, including the Forest Service building, Ogden Municipal Building and Ogden High have already been listed previously on the National Register. In addition, it appears to be the first Art Deco structure Hodgson designed in Ogden. Finally, the building is significant as being one of a few structures showcasing Art Deco design in a unique local interpretation.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Carter, Thomas, and Peter Goss. *Utah's Historic Architecture: A Guide, 1847-1940*. Salt Lake City, Utah: University of Utah Press, 1988.

Fullmer, Teddy. "Leslie Simmons Hodgson, Architect of Ogden." University of Utah Phase I, 1980, Phase II, 1981

Hodgson, Leslie S. Architectural Drawings, Exchange Building. October 4, 1930.

Lazarus Maze interactive Theater. "The Story." Accessed on September 22, 2014.
<http://www.lazarusmaze.com/story.html>

Mees, Sara. Ogden City Economic Development Department, Ogden City, Utah. Personal Interview, March 11, 2014.

Murphy, Miriam B. "The Rise and Fall of Ogden's Packing Industry." *History Blazer*, June 1996.

Polk and Company, 1930 – 2000. Polk and Company, 400 East Linwood Blvd, Kansas City, MO

Roberts, Richard. *Ogden Junction City*. 1985. Windsor Publication Inc. Utah

Sadler, Richard and Roberts, Richard. "Weber County history." 2000. Weber County Commission, Weber County. Ogden, Utah

The Ogden Standard Examiner. "Purpose of Stock Show to Encourage Industry and Build Greater City." January 2, 1927

²⁶ Meess, Sara. Ogden City Economic Development Department, Ogden City, Utah. Personal Interview, March 11, 2014

Ogden Union Stockyard Exchange Building

Name of Property

Weber County, Utah

County and State

The Ogden Standard Examiner. "Construction Begun at Stockyards on Exchange Building."
September 10, 1930

The Ogden Standard Examiner. November 18, 1930

The Ogden Standard Examiner. Wednesday, May 20, 1931

The Ogden Standard Examiner. "Exchange Building Opens." Sunday, May 24, 1931

The Ogden Standard Examiner. "Exchange Building, Model in Both Appearance and Usefulness."
Sunday, January 28, 1934

The Ogden Standard Examiner. "Stockyards to Celebrate Thirteen Years." April 6, 1936.

The Ogden Standard Examiner. "Obituary, Allen J. Fabre." May, 1969

The Ogden Standard Examiner. "Ogden Stockyards to Close January 29." January 18, 1971

The Ogden Standard Examiner. "County to Purchase Exchange Building." November 30, 1971

Utah History to Go, accessed on March 12, 2014.

http://historytogo.utah.gov/utah_chapters/statehood_and_the_progressive_era/theriseandfallofogdenspackingcompany.html

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Name of repository: Weber State University Special Collections

Historic Resources Survey Number (if assigned): _____

Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State

10. Geographical Data (County Records)

Acreage of Property 1.39

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-------------------------|
| 1. Latitude: 41.225610° | Longitude: -111.991727° |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

All of Lot 5 of the Ogden Business Exchange Subdivision and more particularly described as follows;
A parcel of land located in the southeast quarter of Section 30, Township 6 North , Range 1 West,
Salt Lake Base and Meridian beginning at a point at the south east corner of lot 5 and running thence
North 54d35'24" West 241.97 feet, thence North 35d 23'58" East 175.75 feet thence South 54d 36'
East 241.97 feet thence South 35d 23' 58" West 175.79 feet to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the legal description of the current parcel that includes the Exchange Building and reflects the approximate historic boundary of the building and lot.

Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State

11. Form Prepared By

name/title: Brandon Toponce, Student
organization: University of Utah, Student of Architectural Studies
street & number: 3870 Oram Circle,
city or town: South Ogden state: Utah zip code: 84403
e-mail: btoponce@gmail.com
telephone: 801-668-8759
date: April 16, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: The Ogden Union Stockyard Exchange Building

City or Vicinity: Ogden

County: Weber

State: Utah

Photographer: Brandon Toponce, Cory Jensen

Date Photographed: September 2013, March 2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State



Photograph 1 of 13
South and east elevations. Camera facing northwest.



Photograph 2 of 13
East elevation of building. Camera facing west.

Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State



Photograph 3 of 13
South and west elevations. Camera facing northeast.



Photograph 4 of 13
South and west elevations, detail. Camera facing northeast.

Ogden Union Stockyard Exchange Building
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Photograph 5 of 13
Detail of south facade over the main entry. Camera facing northeast.



Photograph 6 of 13
Terra cotta trim detail southeast corner. Camera facing northwest.

Ogden Union Stockyard Exchange Building
Name of Property

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County and State



Photograph 7 of 13
North elevation. Camera facing southeast.



Photograph 8 of 13
Entry way, north elevation. Camera facing southeast.

Ogden Union Stockyard Exchange Building
Name of Property

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Photograph 9 of 13
Lobby interior. Camera facing south.



Photograph 10 of 13
Lobby interior. Camera facing northwest.

Ogden Union Stockyard Exchange Building
Name of Property

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County and State



Photograph 11 of 13
Column and ceiling detail in lobby area. Camera facing south.



Photograph 12 of 13
Interior detail of the second floor hallway. Camera facing west.

Ogden Union Stockyard Exchange Building
Name of Property

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Photograph 13 of 13
West room, second floor. Camera facing southeast.



Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State

0 Feet 825 Feet



Ogden Union Exchange Building
Ogden, Weber County, Utah
Latitude 41.225610° Longitude -111.991727°

Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State



Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State



Figure 1
Basement Floor Plan

Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State

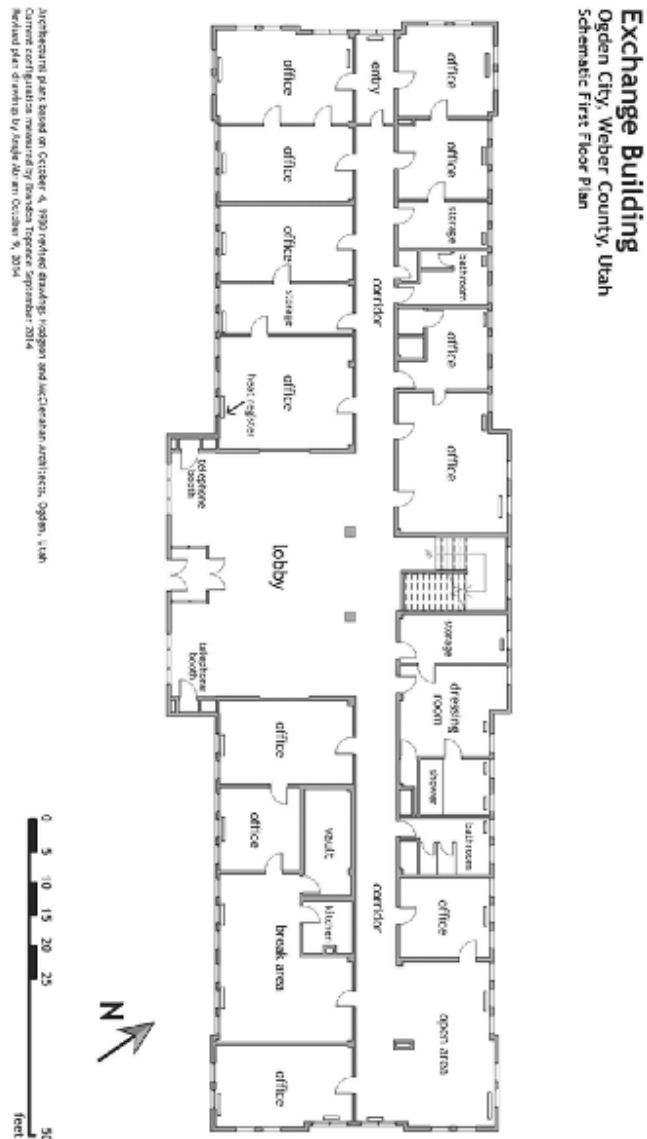


Figure 2
First Floor Plan

Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State

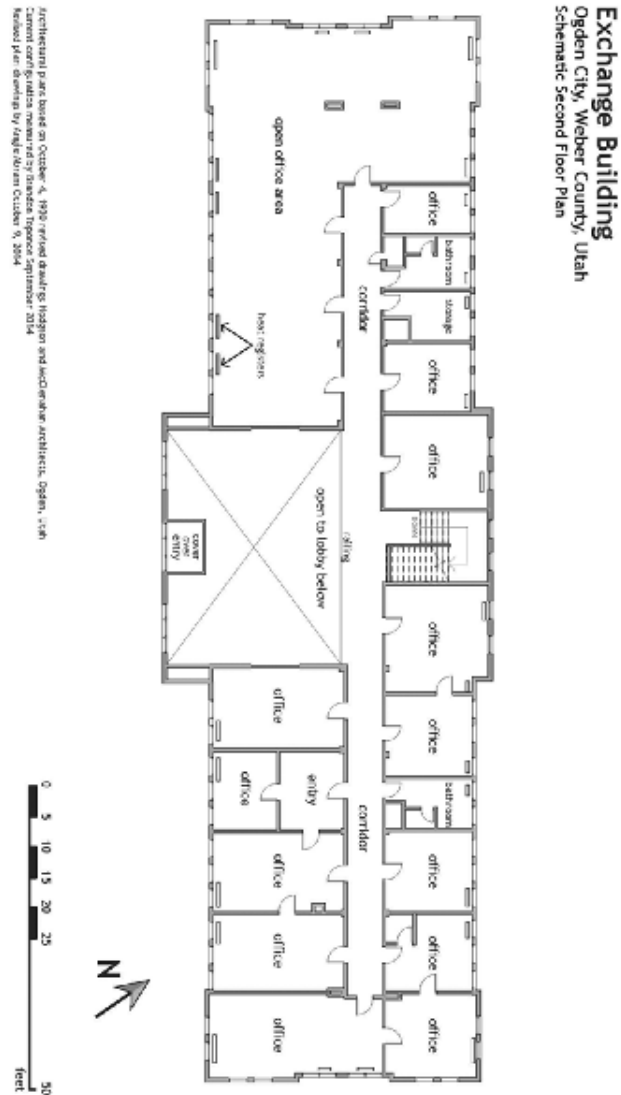


Figure 3
Second Floor Plan

Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State



Ogden Union Stock Yard Map, 1931

Figure 4
1931 stockyard map

Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
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Figure 5
C. 1922-31 aerial of stockyard, prior to construction of the Exchange Building.

Ogden Union Stockyard Exchange Building
Name of Property

Weber County, Utah
County and State



Figure 6
C. 1931-38 aerial of the stockyard complex (Exchange Building lower left)

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



0 Feet 825 Feet



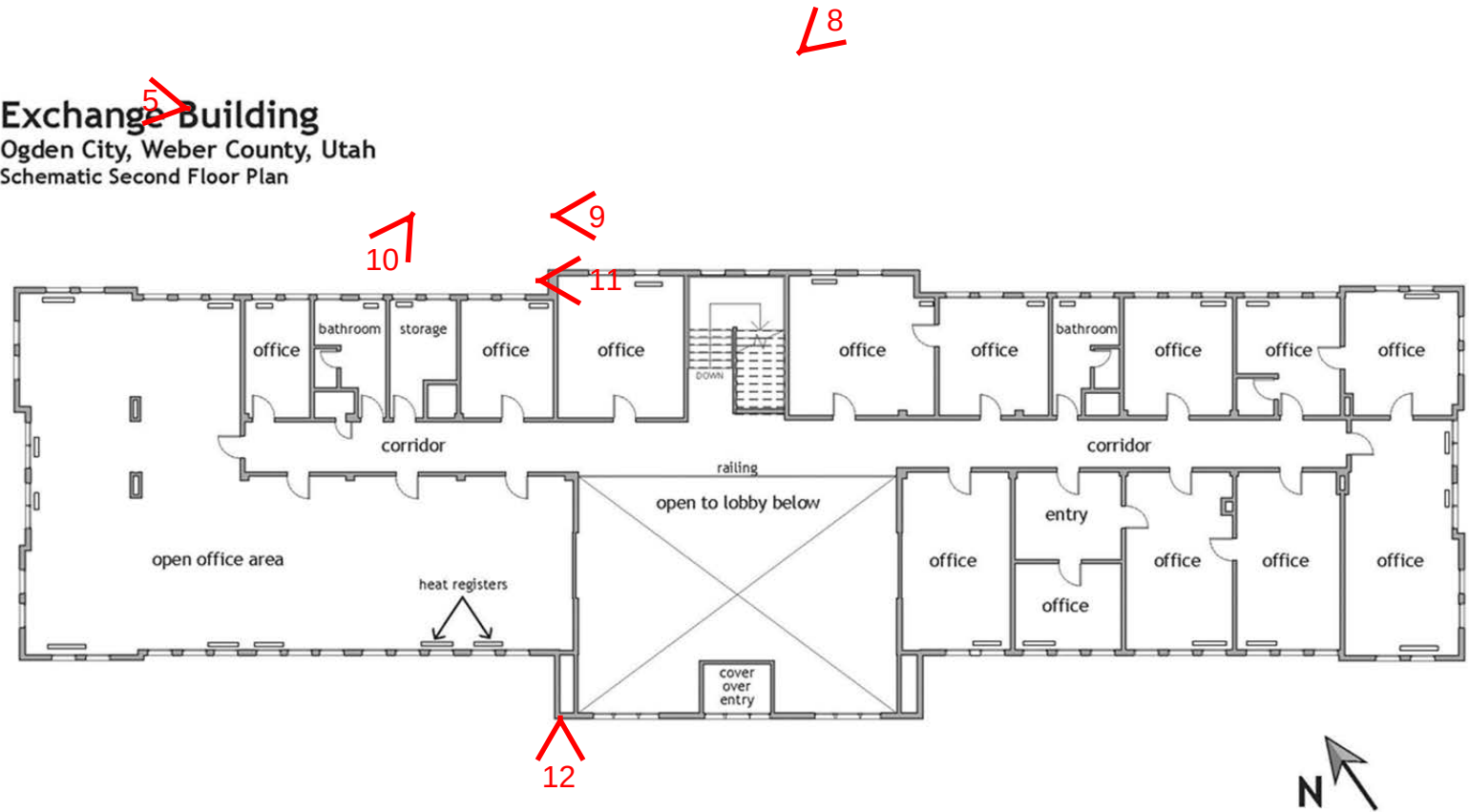
Ogden Union Exchange Building

Ogden, Weber County, Utah

Latitude 41.225610° Longitude -111.991727°

Exchange Building

Ogden City, Weber County, Utah
Schematic Second Floor Plan



Architectural plans based on October 4, 1930 revised drawings Hodgson and McClenahan Architects, Ogden, Utah
Current configuration measured by Brandon Toponce September 2014
Revised plan drawings by Angie Abram October 9, 2014

0 5 10 15 20 25 50
feet



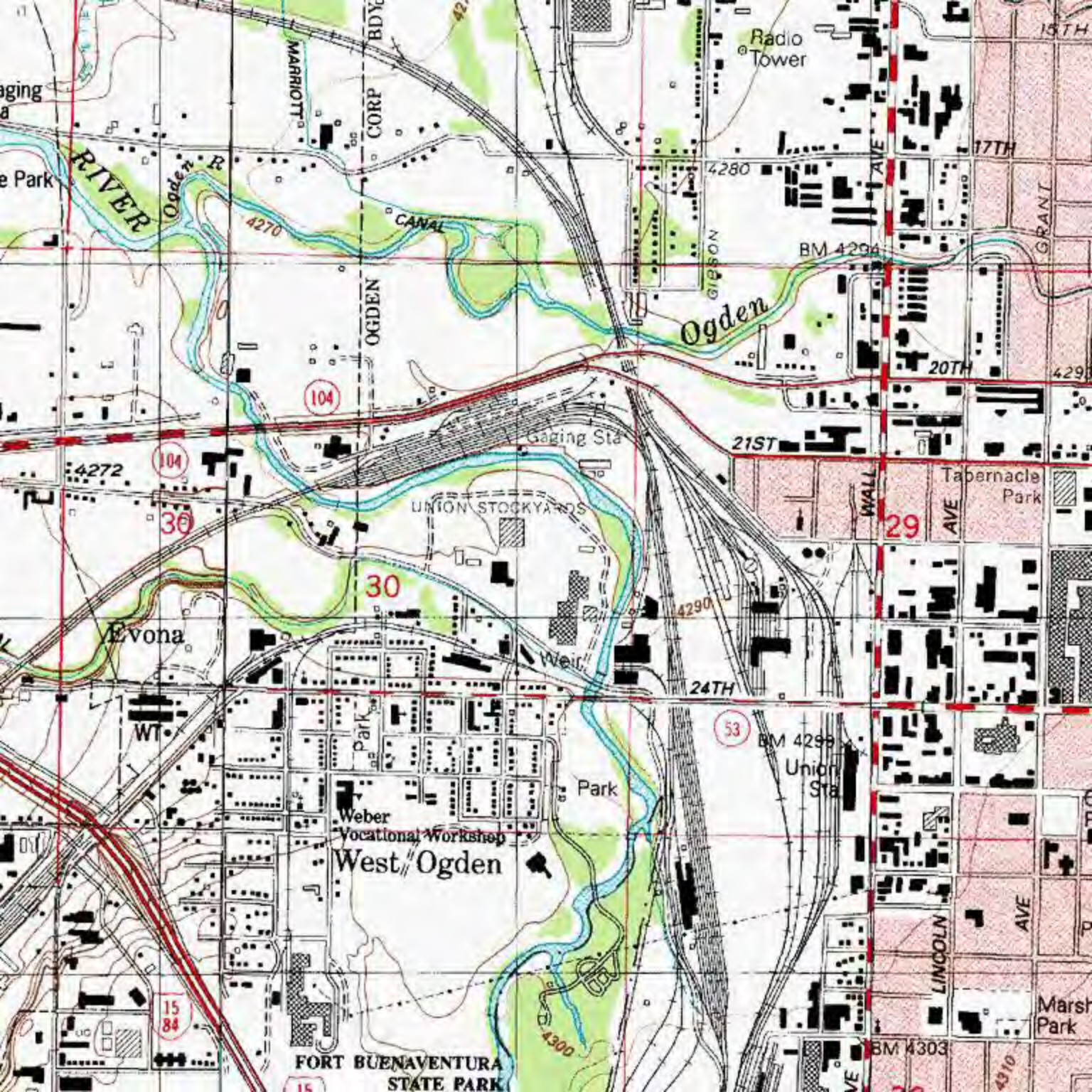
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Ogden Union Exchange Building

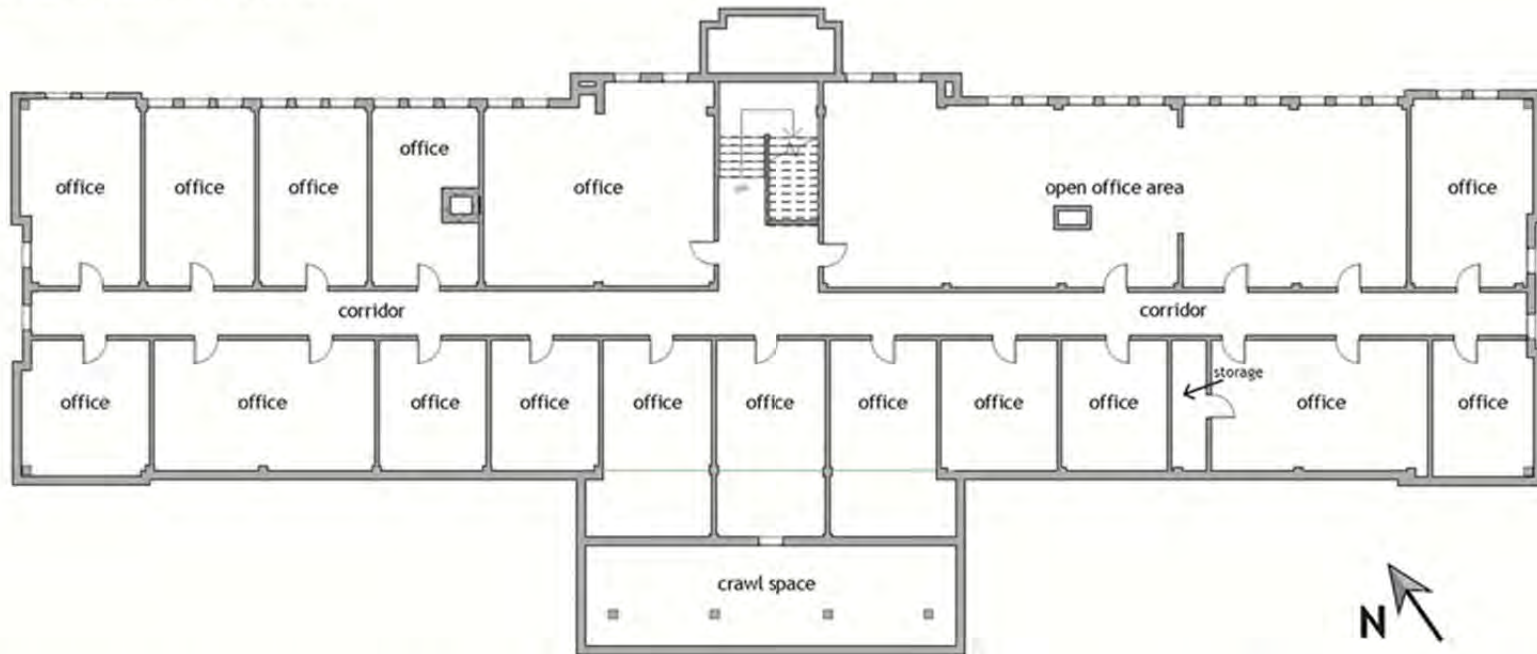
Ogden, Weber County, Utah

Latitude 41.225610° Longitude -111.991727°



Exchange Building

Ogden City, Weber County, Utah
Schematic Basement Floor Plan

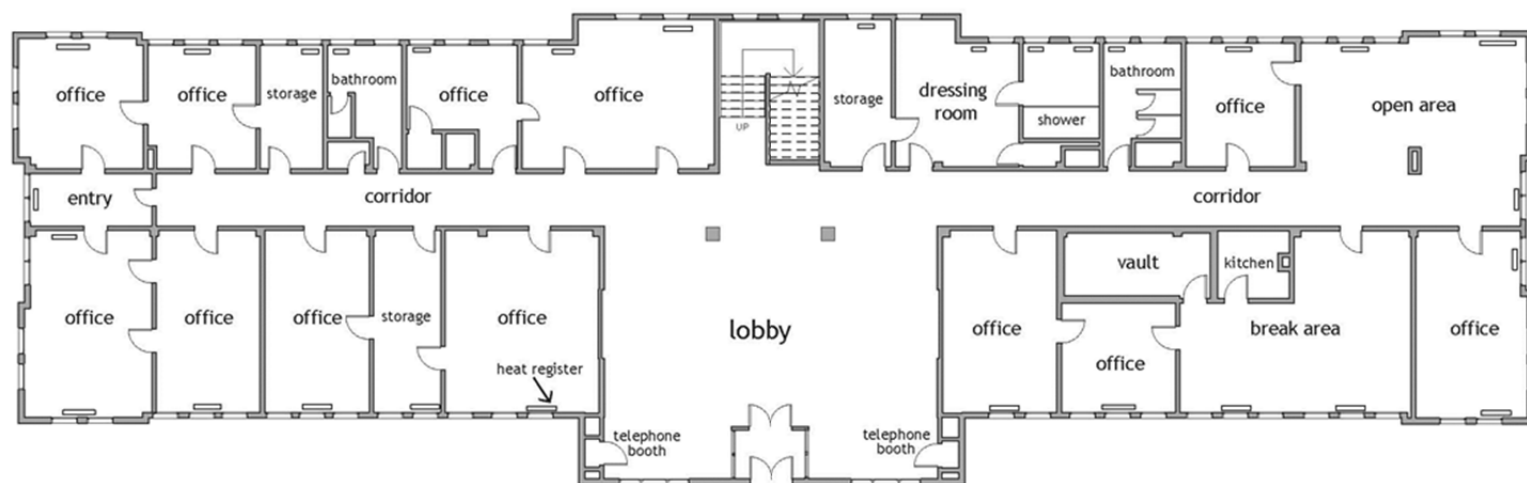


Architectural plans based on October 4, 1930 revised drawings Hodgson and McClenahan Architects, Ogden, Utah
Current configuration measured by Brandon Toponce September 2014
Revised plan drawings by Angie Abram October 9, 2014

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Exchange Building

Ogden City, Weber County, Utah
Schematic First Floor Plan

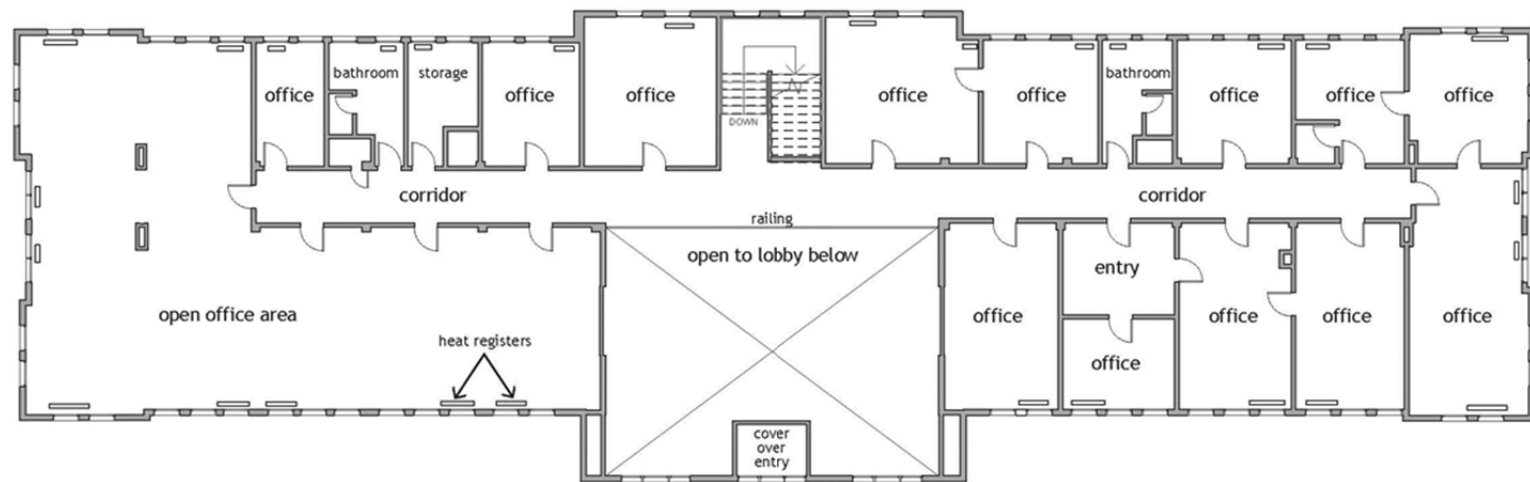


Architectural plans based on October 4, 1930 revised drawings Hodgson and McClenahan Architects, Ogden, Utah
Current configuration measured by Brandon Toponce September 2014
Revised plan drawings by Angie Abram October 9, 2014



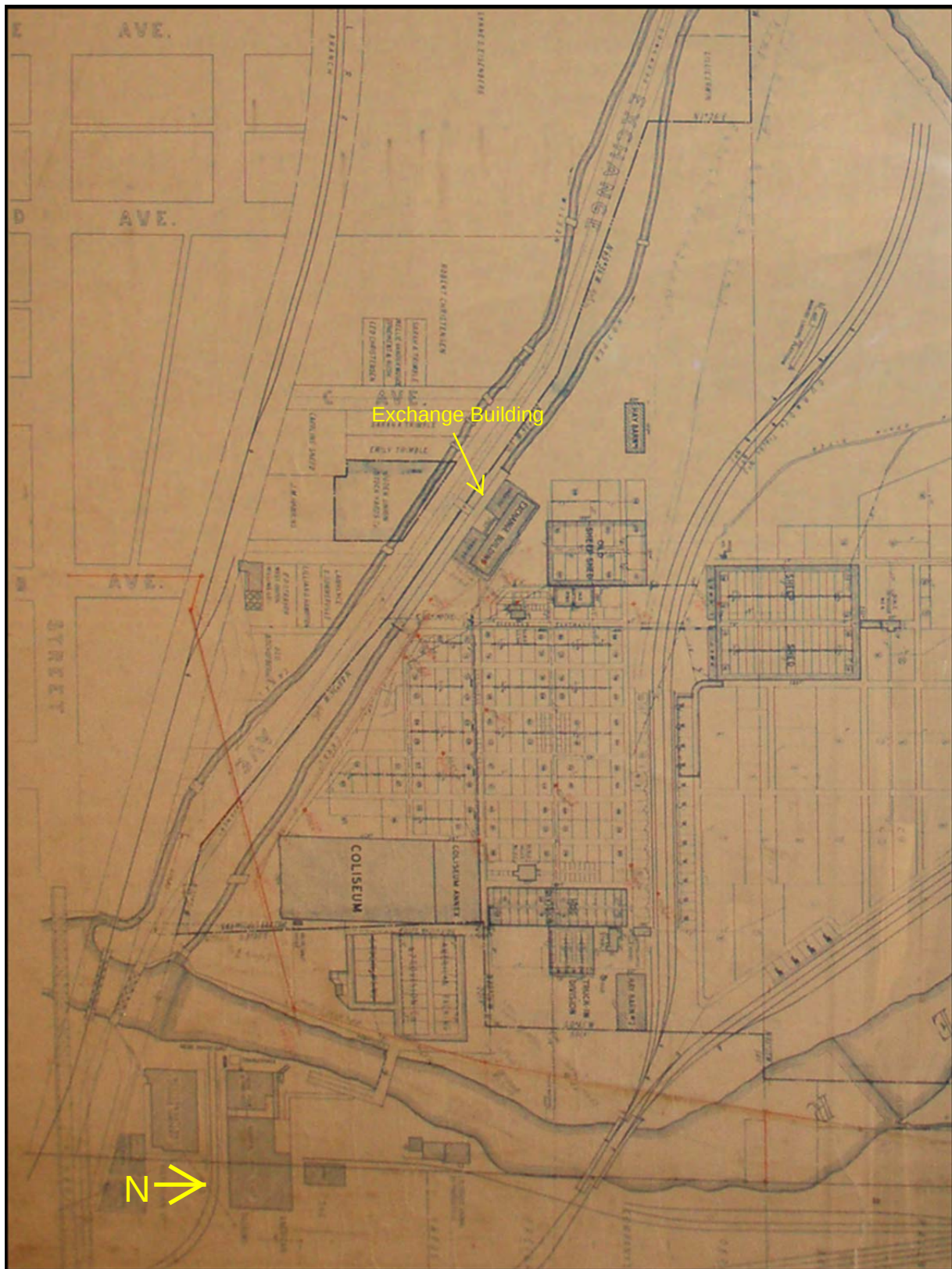
Exchange Building

Ogden City, Weber County, Utah
Schematic Second Floor Plan



Architectural plans based on October 4, 1930 revised drawings Hodgson and McClenahan Architects, Ogden, Utah
Current configuration measured by Brandon Toponce September 2014
Revised plan drawings by Angie Abram October 9, 2014

0 5 10 15 20 25 50
feet



Ogden Union Stock Yard Map, 1931



























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Ogden Union Stockyard Exchange Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: UTAH, Weber

DATE RECEIVED: 6/05/15 DATE OF PENDING LIST: 7/07/15
DATE OF 16TH DAY: 7/22/15 DATE OF 45TH DAY: 7/21/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000452

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 7.21.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the
nomination is no longer under consideration by the NPS.

P. Bradford Westwood
State Historic Preservation Officer
Utah State Historical Society
300 Rio Grande
Salt Lake City, Utah 84101

Dear Mr. Westwood,

In accordance with the requirements of the Certified Local Government Program, we have reviewed the proposed National Register nominations listed below and by majority approval of the Historic Preservation Commission of OGDEN CITY. We recommend that they be submitted for inclusion in the National Register.

The following nominations were considered and approved:

OGDEN UNION STOCKYARD EXCHANGE BUILDING AT 600 W Exchange Road with some modifications to text as explained in attachment


Chair of Historic Preservation Commission

Date Feb 26, 2015


Mayor or County Commission Chair

Date March 6, 2015



2549 Washington Boulevard; suite 140
Ogden Utah 84401
Phone (801) 629-8930

PRESERVING THE PAST TO MAKE THE FUTURE

March 6, 2015

Dear Mr Westwood,

The Ogden City Landmarks Commission reviewed the proposal for nomination of the Ogden Union Stock Exchange Building to the National Register of Historic Places. The Commission is excited about this nomination. The Commission unanimously recommends approval of the nomination. One of the purposes of the local review is to add any additional local insight about the nomination. The Commission did have a few comments they wish to pass on to the State Preservation Review Board.

The first is found in the first paragraph of the summary paragraph on page 4 of the nomination. The text refers in the present tense to surrounding out buildings and corrals. Those have been removed and by the time the actual nomination is approved there will be no out building left or corrals. Reference to them should be in the past tense. ✓

The second item of correction or additional information is in section 9, page 12, second paragraph. There is reference to the Coliseum becoming home to the Wasatch figure skating club. There is really no discussion of the Coliseum in any of the document and this statement creates a false idea of what the Coliseum was. It was constructed in 1925 and opened in 1926 to be an indoor livestock showing arena. Over the years besides the livestock shows it also served as a rodeo arena and held other community events. The annex building on the west side of the Coliseum was built in 1939 for junior livestock shows. In 1957 Weber County who had become the owner of the Coliseum and the annex converted the annex building into a public ice skating rink. Any association of ice skating had to be tied to the annex building and not the Coliseum. ✓ The rink was an important social activity to the community and drew many more people down to the stock yard area until the fire of 1993 destroyed the Coliseum and annex building. Expanding on the Coliseum and its function helps to place the stockyards in better context and the relationship with the Exchange building.



There is also one typo error found on page 15, third paragraph, 9th line where it reads, "soon leased the structure it to the Utah.." "It" should be removed from the sentence. It should also be noted that on page 19 the legal description is a metes and bounds description and within the next week a subdivision will be recorded and this building will have its own lot so the legal description will change.

Thank you for your consideration of these items in the nomination.

Judy Mitchell, Chair
Ron Atencio
Jared Allen

Thomas Moore
Kathryn MacKay
Mary Willis-McMillen

Mark Hilles
Robert Wilson
Sue Wilkerson



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Julie Fisher
*Executive Director
Department of
Heritage & Arts*



Utah Division of
State History

Brad Westwood
Director

RECEIVED 2280

JUN - 5 2015

Nat. Register of Historic Places
National Park Service

June 3, 2015

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

Dear Mr. Loether:

I am pleased to submit the enclosed National Register nomination that has been approved by the Utah State Historic Preservation Review Board and the Utah State Historic Preservation Officer to be considered for nomination to the National Register of Historic Places.

The enclosed disks contain the true and correct copy of the nomination for the following property to the National Register of Historic Places:

Ogden Union Stockyard Exchange Building

Weber County

Thank you for your assistance with these nominations. Please contact me at (801) 245-7242, or coryjensen@utah.gov if you have any questions.

Sincerely,

J. Cory Jensen
National Register Coordinator
Utah State Historic Preservation Office

Enclosures