

### Ogden's New \$200,000 Apartment House



Showing Avelan and La Frantz Apartments.

The new Avelan apartments, to the right in the above illustration, will be completed and ready for tenants. The Avelan was constructed at a cost of \$200,000 by a local corporation, The Standard Investment Company, which also owns and operates the La Frantz. The Avelan consists of sixty apartments of three rooms each, which are modern and are to rent at \$35 per month. Each apartment is equipped with electric range, built-in kitchen cabinet and is also supplied with ample closet room. Each of the sixty apartments are of large airy rooms and include private bath. The Avelan apartments cater to adults only while the La Frantz apartments cater to families with children. Both of these modern buildings are located on Twenty-seventh street between Washington and Adams avenues within close walking distance of the business section and in a neighborhood where garages can be obtained for tenants who own cars. A central heating plant supplies both of these buildings, insuring uniform heat at all times. Rentals in the La Frantz apartments range from \$37 monthly upward. Both buildings represent a total investment of \$400,000.

### CITY ZONING GAINS FAVOR

#### Secretary Hoover Names Committee to Study National Problem

Widespread interest in the question of city zoning caused Herbert Hoover, secretary of commerce, to appoint a national committee of experts to study the question. This committee since spring has filed reports from a study of zoning in which such ordinances are strongly endorsed for every growing city. As a result of its work the committee has now written a standard zoning law which is available for anyone wishing to study the question.

#### SAFEGUARD PROPERTY.

Zoning is the name given to that part of the city planning which attempts to set aside certain sections of a city for specific purposes. By law a section of the city is designated as a home section, another as a railroad and warehouse section, another for factories, etc. Zoning safeguards the future value of property. It is to be assured that a stable or garage or factory will never be built next to it and that the neighborhood will be preserved as a whole. Also a man who builds up a whole-tracker wishes to assure that the section will not be cut off from transportation. A hundred similar projects are included in the subject of zoning. In Ogden home sections have been set aside for the protection of real estate owners who have owned and protected their property by including certain provisions in the sale contract. Zoning provisions made a law as late as was done in the case of New York City, when it became absolutely necessary to protect the beautiful downtown shopping and banking districts from the encroachments of warehouses, car

be put into effect only with great hardship to many. It also is bound to cause hundreds of lawsuits when put off until a city has grown in a haphazard way to the size of some eastern cities.

#### ACT STANDS TEST.

The standard act as prepared by the department has the weight of great authority and contains provisions that have stood the test of hundreds of lawsuits. Edward M. Bassett, counsel for the zoning committee of New York, who has defended the New York law in hundreds of cases in the legal member of Mr. Hoover's board. Other members are: Irving B. Hiett, former president of the National Association of Real Estate Boards; John Elder, housing consultant and manager of the civic development department of the Chamber of Commerce of the United States; Morris Knowles, consulting engineer, and also from the Chamber of Commerce of the United States; Nelson P. Lewis, municipal engineer for the National Conference of City Planning and various other organizations; J. Horace McFarland, president of the American Civic organization; Frederick Law Olmsted, president of the National Society of Landscape Architects; Lawrence Voller, secretary and director of the National Housing association, and John M. Giles, chief of the building and housing division in the U. S. department of commerce.

#### ACT SHINE FREE.

The act suggested is too long to quote. It will be made available to applicants by the housing division of the department of commerce. The committee states that zoning is under the police power of the state and is well within the powers granted by the ordinary state constitution to legislatures of states. If drawn according to the national committee's plan, no amendment to the state constitution is necessary. Together with the proposed law were numerous notes on legal questions so the ordinance can be framed without encountering obstacles in courts that have proven the undoing of similar laws in other states. A state enabling act is necessary because cities have not been granted specific authority to do many things that zoning implies, the report says. Cities that desire to adopt zoning, as hundreds have, are cautioned against adding to the law new words

### BAPTISTS TO BUILD CHURCH

#### Ground Broken for Modern Edifice on Jefferson and Twenty-fifth

Ground has been broken at Twenty-fifth street and Jefferson avenue for the new home of the Baptist church, according to an announcement made by the Rev. L. A. Garrison.

Excavating for the church will be rushed with the view of completing the concrete work before the cold weather sets in.

Present plans call for an expenditure of \$100,000 for the new church, which will be one of the best in the state when completed.

The present church which is located at 2359 Grant avenue, will be torn down just as soon as the new church is completed, to make way for additional facilities for the handling of mails by the government.

An extension to the present Federal building is contemplated. Contracts for the construction work on the new church will be awarded within the next few days. The new church building is expected to be completed and ready for occupancy by March 1.

### RUSH WORK ON WEBER GYM

#### Concrete Well Along and Preparations Made To Lay Brick

Construction on the new Weber gymnasium, which will cost \$300,000 when completed, has started and will be rushed to completion. The concrete work is underway.

The entire concrete work for the new structure will be completed within the next two months. With this work completed the laying of brick will be started.

Plumbing is now being started. Structural steel has been ordered from a firm at Minneapolis.

The new building will be one of the most modern and up-to-the-minute in the west. Every modern convenience will be installed. Under present plans this building will be completed during the summer of 1923 and ready for use in the early fall.

### HOME BUILDING HAS INCREASE

#### Construction Work Maintains Volume Throughout United States.

Although the peak of building activities for the current season has been passed, construction work is maintaining a volume in accordance with the remarkable record for the year, according to a bulletin issued by S. W. Straus & Co., New York. There is every indication that, barring the usual seasonal interferences, building will continue in unprecedented proportions.

The season so far has been remarkable, not only in point of general construction, but especially in regard to the increase which has been made in homes for the people. Nothing could be of greater benefit to the nation than the increased practice of thrift which the growth of the home-owning movement indicates. A nation of home owners is bound to be a nation of progress, happiness and right living. Therefore, in analyzing the current developments in the building situation the feature of greatest significance is not the fact that a building boom has existed over the country since as has never before been witnessed, but the chief factor is that 1922 has seen more Americans become home owners than during any previous year in our history.

### SPREAD TRUTH FAR AND WIDE

#### Oklahoma Man Points Out City Features to Progress

Spread the truth about your city and spread it far and wide. The suggestion of E. H. Waite, secretary of the Shawnee, Okla., Board of Commerce. Mr. Waite asks: "DID YOU EVER STOP TO THINK—That you should spread the truth about your city and spread it far and wide?"

"That most cities depend on their geographical location for their prosperity, yet, some of the most fortunate in these respects often fail to attract desirable industries and even frequently fail to hold those already located within their borders. Often the boosters tell of the wonders and glories therein, and when you approach those cities you are greeted with the most unyielding, tumble-down assortment of buildings imaginable? How can those cities expect other than that the stranger will be disappointed? How also is he to measure the community service the city has to offer?"

### Okla. Man Points Out City Features to Progress

#### Spread the truth about your city and spread it far and wide.

"That surely the city that is made pleasant to live in from the standpoint of the merchant, workman and the property owner, alike, is assured of peace and plenty, and just as surely, the city that falls through lack of foresight or planning, to provide the proper civic service, will pay the penalty due to the stultified growth and decadence that must surely overtake its industries."

"That it takes united effort, faith and pride to put your city forward."

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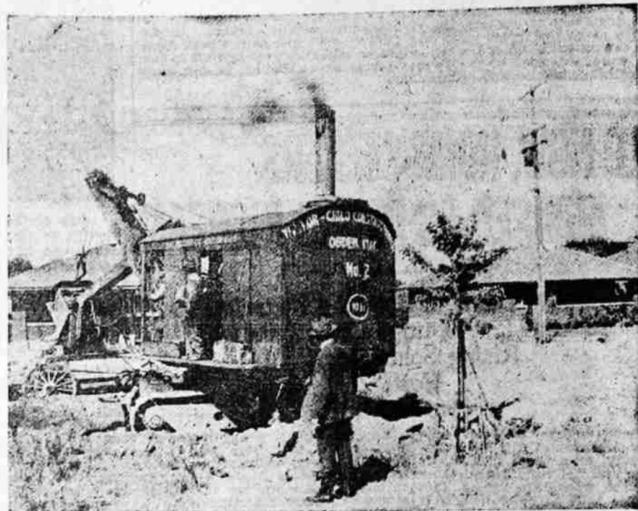
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Asphalt Paving Plant, West Ogden

## Bituminous Pavements



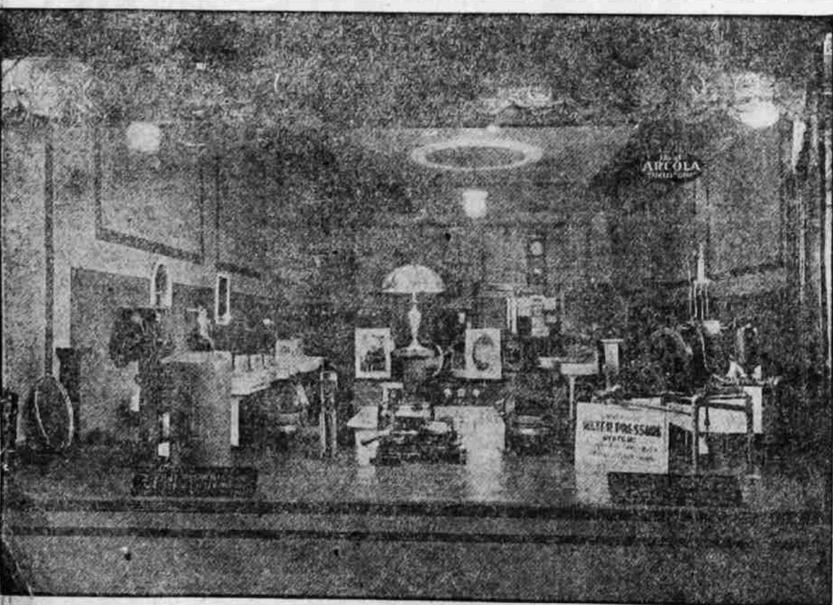
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