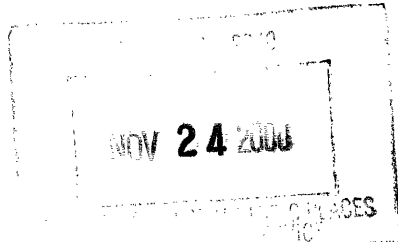


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1583



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration 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 Knudson, Jonathan and Jennie, House

other name/site number _____

2. Location

street & town 48 South 100 East not for publication

city or town Brigham City vicinity

state Utah code UT county Box Elder code 003 zip code 84302

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 11/9/2000
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 the 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]
Signature of the Keeper

12/28/00
Date of Action

Jonathan & Jennie Knudson House
Name of Property

Brigham City, Box Elder County, Utah
City, County and State

8. Description

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, 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" in all the boxes 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.)

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)

ARCHITECTURE _____

COMMERCE _____

Period of Significance

1898-1934 _____

Significant Dates

1898-1901 _____

Significant Persons

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Unknown _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

Jonatha & Jennie Knudson
Name of Property

Brigham City, Box Elder County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

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

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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | 0 | buildings |
| _____ | _____ | sites |
| _____ | _____ | structures |
| _____ | _____ | objects |
| 1 | 0 | Total |

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

Number of contributing resources previously listed in the National Register

Historic Resources of Brigham City, Utah

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

DOMESTIC: single dwelling

COMMERCE:/TRADE: professional

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN

OTHER: Victorian Eclectic

foundation STONE

walls BRICK, ADOBE BRICK

roof ASPHALT

other WOOD: exterior trim

Narrative Description

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

See continuation sheet(s) for Section No. 7

Jonatha & Jennie Knudson House
Name of Property

Brigham City, Box Elder County, Utah
City, County and State

10. Geographical Data

Acreage of Property .524 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/1/5/4/0/0 4/5/9/5/5/4/0
Zone Easting Northing

2 / / / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

BEGINNING S00*04'42" E73.00 FT FROM NE CORNER OF LOT 11, BLOCK 13, PLAT A, BRIGHAM CITY TOWNSITE SURVEY, S90*00'00" W119.18 FT, S00*02'04" E3.47 FT, S90*00'00" W72.37 FT, N00*37'48" E41.34FT., S89*53'31" E24.42 FT, N00*02'04" W92.18FT, N90*00'00" E166.55FT, S00*04'42" E130.00FT TO POB/RIGHT OF WAY.

Property Tax No. 03-121-0140

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that have historically been associated with the building.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Larry Douglass, Director Brigham City Museum/Gallery

organization Brigham City CLG date November 3, 2000

street & number 24 North 300 West PO Box 583 telephone 435/723-6769

city or town Brigham City state UT zip code 84302

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 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/title Michael & Wanda Miller

street & number 48 South 100 East telephone 435/734-0101

city or town Brigham City state UT zip code 84302

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.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Jonathan & Jennie Knudson House, Brigham City, Box Elder County, UT

Narrative Description

William and Jennie Knudson House, constructed between 1898 and 1901, is a two-and-one-half-story central-block-with-projecting-bays-type dwelling with a basement on a raised, metamorphic stone rubble foundation. The Victorian Eclectic design of the house combines Queen Anne, Shingle Style, and Classical elements in an elegant package including an engaged corner tower with intricate dentils and scroll design; a wrap-around porch; and shingled gable ends.

The Knudson House is situated near the center of town on a wide street lined with maple and sycamore trees, just east of and bordering the commercial district. To the north are the one-story 1975 County Public Safety Building and the historic Box Elder County Courthouse. The house is set back on a large grassy lot with a rose garden on the south side. It stands out in the neighborhood as the only Victorian house that retains its integrity. Along the street are several 1920s bungalows and some 1950s and 1960s World War II-era cottages and ranch homes.

The primary façade faces east and has three prominent features: the large gable end of the projecting bay on the right, the engaged turret on the left, and a pedimented section of the wrap-around porch roof in the center. The projecting bay has a large, square fixed-pane window with transom on the first story, a coupled window with one-over-one, double-hung wooden sash windows on the second story, and a recessed tripartite window on the attic story. The engaged turret features a conical roof that extends to the rear to attach to the main roof of the house. The round turret has a cornice with dentils and a frieze with raised garland pattern. Three double-hung wooden sash windows with transoms punctuate the turret wall. A pedimented gable distinguishes the front entrance to the house; this is located over the front stairs of the porch. The remainder of the porch is covered by a shed roof that wraps around to the south façade. Eight Tuscan columns that are connected by a balustrade of turned posts support this roof.

The south façade is also quite visible from the street and features some minor architectural detailing. The wrap-around porch continues on this elevation and ends in an enclosed sunroom, which appears to be original. Located in the wall of the second story are two, double-hung, wooden sash windows, side-by-side; next to these is an oval window with diamond-patterned muntins. Above these window in the shingled gable are a two recessed coupled windows.

A gabled bay, similar to the front bay, projects from the rear (west) façade. On the south elevation of this is a rectangular, fixed, multi-pane window on the second story. The remaining windows on this bay are one-over-one, double-hung sash windows with concrete headers, except for the recessed, coupled window at the attic story. The north elevation features several double-hung windows. One of the windows, on the rear bay, has a round arch with three courses of brick; the others have concrete lintels. A covered exterior basement entrance is also located on this elevation.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Jonathan & Jennie Knudson House, Brigham City, Box Elder County, UT

The roof has been covered with asphalt shingles and two of the three original chimneys have been retained. These chimneys reflect a transitional nature in the dwelling. Both are rectangular with little decorative brickwork except for a belt course halfway up, similar to chimneys found on many of the bungalows in the area.

The house remains relatively unchanged and intact. However, some interior changes were made between 1949 and 1951. The wiring and plumbing in the house was completely redone. At that time, a main floor kitchen at the rear of the house was reduced in size to accommodate a new bathroom to the north of it. In 1973, a small second-story porch was glazed in. A 1927 coal furnace was replaced with a gas, forced-air system in 1979. California pine woodwork is a prominent feature of the interior of the house. An elaborate staircase, baseboards, doors, door moldings, and built-in cupboards are all made of this wood. The house looks practically identical to its appearance in an early 1900s photograph. Of the few remaining houses in Brigham City associated with various Knudson family members, the Jonathan and Jennie Knudson House is the only one that has retained its historic integrity.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Jonathan & Jennie Knudson House, Brigham City, Box Elder County, UT

Narrative Statement of Significance

The Jonathan C. and Jennie E. Knudson house built between 1898 and 1901 is significant under criteria A and C for its association with the "Economic Development and Residential Architecture, 1854-1950" context of the *Historic Resources of Brigham City* Multiple Property Submission. Under criterion A it is significant for its reflection of the beginnings of private commercial growth of the city and the important fruit growing industry. Jonathan Knudson, along with his father and brothers was involved in a highly successful fruit-growing and distribution enterprise. He was also a prominent businessman in the city. The house is also architecturally significant under criterion A as one of the larger and more elaborate Victorian-era houses in Brigham City.

History of Brigham City

Brigham City's economy started with private enterprise in 1853 when the community was colonized. In 1865, political and religious leader Lorenzo Snow accepted Brigham Young's challenge to establish a communitarian economy in Brigham City. Its purposes were to build up the wealth within the community and to make the people self-sufficient. Citizens were encouraged to support local industries as they were established and to refrain from outside trade. Brigham City's cooperative economy became the prototype for Mormon settlements throughout the Utah territory. In 1881 after the cooperative system suffered a series of major setbacks, people were directed to re-establish private enterprise.¹

Fruit growing was introduced in the city by one of the first settlers, William Wrighton. He was a carpenter by trade and a horticulturalist by hobby. In 1855, he purchased 100 peach stones for one dollar in Salt Lake City and then planted them on his town lot at First South and First West. After three years of cultivation, Wrighton had grown peach trees that produced excellent fruit. He proved that the city's gravelly soil and summer climate of hot days and cool nights were ideal for growing fruit. Soon orchards sprang up all over the city.²

William Knudson, Jonathan's father, was an early Danish convert to the LDS Church and emigrant to the United States. He settled in Brigham City in 1854 and was one of the first local men to grow fruits and vegetables for profit. During the 1870s, William's sons, including Charles W., Jonathan C., and William O., sold produce to the nearby railroad town of Corinne and had little, if any, competition from other fruit growers.

¹See Associated Historic Context: Industrial and Commercial Beginnings, 1854-64; The Co-op: Brigham City Mercantile and Manufacturing Association, 1864-1895; and Private Commercial and Industrial Development, 1880s-1930s.

² Box Elder Journal, Thursday, Sept. 4, 1975 p. 2.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Jonathan & Jennie Knudson House, Brigham City, Box Elder County, UT

Speaking about the elder William Knudson, his grandson Chester said, "Grandfather raised the vegetables and fruit, and in those days Corinne was off base for the Saints [Mormons]. In other words, they weren't supposed to go out there [because of the worldly reputation of the town], but Grandfather would send the boys out there and they'd turn the vegetables and fruit into gold."³

Occupancy History

Jonathan Chester Knudson purchased part of the property for his home from Lars Mortensen and his wife on May 11, 1897, and part of it from Charles W. Knudson and his wife on December 31, 1897. Knudson was a prominent businessman and civic worker. Born in Brigham City on March 12, 1867, a son of William and Laura Amelia Christensen Knudson, he was educated in local public schools. While conducting business in Butte, Montana, he met and married Jennie Ellen Pritchard of that city.⁴ The couple was married November 1, 1893, and settled in Brigham City later that month.⁵ Jonathan Knudson purchased this property just four years after his marriage and built the home over a three-year period beginning in 1898.⁶

Jennie Knudson died in 1931, and Jonathan followed her in death in 1934. That same year the house was deeded to their son Jonathan Chester Knudson, Jr., and his wife Lucille. The younger Knudson was a local businessman, and he and his wife were both active in church and community service. This couple deeded the property to their son Jonathan Chester (Jake) Knudson, III in 1976,⁷ but Jonathan, Jr., and Lucille continued to live in the home until his death in 1978⁸ and hers in 1986.⁹

In 1986 Jake Knudson married Tomie Kono in Kyoto, Japan, and they repeated their vows in Brigham City in 1989. During the years the couple lived in the family home, Mrs. Knudson was head minister of the Tenrikyo Utah Church until her retirement in 1996. She died two years later in 1998.¹⁰

³ Interview with Percy, Floyd, and Chester Knudson by John Stewart, Utah State University History Dept., Logan, Utah. Feb. 8, 1973.

⁴ "J.C. Knudson Died Tuesday At Home Here," Box Elder News Dec. 28, 1934, p. 1, cols. 5 & 6.

⁵ "Death of Mrs. J.C. Knudson" Box Elder News Sept. 15, 1931.

⁶ Records of Jake Knudson.

⁷ Abstract Records, Book I, p. 112.

⁸ Jonathan C. Knudson obituary, July 10, 1978.

⁹ Lucille Ricks Knudson obituary, July 6, 1986.

¹⁰ Tomie Kono Knudson obituary, Box Elder News Journal, June 3, 1998.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Jonathan & Jennie Knudson House, Brigham City, Box Elder County, UT

The following year, on March 26, 1999, the house was sold to current owners Michael P. Miller and his wife Wanda.¹¹ Miller's accounting firm Michael Miller and Company now occupies the house.

Knudson's Commerce History

In 1885 Charles W. Knudson, Jonathan's brother, went to the mining town of Butte, Montana and opened a fruit and produce market. It proved very successful, and Jonathan joined him in the business. By 1892, Charles and Jonathan sold out their business in Butte, moved back to Brigham City where they became one of the town's major exporters of homegrown products. They shipped their peaches to numerous places including regular routes by express trains to Chicago, Illinois.¹²

Besides the Knudsons, other local entrepreneurs made their living growing and transporting produce: William Horsley and Sons, Lars Halling, R.L. Fishburn and Sons, and the Anderson Produce Company. The local peach industry was so successful that the community's annual harvest celebration, started in 1904, was named "Peach Days." This harvest festival continues every year and is the longest running in the state. In 1908, seventy-five people incorporated as the Brigham Fruit Growers Association, and by 1928 they had 140 members.¹³

As the Knudsons became affluent, they branched out into other commercial ventures and built many of the town's commercial buildings. Jonathan became director of the State Security Bank, the director of the Box Elder News Company, and also the director of the Knudson Investment Company.¹⁴

Charles and Jonathan, along with Peter and Robert Wilson, built the Union Block, one of the first two-story business blocks along Main Street in 1892. It first housed both the Wilson Saloon and Knudson Brothers' Produce with professional offices on the second floor. Charles and Jonathan also built the Knudson Brothers' Building, 63 S. Main, in 1914 for farm implements and supplies and the Knudson Garage, 69 S. Main, in 1912.¹⁵ (The Union Block and the Knudson Brothers' Building are both on the National Register of Historic Places.) Another Knudson building, also on the National Register, is the Hotel Brigham, 13 and 17 W. Forest, constructed in 1914, by Jonathan's brother James Knudson¹⁶.

¹¹ Abstract Records.

¹² *Ibid.*, p. 3. Lydia Walker Forsgren. *History of Box Elder County.*, published by South Box Elder Daughters of Utah Pioneers, p. 70. "Knudson Brothers Dissolve Partnership," *Box Elder News* June 3, 1921. P. 1, col. 1.

¹³ Forsgren, p. 68-70.

¹⁴ *Box Elder News*, Tuesday, March 9, 1926 p. 1, col. 1.

¹⁵ *Box Elder News*, Nov. 21, 1912, p. 1, col. 1.

¹⁶ National Register Nominations -- C.W. Knudson Building, The Knudson Brothers' Building, and the Brigham Hotel.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Jonathan & Jennie Knudson House, Brigham City, Box Elder County, UT

Architectural History

Because of their financial gains, the Knudson brothers were able to build large two-story Victorian houses. The Victorian homes represent a shift in the style of architecture from the settlement period of Brigham City. Most of the houses built before 1890 were a vernacular classical form that emphasized symmetry and usually had minor architectural detailing. The first design shift took place in some of the larger Picturesque-style homes, most of which were constructed five to ten years earlier than the Victorian houses. However, with the coming of electricity and improvement of the water system, the time was right for the multi-storied, elaborate Victorian houses.¹⁷

The central-block-with-projecting-bays-type house was a common house type in Utah between 1885 and 1915. The type represents a modification of the side-passage house in which projecting bays were added to the principal rooms. This achieved the desired external irregularity of the picturesque while at the same time making the rooms larger and brighter.¹⁸ The house type has a roughly square footprint with a hipped or pyramidal roof and from one to three and sometimes four projecting bays.

The Knudson wealth was reflected in Jonathan's brothers' homes. The residence of Charles W. was located at the corner of 100 South and 100 East. It was an elaborate multi gabled Victorian house with three fireplaces on the ground floor and was demolished in October 1972 to make way for a bank.¹⁹ The home of W.O. Knudson, still standing at 244 S. 100 W., is the most simple of the Knudson homes and is currently considered ineligible to the National Register because of an attached modern carport at the north side of the house. The house of James Knudson at 15 S. 100 E. has also been possibly rendered ineligible to the Register because it has been covered in vinyl siding. Thus the Jonathan and Jennie Knudson House remains the only one associated with the family that retains its integrity.

¹⁷See Associated Historic Context: Economic Development of Brigham City and Residential Architecture, 1854-1950.

¹⁸Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940: A Guide, (Salt Lake City, Utah: University of Utah Press, 1988), 44.

¹⁹Interview with Floyd Knudson by John Stewart, U.S.U. History Dept., Oct. 1972.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Jonathan & Jennie Knudson House, Brigham City, Box Elder County, UT

Bibliography

Abstract Records, Box Elder County.

Box Elder Journal. Sept. 4, 1975, p.2; June 3, 1998.

Box Elder News. Nov. 21, 1912, p.1; June 3, 1921, p.1; March 9, 1926, p.1; Sept. 15, 1931; Dec. 28, 1934, p.1.

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.

Forsgren, Lydia Walker. History of Box Elder County. Utah: Box Elder County Daughters of the Utah Pioneers, 1937.

Interview with Floyd Knudson by John Stewart, Utah State University Dept. of History, October 1972.

Interview with Percy, Floyd, and Chester Knudson by John Stewart, Utah State University Dept. of History, February 8, 1973.

Lucille Ricks Knuson obituary, July 6, 1986 (newspaper name and date not provided).

National Register of Historic Places nomination forms for: C.W. Knudson Building, The Knudson Brothers' Building, and the Brigham Hotel. All located at the Utah State Historic Preservation Office.

Personal records of Jake Knudson.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Jonathan & Jennie Knudson House, Brigham City, Box Elder County, UT

Common Label Information:

1. Jonathan & Jennie Knudson House
2. Brigham City, Box Elder County, Utah
3. Photographer: Larry Douglass
4. Date: June 2000
5. Negative on file at Utah SHPO.

Photo No. 1:

6. South & east elevations of building. Camera facing northwest.

Photo No. 2:

6. South & west elevations of building. Camera facing northeast.

Photo No. 3:

6. North & west elevations of building. Camera facing southeast.

Photo No. 4:

6. Historic photo, c.1937.
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