



United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name KNUDSON BROTHERS BUILDING
other names/site Coronet Building

2. Location

street & number 63 South Main Street N/A not for publication
city, town Brigham City N/A vicinity
state Utah code UT county Box Elder code 003 zip code 84302

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
Name of related multiple property listing: <u>Historic Resources of Brigham City</u>		<u>1</u>	<u>0</u> Total
		No. of contributing resources previously listed in the National Register <u>0</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Walter Mart 6/9/92
Signature of certifying official 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.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register. See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other, (explain:) _____

entered in the
National Register

Alleva Buser 7/16/92

Signature of the Keeper Date of Action

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

COMMERCE/TRADE / Specialty Store
COMMERCE/TRADE / Organizational

COMMERCE/TRADE / Professional

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Commercial Style (Early 20th Century)

foundation CONCRETE
walls BRICK

roof ASPHALT
other _____

Describe present and historic physical appearance.

The Knudson Brothers Building, built in 1914, is a two story, two-part commercial block of the typical, restrained, early twentieth-century commercial architectural style with slight Neo-Classical influence.¹ It is centrally located on the east side of Main Street in the center of Brigham City. While it has undergone some alterations, its primary architectural character remains. The alterations include replacement of the large ground floor windows, removal of the second level balcony, and reworking of some interior partitions. These alterations have not significantly impacted the historic appearance of this stylistically restrained building.

The main elevation ground floor appears to have been historically comprised of two similar storefronts with large display windows, decorated bulkheads, deeply recessed entry and a continuous transom. The northern storefront of display windows and entrance was replaced by the unarticulated plate glass c. 1965.² The non-historic exterior wooden shutters on the replacement storefront and the separating panels were installed in 1980 when Deseret Industries leased the building.³ The main entrance to the building is a modern, metal and glass door is located in the southern storefront which retains its historic configuration although the decorative elements have been covered or removed. A second, similar door, located at the north end of the main level, leads to a common staircase to the second floor and is shared by this building and the J.C. Penny Building (historically, the Union Block) adjacent to the north.

The second level of the front facade is simply designed with seven, evenly spaced medium-sized, double hung, wood sash windows with transoms. The windows appear to

X See continuation sheet

¹Thomas Carter and Peter Goss. Utah's Historic Architecture 1847-1940. Salt Lake City, UT: University of Utah Press, 1988, pp. 62-63, 150-151.

²Historic photograph of the east side of Main Street shows the "Coronet Building" signage. The photo was taken c. 1932 by Matthew Compton. The 1973 County Assessor's Office (tax) photograph also shows "Coronet Building." (Copies or originals of photos located at the Brigham City Museum-Gallery.)

³Telephone interview with Blaine Peterson, Ogden Unit Manger of Deseret Industries, April 20, 1989.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
___ nationally ___ statewide X locally

Applicable National Register Criteria X A ___ B ___ C ___ D

Criteria Considerations (Exceptions) ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Areas of Significance (enter categories from instructions) <u>COMMERCE</u> <hr/> <hr/> <hr/> <hr/> <hr/>	Period of Significance <u>1914</u> <hr/> <hr/>	Significant Dates <u>1914</u> <hr/> <hr/>
	Cultural Affiliation <u>N/A</u> <hr/> <hr/>	
Significant Person <u>N/A</u> <hr/>	Architect/Builder <u>Unknown</u> <hr/>	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Knudson Brothers Building, built in 1914 by Charles W. and Jonathan C. Knudson, is primarily significant locally as a commercial building associated with the important fruit and produce industry. Historically, it was one of the major commercial businesses on Brigham City's Main Street. Of secondary significance is the building's early association with the Brigham City Commercial Club and local, economic development and promotional efforts. This structure was built during a period of significant growth in Brigham City. This period has been documented in the historic context "Private Commercial and Industrial Growth, 1880s-1930s," which is part of the multiple property submittal of "Historic Resources of Brigham City." The Knudson Brothers Building is one of approximately fifteen commercial buildings from that period that remain eligible for National Register designation. Although altered over the years, the Knudson Brothers Building retains an adequate degree of architectural integrity and still conveys the important historic characteristics for which it is significant.

The early history of Brigham City is closely tied to that of the Mormon, or LDS Church (Church of Jesus Christ of Latter-day Saints). The town was established by Mormon settlers in the early 1850s, and its first few decades of growth were closely linked to church goals and programs. Most significant was the cooperative experiment, which reached a level of success in Brigham City unmatched by any of the scores of other Mormon communities that attempted church-based cooperatives. A series of natural disasters and other unfortunate events in 1878 damaged the viability of the Brigham City Co-op to the point that local church leaders lifted their sanction against private businesses, which had been seen as challengers to the cooperative ideal.

After the Co-op's closure in 1895, small private businesses were established. Their growth in the community is indicated by the number of businesses listed in state gazetteers from the late nineteenth and early twentieth centuries. The 1879 gazetteer noted that "There are many industries in operation in Brigham City, all of which are conducted on the co-operative plan." By 1888, however, 43 private enterprises were listed, and little mention was made of the Co-op. In 1900 over 175

9. Major Bibliographical References

Box Elder News, various dates (see footnotes).

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

Chesnutwood, Charles M. A Historical Approach to the Urban Geography of Brigham City, Utah. (unpublished thesis) University of Utah, 1950.

Daughters of Utah Pioneers. History of Box Elder County.

Interview with Perc, Floyd, and Chester Knudson by John Stewart, February 8, 1973. Transcribed by the Brigham City Museum-Gallery, March 1989.

Sanborn Fire Insurance Map of Brigham City, 1907.

___ See continuation sheet

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- ___ Local Government
- ___ University
- ___ Other

Specify repository: _____

10. Geographical Data

Acreage of property 0.21 acres

UTM References

A	<u>1/2</u>	<u>4/1/5/3/4/0</u>	<u>4/5/9/5/5/8/5</u>	B	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting	Northing			
C	<u>/</u>	<u>/</u>	<u>/</u>	D	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>

___ See continuation sheet

Verbal Boundary Description

Beginning at a point 85 ft. S. of the N.W. corner of Lot 4, Block 13, Plat A of Brigham City Townsite Survey. Thence E. 10 rods, South 55.5 ft., W 10 rods, and North 55.5 ft. to the point of beginning.

___ See continuation sheet

Boundary Justification

These are the current and historic boundaries of the site where the building is located.

___ See continuation sheet

11. Form Prepared By

name/title Larry Douglass, Director, and USHPO staff
organization Brigham City Museum-Gallery date May 1992
street & number 24 North 300 West (P.O. Box 583) telephone 801-723-6769
city or town Brigham City state Utah zip code 84302

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Knudson Brothers Building, Brigham City, Box Elder County

have originally been one-over-one, but are now a variety of double hung replacement sash. In 1980, the simple, full-width metal balcony was removed. At this same time, the door to the balcony was removed and the opening converted into a window, similar to the historic fenestration.⁴ The simply designed and detailed, classically influenced, historic sheet metal cornice is unaltered.

The building is 55.5 feet wide by 100 feet deep with a small frame addition on the rear. This addition covers two of the original eight, segmental arched, double hung windows on the second level. The main level serves as a loading dock and general service area.

On the interior, the first floor is open and unpartitioned. A non-historic dropped ceiling and carpeting obscure the building's age and history. The second level floor plan is partially original. Historically, there was a single, long assembly room along the south side which the Box Elder Commercial Club used for dances and other larger functions.⁵ This room has been divided in half and the ceilings lowered. The remainder of the rooms, running along the north side of the building, have maintained most of their original appearance, including high ceilings, dark varnished moldings, and doors with transoms. The historic maple hardwood floor in all of these second story rooms is in good condition.

⁴"Thiokol to Open New Brigham City Office" Box Elder News, July 9, 1958, p.1.

⁵"Club Rooms Near Completion" The Box Elder News, October 15, 1914, p.1.

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Knudson Brothers Building, Brigham City, Box Elder County

businesses were listed, and by 1928 there were over 350. The central business district was the commercial center for both Brigham City and the numerous surrounding communities. The emergence of this commercial hub near the turn of the century was a significant phase in the development of the town.

William Knudsen,⁶ father of Charles and Jonathan, was an early Danish convert to the Mormon Church and emigrant to the United States. He settled in Brigham City in 1854 and began farming and growing fruit. His success in selling his produce expanded into a family business which his sons continued and called Knudson Brothers. The family business was one of the first fruit shipping businesses in Brigham City.⁷

Historically, the fruit industry has been a successful venture and very important to the local economy. The first peaches were planted in Brigham City in 1856, and by 1871, were being raised commercially. By 1891, Brigham City exported more than \$50,000 worth of peaches and \$125,000 of other fruits.⁸ In March 1908, the Brigham City Fruit Growers Association was incorporated with 75 participants, with a major goal of securing fair prices for fruit and produce. The membership grew to 140 by 1928, indicating the ever-increasing importance of fruit production in the area.⁹

Known as an astute businessman, William Knudsen was not averse to trading outside the local religious/economic cooperative organization despite the LDS Church's disapproval of such dealings. His grandson, Chester Knudson said:

...Grandfather raised the vegetables and fruit, in those days Corinne [a nearby "gentile" railroad town] was offbase for the Saints. In other words, they weren't supposed to go out there, but Grandfather would send the boys out there, and they'd turn the vegetables and fruit into gold.¹⁰

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⁶William Knudsen spelled his name with the traditional Danish "-sen" ending. When his sons opened a business in Butte, Montana, they found the Swedes and Norwegians living in the area reluctant to trade with them until they changed their name to "Knudson" using the "-son" ending common in Sweden and Norway. Most of the descendants of William Knudsen continued to spell their name "Knudson" although a few have retained the original spelling. (Taped interview with Floyd Knudson, October 11, 1972.)

⁷History of Box Elder County. Daughters of the Utah Pioneers. pp.69-70.

⁸Charles M. Chesnutwood. A Historical Approach to the Urban Geography of Brigham City, Utah. (Unpublished thesis) University of Utah, 1950. pp.97-98.

⁹History of Box Elder County. Daughters of the Utah Pioneers. pp. 69-70.

¹⁰Interview with Perc, Floyd, and Chester Knudson by John Stewart, February 8, 1973. Transcribed by the Brigham City Museum-Gallery, March 1989.

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Knudson Brothers Building, Brigham City, Box Elder County

In about 1880, the Knudsen family decided to go to the mining town of Butte, Montana to expand their produce business. Charles W. Knudson operated the successful business for two years before leaving in 1883 for a two year LDS mission to Denmark.¹¹ When the sons of William Knudsen returned to Brigham City about 1892, after operating a thriving fruit and produce business in Butte for more than seven years, they had made enough money to begin building substantial homes and businesses.¹²

The Knudson Brothers Building is one of three Knudson buildings in a row on the east side of Main Street in the middle of Brigham City. It was the last of the three to be constructed and is located between the C.W. Knudson (Union Block) Building to the north [listed on the National Register of Historic Places] and the one-store Knudson Garage to the south [demolished]. Also in 1914, James Knudson, another brother, built the Hotel Brigham [listed on the National Register], located across the street and one half block south of the three Knudson buildings.¹³

The Knudson Brothers Building was constructed to house a successful hardware and agricultural implement business, important to the local, rural farming community. The business supplied implements for the Knudson family's successful fruit and produce firm which was headquartered next door in the Union Block. The first floor of the Knudson Brothers Building housed the hardware business until 1929.¹⁴ The upper floors were designed and constructed specifically for the Brigham City Commercial Club, later the Chamber of Commerce, which occupied the facility until 1920.¹⁵

X See continuation sheet

¹¹"Financier and Churchman Dies -- Charles W. Knudson Succumbs to Heart Failure This Morning" The Box Elder news, March 9, 1926, p.1.

¹²"Knudson brothers Dissolve Partnership" The Box Elder News June 3, 1921. p.1

¹³"Large Business Block Going Up" The Box Elder News April 23, 1914, p. 1.

¹⁴"Local Safeway Store to Open Here on Saturday" The Box Elder News July 23, 1929, p.1.

¹⁵"Bank Building Improvements Going On" The Box Elder News January 9, 1920, p.1.

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Knudson Brothers Building, Brigham City, Box Elder County

The Knudsons were both prominent in the local produce industry and active civic workers. For example, Jonathan C. Knudson served as president of the Chamber of Commerce and the Rotary Club, as well as being heavily involved in several other civic organizations and institutions.¹⁶

Subsequent uses of the building include a grocery store, the Coronet "five and dime," professional offices (Thiokol engineering and data reduction), an appliance store, clothing manufacturing, and currently, the Deseret Industries thrift store. It has been owned by the Knudson family from its construction. The current owner is Ricks Knudson, a grandson of Jonathan C. Knudson.¹⁷

Of the buildings in Brigham City that represent the successful Knudson family and their businesses, two commercial buildings, Hotel Brigham (a similarly styled, -story, brick building) and the Union Block, are listed in the National Register. One other Knudson building has been demolished and the fourth is ineligible due to loss of architectural integrity.¹⁸ Of the five, prominent historic Knudson houses, three are potentially eligible for listing, one has been demolished and one is ineligible due to alterations.¹⁹

Because of its association with and role in the important local fruit growing industry, the Knudson Brothers Building remains an important link with the historical economy of Brigham City, representing a significant period of commercial development in the community.

¹⁶"J.C. Kundson Died Tuesday at Home Here" The Box Elder News, December 28, 1934, p.1.

¹⁷Abstract Records. Box Elder County Courthouse, Brigham City, Utah.

¹⁸Idle Isle Cafe, 24 South Main Street, significantly altered.

¹⁹Potentially eligible Knudson houses: J.C. Knudson house (48 South 100 East), Perc Knudson house (453 South Main Street) and the W.O. Knudson house (244 South 100 West). Ineligible Knudson houses: James Knudson house (15 South 100 East) loss of architectural integrity, C.W. Knudson house (35 East 100 South) demolished, and the Knudson House (approximately 300 North 900 West) demolished.