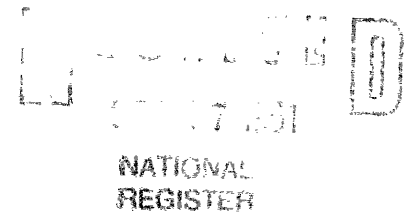


United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *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 Hotel Brigham  
other names/site James Knudson Building

2. Location

street & number 13 & 17 West Forest Street N/A not for publication  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	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<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>1</u>	<u>0</u> Total
<u>Historic Resources of Brigham City</u>		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.

Mary Jane Signature of certifying official 9-11-91 Date

Utah Division of State History, Office of 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. 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:)

Helene Dyer 10/17/91

\_\_\_\_\_  
Signature of the Keeper Date of Action

## 6. Functions or Use

Historic Functions  
(enter categories from instructions)

Domestic: Hotel  
Commerce/Trade: Special store  
Commerce/Trade: professional

Current Functions  
(enter categories from instructions)

Commerce/Trade: Financial institution  
Commerce/Trade: Business

## 7. Description

Architectural Classification  
(enter categories from instructions)

Commercial Style (Early 20th Century)

Materials  
(enter categories from instructions)

foundation Concrete  
walls Brick  
roof Asphalt  
other \_\_\_\_\_

Describe present and historic physical appearance.

Constructed in two phases, 1914 and 1924, the Hotel Brigham is a rectangular, three-story brick commercial building with no distinct stylistic leanings. Many of the first floor storefronts were altered through the years, though a recent rehabilitation of the building (a certified tax project) has returned most of them to a more historic appearance. Overall, the building retains its historical integrity.

This building has one of the best locations in the major downtown block. It is prominently situated in the center of town on the west corner of Forest and Main streets and begins the row of businesses running south along the west side of Main. Across the streets and nearby are the old Mercantile Store (now a bank) and the impressive County Courthouse.

This three-story hotel was built in two phases. The first phase, an approximately 40 x 73-foot building, was constructed in 1914 and located on the corner of Main and Forest streets.<sup>1</sup> The second phase, a 54 x 66 foot addition, was built onto the west wall of the original building in 1924, and is located on Forest Street.<sup>2</sup> The newer building was so skillfully spliced into the older one that the second-story facade looks continuous with no breaks. However, the two buildings did separate at ground level by a twelve-foot-wide alley running 38 feet deep.

This two-part commercial-block hotel is a good example of simple early-modern architecture. It has a wide over-hanging eave, pairs of the original medium-size sash windows which are evenly spaced around the two upper floors. At the street level where businesses have come and gone, some remodeling to store fronts has taken place. A door west of the lobby entrance and canopy was replaced by a large glass window in 1921.<sup>3</sup> Later, in 1957, a decorative facing of tan ceramic tile was added to the outside corner of the building at Main and Forest streets by the tenant, Ogden First Federal Savings and Loan.<sup>4</sup> Windows have been enlarged in the first

X See continuation sheet

<sup>1</sup> "Large Business Block Going Up", Box Elder News, April 23, 1914, p. 1. "Moving Into New Knudson Building", Box Elder News, November 12, 1914, p. 1.

<sup>2</sup> "Hotel Brigham Now Completed", Box Elder News, March 25, 1924, p. 1.

<sup>3</sup> "Hotel Front Being Remodeled", Box Elder News, June 28, 1921, p. 1.

<sup>4</sup> "Let Contracts for Remodeling of First Federal Savings and Loan Office", Box Elder News, January 2, 1957, p. 1. "Formal Opening Slated for First Federal Savings and Loan Office", Box Elder News, January 2, 1957, p. 1.

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floor of the 1924 addition, c. 1970.<sup>6</sup>

During the building's recent renovation, some original materials were removed. Existing materials were cleaned and repaired, and a new glass partition was added to the Forest Street facade in the former alleyway. This alleyway separated the original 1914 structure and the 1924 addition on the first level only and was left as an access to the Eddy building south of the hotel. The entrance to the alleyway area was filled in with glass to connect the brick walls of the two building segments, and a new office area was created. The large openness of this area is somewhat retained because of the glass frontage, and the historic look of the building is not compromised.

A canopy over the hotel entrance was removed due to its deterioration and so that the sidewalks could be replaced. Although this canopy was installed on the building in late 1914,<sup>7</sup> it appears to have been an afterthought rather than an architect's design.<sup>8</sup> After Brigham City Corporation put in the new sidewalk, hotel parking on Forest Street was changed from parallel parking back to the original angle parking. Developers also removed two obsolete chimneys, stripped lath and plaster from the second floor walls,<sup>9</sup> and demolished a small frame building west of the hotel to put in a grassy area.

The hotel was generally cleaned and repaired. The exterior brick on the building was cleaned with chemicals and low-pressure water. The second story windows were weather-proofed and painted. Dirt and paint were cleaned from transom windows, and missing glass was replaced. The original honeycomb shaped tiles inside the building on the first floor were cleaned, repaired, and regouted. This 1990 rehabilitation project cleaned and repaired the building and made it much more usable without sacrificing the historic appearance.

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<sup>6</sup> Cooper, Wallace, "Historic Preservation Certification Application Part 2 - Description of Rehabilitation: Feature No. 4; Store Front", December 26, 1990. Copy at State Division of History, 300 Rio Grande, Salt Lake City, Utah.

<sup>7</sup> "Kaiser Getting Ready to Open", Box Elder News, November 12, 1914, p. 6.

<sup>8</sup> Cooper, Wallace, "Historic Preservation Certification Application, Part 2, Description of Rehabilitation, Feature No. 8: Canopy", December 26, 1990. Copy at State Division of History, 300 Rio Grande, Salt Lake City, Utah.

<sup>9</sup> "Details Being Hammered Out for Hotel Project First Phase", Box Elder News Journal, January 24, 1990, p. 1 & 3. "Cleaning Up, Tearing Down are Latest Hotel Job Moves", Box Elder News Journal, March 21, 1990, p. 1.

**B. 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)

Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1914-1924  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1914, 1924  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

Architect: probably Wood, Moroni Charles, and Smith,  
Julius A. (1914 section)  
Builder: Burnham, George (1914 section)

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

Constructed in two phases, 1914 and 1924, the Hotel Brigham is significant as one of the major commercial buildings erected in Brigham City during a period of significant growth in the community. That 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." Hotel Brigham is one of approximately 15 commercial buildings from that period that are still standing and are eligible for National Register designation. It is one of the largest and most prominent commercial buildings in the town, located on a corner at the main intersection across from the county courthouse. The building was integral to the commercial activity of the community, housing numerous businesses down through the years.

During the early twentieth century, Brigham City was a town of approximately 3,000 and served as the principal city and county seat of Box Elder County. Its central business district, though only a few blocks long, housed some 175 businesses at the turn of the century and double that number by the late 1920s.<sup>5</sup> The central business district was the commercial center for both Brigham City and the surrounding communities. The emergence of this commercial hub during the late nineteenth and early twentieth centuries was a significant phase in the development of the town. The types of businesses established in Brigham City were typical of any small town--grocery stores, banks, restaurants and saloons, clothing shops, hotels, theaters, and so forth.

The original section of the Hotel Brigham was constructed in 1914 for James and Amelia Knudson, who had acquired the property several years earlier. James and his brothers were prominent in the affairs of the community. Their father, William Knudsen, was an early Danish convert to the Mormon Church and was one of the first nine such converts to sail from Copenhagen to the United States. He settled in Brigham City in 1854, where he was a farmer and fruit grower. His success in selling his produce expanded into a family business, which his sons continued and

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<sup>5</sup>Gazetteer of Utah, 1900, 1928. Available in Utah State Historical Society Library.

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called Knudson Brothers.<sup>10</sup> When these sons of William Knudsen returned to Brigham City after fulfilling a contract in Butte, Montana, they had made enough money to begin building homes and businesses. They built some of the largest and most elegant turn-of-the-century homes in the community. They also became prominent merchants and built several large business blocks on Main Street, including this one constructed for James and Amelia.<sup>11</sup> James and Amelia operated an ice cream and confectionery store in Brigham City for many years, though it was not housed in this building.

The construction of this large commercial building in 1914 received considerable coverage in the local newspaper. It was actually one of five new buildings announced in the spring of that year. The April 23, 1914, issue of the Box Elder News described the layout of the building. The 40 x 73 foot basement with extensions under the sidewalk would include a steam heating plant at the west end of the building, lavatories, and facilities for a billiards parlor at the east end. The ground floor would be divided into four compartments: (1) quarters for Security Savings Bank on the corner of Forest and Main with a Main Street entrance; (2) a jewelry store south of the bank, also with a Main Street entrance; (3) hotel entrance and office directly west of the bank and jeweler and having a Forest Street entrance with a canopy extending from the door to the street; and (4) quarters for the Rex Barber Shop, west of the hotel entrance and also facing Forest Street. The upper two stories would house 20 hotel rooms, each equipped with hot and cold water and steam heat, some with baths. Each floor would have a spacious lobby.<sup>12</sup> James Knudson rented the entire building to the various businesses and for several years was not connected with any of the original enterprises himself.

By November 1914 the building was completed and ready for occupancy. It was referred to in the local newspaper as the James Knudson building. Security Savings moved from their location across the street to the new bank facility. Jeweler O.C. Jacobsen took over his new quarters. Barbers listed as Messrs Bruun and Nelson and "Brigham's pioneer barber" Lawrence Berg moved into the new three-chair Rex Barber Shop.<sup>13</sup>

Rudolph Kaiser, Amelia Knudson's brother, was the hotel's first manager, and he called it the "Kaiser." James Bywater later took over as manager, and the hotel was known as the "B." Business increased under his direction. The barbershop west of

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<sup>10</sup> William Knudsen spelled his name in the traditional Danish way with the "sen" ending. When his sons opened a business in Butte, Montana, they found that they Swedes and Norwegians living in that area were reluctant to trade with them until they changed the company name to "Knudson Brothers" with the name ending common in Sweden and Norway. Most 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.)

<sup>11</sup> Interview with Perc, Floyd and Chester Knudson by John Stewart, February 8, 1973. U.S.U. Voice Library. Transcribed by Brigham City Museum-Gallery staff, March, 1989.

<sup>12</sup>"Large Business Block Going Up," Box Elder News, April 23, 1914, p. 1.

<sup>13</sup>"Moving Into New Knudson Building," The Box Elder News, Nov. 12, 1914, p.1.

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the hotel entrance was removed and the lobby moved downstairs into the expanded space. More glass was added to the front of the building to give guests sitting in the lobby an unobstructed view of Forest and Main streets.<sup>14</sup>

In 1916 and 1917, James and Amelia Knudson bought two more parcels of property west of the hotel,<sup>15</sup> setting the stage for the expansion of the hotel that would take place in 1923-24. The 66-foot long, three-story addition was completed in January 1924, expanding the facade along Forest Street to a total of 139 feet.<sup>16</sup> The newspaper reported that "All materials used in the new building were purchased through local firms, and are of the very highest grade. The architect and builders were also Brigham City men."<sup>17</sup> At the time this addition was completed, James Knudson was serving a mayor of Brigham City. The billiards hall was modernized and moved to the basement of the new section, west of its original location. The upper levels of the addition brought the number of hotel rooms to 54. Managers of the hotel at this time were two women, H. D. Page, a sister of Amelia, and Mrs. Eustane Harmon, Amelia and James' daughter. From that time on the hotel was known as the Hotel Brigham.<sup>18</sup>

The ground floor of the new addition was separated from the original building on the west by an alley allowing Forest Street access to the Eddy building south of the hotel. The basement and upper floor, however, were connected to the original building. Directly west of the alley on the ground floor was a barber and beauty shop occupied by barber George Hodges.<sup>19</sup> A samples room behind the barbershop allowed salesmen to show their merchandise. The business space west of the barbershop was listed in the Box Elder News as a "spacious room which is for rent," indicating that it was not immediately occupied. This room was apparently partitioned into two spaces because later records show a third business space in the northwest corner of the building.<sup>20</sup>

Ownership of the building remained within the James and Amelia Knudson family for many years. James died in 1941 and Amelia in 1942. After a number of transactions involving a variety of relatives, spouses, and so forth, the property was purchased in 1989 by Hillam Abstracting and Insurance Agency. Under that firm's ownership the building was rehabilitated to its present condition.

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<sup>14</sup>"Hotel Front Being Remodeled," Box Elder News, June 28, 1921, p. 1.

<sup>15</sup>Title Abstract Records, Box Elder County Recorder's Office, Book 11 p. 9 #7974d; Book 11 p. 252 #9082D.

<sup>16</sup>The overall length of the expanded building was given as 132 feet in the March 25, 1924, newspaper article. The actual measurement, however, is 139 feet.

<sup>17</sup>"Hotel Brigham Now Completed," Box Elder News, March 25, 1924, p.1. It is unknown who the local architect referenced here was.

<sup>18</sup>Ibid.

<sup>19</sup>Telephone interview with Doug Orchard, employee of George Hodges. March 17, 1990.

<sup>20</sup>"Hotel Brigham Now Completed," Box Elder News, March 25, 1924, p.1.

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From its construction in 1914, the hotel's primary function was to provide overnight lodging for travelers. In the 1930s, however, some bachelor apartments were also rented on a long-term basis. Some of the permanent tenants had businesses in other section of the building.<sup>21</sup> Some local school teachers also rented there. For example, Lura Redd, artist and art teacher at Box Elder High School, lived in one of the hotel apartments from 1930 to 1956.<sup>22</sup>

In addition to the hotel enterprise, Hotel Brigham ranks second among commercial buildings in Brigham City in the number of businesses it housed during the period of significance.<sup>23</sup> These businesses include banks, beauty and barber shops, a jewelry store, billiards parlor, drug stores, and a local weekly newspaper. Professional offices in the building housed abstractors, attorneys and accountants. The kaleidoscope of occupants has contributed significantly to the economy and lifestyle of Brigham City and reflects the types of services available in the community during the years since the construction of the hotel.

Architects for the original 1914 building were Wood & Smith of Ogden.<sup>24</sup> Though no firm of that name is listed in the city directories, the likely parties are Moroni Charles Woods and Julius A. Smith. Both men had offices in the First National Bank Building in Ogden and probably collaborated on this project. Smith, a carpenter, bridge builder, and architect, was a partner in the firm of Smith & Hodgson for a time. Little more is known of him at this time.

Woods' career as an architect began around 1900 under the influence of his father, Francis Charles Woods, who was a successful local and regional architect. By 1907 at the age of 25, Moroni Charles became a partner in the firm of F.C. Woods and Company and had full charge of the business from that time until his father's death in 1912.<sup>25</sup> It is during this period that he was apparently involved in the design of the Hotel Brigham. During his career Woods was involved in a wide range of projects including homes, business blocks, public buildings, schools, and churches. The Hotel Brigham, an attractive but plain building, was not one of Woods' more significant designs, if indeed he was the architect.

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<sup>21</sup> Telephone interview with Carrie Zinck Forsgren (March 16, 1990), who rented an upstairs apartment in the hotel and ran a beauty shop on the ground floor.

<sup>22</sup> Morgan, Karen, Lura Redd Family History, March 14, 1986, p. 6-7.

<sup>23</sup> This statement is based on research by the Brigham City Museum-Gallery staff done on eleven major commercial buildings, 1987-1990.

<sup>24</sup> Ibid.

<sup>25</sup> Warrum, Noble ed., Utah Since Statehood, Vol. 2, p. 214.

**9. Major Bibliographical References**

Box Elder News: April 23, 1914; November 12, 1914; June 28, 1921; March 25, 1924; November 14, 1956; January 2, 1957; January 24, 1990; March 21, 1990.

Interview (taped) with Hannah Hillam (March 13, 1990), who worked in building in 1930s. Available in Brigham City Museum-Gallery.

Interview (taped) with Perc, Floyd & Chester Knudson by John Stewart (February 3, 1973). U.S.U. Voice Library. Available in Brigham City Museum-Gallery.

Interview (telephone) with Winston Nelson (March 17, 1990) who worked in building. Available in Brigham City Museum-Gallery.

Morgan, Karen. Lura Redd Family History. March 14, 1986.

Salt Lake Tribune, March 31, 1942.

\_\_\_ 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 .16 acre

UTM References

A	<u>1/2</u>	<u>4/1/5/2/8/0</u>	<u>4/5/9/5/6/9/0</u>	B	<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>

\_\_\_ See continuation sheet

**Verbal Boundary Description**

(Parcel 0058): Beginning 85 ft. W. of the N.E. corner of lot 8, block 12, plat A., Brigham City townsite survey, thence W. 54 ft., S. 66 ft., E. 54 ft., N. 66 ft. to point of beginning. (Parcel 0059): Beginning 25 ft. 4 in. N. of S.E. corner of lot 8 (which point is the center of a party wall), thence N. 40 ft. 4. in., W. 73 ft., S. 40 ft. 4 in., E. 73 to beginning. Also beginning 25 ft. N. and 85 ft. W. of the S.E. corner of lot 8, thence N. 38 ft. to S. line of Forest Street, E. 12 ft., S. 38 ft., W. 12 ft. to beginning.

\_\_\_ See continuation sheet

**Boundary Justification**

These are the present and historic boundaries of the site.

\_\_\_ See continuation sheet

**11. Form Prepared By**

name/title Larry Douglass, Director; Kathy Bradford, Research Specialist

organization Brigham City Museum-Gallery date May 1991

street & number 24 North 300 West/P.O. Box 583 telephone 801-723-6769

city or town Brigham City state Utah zip code 84302