NPS Form 10-900 (Oct. 1990) Utah WordPerfect 5.1 Format (Revised Feb. 1993)

National Register of Historic Places Registration Form

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nited States Department of the Interior ational Park Service	
National Register of Historic Places Registration Form	SF 6 1994
nis form is for use in nominating or requesting determinations of eligibility for individual properties or dis laces Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box roperty being documented, enter "N/A" for "not applicable." For functions, architectural classification, m om the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-	or by entering the property of the control of the c
. Name of Property	
istoric name Howard Hotel	
ther names/site number <u>Utah-Na Hotel, Wasatch Hotel, Boothe Hote</u>	1
. Location	
treet & number33 South Main St.	N/A not for publication
ity or town Brigham City	N/A_ vicinity
tate <u>Utah</u> code <u>UT</u> county <u>Box Elder</u>	code <u>003</u> zip code <u>84302</u>
As the designated authority under the National Historic Precertify that this X nomination request for determination standards for registering properties in the National Regist procedural and professional requirements set forth in 36 CFX meets does not meet the National Register criteria. considered significant nationally statewide X locally additional comments.) Signature of certifying official/Title Date/	n of eligibility meets the documentation er of Historic Places and meets the R Part 60. In my opinion, the property I recommend that this property be y. (See continuation sheet for
State or Federal agency and bureau	
In my opinion, the propertymeetsdoes not meet the Notice continuation sheet for additional comments.)	ational Register criteria. (See
Signature of certifying official/Title Date	
State or Federal agency and bureau	AND

Signature of certifying official/Title	Date	
State or Federal agency and bureau		
4. National Park Service Certification		
I hereby certify that this property is:	Signature of the Keeper	Date of Action
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.		

Howard Hotel
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 Resource (Do not include previously l	es within Property Isted resources in the count.)			
x private	x building(s)	Contributing	Noncontributing			
public-local	district					
public-State	site					
public-Federal	structure					
	object					
		1	0	Total		
Name of related multiple (Enter "N/A" if property is not part of a r		Number of contributhe National Regis	uting resources previou ster	sly listed in		
Historic Resources of B and Industrial Developm	righam City; Private Commercial ent, 1880s-1930s	N/A				
6. Function or Use	-					
Historic Functions (Enter categories from in	structions)	Current Functions (Enter categories	from instructions)			
DOMESTIC/hotel		COMMERCE/TRADE/specialty store				
Architectural Classificat (Enter categories from in		Materials (Enter	categories from instr	uctions)		
LATE 19TH AND 20TH CENTU	RY REVIVAL		STONE			
Neoclassical Revival		walls	BRICK			
			ADOBE			
		roof	ASPHALT			
		other				
		Managang 4 William Published As Salaman				

Narrative Description

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

X See continuation sheet(s) for Section No. 7

8. Statement of Significance

(Mark	able National Register Criteria "x" on one or more lines for the criteria ying the property for National Register listing.)	Areas of Significance (Enter categories from instructions)
•	Property is associated with events that have	COMMERCE
	made a significant contribution to the broad	SOCIAL HISTORY
	patterns of our history.	
R	Property is associated with the lives of persons	
	significant in our past.	
r	Property embodies the distinctive characteristics	
	of a type, period, or method of construction, or	Period of Significance
	represents the work of a master, or possesses	c.1903-1944
	high artistic values, or represents a	C.1303-1344
	significant and distinguishable entity whose	
	components lack individual distinction.	Significant Dates
n	Property has yielded, or is likely to yield,	c.1903
Cuiton	information important in prehistory or history. ia Considerations	1914; 1923; 1934
	"x" on all that apply.)	
Proper		Significant Person (Complete if Criterion B is marked above)
A	owned by a religious institution or used for	N/A
	religious purposes.	Cultural Affiliation
В	removed from its original location.	N/A
c	a birthplace or grave.	
D	a cemetery.	
E	a reconstructed building, object, or	Architect/Builder
	structure.	Original building-unknown
F	a commemorative property.	1914 remodel: C.F. Wells, architect; Lorenzo
	less than 50 years of age or achieved	Petersen, contractor
	significance within the past 50 years.	
Narra (Expla	ative Statement of Significance in the significance of the property on one or more conti	nuation sheets.) $\underline{X} \ \ \text{See continuation sheet(s) for Section No. 8}$
9. Ma	ajor Bibliographical References	
Biblio (Cite	graphy the books, articles, and other sources used in preparing	this form on one or more continuation sheets.)
pr (3 pr pr Re de re	us documentation on file (NPS): eliminary determination of individual listing 6 CFR 67) has been requested eviously listed in the National Register eviously determined eligible by the National gister signated a National Historic Landmark corded by Historic American Buildings Survey	Primary location of additional data: x State Historic Preservation Office Other State agency Federal agency Local government University Other Name of repository:
	corded by Historic American Engineering cord #	

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

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11. Form Pre	pared	l By				_	Cion	sheet(s) Tol	Section No. 10
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Boundary Justifi	cation								
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beginning. Less	right-	of-way being pa	art of Lots 5 &	6, Block 13, Pl	at	A, Brigham Cit	ty Sur	vey.	1 til 34 leet to
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(Place additiona	l UTM r	eferences on a	continuation s	heet.)					
JTM References									

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

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Narrative Description

The Howard Hotel is a prominent turn-of-the-century commercial block building centrally located in downtown Brigham City just south of the historic County Courthouse. The original building, constructed c.1903, was a two-story, brick and adobe hotel. The hotel was expanded through the addition of a third story in 1914. Subsequent alterations to the hotel have not significantly changed the hotel's overall appearance and it has maintained its historic integrity, remaining a well-recognized feature in downtown Brigham City.

The front elevation of this Neoclassical Revival style building is constructed of red brick with the first- and second-story sidewalls constructed of adobe and the third-story sidewalls of brick. Distinctive features and details reflecting its neo-classical character include a simple horizontal pressed metal cornice with brackets, large sash-style windows at the upper levels, and a central brick arch at the second level. The primary facade has a flat profile with the exception of the 1931 addition of a long, vertical sign positioned at the third level perpendicular to the building. The first floor incorporates historic plate-glass windows with transom lights.

The interior of the hotel has not been altered extensively. Much of the original fabric remains, though it is obscured by worn-out carpets, paneling on the walls, and debris cluttering the spaces. The first-floor lobby has had cedar siding installed over the original walls and the central staircase has been partially covered with drywall. The second floor is unaltered and the maple hardwood floors (under carpet), historic doors with transoms, bathroom fixtures, and steam radiators

It is difficult to determine the exact date of construction for this building. The information gathered suggests that it was probably built in 1903 but may have been built in 1905. The reasons for this assumption are based on the three primary resources available to the researchers as follows. The building does not appear on the August 1900 Sanborn Fire Insurance Map. Newspapers for the period 8/1900 to 12/28/901 were destroyed in a fire and only a few editions were available for review between 12/28/1901 and 4/1902. There is no mention of the building being constructed in the newspapers between the dates 4/1902 and 2/1903. The 2/1903 newspaper shows the Utah-Na Hotel opening in a newly remodeled Widerborg Block. There was no mention of the Utah-Na Hotel moving between 2/1903 and 2/1904, but their advertisement states that they were located by the Post Office in the 2/1904 newspapers. By 3/1904 the Post Office is listed in the title abstracts as being in the Pioneer Block (Howard Hotel). Because it seemed unusual that the hotel would moved from a recently remodeled building to another building that was existing within a one year period, further investigation was undertaken. Somewhat conflicting evidence shows that on 3/1905 an article in the newspaper states that Boothe and Pierce were erecting a building next to their present business (a wagon business listed on the 1900 Sanborn that is next to the location where the Pioneer Block (Howard Hotel) was built). Boothe did own the property on which the Pioneer Block was built. The Utah-Na Hotel (in the Pioneer Block) appears on the 1907 Sanborn map. The building was definitely constructed between 8/1900 and 10/1907, and because title abstract records are generally considered reliable sources of information, the best estimated construction date is 1903.

² "Fifty Room Hostelry" <u>Box Elder News</u> March 19, 1914 p. 1, col. 1.

[&]quot;Howard Hotel Installs Beautiful Neon Sign" Box Elder News Fri., July 17, 1931 p. 1.

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Howard Hotel, Brigham City, Box Elder County, UT

are all intact. The only permanent alteration is at the back or east end of the third floor where historic doors, moldings, and partitions were removed between 1974 and 1976 to create a private residence for the owner. New rooms were created in this space and the floors were covered with linoleum and carpet.

Changes to the building occurred in several phases throughout its existence. The original c.1903 two-story building had a symmetrical design. Prominent features of the facade included a corbelled, pressed metal cornice, a pediment centered within the cornice, and an arched window on the second floor. The 1907 Sanborn Map indicates that the floor plan was divided into two major sections with a lobby in the north part of the first floor and a dining room in the south. The second floor housed 25 guest rooms.

The 1914 remodeling changed the appearance of the building considerably increasing the number of hotel rooms to 50. The pedimented cornice was removed to add the third story and was replaced with a simplified bracketed cornice. Below the projecting eave of the cornice, brick pilasters were topped with decorative pressed metal capitals. A large wooden balcony spanning the width of the building was added. The balcony was supported by four posts and served as a main-entrance canopy for the hotel. Architect Carson Wells created an eclectic neo-classical appearance through the use of symmetry, capitals, and brackets.

Subsequent changes to the building included the addition of a six-foot wide ground-level passageway to the north side of the building in May of 1923. This passageway served as a storage area and entry to the hotel's banquet hall. Built in conjunction with the Morgan building, it appears from the front to be part of the Morgan building, but is a part of the hotel.

In 1925 changes to the facade reduced Carson Wells' neo-classical appearance. At that time, the manager, Robert H. Hoare, enlarged the cafe in the south side of the hotel front. He added a recessed door for street access to the cafe, decreasing the

⁴ Telephone interview with Michael Hemmert by Kathy Bradford March 30, 1990.

Sanborn Map of Brigham City. Sanborn Map Company, October 1907, Sheet #5.

ad. Box Elder News Feb. 26, 1903 p. 8, col. 2.

^{7 &}quot;Fifty Room Hostelry"

⁸ Matthew Compton photograph of Hotel Boothe taken around 1925.

[&]quot;Improvements at Boothe Hotel" The Box Elder News May 8, 1923, p. 1, col. 2.

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Howard Hotel, Brigham City, Box Elder County, UT

symmetry of the facade. 10 In 1931 a large vertical sign was installed onto the front of the building. 11

In 1938, the support posts were removed from the balcony, and it was transformed into a marquee suspended from chains. 12 The tin capitals were later removed. The marquee was taken off in November of 1993.

By 1946, the building was used as a Greyhound Bus Station. The rear or east elevation of the building underwent minor alterations in 1947 or 1948 when an overhanging canopy was added for the convenience of passengers boarding the buses. 13

The major changes to this building occurred during the historic period. These alterations help to explain the growth and changing needs of the community and contribute to the significance of the structure. The later changes did not significantly alter the building's character and do not detract from its historic qualities.

____ See continuation sheet

^{10 &}quot;New Management At Boothe Hotel" The Box Elder News Fri., April 17, 1925.

[&]quot;Howard Hotel Installs Beautiful Neon Sign"

[&]quot;Capitol Theatre Shines Like a Million Dollars" [SIC] The News-Journal Aug. 23, 1938 p. 1, col. 5.

Telephone interview with Lila Howard, daughter-in-law of John Howard by Kathy Bradford, Feb. 1, 1994.

Mrs. Howard said her son who was born in 1946 was a toddler at the time of the addition.

Sanborn Map of Brigham City 1917, corrected to 1949.

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Howard Hotel, Brigham City, Box Elder County, UT

Narrative Statement of Significance

The Howard Hotel, originally built in c.1903 and remodeled in 1914 is historically significant as it describes a period of fundamental growth in Brigham City. The original two-story hotel was Brigham City's primary lodging building and the only large brick hotel in town between 1904-1914. After the third story was added in 1914, the size of the hotel increased to remain competitive with the other newly built hotels in Brigham City. After 1914, the Howard Hotel continued to be one of two major hotels in Brigham City. The growth of the city, combined with the dynamics of competition and development of the early twentieth century, is described in the structure and its location in downtown Brigham City.

Brigham City has a population of approximately 17,000 and is located 55 miles north of Salt Lake City at the northern end of the most densely settled region in the state, the 120-mile long Wasatch Front. It is the largest city in Box Elder County and serves as the county seat. The town was established as an agricultural village by Mormon pioneers in the early 1850s. Brigham City is typical of small-to-mid-size towns in Utah. With the exception of a few dozen mining and railroad towns, virtually all of the cities throughout Utah were established by members of the Church of Jesus Christ of Latter-day Saints (Mormon or LDS church). The settlement of these towns was part of the church's attempt to colonize the entire Utah Territory.

Though the Mormon pattern of establishing agrarian communities was the dominant influence on the settlement of Utah, non-Mormon activities also had a significant effect. The arrival of the transcontinental railroad in 1869 and the rapid growth of the mining and livestock industries brought thousands of non-Mormons to the territory. These were major industries that generated unprecedented prosperity and greatly influenced Utah's economy.

The growth in private enterprise in Brigham City is reflected in the number of business establishments listed in the Utah state gazetteers from the late nineteenth and early twentieth centuries. In 1900 over 175 businesses were listed in the gazetteer, and by 1928 there were over 350. Many new businesses were established in Brigham City during the late nineteenth and early twentieth centuries. Many were small retail and service shops typical of most small towns of the period--clothiers, mercantile stores, restaurants, hotels, theaters, drug stores, etc. Fruit growing was undertaken on a large scale beginning in the 1890s. Livestock and poultry raising were also important industries that boosted the local economy during this

¹⁴ <u>Gazetteers</u> of Utah, 1900, 1928. Available at Utah State Historical Society Library.

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Howard Hotel, Brigham City, Box Elder County, UT

period.¹⁵ Concurrent with the emergence of private commercial and industrial enterprises was the development of many civic improvements: telephones were installed in 1889, a water system in 1892, an electric power plan in 1890-91, and a fire department in 1892.¹⁶ These improvements helped foster the growth of Brigham City as the principal city and county seat of Box Elder County. Business development continued in Brigham City until the Depression of the 1930s. Most of the existing commercial buildings in the central business district were constructed during the 1880s to 1930s. The Howard Hotel is associated with the Multiple Property Listing - Historic Resources of Brigham City, and specifically with the context of Private Industrial and Commercial Development 1880s-1930s of Brigham City.¹⁷

A few boarding houses, such as the Boden House on Forest and Second West streets and the City Hotel at Forest and First East, were pre-1900 hotels and are now demolished. Newspaper articles indicating the need for a large hotel existed several years before one was built, as seen in an 1892 issue of the Brigham City Bugler which stated, "Brigham City, like Logan, is sadly in need of a great, big hotel." This need was met with the construction of the first large brick building functioning solely as a hotel. The Howard Hotel was originally called the Utah-Na Hotel, later the Boothe, and then the Wasatch Hotel before it was purchased by Mr. and Mrs. J. W. Howard in 1931²¹ and named the Howard Hotel.

The hotel building provided food and lodging for travelers passing through Brigham City. It was also a center of activity for townspeople patronizing the hotel restaurant²² and the Post Office which occupied a room on the hotel's first floor

History of Box Elder County. Brigham City, Utah: Daughters of the Utah Pioneers, n.d., p. 53, 70-71, 93.

¹⁶ Ibid, p. 37-38, 265-67.

Multiple Property Listing, Historic Resources of Brigham City, National Register of Historic Places Nomination, December 1989. Located in Utah State Historic Preservation Office files.

Forsgren, Lydia Walker. <u>History of Box Elder County</u>. published by Daughters of the Utah Pioneers, 1937. p. 24.

An early watercolor painting showing the City Hotel was donated to the Daughters of Utah Pioneers who gave the construction date of the hotel as 1858. It is also visible on an early Compton photograph.

²⁰ "Large Hotel Needed" <u>Brigham City Bugler</u> Saturday, July 16, 1892 p. 1, col. 7.

²¹ Box Elder News, June 5, 1931.

Newspaper ads in <u>The Box Elder Report</u> running in issues: Jan. 2, 1904 to April 9, 1904.

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Howard Hotel, Brigham City, Box Elder County, UT

in 1904.²³ In 1923, hotel owner J.E. Ryan remodeled the building and added a banquet or public meeting hall to accommodate local clubs and organizations.²⁴ This hall was enlarged in 1934 to allow for private dancing parties and other entertainments and conventions as well as banquets.²⁵ The Rotary Club and other local organizations held regular dinner meetings in this hall for many years.²⁶

The Howard Hotel was one of the first of Brigham City's three large hotel-use buildings. It appears that the Howard Hotel was first called the Hotel Utah-Na and was located first in the remodeled Widerborg Block 27 , 70 South Main, a commercial block whose second floor was converted in 1903 from offices to hotel guest rooms. The Hotel Utah-Na was located in the Widerborg block for a short period of time and preceded being housed in the existing building by just one year and appears to have been moved to this building, the newly constructed Pioneer Block by January 2, 1904.

Hotel Brigham, 13 & 17 West Forest Street, is directly across the street from the Howard Hotel. Unlike the Howard Hotel which was engaged solely in hotel-related enterprises, the Hotel Brigham was also a major commercial block which housed such businesses as 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. 31

This date assumes that the Post Office was in a new building at the time. It may be that the Post Office was located in the Pioneer Block at a later date. See Footnote #1.

Abstract Records. County Recorder's Office, Box Elder County Courthouse. Brigham City, Utah.

[&]quot;Improvements at Boothe Hotel" The Box Elder News May 8, 1923 p. 1, col. 2.

²⁵ "Howard Hotel Banquet Hall Is Remodeled" <u>The Box Elder News</u> Fri., Dec. 28, 1934 p. 1, col. 4.

Telephone interview with Stayner Thompson, of Thompson Hardware next door to the Howard Hotel, by Kathy Bradford Feb. 3, 1994.

The Widerborg Block lost historic integrity when the second-story windows were boarded up and plastered over and the store front was reglazed in the 1960s.

²⁸ "A New Hotel" <u>Box Elder Report</u> Feb. 8, 1903 p. 1, col. 1.

This is assuming the 1903 construction date is accurate. See Footnote #1.

²⁹ "Large Business Block Going Up." <u>The Box Elder News</u> Thurs., April 23, 1914. p. 1, col. 2.

Telephone interview with Winston Nelson, employee of <u>Box Elder News</u> in basement of building. March 17, 1990.

Taped interview with Hannah Hillam, who worked for abstractor S. Norman Lee in the 1930s. March 13, 1990.

NPS Form 10-900-a Utah WordPerfect 5.1 Format (Revised Feb. 1993)

United States Department of the Interior National Park Service

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Howard Hotel, Brigham City, Box Elder County, UT

In 1914 when the Hotel Brigham was constructed, the Howard Hotel underwent extensive remodeling to stay competitive and a third story was added increasing the number of guest rooms to 50, the same number as in Hotel Brigham.³²

The building continued in its original function as a hotel until the 1960s when the interstate freeway was completed, bypassing Brigham City. In 1969 the hotel was closed and the first-floor lobby and restaurant areas were used to house various local businesses. The upstairs guest rooms were available for lodging until the mid 1980s when overnight occupancy of rooms was stopped and rooms were rented on a monthly basis. Local businesses continue to occupy the space.

The Howard Hotel's location in the center of downtown Brigham City is in the core of the community's historic section. The hotel is surrounded by the Box Elder County Courthouse, the Co-op Mercantile Store, the old City Hall/Fire Station, the Carnegie Library, and Hotel Brigham, all of which are listed on the National Register of Historic Places. The Howard Hotel has, since its construction, and continues to be a major feature in downtown Brigham City.

See continuation sheet

^{32 &}quot;Fifty Room Hostelry" <u>Box Elder News</u> March 19, 1914 p. 1, col. 1.

^{33 &}quot;Howard Hotel Closes" <u>Box Elder Journal</u> Thurs., Oct. 2, 1969 p. 1, col. 5, 6.

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Howard Hotel, Brigham City, Box Elder County, UT

Bibliography

Abstract Records. County Recorder's Office, Box Elder County Courthouse. Brigham City, Utah.

Books

Carter, Thomas and Peter Goss. <u>Utah's Historic Architecture</u>, <u>1847-1940</u>. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Forsgren, Lydia Walker. <u>History of Box Elder County</u> published by South Box Elder Daughters of the Utah Pioneers, 1937.

Interviews

Taped interview with Hannah Hillam by Kathy Bradford March 13, 1990.

Telephone interview with Michael Hemmert by Kathy Bradford March 30, 1990.

Telephone interview with Lila Howard by Kathy Bradford Feb. 1, 1994.

Telephone interview with Winston Nelson by Kathy Bradford March 13, 1990.

Telephone interview with Staynor Thompson by Kathy Bradford Feb. 3, 1994.

Maps

Sanborn Map of Brigham City 1900. Sanborn Map of Brigham City 1907, sheet #5. Sanborn Map of Brigham City 1917, corrected to 1949.

Newspapers

Box Elder Journal: Oct. 2, 1969

Box Elder News: Feb. 26, 1903; March 19, 1914; April 23, 1914; May 8, 1923; April 17, 1925; July 17, 1931; Dec. 18, 1934

Box Elder News-Journal: Aug. 23, 1938

The Box Elder Report: Feb. 8, 1903; Jan. 2, 1904 to April 9, 1904

The Brigham City Bugler: July 16, 1892

Pictures

Matthew Compton photograph of Hotel Boothe circa 1925.

Watercolor painting showing City Hotel.

See continuation sheet

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Section No. PHOTOS Page 7

Howard Hotel, Brigham City, Box Elder County, UT

Common Label Information:

- 1. Howard Hotel
- 2. Brigham City, Box Elder County, Utah
- 3. Photographer: Larry Douglass
- 4. Date: November 1993
- 5. Negative on file at Utah SHPO.

Photo No. 1:

6. Northwest elevation of building. Camera facing Southeast.

Photo No. 2:

6. Southwest elevation of building. Camera facing Northeast.

Photo No. 3:

6. Southeast elevation of building. Camera facing Northwest.

Photo No. 4:

- 1. Historic photo of original two-story structure.
- 2. Brigham City, Box Elder County, Utah
- 3. Photographer: Alma Compton
- 4. Date: c.1903
- Negative on file at Utah State University, Special Collections.
- 6. Southwest elevation. Camera facing Northeast.