

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900a). Type all entries.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Historic and Architectural Resources of Richmond, Utah, 1859 — 1954

B. Associated Historic Contexts

(Name each associated historic context, identifying them, geographical area, and chronological period for each.)

Early Settlement Period, 1859 – 1873

Diversification and the Early Industry Period, 1874 – 1903

Dairy and Agriculture, and Early Twentieth-Century Community Development Period, 1904 – 1954

C. Form Prepared by

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organization prepared for the Richmond Preservation Commission date February 15, 2004
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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.



Signature of certifying official

☐ See continuation sheet

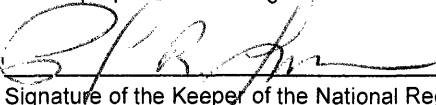
Aug 20, 2004

Date

Utah Division of State History, Office of Historic Preservation

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.



Signature of the Keeper of the National Register

10/2/04

Date

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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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 Reduction Projects (1024-0018), Washington, DC 20503.

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E. STATEMENT OF HISTORIC CONTEXTS

Early Settlement Period, 1859 – 1873

The community of Richmond was established in 1859, more than a decade after the initial settlement of the Salt Lake Valley by members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) in 1847. Richmond was settled at the same time as other settlements in the Cache Valley, including Logan, the largest city in the valley, fourteen miles to the south. Prior to that time, Native American Shoshoni used the valley for hunting and camping. Fur trappers were also frequent visitors to the area. In the fall and winter of 1859, seventeen families of Mormon converts built a small fort of log cabins and dugouts between City Creek and Brower Springs (approximately 200 South and 300 West). After an influx of new settlers in the spring of 1860, the land was planted and roads were built. In late 1860, the settlers built a more permanent fort measuring 3,000 feet by 465 feet. This fort consisted of two rows of houses running east and west on either side of Main Street. The fort was demolished after the Bear River Massacre of 1863, where Shoshoni Indians in the area were subdued by U.S. soldiers and were no longer perceived as a threat to the Cache Valley settlers. A monument in the city park, placed there in 1936, marks the southwest corner of the fort.

New after the first settlement, the community worked to dig canals and irrigation ditches in order to obtain water from the Cherry, City and High Creeks. The town site was surveyed in 1861 into ten-acre blocks of eight 1.25-acre lots. According to Richmond historian, Amos Bair, there were 104 claimants to the lots.¹ Farm acreage was surveyed to the west and south of the town site. The plan of Richmond followed the "plat of Zion" recommendations espoused by LDS Church leader Brigham Young. The new town was laid out in a gridiron plan with wide streets and large lots in accordance with the traditional Mormon city planning principles, which the Mormon pioneers had brought with them from the Midwest and implemented with numerous variations throughout the Intermountain West. Like other Mormon settlers, the citizens of Richmond built their houses congregated within the town site and worked on farms in the outlying areas. Each lot usually had a single-family dwelling uniformly set back from the street. Animal shelters and agricultural storage, along with vegetable gardens and orchards, were built at the rear of the large lots.

The first community center was a log cabin used for school, church, dance hall and civic center meetings. It was replaced by an adobe building in 1864 (demolished circa 1884). The adobe yard was about one mile southwest of the town site. By 1883, the population had grown large enough to warrant a new meetinghouse. This building was constructed of lumber and lined with adobe for insulation (demolished circa 1910). A stone schoolhouse was built in the early 1870s, and was demolished around 1890 when a new brick school was built. The 1879-1880 Utah Gazetteer describes Richmond as the second largest city in the Cache Valley. The residents moved quickly beyond family subsistence farming with large crops of cereals, vegetables and fruits. The valley proved especially conducive to the raising of dairy cattle. The settlement had the first two creameries in the valley, as well as a number of two flourmills, two sawmills (one planing and one lath), and a shingle mill. Richmond was incorporated as a city on February 26, 1868. The 1870 listed 149 dwellings in the Richmond precinct.

¹ Amos W. Bair, *History of Richmond, Utah*, ([Richmond, Utah: Richmond Bicentennial Committee], 1976).

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In 1874, a narrow-gauge line of the Utah & Northern Railway (later the Oregon Short Line) came to Richmond and became the last stop on the line before crossing the Idaho border.

Diversification and the Early Industry Period, 1874 – 1903

By time of the 1880 census enumeration, there were nearly 200 dwellings in the town and a population approaching 1,000. The main north-south transportation corridor had moved from State Street to 200 West (State Road, later Highway 91).² Farm labor was the most numerous occupation listed in the census. Like most of Cache Valley farmers, the Richmond farmers were no longer producing mainly for family survival but were raising specialized cash crops and livestock. The community experimented with the co-operative movement in such enterprises as two mercantile institutions, a sawmill, a meat market, a cabinet shop, a shoe factory and a granary. By the 1880s, the economy was more diversified than in the previous period with the census listing several teamsters, two blacksmiths, a merchant, two store clerks, mill workers and a doctor. Half a dozen men worked in the building trades as carpenters, painters, a stone mason and in the local brick yard. In 1891, several additional blocks were platted and annexed on the east side of the town site.

In 1890, the community had a population of 1,232. In that year, the narrow-gauge railroad was upgraded to standard gauge. The 1892-1893 gazetteer listed several new businesses, including two millineries, cattle & horse dealers, a hotel and the Richmond Co-operative Mercantile Institution. The Cache Valley Dairy, organized in 1892, was the first incorporated dairy in the State of Utah. A Deseret News article published in November 1896, described the early industries of the town:

The chief point of interest at Richmond is the Utah Plow Factory, owned and operated by a firm known as Danielson and Merrill. This firm has turned out three thousand plows, one hundred bob-sleds, twenty irons harrows and twenty-five cultivators during the past season. This Cache Valley Company and the Union Creamery Company of Richmond are running and placing upon the market a fine quality of product, both machinery and cheese and butters. The two roller mills of Richmond are running full time and are manufacturing flour of several grades for which they have an increased demand.³

By 1900, the town boasted two general merchandise stores, a drug store, dentist, multiple creameries and mills, two saloons and a theater. Several women were employed as teachers, laundresses, milliners, dressmakers and nurses. There was a high level of building activity with a number of carpenters, painters, masons, and a brick kiln in the community. Joseph Monson, one of the first licensed architect's in Cache Valley, had his offices in Richmond. The town's most prolific builder, August Schow, who was also a furniture maker, undertaker and two-term mayor, started his various enterprises during this period. There was a saying in town that "Mr. Schow would build their homes,

² The first Richmond streets were named for mostly for trees: Water, Elm, Olive, Poplar, Plumb and Cherry (east-west); Chestnut, Pine, Maple, State, Walnut, Merrill and Locust (north-south); but these names do not appear to have been in use by the 1890s.

³ Quoted in Bair, 35.

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furnish them with furniture, and when the people died he would embalm them in their homes and then haul them to the cemetery in his own hearse and bury them."⁴

As the economy diversified, so did the population. The earliest settlers of Richmond were mainly convert members of the LDS Church, primarily from the British Isles and the Eastern United States. A few Danish immigrants joined the community in the 1880s. By the end of the nineteenth century, the majority of residents were Utah-born, but still a large number born in other states and the British Isles, Scandinavia and Germany. There was some religious diversity as well. The Presbyterian Church established a school and congregation in Richmond in 1883, which lasted until 1907. In the 1870s, a congregation of Reorganized Church of Jesus Christ of Latter-day Saints (RLDS Church), a dissenting offshoot of the Mormon Church, was organized in Richmond. The RLDS congregation remained in Richmond until 1903. The community of Richmond built a large brick school in 1890 (demolished in 1934) and three other school buildings during this period, but none are extant.

While most of the public and commercial buildings of this period have been demolished, about one-third of contributing residences were built during this period. The residences of the period have a wide range of style that characterizes a transition from classically-derived vernacular houses of the pioneer-owners and the more substantial Victorian homes built for their descendants by skilled local builders. For a large number of Richmond residents during this period, their homes were also their workplaces. Besides traditional farming, residents worked at a variety of cottage industries in the community. A large number of contributing residences also have associated outbuildings, and many of these surviving farmsteads represents the transition from subsistence farming to large-scale production.

Dairy and Agriculture, and Early Twentieth-Century Community Development Period, 1904 – 1954

In the half century, between 1904 and 1954, the city of Richmond experienced a population plateau and a stable economy based on agriculture and the dairy industry. In 1903, construction started on a condensed milk plant near the railroad at approximately 515 W. Main Street. At the time, the building was the largest of only three such plants built west of the Mississippi. The Utah Condensed Milk Company combined two previous Richmond creameries. The factory processed its first can of milk on March 15, 1904. Through most of the historic period, the milk factory, whose products were marketed using the Sego Milk Company label, and its successors, would be Richmond's largest employer. An early photograph shows the factory with a workforce of 23 men and 19 women. The plant also produced butter and cheese products during this period, employing a percentage of the population of Richmond. It became the Sego Milk Products Company in 1920. The community also had thriving commercial district, a sugar factory, several schools and three different religious sects holding services.

According to the census, the population of Richmond peaked in 1910 at 1,562, six years after the milk processing plant went into operation. In many ways, the city became more urbanized during the early part of the twentieth century. Between 1900 and 1920, most of the commercial blocks along Main Street between 100 West and State Street were built giving the rural town an urban streetscape. The Richmond State Bank was organized in 1908 and built an impressive two-story building on the northeast corner of State and Main Streets. According to Amos Bair, Richmond was the first city in the

⁴ Ibid, 41.

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valley to have many urban amenities. Some sidewalk pavement may have been laid as early as 1872. Richmond was the first city to have culinary water, an efficient sewer system, and oiled roads.⁵ The High Creek Power Company provided the first electricity to the north end of the valley until 1913 when it was sold to the Utah Power and Light Company. Between 1914 and 1947, the Utah-Idaho interurban railroad, an electric passenger line, ran between Ogden, Utah, and Preston, Idaho. The Richmond Depot, located at 196 W. Main Street, was built in 1916. The line was also used for transporting coal.

Several water projects, including work on parallel canals to the east and west of the Richmond town site, were completed during this period to help farmers in north and west Cache Valley. While the foothills near the city had plenty of water, the agricultural land west of Richmond was primarily devoted to dry farming. The experiment work of the Utah State Agricultural College in Logan was a key to creating a more scientific agriculture based on crop rotation, seasonal plowing, land lying fallow, and new strains of grain, making dry farming more practical and to some degree profitable.⁶ The primary crops were wheat and sugar beets.

The raising of livestock had been an important part of the economy from the early settlement of Richmond and the Cache Valley. After the Cache National Forest was established, the number of beef cattle and sheep allowed to graze on the forestlands was restricted by permit, and the numbers declined. Dairy herds were relegated to domestic acreage, and individuals who owned pastureland and hayfields succeeded in maintaining a viable herd. A number of community members founded large dairy enterprises, and the number of dairy cattle multiplied from 4,000 in 1880 to 16,000 in 1910. With the organization of the Dairy Herd Improvement and the Richmond Cow-testing Association, Richmond became a center for the improvement of dairy cattle in Utah. In May 1911, the first accurate tests for butterfat were recorded in Richmond. The Richmond Black and White Days program was organized "to promote and stimulate an interest in a better quality of dairy cattle."⁷ The first show was held on March 17, 1913, in the old tithing yard on 400 West. The annual event was in the public square and later moved to the Richmond City Park, where it has been held ever since. The show features judging of mostly Holstein-Friesian dairy cows. Held first in temporary corrals in an open field, the event has grown. A baseball diamond (Richmond had organized baseball at a very early date) and a grandstand, built in 1934-1935 as a PWA project, did double duty during Black and White Days. In 1975, the Black and White Pavilion for judging was built east of the grandstand.

As the agriculture and dairy herds were consolidated into large concerns, the occupations of the general population became more diversified. The 1910 census records a number of workers in the milk factory, the creamery and the sugar factory. Some of these factory workers boarded with Richmond families. A large number of residents had shops: the milliner, the butcher, barber, druggist, shoe maker, and glazier. A weaver and a tinker worked out of their homes. There was also a confectionary and a pool hall. Besides the herders, there were horse dealers, a livery stable, and a poultry man. Herbert Adamson was the town's physician and Malinda L. Funk was a mid-wife. A few were able to make a living as artists: Charles W. Nelson painted portraits, and Mary Willmot and Rebecca McCarrey painted china. The era also had a number of civil servants workings as the county road supervisor, in

⁵ Bair, 36.

⁶ Peterson 168.

⁷ Bair, 105.

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the county recorder's office, as a U.S. agricultural inspector, managing the electric company, and as the city plumber.

The 1910 census also marks the peak of a building boom between 1900 and 1920. At the time, the community supported the work of nine house carpenters, four house painters, three brick layers, two stone masons and one cement mason. These men not only built the numerous residences, primarily late Victorian cottages and bungalows, but also built most of the commercial blocks on Main Street and several important public buildings. The Victorian Eclectic Benson LDS Stake Tabernacle was built in 1904 and a Prairie School-style LDS meetinghouse was built in 1923, after the congregation was divided to form the Richmond South Ward in 1917. Both church buildings were demolished after being damaged by an earthquake in 1962. The first Richmond High School (later North Cache High School) was built in 1911-1912. When a new building was constructed for the North Cache High School in 1921, the older building was converted to the Park Elementary School. The schools were replaced by newer building in 1990s, and an auditorium built in 1939 for the elementary is all that remains. Two public buildings of note have survived in Richmond: the Richmond Public Library, a new-classical building, partially funded by the Carnegie foundation in 1913-1914; and the Richmond Community Building, a PWA project built in 1937, which included office space for the city as well as a theater-meeting room for the general public. In this period, the community had full electricity, culinary water and sewer lines.

After 1920, the population of Richmond dipped to about 1,100 and remained at that point until the 1980s. During this period, in many ways, Richmond resembled other Utah communities. The automobile eventually replaced horse-drawn modes of transportation. State Road 91 and other city streets were paved. Henry T. Plant built a service station and garage on the side of the highway at 38 S. 200 West. During the 1920s and 1930s, the large semi-agricultural lots were subdivided, and new bungalows and period cottages appeared throughout the city. New immigrants came from Scandinavia and other parts of Europe. In the 1920s local milk producers organized the Cache Valley Dairy Association, a cooperative, which the farmers hoped would provide them with more clout in negotiating with the Sego Milk Company. The cooperative persisted throughout the Depression years with its attempt to increase the amount paid for butterfat, while the Sego Milk Company likewise continued to try to thwart those attempts. Having only some small successes, in 1937 the association decided it would be advantageous to begin operation of their own plant. Both the milk factory and sugar factories were large employers. Sego Milk Products Company was purchased by the Pet Milk Company, and later the Hi-Land Dairy, affiliated with Western General Dairies, Inc. Both the 1920 and 1930 census enumerations show that home ownership was high in Richmond, about 75 percent. The 1930 census tracks home worth (between \$500 and \$5,000) and rental rates (\$7-\$35 a month).

Richmond in the last half of the twentieth century: 1955 — 2004

In the last half of the twentieth century, the economy of Richmond has remained heavily agricultural. Cache County is one of the most important agricultural economies in Utah. It is second only to Sanpete County in the market value of livestock, and second to Utah County in the combined total of crops and livestock. Dairy production, despite the numerous government programs for other sectors, continues to

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be the backbone of Cache County and Richmond agriculture.⁸ In addition to agriculture, Richmond has several new industries, mostly food related, including Pepperidge Farms, Lower Food, and Heart to Heart, which makes low-fat yogurt products.

A pivotal event took place on August 30, 1962 when an earthquake hit the community hard. Many historic buildings were damaged beyond repair and demolished within the year. Other damaged historic buildings were repaired and modernized after the earthquake, and the architecture of the community reflects this shift. Another modern amenity to be added were the natural gas lines, installed throughout Richmond in 1963. Despite the modern changes, the town is still very rural. A good proportion of the current residents are descendants of the early settlers and immigrants. The residents have many inter-relationship ties and live in close proximity to members of their extended families, just as their ancestors did.

Many homes have been built mostly for newer comers to Richmond, but the open spaces, both within town and out, reinforce the semi-agricultural nature of the community. Most of the residential lots are large and some still encompass several acres and associated outbuildings. The rural feeling of the town is emphasized by the wide streets, which due to limited use have asphalt paving only in the center. Outside the city limits remains primarily agricultural with limited development along transportation corridors. Between 1970 and 2000, the population of Richmond has doubled to over 2,000. As the City of Logan has grown, Richmond is within commuting distance and a current project to widen Highway 91 will facilitate travel between the northern and southern ends of Cache County, making the community likely to see continued growth.

⁸ Petersen, 338.

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F. ASSOCIATED PROPERTY TYPES

A Reconnaissance Level Survey (RLS) of Richmond's historic buildings was prepared in October 2000 by staff of the Utah State Historic Preservation Office (SHPO). This survey included a total of 333 buildings. The buildings are concentrated in the historic town plat of the city and along transportation corridors. Of the 333 Richmond properties listed in database, 204 were evaluated as "A" or "B" properties and therefore eligible for the *National Register of Historic Places* as contributing buildings. The database includes 103 "C" properties, which are historic buildings altered to the point of ineligibility and considered non-contributing. There were 26 buildings that were less than fifty years old. These buildings are non-contributing "D" properties (out-of-period). The survey report noted the relatively high number of non-contributing properties together with the scattered locations of contributing properties and recommended the Multiple Property Nomination format rather than a district for the Richmond community. The following statistical data on materials, styles and types were generated for contributing (A and B) properties only.

Summary Statistics RICHMOND ARCHITECTURAL AND HISTORIC RESOURCES

Evaluation/Status (333 total)	<u>Contributing</u> 61% (204)	<u>Non-contributing (Altered)</u> 31% (103)			<u>Out-of-Period</u> 8% (26)				
Original Use (Contrib. Bldgs only)	<u>Residential</u> 76% (156)	<u>Commercial</u> 7% (15)	<u>Institutional</u> 4% (8)	<u>Agricultural</u> 9% (18)	<u>Other</u> 4% (7)				
Construction Materials (Contrib. Bldgs only)	<u>Adobe</u> 0%	<u>Brick</u> 41%	<u>Concrete</u> 3%	<u>Stone</u> 1%					
	<u>Wood</u> 37%	<u>Veneers</u> 18%							
Architectural Styles (Contrib. Bldgs only)	<u>Classical/ Picturesque</u> 4%	<u>Victorian</u> 26%	<u>Bungalow</u> 30%	<u>Period Revival Styles</u> 10%	<u>WW II/ Modern</u> 22%	<u>Other</u> 2%			
Contributing Outbuildings	205								
Construction Dates (Contrib. Bldgs only)	<u>1860s-1870s</u> 1%	<u>1880s</u> 1%	<u>1890s</u> 5%	<u>1900s</u> 22%	<u>1910s</u> 32%	<u>1920s</u> 17%	<u>1930s</u> 11%	<u>1940s</u> 8%	<u>1950s</u> 3%

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I. Name of Property Type: Dwellings

II. Description:

The survey data lists 156 contributing/eligible residential properties, approximately 76% of the contributing buildings. Most are located within the historic town site plat, but a few are located outside the town plat along early transportation routes such as State Street, 400 West and 200 West (Highway 91). According to the database there are no historic duplexes or apartment blocks in Richmond, which is not unusual considering the town's rural history. One residence is known to be an early hotel, but the census enumerations indicate that several other households boarded lodgers and these residences may be evaluated for individual significance upon further investigation.

Early Settlement Period, 1859 – 1873

Residential properties from the first contextual period (1859-1873) are extremely rare. As with most early historic dwellings in Utah, the architecture was of an ephemeral nature due to expediency in construction. A temporary (log cabin, dugout, tent, wagon-box) house usually served only until a more permanent structure could be built. In Richmond, the first homes were log cabins built within the fort. Some of the cabins may have been moved to farmsteads or town sites. Cabins were often relegated to use as outbuildings once the family had built more substantial dwellings. Anecdotal evidence suggests several early cabin homes are incorporated within altered and enlarged structures. For example, the Dobson-Christensen House at 202 North 200 East, a circa 1890 frame dwelling, has at least one log wall that may have been part of an early log cabin moved to the site. Adobe brick was used in the early settlement to build the first LDS church meetinghouse (built 1864, demolished 1884), but the RLS did not identify any adobe residences. The material may be extant under later veneers or alterations.

Diversification and the Early Industry Period, 1874 – 1903

The second contextual period includes 36% of contributing dwellings. These residences are found throughout the community, although concentrated mainly within the historic town plat and transportation corridors. The cross wing was the most popular house type for the period. There are two variations of the cross wing: two central examples and one double. There are also several hall parlors, some of which were modified in a later period. Other house types such as central passage, side passage, and temple form are represented by one or two examples. These houses vary considerable in size, ranging from one to two-and-one-half stories tall. Most are one-and-one-half stories. The dwellings are divided almost equally between frame and brick examples. All have stone foundations. The frame examples are primarily covered in drop-novelty or shiplap siding.

The majority of these houses fit within the stylistic category: Victorian Eclectic, with the variations of classical, picturesque, as well as Victorian. Wood was the primary material used for decoration, however stone and brick ornamental elements are also found in keystones, sills and relieving arches. Construction materials for homes could be easily shipped by rail to Richmond during this period. This period is associated with the rise of the professional builder and architect, however many of these dwellings were designed and constructed by local builders or original owners, often using pattern books of the period.

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Early Twentieth-Century Community Development Period, 1904 – 1954

This period includes a number of large residences built in the early twentieth century using the popular central-block-with-projecting-bays house type. The central-block houses represent a more elaborate version of the asymmetrical Victorian cottages of the previous period. Most of the Richmond examples are constructed of brick with Victorian Eclectic ornamentation. Another popular house type of the early twentieth century is the foursquare, a box-shaped house type, that marked a move away from the popular Victorian styles. Richmond has five examples of the foursquare.

The bungalow, which represents one-third of the historic residences in Richmond, was the most popular house type of the period. The bungalow became ubiquitous in rural Utah after 1915 as modern conveniences began to make an impact on domestic architecture. In contrast to the compartmentalized Victorian Bungalows, the bungalow features an open interior and broad overhanging eaves. They were designed to incorporate indoor plumbing and electricity. Richmond's bungalows are mostly brick with a few examples. By 1920 concrete was used exclusively as a foundation material. There is quite a bit of stylistic variations in Richmond's bungalows, and the differences probably reflect the influences of local builders and owner-builders. Several incorporate elements of the Arts & Crafts movement, and three have modest Prairie School details.

With the end of World War I, architectural styles changed as historical European architectural styles were integrated in American domestic architecture. The English Cottage-style was common in the rural communities of Utah, and several good examples were built in Richmond. The English Cottage was built of brick or frame, with a modest asymmetrical façade and a plan that stretched deep into the lot. Richmond also has two examples of the Colonial Revival, one at 206 S. State Street. The house at 143 S. State Street, with its flat roof and white surfaces, is a rare example of an International Style dwelling in rural Utah.

World War II-era cottages and early ranch houses dominated the domestic architecture of the mid-century. The World War II-era cottage was built of frame or brick on a raised concrete foundation. The rooflines were commonly multi-gabled or hipped, and the modest details have been labeled Minimal Traditional. In larger Utah communities, these dwellings appear in suburban tracts, but in Richmond the fifteen examples were built as infill on the divided lots between older dwellings. There are relatively few examples of contributing ranch houses in Richmond. Many older homes were updated during the period of prosperity that followed the Second World War with new veneer, picture windows, and other modifications. Dwellings that have been modified during this period should be evaluated for individual significance.

III. Significance:

Early Settlement Period, 1849 – 1876

Eligible dwellings from the Early Settlement Period will meet the registration requirements because of their traditional forms, floor plans, and materials. They will most likely be significant under Criterion A. Because so few were identified in the RLS, more intensive survey work will be needed to identify others, which were enlarged or modified. Because of later modifications, Criterion C should be used sparingly based on integrity. Any dwellings identified as belonging to this period would be associated with the first settlers of Richmond, but because these dwellings were only used unaltered for a short period to time, Criterion B may be used if individual significance and a long association can be established.

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Diversification and the Early Industry Period, 1874 – 1903

Because they are more numerous than the previous period, eligible dwellings in this period should have good historic integrity. The significance of resources with marginal integrity may be strengthened by the presence of extant outbuildings and intact interior details. Most would likely be significant under Criterion A for their associations with a growth in population, a diversification of the economy and the rise of industry in Richmond. The residences of this period will be associated with the first settlers of Richmond, their immediate descendants, and a few later settlers. Because of Richmond's relative isolation, many children of the early settlers married within the community and stayed to raise their own families. There are numerous family connections between dwellings of the period. There are several exceptional examples of the craftsmanship that would qualify under Criterion C. The presence of original interior details and contemporary outbuildings would strongly bolster significance under Criterion C. Criterion B should be reserved for individuals who made a significant contribution to the community in this period.

Twentieth-Century Community Development and the Poultry Industry Period, 1918 – 1954

In order to qualify for listing, a house from this period must have good historic integrity. Dwellings from this period represent the rise in popularity of the bungalow, marking the end of Victorian house types and styles. The highly individualized bungalow designs created by Richmond's local builders and citizens suggest a strong local builder tradition in a relatively isolated community. Most houses from this period would be significant under Criterion A for their association with the early twentieth-century development of Richmond. The significance of resources with marginal integrity may be strengthened by the presence of extant outbuildings and intact interior details. Dwellings that have excellent historic integrity and a high degree of craftsmanship may be eligible for Criterion C. Criterion B should be reserved for individuals who made a significant contribution to the community in this period.

IV. Registration Requirements

In order for a property to be eligible for the National Register within the Richmond MPS under the Dwellings property type, it must meet the following criteria:

1. The building must have been constructed between 1859 and 1954. The building must be linked to the development and history of Richmond, and this association must be reflected in materials, type, style, or construction method.
2. The building must retain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Changes to the building over time may be locally significant to the development phases of the community's history, and may be considered when evaluating the integrity of the buildings. Properties from the first period are relatively scarce and may survive as remnants, outbuildings, or possibly incorporated in a later house or outbuilding. For these reasons, restrictions pertaining to integrity would be slightly more lenient in applying the registration requirements to buildings from the first period.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they are not a street-facing elevation, allow the original form of the building to read

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through, and do not visually overpower the original structure. For example, dormers or additions, particularly on side or rear elevations, where scale does not obscure the original roofline and primary elevation may be acceptable. Additions to structure should appear sensitive to and distinguishable from the original construction, and will be evaluated on an individual basis.

4. Historic window and door openings must remain discernable. Modified openings may be acceptable if original openings are readable and the opening to wall-mass ratio is maintained. Acceptable examples include bricked-in openings where the outline remains visible, or re-glazing multi-pane window with a single pane if the window opening and other architectural features of the house remain intact.
5. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated (i.e. aluminum siding that duplicates the verified wood siding, but this should be considered with other alterations to the building, where a combination of this and other alterations would render a building non-contributing), painting of previously unpainted surfaces, and new roofs that do not alter the roofline. The removal or covering of architectural detailing may be acceptable if the majority of other historic features are retained. Such removal or covering could render the building ineligible if such details were the building's primary architectural characteristic.
6. Porches, as a primary defining feature of historic homes that are often replaced due to deterioration, will be considered to meet the registration requirements if the overall scale and placement of an out-of-period porch is congruent with the historic porch, and the non-historic porch does not detract from the historic features of the house.
7. Non-historic, impermanent features that can be easily removed without damaging the original structures, such as canopies or awnings, would not render a building ineligible.
8. In order for a building to be eligible under Criterion C, the building must be a good example of a particular type or style of architecture, or a good example of the work of local builders or craftsmen. Properties that are unique should be evaluated individually for architectural significance. Also, rare types, styles, or buildings from the earliest period could receive more leniency with regard to the registration requirements.

I. **Name of Property Type: Commercial and Institutional Buildings**

II. **Description:**

Subtype: Commercial Buildings

Historic commercial buildings account for 7% of contributing buildings. They are located primarily in the small commercial business district along Richmond's Main Street and the various transportation corridors. There are no extant commercial buildings from the first contextual period. The commercial buildings on Main Street are primarily brick one and two-part commercial blocks dating from about 1900 to the 1920s. Along with the contributing buildings are a few buildings with altered storefronts, which have the potential to

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be rehabilitated and reevaluated at some time in the future. The best preserved example is the Hendricks Confectionary at 19 West Main Street, which features a Victorian Eclectic parapet and sign board.

The other commercial buildings vary in size, use and location, mostly along important transportation corridors. The largest is the former Sego condensed milk factory near the railroad (approximately 515 West Main Street). The factory was built in 1903 and enlarged several times. The Richmond Train Depot at 196 West Main Street was part of an electric rail line that connected Ogden to Preston, Idaho. The building was built in 1916 and used until 1947 when the line was discontinued. A building associated with the rise in automobile use is the Henry T. Plant service station and garage, built circa 1920, at 38 S. 200 West (Highway 91).

Subtype: Institutional Buildings

The 2000 RLS of Richmond identified six contributing institutional buildings. Four of the buildings are currently individually listed on the National Register. Two are associated with the LDS Church: the Richmond Relief Society Hall, a 1½-story frame 1880 building (15 E. Main), and the Richmond Tithing Office, a 1907 brick Victorian Eclectic building (31 S. State). The Richmond Carnegie Library, a Neo-classical brick building (built in 1913-1914 at 10 W. Main) and the Richmond Community Building, a PWA Moderne project built in 1936-1937 (6 W. Main). The two remaining buildings are the Park Auditorium (built in 1939 incorporated into newer school), and a circa 1950 Minimal Traditional-style Post Office located at 15 S. State Street.

III. Significance:

The existing commercial and institutional buildings in Richmond do not have exceptional architectural significance, and therefore would probably not qualify under Criterion C, but would qualify under Criterion A for an association with community development in Richmond in the first half of the twentieth century.

IV. Registration Requirements:

In order for a property to be eligible for the National Register within the Richmond MPS under the Commercial and Institutional Buildings property type, it must meet the following criteria.

1. The building must have been constructed between 1859 and 1954. The building must be linked to the development and history of Richmond, and this association must be reflected in materials, type, style, or construction method.
2. The building must retain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Changes to the building over time may be locally significant to the development phases of the community's history, and may be considered when evaluating the integrity of the buildings.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be

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acceptable if they are not on a street-facing elevation, allow the original form of the building to read through, and do not visually overpower the original structure. Additions to structure should appear sensitive to and distinguishable from the original construction and should not visually overpower the original building.

4. Historic window and door openings must remain discernable. This is particularly important for commercial storefronts. Modified openings may be acceptable if original openings are readable and the opening to wall-mass ratio is maintained. Acceptable examples include bricked-in openings where the outline remains visible, or re-glazing multi-pane window with a single pane if the window form and other architectural features of the building remain intact.
5. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline. The removal or covering of architectural detailing may be acceptable if the majority of other historic features are retained. Such removal or covering could render the building ineligible if that detailing were the building's primary architectural characteristic.
6. Easily removable, impermanent non-historic features, such as canopies or awnings, would not render a building ineligible.

I. Name of Property Type: Outbuildings and Cultural Landscape Features

II. Description:

Agricultural outbuildings and structures and their associated primary buildings constitute an important resource within the Richmond community. Outbuildings will likely be near historic primary residences. The report for the 2000 RLS identified several sites with groups of resources and a number of large dairy barns throughout the Richmond community. Examples of early dwellings currently in use as outbuildings should be evaluated individually. Richmond retains several good examples of in-town barns, which were a ubiquitous feature of the early Utah landscape. Significant barns or outbuilding groups that are associated with an ineligible primary residence may be eligible, but need to be evaluated individually.

Other man-made landscape features such as irrigation ditches, head gates, fences, etc. are extant, but probably not eligible unless associated with other structures. Large-scale structures and features such as bridges, canals and rail beds should be evaluated individually for significance. Historic public works such as those found in the Richmond City Park, e.g. the 1936 DUP Marker and the 1934 grandstand pavilion, should be individually evaluated for significance.

III. Significance:

Most outbuildings will be eligible associated with primary buildings under Criterion A. Outbuildings with high integrity, located on original lots, and documented relationships to a dwelling and other outbuildings will increase significance. Outbuildings associated with the dairy industry will likely be most common, and there are several well-preserved multi-resource farmsteads in the community. Relocated outbuildings would probably not be eligible unless the move was in the historic period or within the same land holding.

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Likewise cultural landscape features should have a high degree of integrity. Public works should retain integrity and show a demonstrated association with the cultural development of Richmond.

IV. **Registration Requirements:**

In order for a property to be eligible for the National Register within the Richmond MPS under the Outbuildings and Cultural Landscape Features property type, it must meet the following criteria.

1. The building or features must have been constructed between 1859 and 1954. The building or feature must be linked to the development and history of Richmond, and this association must be reflected in materials, type, style, or construction method.
2. The building or feature must retain sufficient integrity to depict the era in which it was constructed. This includes location integrity.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through and do not visually overpower the original structure.
4. Historic window and door opening that represent the original use of the building must remain discernable.
5. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline.
6. The percentage of extant historic material may be an important consideration for this property type.

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G. GEOGRAPHICAL DATA

The area covered by this Multiple Property Nomination is the entire area within the current Richmond City limits and associated surrounding farmland. The historic properties are scattered throughout the area, though concentrated in the original town site and along the main transportation corridors.

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H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The Multiple Property Nomination of *Historic Resources of Richmond, Utah* is based on a reconnaissance level survey of the city conducted in 2000. The 2000 survey evaluated a total of 333 buildings. The survey was conducted as a selective survey within the city limits. Each historic building was marked on a survey map and corresponding information was entered in the Utah SHPO's computerized database. This information includes location (some buildings are designated by estimated addresses), approximate year built, eligibility, building type and style, construction materials and number of associated outbuildings. In the survey, the historic time period for contributing buildings extends from the original settlement in 1859 to 1955. All common types and styles of architecture are found in the survey. They range from Classical-inspired vernacular houses to post-World War II-Era cottages and early ranch houses. Contributing commercial and institutional buildings represent late nineteenth and early twentieth-century development. The survey area also includes a large number of contributing outbuildings from the community's long agricultural period of development.

In this Multiple Property Nomination, the historic properties are grouped under four historic contexts that describe the development of Richmond and its architecture. The contextual periods are as follows: (1) Early Settlement Period, 1859 – 1873; (2) Diversification and the Early Industry Period, 1874 – 1903; and (3) Dairy and Agriculture, and Early Twentieth-Century Community Development Period, 1904 – 1954.

The commencement of the Richmond, Utah Multiple Property Nomination will include fourteen individual properties to be nominated. These properties represent a variety of building materials and styles, and their owners and usage represent significant patterns of life in Richmond's development as a community through all three contextual periods. Other nominations will be prepared and submitted as funding permits. Prior to this nomination four buildings (all public) were individually listed on the National Register of Historic Places.

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