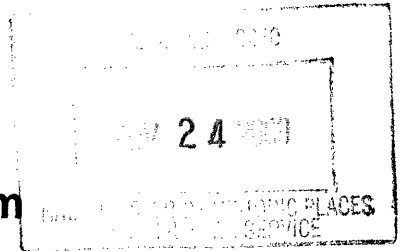


United States Department of the Interior
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COVER



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 Resources of Brigham City, Utah

B. Associated Historic Contexts

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

Economic Development Residential Architecture, 1854-1950

C. Form Prepared by

name/title Larry Douglas

organization Brigham City CLG date November 3, 2000

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

city or town Brigham City state UT zip code 84302

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.

Wilson M. A.
Signature of certifying official

11/9/2000
Date See continuation sheet

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.

Elson H. Beall
Signature of the Keeper of the National Register

12/28/00
Date

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Section No. E Page 1Historic Resources of Brigham City, Box Elder County, Utah

E. STATEMENT OF HISTORIC CONTEXTS

Economic Development of Brigham City and Residential Architecture, 1854-1950

From Brigham City's founding year of 1853 until the 1950s, agriculture was the mainstay of its economy. For more than a century, the town's hard-working middle-class people made a living primarily as farmers and, on a more limited basis, as merchants and factory workers. The homes most people could afford to build were moderate family dwellings in the current Utah vernacular or national styles. Thus, the residential landscape of Brigham City today consists of many simple homes and just a few large and elaborate ones. Ninety-six percent of all buildings in town are 1 or 2 stories.

Brigham City and Box Elder County followed colonization patterns of the Utah Territory by the Mormon settlers. Before the city was platted, outlying land was surveyed in 1851 and parceled into farms of 40 to 80 acres. This was done in order to construct extensive irrigation systems to water crops and to allow enough land to be available for the influx of new people.¹ The city was divided into half-acre lots in 1856 by surveyor Jesse Fox. It was platted into a rectangular, grid pattern with ample land for each family to have its own home, orchard and garden. Many people kept their domestic animals behind their homes in small corrals. Public squares provided room for churches and other community buildings. Box Elder Creek supplied the town's water, including water to run the early factories. Irrigation ditches and open wells provided water at each residence.²

The earliest homes built in Brigham City were small adobe structures and a few log cabins. The only surviving log cabin belongs to the Daughters of the Utah Pioneers organization. It was moved in 1929 from its original location (100 South and 100 East streets) to the city's Pioneer Park (600 West to 800 West adjacent to Forest Street). On May 26, 2000, it was moved from Pioneer Park to Brigham Young Park (200 West to 300 West adjacent to Forest Street). This 14x18 foot, single-cell cabin was built for William O. Knudson by Porter Squires in 1855.³

Brigham City's economic progression generally followed statewide trends with just a few variations. The development of Utah's economy began with agriculture, was supplemented with mining in the 1870s, and finally was supported with a manufacturing sector around 1900.⁴ Brigham City's economy began with and always retained a dominant agricultural part until after World War II. Mining was never important, but manufacturing did come into the picture as early as 1870.

¹Greer, Dean C. Et al., Atlas of Utah (BYU Press, 1981), p. 184. Wahlquist, Wayne, L., Settlement Processes in the Mormon Core Area 1847-1890, May 1974.

²Poll, Richard D./Alexander, Thomas G./Campbell, Eugene E./Miller, David E., Utah History, pp. 135-136. Box Elder County Daughters of the Utah Pioneers, History of Box Elder County - 1851-1937, pp. 259-260.

³The Box Elder News, "Will Preserve Pioneer Home." April 16, 1929.

⁴Poll/Alexander/Campbell/Miller. p. 234.

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Starting in 1865, the city adopted a communal economy called the Brigham City Co-op. (See Associated Historic Context Brigham City Mercantile and Manufacturing Association, 1864-1895). By the mid 1870s, six local factories were built which produced textiles, leather goods, dairy products, lumber products and just about everything that was consumed. The city became 85 percent self-sufficient⁵ through its community-owned and operated factories, but agriculture was still the mainstay. In spite of all the jobs that were provided by the Co-op enterprises, the 1870 census of Brigham City shows that half of the 323-person work force listed farming as their main occupation. Other popular occupations included: carpenter at 7 percent, common laborer at 7 percent, servant at 5 percent, blacksmith at 3 percent, stonemason at 2 percent, and shoemaker at 2 percent. All the rest of the occupations were at or below 1 percent of the work force.⁶ When Lorenzo Snow brought 50 families with him and established the community, he selected people who had various skills and trades. This enabled the community to provide for its own.⁷

AA roof over everyone's head⁸ was the prevailing philosophy. The Co-op's Building Department constructed public and religious buildings as well as many of the town's adobe homes. Community leader Lorenzo Snow reported that in 1874-75 the Building Department of the Co-op had constructed 46 houses and plastered 163 rooms.⁸ Many of these vernacular houses built by the Co-op or by individuals between 1854 and 1900 are still standing. The majority of them have the popular hall and parlor floor plan. A few are unusual or pristine examples of an early vernacular house type, but most have been substantially modified including: replacing original windows with large picture windows, installing vinyl or aluminum siding, and adding an obtrusive wing. Only 9 out of 197 vernacular homes from the settlement period have retained their historical integrity.

Several leaders including Lorenzo Snow, Thomas Blackburn and Peter F. Madsen built large two-story residences made of local fired-brick, or adobe. Some of these homes were Classical-styled; others were Picturesque (Italianate or Gothic Revival). President Snow had a very large double cross wing, adobe home that housed several of his wives and their children. This home was demolished in 1904. Nevertheless, only 17 percent of the city's population practiced plural marriage, and most people lived in modest houses.

Times were changing by the mid 1880s. The Co-operative system had failed, and private enterprise returned as the economic system. Large two-story, brick, commercial buildings such as the APioneer Block,⁹ AUnion Block⁹ and AHorsley and Sons⁹ were constructed into the late 1890s on Main Street.

As private enterprise took over, more trades and businesses appeared; most of the Co-op factories continued to operate, only now they under private ownership. (See Private, Commercial and Industrial Development context.) For example, the Planing Mill was purchased in 1891 by John F. Merrell, who

⁵Poll/Alexander/Campbell/Miller. p. 211.

⁶U.S. Census of Brigham City, 1870.

⁷Arrington, Leonard, "Brigham City Cooperative," Utah Historic Quarterly, p. 200.

⁸Ibid. p. 205.

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had worked there for the Co-op. Stores sold clothing and basic household items as well as farm implements and supplies. Eighty-one occupations were listed in the 1900 census, including merchants, attorneys, insurance agents and druggists.

Still, the most common occupation remained farming. The 1900 census shows that 45 percent of the people living in the city at this time were farmers. Many people owned their own farms, and others worked as farm laborers. Fruit production was prevalent and most of the orchards were in the city limits or in close proximity. One count estimated 70,000 fruit trees on the 700 town lots.⁹ Raising sheep had also become popular.

A number of Brigham City firms, such as the Knudson Brothers, William Horsley and Sons, Lars Halling, R.L. Fishburn and Sons, and the Andersons, were involved in growing and shipping fruit. In 1881, Charles W. Knudson opened a fruit and produce market in Butte, Montana, selling to the miners. In 1887, William Horsley and Sons shipped fruit, vegetables, veal, lamb and poultry to many parts of Utah and Idaho.¹⁰

The Knudsons and a few other families had become affluent and built the city's more elaborate Victorian homes. These Apattern-book≅ homes kept up with America's style trends. They were big, elegant and stood out in their neighborhoods. The April 1902 Box Elder Report referred to all the new large homes as evidence of the local prosperity.¹¹ Among the list was the home of William O. Knudson.

The Picturesque Second Empire house with the mansard roof was also a relatively popular style for the Alarger≅ house from the mid 1880s to the early 1900s. Some were built with fired-brick and had elegant details, including wrought-iron trim. Others were a simple adobe version with sparse details.¹² Nine of these houses still remain. In November 1893, the community was touted as the ACity of Homes≅ by the Brigham City Bugler. Even though the large, showy Victorian and Picturesque homes were not commonplace, the city still had its share of them for its size. Many were built in prominent places along or near Main Street.¹³

A frequently built house around 1900 was the Victorian Cottage. It was constructed of wood or brick and usually had either a cross-wing floor plan with a front porch or a central block with projecting bays. In Utah and in Brigham City, the cross-wing floor plan became the prevailing design between the years 1890 to 1910.¹⁴

⁹The Bugler, May 20, 1893.

¹⁰Box Elder County Daughters of the Utah Pioneers, pp. 69-70.

¹¹The Box Elder Report, "Improvements," April 19, 1902, p. 2.

¹²Randall, Debbie, 1985 Reconnaissance Survey, Copies at State Division of History, Office of Preservation, Rio Grande Depot, Salt Lake City, Utah, and at the Brigham City Museum-Gallery.

¹³The Bugler, Nov. 18, 1893, p. 6.

¹⁴Carter, Thomas/Goss, Peter, Utah's Historic Architecture, 1847-1940, p. 37.

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World War I stimulated agricultural expansion. New land was developed around Brigham City and in Box Elder County for farming. This followed a statewide trend of farmland expansion from 1890 to 1920.¹⁵ Most of this land in eastern Box Elder County and some around Brigham City was arid and not irrigated, but dry farmed. Wheat and other grain crops could grow with the moisture they received in the spring and an occasional summer thunderstorm. Abraham Hunsaker harvested the first dry-farm wheat in Box Elder County in 1863.¹⁶ By 1900, dry-farm grain production in the county had become profitable.¹⁷ An Abstract of the Thirteenth U.S. Census shows the county having 1,017 farms in 1900 and 1,527 in 1910.¹⁸

One of the most lucrative crops in the 1900s for Brigham City and Utah farmers was the sugar beet. Sugar was in high demand in Europe during World War I, and farmers typically set aside 10 acres of their best land for growing this crop.¹⁹ Sugar beet growing and processing started in Lehi, Utah, in 1891 by the Utah Sugar Company. This company expanded operations quickly and began building processing factories in central Utah, northern Utah and southern Idaho in 1902.²⁰

The sugar beet crop was first grown in Box Elder County in 1901 about 20 miles north of Brigham City in the Garland area. For a couple of years, these locally grown beets were processed 25 miles south in the large canneries in Ogden. But in 1903, the Utah-Idaho Sugar Company built a million-dollar factory in nearby Garland, and in 1916 built a Brigham City factory in the outlying northwest area. In its first year, the Brigham factory processed 72,670 tons of beets worth \$399,685. The 1920 census shows that 121 people (8 percent of the town's work force) were employed at the beet-processing factory in jobs such as chemists or plant workers. By 1933, the Brigham factory had stopped production due to the lack of beets grown in the area.²¹ This building was demolished about 1944.²²

The Brigham City Canning Company was located just west of the town's Oregon Short Line railroad depot, which was the logical place to process, load and ship produce. The cannery began operating in the fall of 1903. In 1922, it processed \$100,000 of fruit and vegetables - 80 percent was shipped out of Utah to points as far away as Pennsylvania.²³ The cannery was demolished between 1945 and 1950.²⁴

¹⁵Poll/Alexander/Campbell/Miller. p. 431.

¹⁶Box Elder County Daughters of the Utah Pioneers, p. 56.

¹⁷Poll/Alexander/Campbell/Miller, p. 228.

¹⁸Thirteenth Census of the United States 1910. Abstract with Supplement for Utah. Bureau of the Census, Washington Government Printing Office, 1913, p. 577.

¹⁹ibid. pp. 432-433.

²⁰ibid. p. 437.

²¹Box Elder County Daughters of the Utah Pioneers, pp. 54-55.

²²Telephone conversation with Gloria and Robert Jensen, longtime residents, on April 14, 2000.

²³Box Elder County Daughters of the Utah Pioneers, p. 71.

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The Ogden-Portland Cement Company was the largest non-agricultural industry for Brigham City. H.C. Baker recognized the monetary value of the marl beds located northwest of the town. The marl beds underlain by clay were unusually pure and contained all elements necessary to produce a cement of the highest quality. In 1909, the Ogden Portland Cement Company was organized by Marshall Field and Company of Chicago, Illinois, and the firm built the Brigham City Cement Plant.

By 1928, hometown manufacturing included the Cement Plant, the Sugar Factory, Jensen Brothers Milling, a Broom Factory, Better Bedding Mattress Factory, Superior Dairy, Brigham City Cannery, Perry Cannery, Baron's Woolen Mill, Merrell's Planing Mill, and Bott's Monument Factory.²⁵ The monument factory is the only industry from this list that is still in operation.

The 1920s were prosperous years for most of the nation. Utah and Brigham City enjoyed some of this prosperity. Much of the state's economy was tied to agricultural exports, and these prices had not kept pace with inflation. In the early part of the decade, Utah's economy was unstable. In fact, prices for farm products dropped from 1919 through 1921 causing a brief depression. By the mid 1920s, the state's economy had stabilized and was on the upswing.²⁶ Building development throughout Utah and in Brigham City was busy during this decade.²⁷

Many bungalow-type houses were built in the city in the 1910s and 1920s. This is the single largest category of houses in town, comprising 45 percent. With a low hip roof and overhanging eaves, a wide front porch and an efficient, open floor plan, this was a very practical house for the average family. It was also very popular throughout the state.²⁸

The majority of the townspeople were middle class. Farming was still at the top of the list of occupations during the 1920s, but service jobs ran a very close second. Twenty-eight percent of the 1,444-person work force was involved in farming or raising livestock, and 25 percent of the town's workers were now employed in service and government-related jobs. Nurses, mechanics, schoolteachers, postal workers, taxi drivers and mechanics were among the service occupations. Factories employed 13 percent of the workers, retail businesses employed 18 percent, and building companies employed 12 percent. Employment was becoming more diversified.²⁹

The nation was quickly paralyzed by the stock market crash of 1929, and Utah was one of three states hit the hardest. By 1931, Utah's per capita income fell to 71.5 percent of the national average. In 1933

²⁴Telephone conversation with Gloria and Robert Jensen, longtime residents, on April 14, 2000.

²⁵Box Elder County Daughters of the Utah Pioneers, pp. 122, 123, 125, 128 & 129.

²⁶Poll/Alexander/Campbell/Miller, pp. 463 to 469.

²⁷*Ibid.* p. 470.

²⁸Utah's Historic Architecture, 1847-1940 A Guide, Thomas Carter and Peter Goss. University of Utah Press 1988, p. 138.

²⁹U.S. Census, 1920.

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when Utah and the nation hit bottom, the state's unemployment rate was 35.8 percent and per capita income was only \$300 per year (80 percent of the national average.)³⁰

By 1931, all counties in Utah were receiving some type of relief, primarily food. Farmers could grow their own food, so naturally government assistance in agricultural areas was less than in the cities. In 1933, Box Elder County's per capita relief was actually the lowest in the state at 2.31 per person. Urbanized Salt Lake County's relief for the same year was \$11.28 per person.³¹

Although farmers could feed themselves, their ability to earn cash was limited. The gross farm income in Utah had dropped from \$69 million in 1929 to \$29 million in 1932. Farms and ranches faced foreclosures because market prices were not enough to pay for production costs. Grain crops were stored for a few years while farmers waited for prices to go up. At the end of the decade when times were better, agriculture was one of the last areas of the economy to recover. In 1939, the food price index was only 75 percent of what it had been in 1929, but per capita incomes had risen to 82 percent. The state's economy did not fully recover until World War II.³² The Depression affected the number of houses built in Brigham City between 1930 and 1940. Fewer houses were built in this decade than any other time - only 33. Most of them were one-story Period Cottages. Also built were a few Revival styles and Bungalows.

Due to the Federal Housing Act and better conditions for loans by the banks, 1935 marked a year of construction for the city. The school district (with New Deal funding) built a high school gymnasium, the Cooley Hospital was erected, City Hall and the Legion Hall were remodeled, and two new service stations were built. Around 15 homes, mostly brick Period Cottages, were built and about 10 homes were remodeled.³³

During the early to mid 1940s, the nation had to put all its materials and manpower into the war effort. Food for the troops was a vital industry in the Brigham City area. Crops were harvested, then canned or frozen and shipped out to feed the soldiers. Farm workers were scarce, so students, women, and even relocated Japanese Americans from the Poston Camp in Arizona joined the agricultural work force.³⁴ Two frozen food processing plants were built in Brigham City at this time.³⁵

The major construction project of this era that would permanently change the community was a sprawling 60-building army hospital on 235 acres. The Bushnell General Hospital complex went up in 1942 on a large orchard area in the south of town. This facility provided jobs for many townspeople.

³⁰Poll/Alexander/Campbell/Miller. p. 482.

³¹Ibid. pp. 486.

³²Ibid. pp. 482-483. Utah History Encyclopedia, edited by Allan Kent Powell, 1994 University of Utah Press, pp.136 to 138.

³³Box Elder News-Journal, "Building Boom Hits Brigham," April 16, 1947, p. 1, col. 4.

³⁴Box Elder News Journal, "40 Japanese Imported For Crop Harvest," July 27, 1943, p.1, col. 6.

³⁵Box Elder News Journal, "Huge Freezing Plant Is New Industry," Peach Days Edition, September 14, 1943.

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Farmers sold produce to the hospital, and the influx of medical workers increased retail sales for the local businesses. Besides boosting the economy, the hospital brought in newcomers from all parts of the United States who added diversity to the population. In its four years of operation, the hospital treated close to 13,000 patients.³⁶

Bushnell Hospital first brought in many construction workers and then came Army medical staff and their families as well as families of the wounded soldiers. All of these people required housing and there wasn't enough to go around in Brigham City.³⁷ A serious housing shortage occurred between the spring of 1942 and lingered a year after the end of the war until 1946.³⁸

Because the city was designated as a Defense Housing Area, some construction of apartments and homes took place during these three critical war years. The local newspaper reported that by August 1943, 65 housing units were under construction and 41 additional ones were approved. These units were new residential houses, new apartment buildings, or large older homes that were converted into apartments.³⁹ Much of this building took place just north of the Bushnell Hospital. The Bushnell Apartments (now Mountain View Apartments) were between 200 and 300 East Streets on 700 South Street. Peach City Apartments were built on 100 East Street starting at 540 South. Individual family homes were built on 100, 200, and 300 East streets in the southeast area of town.

In spite of this building activity, the supply for housing could not keep up with the demand. Townspeople rented out every spare room to newcomers. The Red Cross set up beds in the Academy Building to accommodate the many people visiting wounded soldiers. As one resident remarked, "There wasn't a bed in Brigham that was vacant."⁴⁰

Bushnell Hospital was closed in June 1946 after all wounded servicemen had been released. This closure had little effect on residential building because construction of homes continued. In April 1947, the Box Elder News-Journal reported "Brigham City Home And Business Building Booms With Permits Totaling \$100,000 In Two Months."⁴¹

To fill the economic void of the vacated Army hospital, local citizens and elected officials sought potential occupants for the facility. After several unsuccessful attempts to attract a viable organization to fill the buildings, Utah Senator Watkins persuaded the Federal Government to convert the hospital

³⁶"The Home Front, IV," Bushnell General Hospital. p.2. Unpublished research paper by Kathleen Bradford at Brigham City Museum-Gallery.

³⁷Box Elder News Journal, "Housing Shortage Felt At Brigham," April 14, 1942, p. 1, col. 6.

³⁸Box Elder News Journal, "Brigham City At Peak Housing Need -- Rooms Wanted For Patients' Families," January 12, 1945, p.1 cols. 5-8.

³⁹Box Elder News Journal, "Priorities For 41 New Housing Units In Brigham City," August 6, 1943, p. 1, col. 8.

⁴⁰Interview of Verabel Call Knudson by Kathleen Bradford, Oct. 15, 1985, p. 15. Transcript at Brigham City Museum-Gallery.

⁴¹Box Elder News-Journal, "Building Boom Hits Brigham," April 16, 1947, p. 1, cols. 3-5.

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into a boarding school for Navajo Indian children. Cost of the conversion was \$4,250,000. Although the school was designed to accommodate 2,000 students, only 500 children were enrolled for the initial five-month period from January to May 1950. Enrollment increased gradually until it peaked at 2,150 in 1952.⁴² The school operated for another 32 years until its closure in 1984.⁴³ This complex of buildings is currently being renovated (unsympathetically) as condominiums.

As with the rest of America, Brigham City was starting to experience the post World War II economic boom. New goods and services were being produced and sold to the returning soldiers and their young families. This was the beginning of more expansion of businesses and residential neighborhoods in the city.

⁴²Kathleen Bradford. Brigham City Historic Tour, published by Brigham City Museum-Gallery, 1995, p. 34.

⁴³Deseret News, "The Last Ceremony," by Kathleen Bradford May 19, 1984, Section C, p.1

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F. ASSOCIATED PROPERTY TYPES

I. Name of Property Type Residential Buildings

II. Description

Brigham City's residential architecture comprises 94 percent of the town's historic buildings.⁴⁴ The styles and floor plans of these homes reflect the eras in which they were built and follow statewide design trends. This residential architecture can be divided by stylistic eras: (1) the Classical, from 1854 to 1900, (2) the Picturesque, from 1865 to 1905, (3) the Victorian, from 1890 to 1910, (4) the Period Revival, from 1900 to 1925, (5) the Early 20th Century, from 1905 to 1940, (6) the Modern from 1930 to 1950, and (7) World War II Era from, 1940 to 1950s. Many Bungalow homes (42%) and settlement period vernacular homes (29%) were built in the community.

Summary of Statistics
Brigham City Architecture
(From 1986 Reconnaissance Survey)

Evaluation/Status	Contributing		Non-Contributing/Out of Period						
buildings in Plats A, B & C	53% (760)		47% (663)						
Original Use	Residential		Other (Commercial, Religious, Public)						
of contributing architecture	94% (1336)		6% (87)						
Construction Materials	Wood	Brick	Adobe/Stucco	Other					
of contributing architecture	45% *	33%	18%	4%					
Architectural Styles	World War II Era	Early 20th C.	Period Revival	Victorian					
of contributing architecture	(World War II Era Cottage) 12%	(Bungalow, Arts Crafts, Prairie) 42%	(English Tudor, etc.) 1%	(Eclectic & Cottage) 13%					
Picturesque	Classical	Other Styles							
(Second Empire, Italianate) 2%	(Vernacular) 29%	1%							
Construction Dates	1860s	1870s	1880s	1890s	1900s	1910s	1920s	1930s	1940s
(contributing architecture)	1%	4%	11%	13%	6%	28%	21%	4%	12%

* The percentage of wood as a construction material is inaccurate due to the way materials were recorded on early survey forms and is actually much lower than this.

⁴⁴ibid.

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Classical Styles - 1854 to 1900

The hallmarks of Classical design are symmetry, centrally placed doors and windows, and rectangular facades. Details of this style include cornice returns, pedimented window heads, and medium-to-low-pitched roofs. Foundations were made from metamorphic stone mortared with a lime and sand mixture. The walls were made primarily of adobe (sun-dried clay) brick or of wooden drop siding,⁴⁵ and occasionally of locally fired brick. The roof structure was constructed of native pine or fir as were the joists, trusses and cut wooden shingles.⁴⁶

The types of Classical houses in Brigham City include: hall-parlor, central-passage, single-cell, and temple form. The most common house type in the settlement period was a hall-parlor house measuring approximately 12x30 feet with a gabled roof. Forty-eight percent of the houses from this time period fit this description. A central front door was usually flanked by a double-hung window on each side. Exterior trim and details were usually classical (Greek Revival) and sometimes Gothic. This two-room hall-parlor house type would eventually be expanded with a lean-to or ell wing at the rear.

The central-passage type was characterized by a central hallway with a room or rooms on either side. The single-cell type is the minimum building form, consisting of a single square unit that is not further subdivided. The temple-form type has its entrance in the gable end of the house (which usually faces the street) and may be 1 1/2 or 2 stories high.

One of the best surviving examples of Classical architecture is the two-story AT≅ Wing house built by Peter F. Madsen at 94 North 100 West. Construction began in 1874 and was completed in 1881. It was built of locally fired orange and tan-colored brick. The tan brick embodies the decorative embellishment: the quoins and the hood moldings above each window.

Picturesque Styles - 1865 to 1905

The Picturesque style introduced America to Romanticism in architectural design and was the first break from the symmetrical Classical design in early Utah architecture. Asymmetry, vertical proportions, rich colors, and irregularity of composition are features of this style. More ornate details were incorporated into the otherwise classical house forms and the basic building materials remained the same as well. Picturesque homes had stone foundations and walls of adobe, wood siding, or sometimes locally fired brick. Of the 13 total Picturesque-style houses in Brigham City, Gothic Revival, Italianate, and Second Empire styles are represented.⁴⁷

⁴⁵Photographs of Brigham City homes, 1901. Photographic Collection of L.D.S. Church Archives. Of the 57 houses which had walls of wood siding, 46 of them had the drop variety, 8 had shiplap, 2 clapboard, and 1 board and batten.

⁴⁶Carter, Thomas/Boss, Peter, Utah's Historic Architecture. pp. 95-96.

⁴⁷ibid. pp. 102-103.

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The Gothic Revival style was the earliest variety of the Picturesque-style house in Brigham City. Common house types, such as central-passage and hall-parlor, were sometimes adorned with Gothic Revival features. One such example is the Peter A. Forsgren house built in 1865 at 59 South 100 East. This 12-story Gothic Revival style adobe house has a central passage floor plan with a steeply pitched cross gable over the front entrance and decorative wood application above the front door.⁴⁸

The Italianate-style house in Brigham City was a relatively large, boxy two-story house with moderate ornamentation, including brackets under the eaves and a low-pitched hip roof. Very few Italianate houses were built in the Brigham City. The only two surviving examples date from the 1870s and are located just behind the Box Elder Tabernacle -- the Oliver G. Snow house at 204 South 100 East and the Moroni Faulkner house at 177 South 100 East.

The Snow house was a full two-stories with an asymmetrical cross wing floor plan and a shallow-pitched hip roof and multiple chimneys. This adobe house also had a bracketed cornice, large vertical windows with hood moldings and detailed front porch woodwork with quatrefoil design. This house was extensively altered when it became a mortuary in the 1950s. The Faulkner house is a simple, two-story, Italianate-styled building with a central passage. This adobe dwelling has a bay window and large vertical windows, and a bracketed cornice. This home is potentially eligible for the National Register.⁴⁹

The mark of the Second Empire house is the distinctive two-tiered curvilinear mansard roof. Other common characteristics are roof dormers, wide eaves and arched windows. Nine Second Empire-style homes are scattered throughout Brigham City. These were built from late-nineteenth to the early-twentieth centuries. The most common floor plan is the cross wing, although a few homes have a simple rectangular shape or a central block with projecting bays.⁵⁰

Victorian Styles - 1890 to 1910

The characteristics of irregularity, variety, and intricate detailing are present in the Victorian style. Wall surfaces, usually of brick in Brigham City, have diverse textured courses; wooden decorative detailing is commonly located around the cornices, eaves, and windows. The most common floor plan is the rectangular block with projecting bays. With more wealth coming into the community and improvements (electricity in January 1891 and indoor plumbing in July 1892), a few large Victorian houses were built by some of the more prosperous families near the center of town or on Main Street.

⁴⁸ibid. pp. 103-104.

⁴⁹ibid. pp. 105-107.

⁵⁰"Mansard roofs posed mystery: why were there so many here?" Box Elder Journal Vol. 74, No. 2, Brigham City, Utah, Wednesday, Jan. 14, 1989.

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These homes borrowed elements from various Victorian designs, such as the Queen Anne, Neoclassical, and Stick styles, and combined these features into an eclectic style.⁵¹

The 1986 Reconnaissance Survey shows thirty Victorian Eclectic homes. Of these, only fourteen were two-stories or taller, which indicates a small number of large early-twentieth-century houses. Some of them have survived intact, some have been drastically altered, and some have been demolished. An example of one of the larger Victorian Eclectic homes still standing is the Jonathan C. Knudson house at 48 South 100 East. This two-and-one-half-story central block with projecting bays has walls of local brick with an insulating adobe lining. It was under construction in 1898. The distinctive eclectic features of this house are a corner tower, wrap-around porch, and shingled gable ends.

Smaller, less-expensive Victorian cottages were also common during this era. Popular floor plans for these cottages were the cross wing and the central block with projecting bays. Entry into these houses was directly into the front room or parlor. Wall materials were primarily adobe brick or wood siding.⁵² Fifty-five Victorian Cottages are still standing, although only seventeen of them have not received major alterations.

Period Revival Styles - 1900 to 1925

A very diverse classification of homes, the Period Revival, encompasses styles such as Colonial Revival, Neoclassical, Spanish Colonial Revival, and English Tudor. A handful of Period Revival houses were constructed in Brigham City.

Several Colonial Revival houses in town have the Dutch Colonial gambrel roof, a symmetrical facade with a porch, and windows with multiple light sashes above single light sashes. One Colonial Revival house at 213 South 300 East is a two-story Georgian design with shuttered windows, a low-pitched hip roof and a portico entrance.⁵³

The English Tudor Cottages in Brigham City are the one-story variety. They are distinguished by an asymmetrical facade, steeply-pitched gabled or a clipped gable roof, multiple gables, stucco walls with randomly placed bricks or stones, and arched openings. Two homes of this variety are located near each other in the northeast part of town at 157 South 400 East and 151 South 500 East. A few others are dispersed throughout the city.

Early 20th Century Styles - 1905 to 1940

The bungalow house was an early-modern design popular nationwide and built in Utah from 1905 through the 1920s. It consisted of a practical rectangular shape, a simple open floor plan, a shallow-

⁵¹ Carter, Thomas/Goss, Peter, Utah's Historic Architecture. pp. 111,112,127, 128 & 129.

⁵² ibid. p. 44.

⁵³ ibid. pp. 147-148.

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pitched, hip or gable roof, wide overhanging eaves and a front porch supported with brick piers or wood, battered columns. The bungalow was an informal, open and economical house type.⁵⁴ The transitional bungalow house bridged the design gap from the asymmetry of the Victorian cottage to the casual symmetry of the Bungalow. Brigham City has nine transitional bungalow homes that were built c. 1905. Three of these houses have the simple rectangular shape of the Bungalow, but the details and scale revert to Victorian design. The style of windows and other ornamentation, the pitch of the roof, and an off-centered entrance, all show Victorian influence.

The typical Bungalow home for Brigham City was built starting in about 1910. As with most examples in Utah, these houses have the narrow end facing the street and have either a low-pitched hip roof or a somewhat steeper gabled roof. The hip roof or the gable end forms the roof of the front porch. Sometimes the porch and entryway are a small extension onto the left or right side of the facade. This type of bungalow is influenced by the Prairie School style, although only in the most general sense (horizontality, wide eaves and low, hipped roof).

A second type of bungalow in which the broad side of the house faces the street is common in Utah, but rare in Brigham City. There are just a few examples of this type and are generally one-and-one-half stories tall and have large dormer windows. They are usually of the Arts and Crafts style, although this stylistic influence can be found on other bungalow forms. This style is generally larger (for a bungalow), one-and-one-half-stories, and emphasizes wood-frame construction such as exposed rafters, purlins and ridge beams.⁵⁵ Several examples in Brigham City also have decorative false half-timbering on the gable ends. Five Craftsman homes are still standing in Brigham City, three of which are two-stories tall. The other two are one-and-one-half and one-story.

The Prairie School style, inspired by Frank Lloyd Wright and his Midwest School of Architecture, is a sparse, horizontal-oriented, clean-looking house. This style emphasizes the use of a combination of brick and stucco and sometimes has brick or cast stone banding. It incorporates casement windows, low-pitched hip roofs and wide overhanging eaves.⁵⁶ Only four true Prairie School-style houses were built in Brigham City. The first is a one-story frame house which has had major changes and is located at 148 North 100 West. The second, located at 47 North 200 East, has maintained its historic integrity. It is a combination of brick and stucco. The last two, one at 161 North 200 West and the other at 121 North Main, are two-story, foursquare houses.

Modern Styles 1930 to 1950

The Modern Styles emphasize simple, clean, and finely proportioned design. The International, Art Moderne and Art Deco Styles were all constructed in Utah from 1930 to 1940.⁵⁷ All these styles are

⁵⁴Ibid. pp. 54-55.

⁵⁵ Ibid. pp. 140.

⁵⁶Ibid. pp. 142-143.

⁵⁷Ibid. pp. 169-170.

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designed with flat roofs. The International Style makes extensive use of glass, corner windows, flat roofs without cornices or eaves and overall asymmetrical facades. Sometimes an International Style house has a prominent pipe railing for a design accent.⁵⁸ The Art Moderne Style is a simple, boxy domicile with flair. It incorporates curved walls and may have three different types of windows: curved, glass block and/or circular windows. It sometimes has the look of being aerodynamic with its rounded corners and metallic trim.⁵⁹ The Art Deco Style uses geometrically stylized plant and animal motifs as well as geometric patterning on exterior and interior surfaces. The Art Deco house is vertically oriented and oftentimes contains decorative cornices or parapets, decorative glass or glazed brick. It is the most ornamented of the Modern Styles.⁶⁰

None of these styles was very popular in Utah (although some good examples can be found in the urban centers), and Brigham City was no exception. Apparently, local residents did not have an adventurous sense of design here. The only example is a small Art Moderne residence at 486 South 100 East. Within the last few years, vinyl siding has been installed over the original plaster finish diminishing its historic integrity.

The only other Modern Styles in Brigham City are commercial and public buildings: the Cooley Memorial Hospital at 40 North 100 East (Art Deco style); and the War Memorial Home at 126 East Forest Street (PWA Moderne). (See Private, Commercial and Industrial Development, 1880s -1930s.)

World War II Era Cottages and Ranch Houses 1940 - 1950s

The World War II Era Cottage is a boxy, gabled or hipped roof house made of brick or clapboard wooden siding, oftentimes with a small recessed front porch. Its windows are usually sash-style but could be casement. A large multi-paned picture window on the facade often designates the living room area. The style is called Minimal Traditional because it includes a very limited number of Colonial Revival features as exterior details. The form of the house does not incorporate any revival characteristics. In Brigham City many of these houses have basements, and their construction actually started with a finished basement or half-house. Usually the main level was completed within a few years.

These homes were among the last to infill into the original town plats of A, B and C. Eighty-one of them were built according to the Reconnaissance Survey.⁶¹ A significant number of them are located in Plat A in the southeast part of town near the Eagle Village development (former location of the Bushnell Army Hospital/Intermountain Indian School). Other World War II Era Cottages are dispersed throughout the city in the original plats.

⁵⁸ibid. pp. 171-172.

⁵⁹ibid. pp. 173-174.

⁶⁰ibid. pp. 175-176.

⁶¹Reconnaissance Survey of Brigham City by Debbie Temme. 1986.

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The ranch house, basically extended the World War II-era cottage, but retained the minimal design motif. Ranch houses were a sign of post-war prosperity and the baby-boom generation. The expanded living space allowed for more bedrooms than the 1940s cottages and introduced recreation or family rooms into the domestic space. They also marked the change to a more private façade, with emphasis being placed on the back yard and the patio. Because of the local economy, few ranch houses were constructed in Brigham City in the 1950s in contrast to a boom in fifties tract housing and subdivision development in most areas of the state.

III. Significance

Residential architecture in Brigham City helps define the founding and growth of the community and reflects trends of Mormon colonization in the Utah Territory. Like other Utah towns, the first homes in the city show the use of indigenous materials and folk methods of construction. These small utilitarian homes on half-acre farmsteads in the center of town are important for defining initial efforts to lay out and build a typical Mormon town.⁶² This typical town was laid out in a grid pattern of anywhere from 2 acre to 1 1/4 acre lots with wide streets and an open water system running in front of each residence. Trees were planted, and landscaping enhanced the facades of the dwellings. Generally, a garden and corral were located behind each house.⁶³

The larger Victorian and Picturesque-era homes indicate the wealth of a few families around 1900. Most families were just getting by and could only afford to build a smaller dwelling with hopes of adding on as their finances allowed. From the early 1900s, Brigham City's agrarian economy became more dependent upon state and national economies. Subsequently, the number and kinds of houses constructed in the town showed Brigham City's ties to these overriding economic trends. The nation's unprecedented growth of the 1920s also brought some prosperity to Utah and Brigham City. It is no surprise that many homes were built in the city during this time.

Again in the 1930s and 1940s local housing was tied to national trends. The Great Depression slowed construction and then it picked up a decade later in the World War II years with the coming of Bushnell Army Hospital in 1942. The emergence of this hospital city caused an instant population boom and a subsequent housing shortage. This was somewhat alleviated when Brigham City was designated as a Defense Housing Area and several apartment buildings and scores of houses were erected from 1942 to 1944.

Brigham City did not see the post-war boom in construction that other Utah cities did. Although construction didn't initially slow after Bushnell Hospital closed, the gradual residual effect on the local economy caused a major slowdown in residential construction that lasted into the 1960s. Therefore, there are few examples of ranch houses and other 1950s architecture.

⁶²Sanborn Map & Publishing Co. Limited, 1884 and 1890 Sanborn Maps of Brigham City.

⁶³Wahlquist, Wayne L., Settlement Processes In The Mormon Core Area 1847-1890. University of Nebraska Dissertation, May 1974, pp. 200-206.

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Location

Many of the earlier houses were built at the corners of their blocks with orchards and garden lands around them. Later, homes from the 1890s through 1930s filled into the middle of the blocks cutting into the orchards. The 1986 Reconnaissance Survey of Brigham City indicates that 102 settlement houses are evenly distributed from 400 North to 600 South streets and from 400 East to 400 West streets.

Picturesque-styled houses are scattered throughout Brigham City. Two Italianate houses are just behind the Box Elder Tabernacle on 100 East Street. The eleven Second Empire homes are distributed throughout the town.

Most of the large, multi-story Victorian houses are located near the center of town on 100 East, 200 East, 100 West and 200 West streets. The Victorian Cottages are dispersed around the center of town between 400 North to 600 South.

Concentrations of Bungalows are located on 200, 300 and 400 East streets between 100 North to 100 South streets. The remainder of these houses is dispersed through the city from 400 North to 500 South streets.

The later Period Cottages including some of the World War II Era Cottages filled in between earlier construction and are also scattered throughout Plats A, B and C. However, a concentration of these 1940s War Era cottages does occur in the southeast part of town near 700 South. Ranch houses are also scattered throughout town.

Materials

The use of native building materials - wood siding, adobe and fired brick - is significant for the early houses built during the settlement phase of the community. Of this earliest residential architecture, 41 percent is constructed of adobe, 15 percent is constructed of wood, and 11 percent is constructed of brick. The Brigham City Co-operative apparently made both fired-brick and adobe because records list Henry Kotter as a brick maker and A. Bair as the adobe maker.⁶⁴ A large deposit of clay soil 3/4 of a mile west from the center of town on Watery Lane was a major adobe yard for the city. Another yard was located to the north of the city.⁶⁵ Sometimes, adobes were made on the building site if the soil had enough clay. To make adobe brick, a good clay soil was dug up and mixed in a horse-powered pug mill with water and a little bit of lime, straw, or animal hair. After mixing, it was molded with a wooden rectangular form and laid out in the sun to dry. The most common size of adobe bricks in the Brigham City area was 5 3/4" x 11".

⁶⁴Box Elder County Daughters of the Utah Pioneers, p. 111.

⁶⁵Conversation with Robert Jensen, a lifelong Brigham City resident and historian, on Aug. 26, 1999.

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After the Co-op years, Brigham City's homemade bricks came from the Jensen & Co. Brickyard just north of the city. This company was operating in the late 1880s into the 1890s. The orange-red brick walls of the Jonathan C. Knudson house at 48 South 100 East were made of this material. Several early business buildings like the AUnion Block⁶⁶ erected in 1892 by Chester Knudson have also used this local brick.⁶⁶

Lumber (pine and fir) was obtained from the surrounding hills and canyons located five to forty miles northeast of Brigham City. Early sawmills were set up in the 1860s in Box Elder Canyon. Paradise Canyon was the next venue for lumber in the mid 1870s. Lumber was also gathered from areas twenty-five to forty miles north of Brigham City.

For homes built after 1900, most brick and lumber were freighted into Brigham City from commercial brick factories and lumber mills in the Ogden and Salt Lake areas. The bricks produced outside Brigham City were a harder variety. The Merrell Lumber Mill planed a lot of rough-cut lumber, but other lumber including pre-cut moldings were shipped in to meet building demand.

IV. Registration Requirements:

The following criteria must be met in order for a property to be considered eligible under the residential architecture context:

1. The building must be a domestic dwelling and have been constructed between 1854 and 1950.
2. The original architectural features and character must be maintained to a great degree, though minor alterations are acceptable.
 - a. Acceptable alterations could include: (1) the removal or covering of minor features, (2) the painting of surfaces not originally painted, such as brick, and (3) additions or extensions to the structure which appear sensitive to and distinguishable from the original construction. Elements that appear to be somewhat out of character but can be easily removed, like aluminum window awnings or exterior window shutters, may be permitted.
 - b. An unacceptable alteration is one that is so intrusive that it compromises the appearance of the historic facade or entire building. Unacceptable non-historic alterations could include: (1) changes in size, number or placement of fenestration, (2) alteration of exterior wall surfaces, in most cases, (3) addition of roof dormers or skylights, particularly on the main facade, (4) enclosure or removal of a porch on the facade, in most cases, (5) addition of out-of-character porches, and (6) the construction of obtrusive or incompatible building additions.
3. The original fenestration pattern and size of door and window openings on the historic building must be maintained. The replacement of original windows and doors may be acceptable as long as they do

⁶⁶The Bugler, Aug. 27, 1892, p. 1, col. 6.

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not detract from the original design nor alter the size of the original opening. If window openings have been altered, they could be acceptable if portions of the original opening are apparent or if it is not on the primary façade.

4. 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 significant local builders. It must also retain a majority of its historical appearance.

5. All of the above requirements apply to the Settlement Period home with the following exceptions or considerations:

a. It is acceptable and even expected that exterior adobe walls will have been stuccoed to preserve the fragile clay material. Vinyl, aluminum or any type of modern siding placed over the stuccoed adobe or a historic wooden surface will, in most cases, render a building ineligible.

b. The original porches may be removed or altered; however, out-of-character replacement porches that have been constructed after 1950 will, in most cases, render a building ineligible. Porches constructed in the historic period up to the 1950s could be considered acceptable alterations.

6. In general, *The Secretary of Interior's Standards For Rehabilitation* should be met taking into consideration additions and alterations.

7. Older or less-common types of dwellings will generally receive greater leniency with regard to alteration than more-common types.

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G. GEOGRAPHICAL DATA

The area covered by the Multiple Property Submission is the entire area within the Brigham City boundaries.

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H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The multiple property listing of historic architectural resources of Brigham City, Utah, is based upon a reconnaissance level survey of the city conducted in 1983. Each building was photographed and marked on a survey map and corresponding information entered into the Utah Historic Computer System (UHCS) database. Information in the database includes address, year constructed, eligibility, building type and style, construction materials and number of associated outbuildings. Periodic updates are made to the database as information is received. Information from the database is summarized in table form in Section F.

In 1989, the Historic Resources of Brigham City multiple property submission (MRS) was approved. The following contexts were included in the MRS: "Industrial and Commercial Beginnings, 1854-1864," "The Co-op: Brigham City Mercantile and Manufacturing Association, 1864-1895," "Private Commercial and Industrial Development, 1880s-1930s." Several properties have been listed in the National Register of Historic Places under these contexts, but no context was provided for historic residential buildings. This amended MRS will complete the historic architectural contexts for the city.

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