Introduction

- Brigham City and the Box Elder County Historic Preservation Committee was awarded a Certified Local Grant in 2020 to complete a partial reconnaissance level survey of Brigham City.
- Brigham City contracted with Storiagraph Historic Preservation Consulting to complete the survey in the fall and winter of 2020-21.
- This presentation summarizes the reasons for conducting the survey, which is based on the framework of and can lead to a nomination to the National Register of Historic Places.
- This presentation outlines the results of the survey and also identifies the steps Brigham City can take with those results.
The National Register of Historic Places

- Official list of properties deemed historically significant
  - Administered by the National Park Service
  - A variety of sites, structures and buildings can be listed
    - Buildings
    - Sites (battlefields, cemeteries, etc.)
    - Structures (Bridges, roads, etc.)
  - Individual properties can be listed as well as districts
    - Individual properties have to be significant historically or architecturally
    - Districts represent a neighborhood or other defined contiguous area with a concentration of historic buildings (50 years or older)
    - The district itself must be significant based on the collection of buildings (historical or architectural significance)
Implications of being listed on the National Register of Historic Places

• Your property is part of an area that played a significant role in local and state history

• National Register designation is considered an honor
  • Contributes to community pride and provides a sense of place
  • Encourages learning about and preserving historical buildings and neighborhoods

• There might be financial benefits as well. Building owners may also be able to get tax credits for rehabilitating properties listed on the Register

• Contrary to popular belief, National Register listing does not restrict property owners in any way. Property owners and developers keep their rights to alter, demolish or preserve their buildings as they see fit based on local ordinances

Adapted from Utah State Historic Preservation Office information briefing on NRHP Historic Districts
Process for listing an Individual Property or District on the NRHP

- **Identify and Document** the properties in a defined area*
  - This is called a Reconnaissance Survey
  - The oldest part of Brigham City was surveyed in March 2021
  - There is a significant amount of possibly historic buildings still left to survey

- **Evaluate** the properties to see if they’re eligible*
  - Determine if the individual buildings retain the integrity of their original form and exterior
  - Determine if there is a density of buildings with integrity that could form a historic district

- **Prepare** a nomination form
  - Involves substantial research
  - Determine what makes Brigham City significant
    - What was happening when Brigham City was established and throughout its historic period that makes it historically significant?
    - Nominations include a description and history of the neighborhood and buildings, photographs and map as well as significance justification

*Steps completed during a reconnaissance level survey
Process for listing a District on the NRHP (continued)

- **Submit** the nomination to the Utah State Historic Preservation Office (SHPO) who reviews it with the Utah Board of State History. The public is welcome to participate.

- **Forward** the nomination to the National Park Service for final review and approval.
  
  - Property owners can submit tax credit applications prior to the final listing.
  
  - Instructions on the initial application process are located at [https://www.nps.gov/tps/tax-incentives/taxdocs/hpca-instructions-2016-v2.pdf](https://www.nps.gov/tps/tax-incentives/taxdocs/hpca-instructions-2016-v2.pdf)
  
Integrity and Contributing Status

- During a reconnaissance level survey a rating system developed by the Utah State Historic Preservation Office (SHPO) is applied.
- This rating system takes into account how little or how much a building has been altered since it was constructed. The rating system has four possible categories.
- The categories are linked to whether or not a building is considered individually eligible for the National Register of Historic Places based on its architecture.
Integrity and Contributing Status (continued)

• A - Eligible/Significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register under criterion "C"; also, buildings of known historical significance

• B - Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as "A" buildings; more substantial alterations or additions than "A" buildings, though overall integrity is retained; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons.

• C - Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity.

• D - Out-of-period: constructed outside the historic period.

NOTE: If your property has been identified as ineligible (C-rated), you can submit a request to the Utah State Historic Preservation Office for reconsideration of that evaluation.
• Boundaries included areas within the center of Brigham City where development generally occurred prior to 1930

• Updated 1983, 1995, and 2000 reconnaissance level surveys conducted by the Utah State Historic Preservation Office, Box Elder County Historic Preservation Committee and contractors for road construction projects

• 1,103 properties were surveyed

• Documented 84 demolitions of historic properties identified in prior surveys

• Created updated contextual periods for buildings and structures in Brigham City for future use
• All cultural resource evaluations are based on historic contexts
• Individual resources are associated to contexts using property types, which are defined as groups of cultural resources having similar physical or associative characteristics
• Historic contexts contain three elements: Time, Place and Theme or socio-cultural activities or lifeways represented
• Contextual periods serve two essential functions: To ensure consistent resource evaluation and to offer guidance to researchers about the types of data needed when designing a survey or project area
Updated
Historic Contextual Periods of Brigham City

- Early Settlement and Euro-American Contact: 400 A.D.-1854
- Reinforcement, Brigham City Cooperative Society, and Founding, 1855-1896
- Utah Sugar Company, Community Development and Prosperity, 1897-1920
- Agricultural Decline, Specialization and Bushnell Army Hospital, 1921-1946
- Intermountain Indian School and Thiokol, 1947-1975
- Large Business, Stagnation and Exurbia, 1976-present

Darker contextual periods have documented buildings/structures and are within the historic period starting more than 45 years ago.
Reinforcement, Brigham City Cooperative Society, and Founding, 1855-1896
The settlement which later became Brigham City was originally known as Box Elder, for the large amount of Box Elder trees found in the local canyon was founded in 1851 by William Davis and two other families.

By 1854, there were 60 families and 204 people in the Box Elder settlement.

President Brigham Young called one of his most senior advisors and member of the Council of Twelve Apostles, Lorenzo Snow, to lead 50 families to strengthen the settlement at Box Elder and make it self-sufficient.

In 1854-55, that group moved to Brigham City which was relocated, officially surveyed and platted into five-acre blocks.

By 1864, Lorenzo Snow had overseen the construction of a fort, canal, gristmill and sawmill and the settlement numbered 1,600 residents.

Reinforcement
Lorenzo Snow organized a cooperative general store and later the Brigham City Co-operative Association and Brigham City Mercantile and Manufacturing Company.

Leonard Arrington concluded that it was Lorenzo Snow’s “intention to use this mercantile cooperative as the basis for the organization of the entire economic life of the community and the development of the industries needed to make the community self-sufficient.”

The cooperative expanded from a two-story tannery to eventually encompass 40 departments and 500 employees from Marsh Valley, Idaho to St. George, Utah and supported the entire population of Brigham City.

The cooperative operated from the 1860s through 1880 and was used by Church of Latter-day Saint President Brigham Young as the model for collective “United Orders” throughout the Intermountain West.
Brigham City Founding

- In 1856 the Utah Legislature created Box Elder County and Brigham City was formally incorporated in 1867.
- The 1862 transcontinental railroad route through Weber Canyon around the north end of the Great Salt Lake guaranteed that its construction and completion would upend the insular social and economic situation in Brigham City. Construction was completed in 1868 and 1869.
- In 1871, the Utah Northern Railroad began construction to Cache valley and later Montana. The Utah Northern Railroad from Brigham City connected with the Union Pacific Railroad in 1873 and Utah Central Railroad in 1874.
- Brigham City’s population almost doubled from 1,877 in 1870 to 2,859 in 1900.
Utah Sugar Company, Community Development and Prosperity, 1897-1920
Originally envisioned as a part of the LDS Church drive for self-sufficiency, the Utah Sugar Company was organized in 1891 and in 1901 the company purchased the Bear Lake and River Water Works and Irrigation Company reservoir and canal system and began construction on the Garland sugar beet factory.

The company extended Bear River canal to Brigham City, provided expanded and dependable water supplies for area farmers and provided a long-term stable market for sugar beets after the plant began operations in 1903.

Brigham City and surrounding areas produced enough sugar beets to justify the construction of a second beet processing plant at Brigham City in 1916.

The success of farmers and factory created a second sustained economic boom period for Brigham City lasting from 1900-1929, although curly top disease curtailed beet processing after 1923.

The Brigham City factory operated between 1916 and 1929 with seasons in 1933 and 1937 before finally closing in 1937. The Garland factory operated until 1966.
In 1898, Brigham City lost its most prominent citizen and supporter when Lorenzo Snow left Brigham City, which he had led and influenced for the past four decades, to become the President of the LDS Church. Lorenzo Snow served for three years until his death in 1901.

Brigham City also lost significant rail traffic when the Lucin cut-off was completed between Ogden and Lucin across the Great Salt Lake in 1904 and rail traffic steeply declined around Brigham City.

In spite of these challenges, Brigham City prospered as a town and as Box Elder County seat.

Brigham City and its residents established roads, schools, commercial enterprises and entertainment venues.
Prosperity

- Construction between 1900 and 1920 included the Box Elder Academy of Music and Dance, seventeen commercial buildings, two large hotels and a theater.
- In 1907, the Ogden and Northwestern Electric Railroad was extended to Brigham City and in 1915 the Utah-Idaho Interurban Electric Railroad also connected Ogden and Brigham City.
- Brigham City’s population expanded from 2,859 in 1900 to 5,282 in 1920.
Agricultural Decline, Specialization and the Bushnell General Hospital, 1921-1946
Integration into the national economy after Utah’s 1896 statehood led to crop specialization rather than previous subsistence farming.

Around Brigham City that led to the introduction of peach orchards, peas, celery, strawberries and other specialty produce which were exported locally, regionally and even nationally.

The end of World War I led to a recession and a long-term decline in agricultural prices and demand.

The U.S. stock market crash of 1929 and ensuing depression in the 1930s led to catastrophic employment losses and per capita income in Utah, with unemployment reaching 35.8 percent and per capita income at 55% of pre-depression levels by 1933. Demand for agricultural products, construction and mining output all plummeted between 60 and 80 percent. Banks, merchants and other retail trade operated at approximately 40 percent of their pre-depression levels.

Brigham City’s population was essentially flat between 1920 and 1940.
In 1935 Congress authorized defense manufacturing and storage facilities and required one be located in the intermountain region.

Ogden, Utah the site of an earlier installation was chosen for the Ogden Air Depot, later named Hill Air Force Base. Construction commenced in 1938.

In conjunction with military facilities, several hospitals were envisioned and Brigham City was selected as the site of a 1,500 bed Ogden Air Depot satellite hospital.

Brigham City donated 225 acres and construction was completed in 1942 for the Bushnell General Hospital.

The construction, operation and later World War II military casualties created a third boom in Brigham City between 1942 and 1946.
Intermountain Indian School and Thiokol, 1947-1975
The Bushnell General Hospital closed in 1946, leaving a huge hole in the Brigham City economy as well as the abandoned hospital buildings.

In 1950, the hospital complex was converted to a technical/vocational training school for Navajo students.

In the 1970s the school began hosting additional Tribes and was renamed the “Intermountain Intertribal School.”

The school closed permanently in 1984.

The buildings were demolished in 2013 for the construction of the Utah State University Brigham City regional campus.
After World War II the decline of Utah agriculture accelerated. Brigham City’s economy diversified and became more dependent on large commercial enterprises, particularly the Thiokol Corporation’s solid rocket motor plant at Promontory, Utah. The plant commenced operations in 1957 and produced Minuteman ICBM motors, followed by a second contract in 1974 to produce solid fuel rocket motors for the U.S. space shuttle program. Thiokol provided stability and jobs for local residents of Box Elder County. By 1978, Thiokol was the primary source of 44% of the income of Box Elder County workers. The company attracted specialized workers and engineers. In 1950, the population of Brigham City was 6,790 and in 1980 the population reached 15,596.
• The National Register generally requires districts to have approximately 60 percent of contributing primary resources to qualify.

• The Brigham City Reconnaissance Level Survey includes 1,019 extant primary resources:
  - **678** or 66% are contributing
  - **341** or 34% are non-contributing which includes 266 which were altered and 75 which were constructed after the historic period which ended in 1977
  - A possible district with these boundaries has very good integrity

• 82% of the contributing buildings are single family residences:
  - 144 Classical / Victorian (21%)
  - 127 Minimal Traditional (19%)
  - 122 Bungalow (18%)
  - 109 Ranch/Rambler (16%)
  - 51 Period Revival (8%)

• 9% of the contributing buildings are commercial; 5% are civic/religious; and 4% are multiple dwellings.
Reconnaissance Survey Recommendations

- Further reconnaissance level survey between 600 West to 600 East and 700 South to 800 North as well as subdivisions south and west of Highland Boulevard (pre-1970 construction boundaries)
- Further intensive level surveys (24 have previously been completed). There are 95 additional eligible-significant properties which might merit additional study.
- Further study recommendations:
  - Documentation of early classical residence form changes over time
  - Study of immigrant vernacular building styles
  - Study of bungalow residential building types
  - Documentation of historic churches
- Individual nominations of significant resources
- Historic District nomination
- Multiple Property Submission update
Questions