

***RECONNAISSANCE LEVEL SURVEY — 1999***  
***City of Logan, Cache County, Utah***  
***Center Street Historic District and Vicinity***

Final report prepared by

Korral Broschinsky

for the

City of Logan Historic Preservation Committee  
and the  
City of Logan Community Development Department

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## ***PROJECT OBJECTIVES***

The main objective of this 1999 survey is to update the first City of Logan survey conducted in September 1978. The most significant result of the original survey was the designation of the Logan Center Street Historic District on the National Register of Historic Places in December 1978. The current boundaries of the Logan Center Street Historic District are shown on Map 1, Appendix A. The City of Logan uses the district boundaries as an aid in historic preservation. The area is designated a combining district in the city's Land Development Code. New construction, exterior alterations to designated "landmark" buildings which require a building permit, and commercial signage within the district are subject to design review. The review process is overseen by the Historic Preservation Committee. Staff members with the city's Department of Community Development help facilitate the process.

After several years of implementing a design review process, it has been determined by the Historic Preservation Committee that the 1978 survey no longer serves the needs of the community. In the fall of 1998, the committee initiated a new survey to determine the appropriateness of the current boundaries, and the possibility of modifying the boundaries to better serve the community. The 1978 survey, in addition to being over twenty years old, is no longer in compliance with current Reconnaissance Survey standards of the State Historic Preservation Office (SHPO) of the Division of State History. Over 400 buildings were surveyed in 1978, many significant buildings with near intensive-level were documentation also included, however, only approximately 100 buildings were photographed, and many survey categories were not completed.

One of the main concerns of the committee is that the National Register eligibility status of many previously listed properties has changed by demolition, alterations, and rehabilitation since 1978. Furthermore, a significant number of previously "out-of-period" buildings may now be eligible. In addition to these concerns, there has been some confusion in the general public due to the irregularity of the current district boundaries.

Under the direction of the SHPO, the Logan Historic Preservation Committee believed it was in the best interest of the community to reevaluate the historic resources of the district and its vicinity. The objectives of this 1999 survey, as set forth in the Research Design, are as follows:

- To reevaluate all previously surveyed properties to determine current condition, contributing/non-contributing status, and eligibility for the National Register of Historic Places.
- To conduct a standard survey of all properties within the survey boundaries, especially those which may have attained eligibility within the past twenty years, and non-historic infill properties not included in the previous survey.
- To provide a complete and updated computerized survey of properties in the area, and complete photographic documentation of the area.

- To reevaluate the current boundaries of the Historic District, and provide recommendations for the possible realignment and expansion of the district.
- To serve as a starting point, Phase I, of a complete survey of historic properties within the city of Logan. The results of this survey will guide future phases of survey work.

This report documents the survey work and is intended to guide the City of Logan Historic Preservation Committee and the City of Logan Community Development Department in planning decisions concerning the Center Street Historic District National Register eligibility, and the implementation of design review. The survey results may also assist decisions regarding conditional uses, master plans, grant programs, and other historic preservation endeavors. This Standard Reconnaissance Level Survey is intended to provide a documented study which meets current state standards through photographic, cartographic and textural means.

### *Survey Boundaries*

According to the recommendations of the SHPO and the Logan Historic Preservation Committee, the boundaries of this survey were chosen to include the current Historic District in its entirety, and as much of the district's immediate vicinity as budget and time constraints would allow. An attempt was made to select a straight and logical boundary where possible in order to facilitate future survey work.

The survey boundaries are as follows: beginning at the corner of 200 North and 600 West, running east along 200 North to 400 East; thence south to the Boulevard, running southwest along the Boulevard to Center Street; thence east to approximately 300 East; thence south along 300 East to Poplar Avenue (approximately 100 South); thence west to 100 East; thence south to 300 South; thence west along 300 South to 600 West; thence north along 600 West to the beginning.

With the exception of the northeastern edge of the survey area, properties on both sides of the boundary streets were surveyed. Due to the topography of the Boulevard-Canyon Road area, it was determined to include the Boulevard in this survey and Canyon Road in a later survey (see Maps 2 and 3, Appendix A).

In addition the area described above, twenty out-of-boundary significant historic properties which were listed in the 1978 survey were also reevaluated for National Register eligibility. The results and recommendations for these properties appear in a separate section titled *Out-of-Boundary Properties*. These properties do not appear on the project maps in Appendix A. The computerized database of the SHPO includes other property addresses, but these properties were not considered significant, and because of budget constraints were not reevaluated in 1999. Most will be included within the boundaries of future surveys. Several historic buildings on the campus

of the Utah State University (USU) have been recently evaluated by the SHPO staff, and therefore were not included in this survey.

## *Survey Methods*

The methodology for this survey is based on the *Reconnaissance Level Surveys, Standard Operating Procedures* (revised October 1995) found in the “Certified Local Government Manual” produced by the SHPO. The National Register Bulletins 15, *How to Apply the National Register Criteria for Evaluation*; and 24, *Guidelines for Local Surveys: A Basis for Preservation Planning* (National Park Service) were also consulted.

The main source of information used for preliminary research was the data from the 1978 survey and the *National Register of Historic Places nomination for the Logan Center Street Historic District*. A windshield survey of the proposed area was conducted in December, 1998, for the purpose of gaining a cursory understanding of building types, styles, and periods. Research was then conducted at the Division of State History Information Center, the Utah State University Merrill Library, and the University of Utah Marriott Library. The Logan City Community Development Department made available to the surveyor individual building information sheets from the previous survey. Emphasis was placed on reviewing primary source material such as Sanborn fire insurance maps, and Polk gazetteers and directories. Secondary source material was consulted as necessary. The most comprehensive history of Logan is the *History of Logan* by Ray Somers, 1993. All sources consulted are listed in the *Bibliography*.

This survey was conducted as a “standard” survey, which involves recording every building within the survey area. All buildings were recorded and photographed, despite age or alterations which result in ineligibility. Evaluations were based primarily on age and integrity. The SHPO’s contributing/non-contributing categories (A, B, C or D) were used. “A” and “B” buildings are considered contributing to the historic resources of the district/survey area. “C” and “D” buildings are considered non-contributing. The Project Survey Map (see Map 4, Appendix A or Survey Map, Appendix E) provides separate designations for contributing buildings (“A” and “B”), non-contributing historic buildings (“C”), and out-of-period buildings (“D”). For a more descriptive definition of the evaluation criteria, see *Summary of Results* section.

All buildings within the surveyed boundaries were evaluated whether or not they were eligible for the National Register. Though a building will sometimes appear newer than it actually is because of intrusive alterations and additions, the surveyor attempted to discern the oldest portion of the building by looking for signs of greater age such as composition, massing, fenestration, foundation materials, and landscaping. Where possible, information concerning the oldest portion of the building has been noted in the survey data. Even though alterations may disqualify a building from the National Register eligibility, the building may still have historical significance, and might be considered for further research, documentation, and preservation.

Categories analyzed in this survey include approximate age or construction date, height, exterior building materials, architectural type and style, and original use of property. Current condition, appearance, aesthetics, and quality of construction were not determining factors in evaluation. As far as possible, the survey methods of the 1978 survey have been duplicated; however, in the twenty years between the surveys, many survey categories and definitions have changed. Particularly for the period from 1940, type and style categories are somewhat vague. Because this survey establishes 1950 as the cut-off date for contributing properties, buildings which may have been constructed in the early 1950s were given an estimated date of 1950. This provides a buffer to account for buildings constructed c. 1946-1952, and is intended to extend the usefulness of the data obtained from the survey.<sup>1</sup>

### *Fieldwork Techniques*

The fieldwork techniques used for this survey are based on the *RLS Standard Operating Procedures* mentioned above, and recorded on the UHCS Reconnaissance Survey Forms. Style and type designations are based on Thomas Carter and Peter Goss' *Utah's Historic Architecture, 1847-1940: A Guide* published by the University of Utah, 1988. This survey was recorded on a combination of computerized printouts of previously surveyed data and blank RLS forms. Changes and additions to previous survey data was recorded directly on the printouts, and data was recorded on blank forms for sections not previously surveyed. The original printouts/forms are on file with the SHPO. The City of Logan was provided with photocopies (see Appendix C).

Because each street recorded on the printouts was divided into four sections (odd and even addresses, and north/south or east/west depending on the street), the surveyor decided to conduct the survey beginning at Center Street and Main Street (the "zero" points), and work out in each direction. The north-south running streets were surveyed first beginning at 600 West and working east. The east-west running streets were then surveyed beginning at 200 North and working south. The survey covered first one side of the street then the other. There were three exceptions to this procedure: 1) the west portion of 300 South was so sparsely developed that both sides of the street were surveyed at the same time, 2) each side of Main Street was surveyed and photographed along the entire length in order to avoid photographing the two to four story facades in the shade, and 3) atypical and non-linear streets such as the Boulevard, Pioneer, and Water Street were surveyed as logically as possible. Addresses are recorded on both the photographic negatives and contact sheets; however, in order to minimize confusion, each photograph is also keyed to the survey printouts and forms by the following code: sheet number, line number ("a" through "g"), and the photograph negative number.

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<sup>1</sup>This survey attempts to apply the available categories to buildings previously considered out-of-period. The SHPO is currently working on new definitions for types and styles from the post-World War II era. Unfortunately, these were not available at the time of this survey. Most out-of-period buildings were simply given an "OT" (other) style designation. Hopefully, in the future style and type definitions can be given to later buildings as they begin to be included within the historic period.

The street map used for the project survey map was provided by the Logan City Community Development Department. Due to the large number of properties surveyed, a simple square is used to designate each recorded property.<sup>2</sup> Each primary building has a square indicating its status. Outbuildings are not drawn on the map unless they are substantial buildings and potentially eligible in their own right. Commercial buildings along Main and Center Streets are recorded by individual facade distinctions, although some are single structures have up to four associated addresses. The most prominent address is used on the survey form and map. Unknown addresses are extrapolated from surrounding addresses, with "estimates" designated by a question mark on the survey forms and an asterisk on the contact prints and survey map. The arbitrary site numbers used in the 1978 were not used in this survey, though the numbers will remain in the computerized database for the convenience of accessing the 1978 historic site forms. There are several "½" addresses used by Logan for buildings at the rear of lots. Because the SHPO's computerized database does not recognize "½" addresses, these buildings have been given an estimated "whole number" address to distinguish them from their neighbors for purposes of the database. The correct "½" appear in the comments section of the survey forms, and on the contact prints and maps. Garages, coops, sheds etc. were counted as either contributing or non-contributing outbuildings on the survey form. A few substantial outbuildings (barns, granaries, etc.) were evaluated separately.

The facade and a portion of one other elevation of each building was photographed (when feasible) to give the best representation of the building. Buildings were photographed in such a way as to capture outbuildings, if existing, in context with the primary building. This primarily refers to garages or coops. More substantial outbuildings were photographed separately. Because of the majority of the surveyed area was urban, most outbuildings are located to the rear of the lot. There was only one property with numerous outbuildings, and these were photographed as a group. The densely packed commercial buildings on Main and Center Street were photographed as distinct facade entities where possible, although there is some overlap in the photographic coverage. Many landscape features, while not evaluated were also photographed and appear in sequence in the photographic record.

Photographs were taken with a 35mm camera and a 28-70mm lens. Kodak T-Max 100 ASA black & white film was used. Photographic contact prints are found in Appendix E. High-quality photocopies are on file at the SHPO. Addresses are labeled on the negative sleeves and the contact sheets are labeled on the bottom at each individual print. The evaluation status is also indicated. Photographs of landscape features are labeled by subject matter.

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<sup>2</sup>There is a map of the Logan Center Street Historic District (1978) available at the SHPO which approximates the footprints of the buildings in the district; however, the scale of the project map needed to record all properties in this survey did not allow for such a level of detail.

## *Outline History of Logan and Architectural Contexts*

### *Introduction*

The history of Logan City and Cache Valley has been thoroughly documented in other sources. The original National Register nomination for the *Logan Center Street Historic District*, prepared in 1978, includes a detailed summary of the early settlement period through the end of the nineteenth century. The outline history provided in this section expands this history to include the first half of the twentieth century, with a particular emphasis on the survey area. The information provided focuses on events which may have had an impact on the extant buildings and landscape features. A general time line of these events is included at the end of this section. Architectural contexts have been suggested in order to simplify the grouping of historic resources for a particular period.

### *Early Settlement and the Beginning of an Agrarian Economy, 1859-1879*

Logan is the largest city in Cache County, and as the county seat is the civic and cultural center of the community. It is centrally located in the middle of the county. Cache County, located in the northern part of the state, is bordered by the Wasatch Mountains on the east and a spur of the Wasatch, on the west. The Logan River flows from the mouth of Logan Canyon, down through the bench lands, and eventually splits into two forks within the city limits. Cache County was formed in 1856 by the territorial legislature.

Cache Valley was occupied by prehistoric hunters and gatherers, perhaps as early as 10,000 years ago, and served much later as a rendezvous for Plains Indians and the local Shoshoni. Cache Valley was visited by trappers and explorers such as John Weber and Jim Bridger in 1824. Peter Skene Ogden and James Beckwourth explored the valley in 1825. The name of the county was derived from the French verb *cache*, "to hide," because early trappers used the area to conceal their pelts and supplies for safe-keeping. The Logan River was named for the slain fur trapper, Ephraim Logan.<sup>3</sup>

Settlement of Cache Valley by the Mormons (members of the Church of Jesus Christ of Latter-day Saints or LDS Church) began in 1855 when a small group drove a herd of cattle into the valley on July 29 and camped at a spot later known as Elkhorn Ranch. Because the winter of 1855-56 was so severe, many of the cattle died and the remainder of the herd was driven back to the Salt Lake Valley. Peter Maughan, sent to Cache Valley in 1856, founded a permanent settlement called Maughan's Fort, the present town of Wellsville. More settlers began to arrive, and Logan was one of five towns settled in 1859. Settlers planted three acres of wheat in an area

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<sup>3</sup>Artifacts from both the Native Americans and early fur trappers have been found in the Logan area. However, no extant dwelling or structures exist from either group in the survey area, and therefore no archaeological sites are mentioned in this survey.

between the forks of the river known as the “Island” and the community took the name of the Logan.

By the time of the 1860 census, the settlement claimed more than 100 households. The settlers harvested logs and built small homes along the first two streets laid out, Main and Center. The city blocks were eventually surveyed and divided in the typical Mormon settlement pattern. Square ten-acre blocks, eight lots to the block, and wide streets typified the original communities. The block system with houses facing each other also provided an easily defended position in the event of attack. Each lot, 1.25 acres, usually had a garden, small orchard or pasture, barn, and other outbuildings behind the home in the rear of the lot. Larger farm plots outside the village site supplied grain, hay, and cash crops; but most people still lived in town and participated in building community structures such as bowerys, small schoolhouses, and Mormon church meetinghouses.<sup>4</sup> Irrigation canals were also built by cooperative efforts.

The 1860 census indicates these early Mormon settlers of Logan were predominantly from the British Isles and Scandinavia, with a large proportion of the population born in Utah. Most people considered themselves farmers, and men barely outnumbered women—1,312 to 1,293. Brigham Young recommended the Cache Valley to many of the later immigrants who arrived in Salt Lake City. Cache Valley “fever” generated a flow of new comers who settled in the valley in the 1860s and 1870s. A lottery drawing system determined who got which city lot. New arrivals could pick from lots not taken. As more agricultural land was cultivated, the community continued to appropriate outlying areas in that manner.

The small log cabins used as original dwellings were viewed as temporary until the stability of the family farm could be established. While Logan appeared to have access to more supplies of wood than other Utah communities, settlers experimented with other types of home construction. Brigham Young strongly urged adobe construction because he felt the material provided better warmth, insulation, and fire protection. He also preferred the aesthetics of plastered adobe as opposed to the more rustic look of hewn log.<sup>5</sup> Consequently, both adobe and adobe-filled frame construction proved common. At least two adobe yards were in production during the early settlement period.

The frame and adobe houses built during the early settlement period were two-room houses, with classical symmetry, and little ornamentation. In 1877, toward the end of the period, a steam-powered sawmill with lathe and shingle capacity was brought to Logan, and the decoration of houses became more elaborate.

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<sup>4</sup>This arrangement known as the “City of Zion” plat was developed by LDS Church founder, Joseph Smith, in Nauvoo, Illinois, and was copied throughout the Utah territory.

<sup>5</sup>Peter L. Goss, “The Architectural History of Utah,” *Utah Historical Quarterly*, vol. 43, no. 4, (Fall 1975):211.

The first sawmills, grist and flour mills, molasses mills, and tanneries were founded during this period. Most were located on the millrace constructed in 1860 parallel to the north branch of the Logan River. The Logan-Hyde Park Canal, which runs north-south near present-day 200 East was also constructed in 1860. A second canal, the Logan-Benson Canal, which runs north-south parallel to 400 West was constructed around 1880. The land both inside and outside the city was primary used for subsistence crops and livestock grazing.

By the mid-1860s, the settlement had grown considerably. Several more city blocks were surveyed in 1864, and the new streets named after trees and presidents.<sup>6</sup> In the winter of 1860-1861, Hezekiah Thatcher outfitted a wagon train, and with the help of his son-in-law, William B. Preston, brought a load of merchant goods to Logan from California. The Thatchers eventually built a family empire in Logan which included merchandizing, manufacturing, banking, cultural events, mining, and an interest in the railroad. The Thatchers and a number of other early settlers began a thriving mercantile economy in Logan. These enterprises were alternately in cooperation with and competition with the LDS-church sponsored Logan Cooperative Mercantile Institution, which later became a branch of the Zion's Cooperative Mercantile Institution (Z.C.M.I.).

The mercantile economy was further expanded when the Utah Northern Narrow Gauge Railroad between Brigham City and Logan was completed in early 1873. The railroad later extended into Idaho in 1874, and later a branch line from Brigham City to Corinne tied Cache County to the transcontinental line. The railroad provided jobs for Cache residents and also opened new markets for their farm output, especially grain and dairy products. The railroad helped stimulate trade with Idaho and Montana, bringing Cache Valley farmers into a cash economy. The railroad brought new populations to Logan and created more business growth. A thriving commercial business district was created along Main Street. As the economy became more mature and sophisticated, the Mormon church exercised less ecclesiastical control over the economy. Cooperatives were gradually replaced by private enterprise, and the economic institutions of milling, banking, and marketing gradually became subject to individual owner manipulation. Cooperation still existed within the irrigation districts, but while Mormon church leaders discussed economic projects, they became less involved with their development and expansion.

The railroad also brought cultural diversification to Utah. Though the population of Logan remained predominantly LDS, Episcopal and Presbyterian ministers arrived to established ministries, congregations, and private schools. These faiths and many who followed them have developed strong congregations in the Logan community. The LDS Church continued to grow. The two most significant edifices built by the LDS Church in Logan were both begun in the early settlement period. Construction on the tabernacle began in 1865 and construction on the temple

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<sup>6</sup>The first Sanborn map available for Logan was produced in 1885 and indicates the following north-south running streets: West (600 West), Walnut (500 West), Chestnut (400 West), Thomas (300 West), Johnson (200 West), Washington (100 West), Main (Main), Franklin (100 East), and Pine (200 East). The east-west running streets were numerical. Water Street paralleled the Millrace. By the 1890 Sanborn map, the north-south running streets had been given alphabetical street names. After the turn of the century the current nearly completely numerical system was adopted.

began in 1876. One of the last significant events of the early settlement period was the founding of the Brigham Young College in 1878.

### *Early Urbanization, Mercantilism, and the Growth of Commercial Agriculture, 1880-1915*

When skilled rock and brick masons came to Logan to work on the tabernacle and temple, stone and brick homes often replaced the wooden and adobe structures. Railroads brought other materials into the valley, so the increasingly scarce local lumber was no longer the primary building material after 1880. Stone was used for several residences and commercial buildings in Logan, however its main use was as a foundation material, probably was acquired as unusable excess from the tabernacle-temple quarry. Brick proved to be the most popular building material of the period. By 1884, there were approximately six brick and lime kilns in operation. The transition from log and frame to brick was not rapid in Logan. The Sanborn fire insurance maps for the city indicate the majority of buildings were of wood construction well beyond the turn of the century.

The New Year's edition of the *Logan Journal* for the year 1892, glowingly reports on the recent building boom, "Never in the history of Logan has there been as much building of residences as during the present year." The building boom came in the form of both "residences of a superior class," built mainly by Logan merchants who had become tremendously prosperous, and an unprecedented number of "additions to dwelling."<sup>7</sup> By the 1890s, the city was beginning to take on a decidedly urban look. The log and adobe dwellings of the early settlement period had practically disappeared from the commercial business district, and in the residential neighborhoods, former log cabins were being converted to outbuildings or incorporated into expanded multiple-wing houses. Interestingly, the early log residences which survived into the twentieth century were much smaller than the outbuildings which later surrounded them. Adobe was no longer used as a primary building material, but continued to be used as insulating infill between the studs of frame buildings, or in the linings of brick buildings until the 1920s.

Perhaps the most dramatic change to Logan was the proliferation of brick commercial buildings along Main Street. Two, three and even four story commercial buildings appeared on Main Street one either side of Tabernacle Square, and extending to the west on Center Street and 100 North. The most magnificent of these buildings was the Thatcher Brothers' Bank and Opera House completed in 1890 at the corner of Main and Center. The three-story brick and stone building was the first building in Logan to have steam heat, indoor plumbing, and be completely electrified. Ironically, the opera house was destroyed by fire in 1912. By the 1890s, Logan had been transformed from a rural outpost to an urban mecca with a thriving central business district.

A sign of the growing prominence of Logan was the construction of a new county courthouse on Main Street. In 1881 the county court approved a new building design by Salt Lake City architect

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<sup>7</sup>Quoted in Ray Somers' *History of Logan*, vol. 1 (Logan, Utah: Somers Historic Press, 1993), 46-67.

Truman O. Angell, Jr., who is most noted for his plans for the Salt Lake LDS temple. The courthouse was completed in July 1883 at a cost of \$17,814. Architecturally, this period was a rich time for Logan. The LDS temple was completed in 1884 just six years after the completion of the tabernacle. The present St. John's Episcopal Church building was constructed in 1909.

Infrastructure in the city also improved dramatically. Electricity came to Cache Valley when Gustave Lundberg and Christian Garff petitioned the city council for the privilege of enlarging the Benson and Thatcher millrace in 1880 to generate electrical power. A large power plant was built by the Hercules Power Company in the mouth of Logan Canyon in 1897. Logan's city council decided in 1902 to build a city-owned power plant. Within a short time the mouth of Logan Canyon was crowded with generating facilities, and several years the city suffered from two sets of electrical lines and poles down the center of its streets and a rate war between the entities. Most homes remained heated by wood or imported coal and were lighted by lamps; but the community was poised for entry into the twentieth century.

Telephone service came to Cache County at Logan in 1883, and within a few years three homes and fourteen businesses were connected to the service. In 1914, the city of Logan upgraded its water system by moving culinary water from the canals to DeWitt Springs. The Logan Rapid Transit company was organized and began streetcar service. The line extending the railroad depot along Center Street, and Main Street. It eventually reached the agricultural college (now Utah State University) and a few outlying communities, and was a popular mode of transportation for students.

In 1887, the Utah Northern Railroad was acquired by the Oregon Short Line Railroad and became broad gauge. Within a few years, the Union Pacific had acquired the line, and in 1894 built a new brick passenger depot at the western end of Center Street. The freight depot station was enlarged. The railroad shortened the time necessary to get crops to market. Larger mills developed as technology improved, and eventually a number of mills existed that could not only grind the grain, but also weigh and store the flour. A number of grain elevators, processing plants, and other agricultural facilities built in Logan gave farmers more flexibility at the markets. Improvements to canals, irrigations ditches, and reservoir-dam construction also increased farm production. As the farmers began to produce more cash crops, the resulting banking expansion brought additional capital to the region.

The founding of the Agricultural College of Utah in Logan as a land-grant agricultural institution in 1888 provided the key to the city and county's economic future. Beginning in the 1890s, the school experimented with new dry-farming techniques. Nationally, a series of economic panics and depressions from 1873 to 1896 made the late nineteenth century was a very difficult time for agriculture. By creating a more scientific agriculture based on crop rotation, seasonal plowing, land lying fallow, and new strains of grain, dry farming became practical and to some degree profitable. Dry farming dramatically increased the amount of wheat harvested and made possible modern flour milling facilities. Many communities still maintained the smaller gristmills of pioneer times, which were designed for private enterprises at a community level; however, the larger

commercial operations converted to roller mills, and the market for their products expanded far beyond the borders of the Cache Valley.<sup>8</sup>

Through this period, agriculture in the Cache Valley became more intensive and crop-specialized in part because all of the irrigable land had been taken. Agricultural research and development spearheaded by the college resulted in the transformation of the economy from subsistence agriculture to the production of specialized cash crops, livestock, and produce. Dairying expanded, then row crops (especially sugar beets, vegetables and orchards), and a sheep-wool industry grew. The expansion of dry-farming opened new land, and, after the turn of the century, a number of long-distance canals created thousands of newly irrigated acres. Row and orchard crops benefited from the improved irrigation water supplies. Most of improved agricultural production occurred in outlying communities of the Cache Valley, but the city of Logan support many of the processing facilities. While the primary crops of the era were grain, Cache Valley farmers also produce apples, peaches, pears, sugar beets and vegetables. Some farmers increased their production so dramatically that they could support related processing industries on a year-round basis.

Since the early settlement period, the Cache Valley has been noted for its grazing facilities. After the turn of the century, the raising of livestock became a staple of the economy. According to one historian, the “valley gradually developed as a center for exceptional stock that produced more milk, better wool, and more meat than did most areas.”<sup>9</sup> Christian Hansen started the first major commercial dairy and cheese plant in the area. Later he organized the Cache Valley Condensed Milk & Cream Company which built a substantial plant in Logan in 1904. Dairying was so successful that dairy cows in the Cache Valley numbered 16,000 by 1910.

Sheep production was also fairly successful in the area. Between 1880 and 1900, the number of sheep herded in the county grew from 10,000 to 300,000. Christian Hansen’s son Willard S. Hansen started a sheep business in 1890, which became nationally renown for his improved Rambouillet wool. Although a carding mill had been established in Logan during the early settlement period, it was not until the late nineteenth century that commercial wool processing became economically viable in the area. In 1891, John A. Hendrickson bought a knitting machine and started the Cache Knitting Company in an upstairs room of his house. The success of Hendrickson’s enterprise prompted others to quickly enter the business of knitting. By 1905 there were three other mills located in Logan, the M. J. Foncesbeck Company, the Logan Knitting Factory, and the Union Knitting Mills. Wool came from local sources as well as from southern Idaho where the relatives of many Cache Valley residents were raising sheep.

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<sup>8</sup>F. Ross Peterson, *The History of Cache Valley*, Utah Centennial County History Series, (Salt Lake City, Utah: Utah State Historical Society, 1996), 168-169.

<sup>9</sup>Ibid, 67.

This period saw the complete decline of LDS church domination in all facets of government. This came about because of non-Mormon immigrants, the rise of political parties, and the church's decision to disengage from its involvement in secular matters in order for Utah to achieve statehood.

### *War and Depression, Community Development, and Specialized Agriculture, 1916-1940*

The beginning of World War I brought an increased demand for the agricultural products of Logan and the Cache Valley. Many farmers, prospering with the flourishing economic times of the war, went into debt for machinery, equipment, and land. Consequently, after the war ended and European agricultural production was renewed, the demand for American products diminished. Agricultural prices in the United States plummeted, and Cache Valley farmers were caught in the downward spiral. Increased production had created a glut on the market, especially for wheat and sugar beets. Some farmers who owned storage facilities chose to keep their corn and wheat in silos and put fruit, cheese, eggs, and meat in cold storage. Once again Cache Valley dairy farmers developed co-ops as a method of sharing markets and production. Already in a depressed economy, the Great Depression of 1929 was particular hard on Cache Valley farmers. To make matters worse, the area experienced a drought, and in the fall of 1931 the federal government sent 48,000 sacks of flour for human consumption and nearly a thousand tons of crushed wheat to livestock owners. The LDS Church began an extensive welfare system to help feed and clothe the community.

The depression affected other facets of Logan's economy less dramatically. Many small banks were absorbed, but none failed. Though Logan experiences its slowest decade of growth between 1920 and 1930, residential construction was booming both before and after the worst years of the depression. The bungalow became the most common house type in Logan between 1905 and 1925. Brick, especially striated brick, was a popular material, though both frame and stucco bungalows were also constructed. Through the 1920s and 1930s, the period-revival cottage (favored by returning doughboys) was also popular. During the agricultural depression many residents of the county, especially farmers, moved out of Cache Valley. The city of Logan, which enjoyed a more diversified economy, was one of the few Cache Valley communities which did not lose population during the depression years.

One reason for the Logan's stability was the growing prominence of the Utah Agricultural College in the city's economy. The curriculum offered by the college grew rapidly in the 1920s. The institution was training teachers, and offering courses in agriculture, domestic arts, and industrial education. In spite of the depression, enrollment at the college grew from 1,162 students in 1927 to 2,834 by 1938. The depression actually brought more people into Logan seeking higher education. Since its founding the agricultural college had been subject to curriculum restrictions in order not to compete with the University of Utah in Salt Lake City. In 1927, the Utah legislature passed the "Course of Study Bill" which removed many of these curriculum restrictions and gave the college authority to offer degrees in all sciences, language,

music, history, English and the visual arts. The only exceptions were law and medicine.<sup>10</sup> The college, whose name was changed to Utah State Agricultural College, made major contributions to the community during the depression. The college received numerous governmental program funds and the college provided employment for an increasing student body throughout the 1930s. The Utah State Experiment Station and Extension Service provided counsel to the entire state through their demonstration agents. The latest techniques in food preservation, gardening, recycling, and food processing were quickly spread throughout Utah's twenty-nine counties.<sup>11</sup>

The rise of the agricultural college eventually led to the closure of the LDS church-sponsored Brigham Young College in May of 1926. The Logan city school board bought the campus and eventually moved Logan High School to the site, and built several new buildings. The gymnasium was built as Works Progress Administration (WPA) project. Other government funded projects during this period included community waterworks and street improvements. For example, the WPA constructed seven concrete bridges in Logan in the 1930s. The county commission taxed the admission charges to local entertainment, and through the fund employed more than 200 men on a variety of community projects. Sidewalks, curbs and gutters, school playgrounds, and roads were built throughout the city.

The entertainment tax worked because despite difficult times cultural and social events flourished. The city's most elaborate movie theater, the Capitol, was constructed in 1928. Live theatrical events remained popular despite competition from several motion picture theaters in town. Church-sponsored dances of most faiths were common, and residents supported private dance halls and band concerts. The 1904 Thatcher Amusement Hall has been, and is still used, for dancing and roller skating. During the 1920s and 1930s, the Dansante Dance Hall was a popular spot (during Prohibition its patrons were frequently the customers of a bootleg whiskey outfit on Center Street).<sup>12</sup> A more upscale dance venue was the mezzanine of the Hotel Eccles. Both the streetcars and especially the increased use of automobiles made all of these facilities very accessible.

The number of automobiles and trucks in Logan and the Cache Valley more than quadrupled during the 1920s. As demand increased, the miles of paved roads in the county also increased. Improved roads also brought the opportunities of travel and market to many Cache citizens. The road from Logan through College Ward to Wellsville was completed in preparation for the coming of U.S. highways 89 and 91 through Sardine Canyon. Logan Canyon was finally made passable for automobiles during the 1920s. Garages became the most ubiquitous outbuildings in the city.

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<sup>10</sup>Ibid, 231.

<sup>11</sup>Ibid, 291.

<sup>12</sup>Somers, 329.

As Logan became more and more urban, with the advent of electricity, telephone, indoor plumbing, radio, and the automobile, the city's economy changed. Especially after the depression years, fewer residents of Logan were farmers, and many moved into the manufacturing and service industries associated with an urban center. One of the most dramatic changes in the economy was the number of women in the Logan workforce. The 1931 Cache County Directory listed 743 women in Logan working for pay.<sup>13</sup> With more women in the workforce, many of the vegetable gardens and home orchards at the rear of the city lots were taken out of production. A few lots were subdivided and developed during this period, while many just sat vacant. Some small commercial ventures began to appear in the formerly predominantly rural residential west side of the city.

Despite the difficulties of the depression, Logan remained the civic and cultural center of the Cache Valley. In the year 1930, the city had major buildings for city, county, and federal offices, a fire station, a library, and a post office. Education was represented by four public elementary schools, a junior high, a high school, and the state agricultural college. Logan had five private schools. The city also boasted a healthy assortment of mills, processing plants, factories, retail stores, banks, theaters, hotels, and two railroad depots. There were ten LDS meetinghouses in town, and churches for four other faiths.

With a growing population during the first decade of the twentieth century, small medical clinics were no longer adequate. A group of local physicians and businessmen responded to the need for a new hospital by constructing the first hospital 1914, just northeast of the Logan LDS temple. A second and third hospital opened on Main Street just south of the county courthouse in the early 1920s. One of those facilities, the Cache Valley General Hospital, constructed a new complex in 1928 east of the Logan LDS tabernacle.

### ***World War II Economic Boom and the Post-war Years, 1941-1950***

While the economy of Logan and the Cache Valley had been steadily growing through the 1930s, the start of World War II signaled the end of the depression. Agricultural products in Utah doubled in value between 1939 and 1942 as the United States attempted to feed both itself and its allies. Some farmers decided on specialized enterprises such poultry raising, trying both chickens and turkeys. The dairy and beef-packing industries both grew considerably as the market demanded increased production of their commodities. During the war, many farmers increased their dairy herds and used milk production to supplement their income. The Cache Valley Dairy Association contracted with cheese maker Edwin Gossner to establish a cheese plant in 1941. This plant became a major player in the valley's economy after the war. Gross farm income in

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<sup>13</sup>Of those workers, 271 served as sales clerks, secretaries, bookkeepers, or stenographers. There were 227 women professionals employed as teachers and nurses, and 161 found employment as service workers. Twelve managed or owned their own establishments and another seventy-two were listed as partners with their husbands. According to the directory, 24% of Logan women worked out of their homes and many of them supplemented their wages with their home industry.

Utah rose from a low point of \$51 million in 1939 to nearly \$140 million in 1946. Agricultural prices continued to escalate following the war, peaking in 1949 and 1950.<sup>14</sup>

The number of county farms and the size of the acreage in production increased during the war as well. Cache Valley did not receive any of the state's major government defense installations, but its agricultural resources gave the area significant prosperity with the increased demand for food and fibre brought about by the war effort. Although farm income rose dramatically during and after the war, on-farm employment continued to dwindle. Advances in technology led to a noticeable increase in farm size in Cache County, and a general trend toward consolidation. An estimated 800 Cache Valley residents commuted to work at Hill Field and the Ogden Arsenal during World War II.<sup>15</sup> Many continued to commute to Ogden after the war.

The construction and building trades were stagnant during the war, due to scarcity of materials and labor. After the war, residential housing in Logan prospered once again as hundreds of veterans used the G.I. Bill to help them subsidize an education at the Utah State Agricultural College, where post-war mushroomed to over 4,000.<sup>16</sup> Small post-war cottages appeared mostly on parceled city lots, but a few early subdivisions, such as Morningside Square (plated in 1946), were built in more open areas of the city.

Though there was a general increase in agricultural production both during and after the war, the agricultural processing plants so vital to Logan's economy in the first half of the twentieth century gradually became less profitable. Industries which were constructed to process locally produced farm commodities quickly disappeared as farmers, armed with greater mechanical means and the option of working a second job at one of the state's defense plants, began concentrating their efforts on less-demanding produce such as alfalfa and barley, turning away from labor-intensive crops such as sugar beets and vegetable row crops. The end of World War II marked the beginning of the demise of the area's sugar beet factories, vegetable canneries, and milk processing plants.

### *Civic and Cultural Development, and the Diversification of Logan's Economy, 1951-present*

Due in part to the closing of the processing plants, agriculture in Cache County over the last four decades has moved decisively toward intensive specialization. Only two agricultural processing industries exist in the county today—meat packing and dairy. Since the late 1960s most agricultural enterprises in the county have been geared towards the production of livestock—either dairy cattle or beef cattle. The valley predominantly produces only three crops: grain, field corn, and alfalfa, all used to support livestock. Both the meat-packing and dairy

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<sup>14</sup>Peterson, 302.

<sup>15</sup>Ibid, 304.

<sup>16</sup>Ibid, 235.

industries rely on raw materials not produced locally. Although Cache Valley cheese has become known in many parts of the nation, not all cheese and milk products produced in the county come from Cache County milk.

As agriculture has become more specialized, other facets of Logan and the Cache Valley's economy have become more diversified. The agricultural college, which became Utah State University in 1957, is currently the city's largest employer. There are more than sixty manufacturing firms located in and around Logan, which produce a range of products from yearbooks to exercise equipment. There are nearly 200 retail stores in Logan. Due in part to the proximity of the University, there are several scientific research and computer firms. A variety of manufacturing firms, retail trade, and services (including government services) contribute to Cache County's diversified economy in the 20th century.

After the first spurt of population growth after World War II, the population of Logan grew only gradually until the 1970s; however, the number of person engaged in non-agricultural employment rose dramatically in Cache County. In total non-agricultural employment—including manufacturing, mining, construction, transportation, trade, finance, government, and services—the county had 8,463 persons engaged in non-agricultural employment in 1962. By 1989 more than 27,000 persons were engaged in non-agricultural employment. Though Logan has approximately half of the population of the county (about 33,000 in 1990), the city has seen a higher proportion of non-agricultural jobs.<sup>17</sup>

Housing construction from the period just after the war to the 1980s consisted of mostly infill housing in established area, although there have been some subdivisions to the north and south of the historic city lots. During the past two decades, new construction in Logan has been either apartments or homes single-family dwellings valued above \$200,000. New housing is also seen as infill on parceled city lots, with the majority of the growth occurring on the Logan Bench and other outlying areas. Within the city, many of the older Victorian homes have been converted to apartments, and several rear lots have been developed as multiple-dwelling apartment complexes. In the years from 1989 to 1992, 743 new dwelling units were constructed in Logan, and many of those were apartments. Dramatic enrollment increases at Utah State's account for most of this development. Commercial buildings of all types are represented as infill within the city's historic district, but the majority of growth has occurred along the Main Street corridor to the north and south of commercial business district, and is represented by strip malls, one-story commercial buildings, and parking lots.

Logan City passed its first comprehensive zoning ordinance in August 1950. The ordinance regulated by districts the size and height of buildings, percentage of a lot that could be occupied,

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<sup>17</sup>Ibid, 316.

distribution of population, and distribution and use of buildings for residences or industry.<sup>18</sup> The Logan Center Street Historic District was established in 1978, and a historic district ordinance has become part of Logan's Land Development Code.

Logan and the Cache Valley currently have several points of interest and recreation facilities: Cache National Forest, Logan Canyon, Hardware Elk Ranch, Beaver Ski Resort, Hyrum Lake State Park, Ronald V. Jensen Living Historical Farm, Logan LDS Temple and Tabernacle, Wellsville LDS Tabernacle, Logan Historic District, Utah State University (Old Main, Nora Eccles Harrison Art Museum). Cultural events and venues include the Festival of the American West, the Ellen Eccles Theater (in the recently restored Capitol Theatre), and the Utah Festival Opera Company.

### *General Time Line for the Historic Period<sup>19</sup>*

- |             |   |
|-------------|---|
| 1700s-1860s | Camping and hunting grounds for nomadic Shoshoni and Bannock Indians.   |
| 1818-1850s  | Fur trappers and U.S. government military expeditions explore the Cache Valley. Logan River named for slain fur trapper Ephraim Logan.  |
| 1855-1856   | Mormon settlers sent by Brigham Young begin exploring the Cache Valley.   |
| 1859        | A small group of Mormon survey a fort site near the banks of the Logan River and begin harvesting logs for houses. Main and Center Street laid out. The settlement is named Logan. The Logan Ward of the LDS Church is organized in November. |
| 1860        | Many new settlers arrive. Hezekiah Thatcher and family begin a mercantile business. Mill race constructed. First sawmills and gristmills put into production. Construction begins on the Logan-Hyde Park Canal.                               |
| 1861        | Four LDS wards established for church members in Logan.   |
| 1864        | More areas of the town platted. Adobe yards in operation.   |
| 1865        | Logan is incorporated. Telegraph line laid with primary office for Cache Valley in Logan.   |
| 1866        | Logan elects first mayor and three aldermen.  |
| 1869        | Logan Cooperative Mercantile Institution (later Z.C.M.I.) established.  |
| 1870        | Logan sells city lots.  |

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<sup>18</sup>The keeping of animals within city boundaries was allowed if it conformed to the idea of a family food supply. A maximum of two milk cows, two sheep, two goats, twenty rabbits, and fifty chickens could be kept.

<sup>19</sup>A very complete timeline for the city, the *Logan, Utah Dateline*, is available at the Logan City Library.

- 1873 Utah Northern Narrow Gauge Railroad constructed. St. John's Episcopal Church organized.
- 1877 Steam engine sawmill in operation, with lathe and shingle facilities provided.
- 1878 Brigham Young College founded. First Presbyterian Church organized. Logan LDS Tabernacle completed.
- 1879 Thatcher Mill constructed.
- 1880s Construction begins on Logan and Benson Canal.
- 1883 Cache County Courthouse completed. Telephone service to Cache County begins. The Thatcher Brothers Banking Company opened.
- 1884 Logan LDS Temple completed. Several brick kilns in operation.
- 1887 Railroad acquired by Oregon Short Line Railroad (later part of Union Pacific) and becomes broad gauge.
- 1888 The Agricultural College of Utah, a land-grant institution, founded.
- 1890 Population of Logan: 4,565.
- 1893 Logan moved the source of its culinary water supply to the Logan-Hyde Park Canal.
- 1894 Logan Union Pacific Railroad Depot built.
- 1897 The Hercules Power Company built a power plant in Logan Canyon.
- 1900 Population of Logan: 5,451.
- 1901 Logan Sugar Company organize to build plant for processing sugar beets.
- 1902 Logan's city council decides to build the city's own power plant.
- 1903 D.C. Budge and W.R. Calderwood opened the valley's first hospital at 207 West Center Street in Logan.
- 1904 Cache Valley Condensed Milk & Cream Company organized (later sold to Bordens in 1953).
- 1905 Four knitting mills in operation.
- 1909 St. John's Episcopal Church building constructed.

- 1910 The Logan Rapid Transit Company is organized and electric streetcar service begins in Logan. Population of Logan: 7,522.
- 1911 Federal Building constructed.
- 1912 Fire destroys Thatcher Opera House.
- 1914 Logan moves its culinary water source from the canal to DeWitt Springs.
- 1918 Logan First Ward (LDS Church) constructed.
- 1920 Logan Amusement Hall built (later Dansante Dance Hall). Population of Logan: 9,439.
- 1920s Many roads paved for automobile traffic including the Logan and Sardine Canyons.
- 1926 Brigham Young College closes doors, and Logan City acquires the land for a new high school. Bus service to Logan begins.
- 1927 Curriculum of Utah Agricultural College expanded. Named changed to Utah State Agricultural College. (The college became Utah State University in 1957).
- 1928 Cache Valley Bank building constructed. Capitol Theatre constructed.
- 1929 Cache Valley General Hospital constructed.
- 1930 Population of Logan: 9,979.
- 1930s Federal work programs made available funds for the construction of community waterworks, municipal buildings, and street improvements.
- 1940 Population of Logan: 11,868.
- 1941 Edwin Gossner establishes Swiss cheese plant.
- 1946 Morningside Square subdivision plat filed.
- 1950 Logan City passed its first comprehensive zoning ordinance. Masonic Lodge constructed. Population of Logan: 16,832.
- 1960 Population of Logan: 18,731.
- 1970 Population of Logan: 22,333.
- 1978 *Logan Center Street Historic District* listed on National Register of Historic Places.
- 1980 Population of Logan: 26,844.
- 1990 Population of Logan: 32,762.

## *Reconnaissance Level Survey Results*

### *Summary of Findings*

This reconnaissance level survey documented 1,029 buildings within the survey boundaries with 1,110 photographs. Extra photographs include second views of some buildings, landscape features, and twenty out-of-boundary buildings. All buildings, both historic and non-historic, were evaluated in accordance with the criteria established by the National Register of Historic Places (National Register Bulletin 15). The buildings were assessed for contributing status (A, B, C or D) in compliance with the Utah State Historic Preservation Office (SHPO). Each building on the survey form is identified with these designations. The designations are also noted on each photo on the negatives and photographic contact prints as well. The following are the definitions of each category:

- A -- Eligible/Significant: built within the historic period and retains integrity; excellent example of style or type; unaltered or only minor alterations or additions; individually eligible of National Register for architectural significance; also, buildings of known historical significance.
- B -- Eligible: built within the historic period and retains integrity; good example of type or style, but not as well-preserved or well-executed as "A" buildings; more substantial alterations or additions than "A"; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural reasons. [Additions do not detract and alterations may be reversible].
- C -- Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. [May still be have important local significance].
- D -- Out-of-period: constructed outside the historic period.

The Survey Map (same as Map 4, Appendix A) indicates the address of each building and its evaluation. Those buildings receiving "A" or "B" evaluations are considered contributory, and are shaded. Buildings receiving a "C" evaluation are considered non-contributing, and are cross-hatched on the map. Out-of-period buildings (those less than fifty years old) are not shaded.

The buildings surveyed represent a good cross-section of various architectural types and style common throughout the state from different stylistic trends. The survey found that Logan has several good examples of housing stock (e.g. hall-parlor, side and central-passage dwellings) from the early settlement period. Victorian Eclectic cottages (from the second period of development), followed closely by bungalows, were the most common. The following inventory represents the number of buildings of each type found in the survey area (CLG codes are provided in parentheses):

Building Type	Number
Single Cell (RS)	4
Double Cell (RD)	3
Hall-Parlor (RH)	37
Side Passage (RE)	17
Central Passage (RC)	9
Cross Wing (RX)	102
Central Block with Projecting Bays (RJ)	64
Shotgun (RG)	2
Temple Form (RT)	1
Foursquare (RF)	29
Bungalow (RU)	207
Period Cottage (RI)	103
World War II-era Cottage (RW)	25
Mobile Home (RM)	2
Other Residence Type (RZ)	168
Double House (AA)	4
Other Apartment/Hotel Plan (AZ)	16
Commercial 1-Part Block (C1)	39
Commercial 2-Part Block (C2)	38
Commercial 3-Part Block (C3)	1
Commercial 2-Part Vertical Block (CX)	8
Central Block with Wings (CC)	2
Enframed Block (CE)	2
Enframed Window Wall (CN)	1
Other Commercial Public (CZ)	85

<b>Building Type</b>	<b>Number</b>
Rectangular Gable Entrance Granary (GB)	3
Other Granary	1
Other Barn Type (BZ)	2
Church Meetinghouse (XA)	6
Temple (XB)	1
Tabernacle (XC)	1
Seminary, LDS (XD)	1
Horizontal School (YC)	2
Modern School (YD)	3
Factory (ZA)	1
Warehouse (ZB)	13
Garage [as a primary building] (ZD)	1
Sheds [as primary buildings] (ZE)	5
Public Utilities Building (ZM)	1
Bridge (ZG)	2
Canal/Ditch (ZL)	3
Other/Unidentified (ZZ)	10

Of the 1,029 (historic and non-historic) buildings and structures surveyed, original use was primarily residential including 776 single-family dwellings and twenty duplexes/apartments. There were 178 commercial buildings, four transportation-related buildings, six buildings originally associated with agriculture (mostly mills and processing plants), and four manufacturing facilities. Original uses for public buildings include nine government buildings, thirteen religious buildings, six educational buildings, five buildings associated with health care, and eleven recreational/cultural facilities. The rest were miscellaneous or unknown. In addition to the primary buildings, 256 outbuildings were noted as contributing and photographed with the primary building when possible. Most of these were single-car garages built between 1920 and 1950.

Summaries of construction date, type, style, and materials have been placed in their architectural context in the following section. Because of the overlap of categories between periods, totals are approximate and percentages are provided in order to represent the period.

### *Architectural Assessment from Historic Context*

#### Early Settlement and the Beginning of an Agrarian Economy, 1859-1879

Thirteen buildings were found from this first settlement period. With the exception of the Logan LDS Tabernacle, all are currently or originally residential. Type was the most identifiable feature of this period. The majority are hall-parlor homes with classical symmetrical massing, and are built of stone, frame, or adobe. The Sanborn maps indicate a large number of early Logan residences were frame with adobe insulating infill between the studs. Many of these early homes appear to be single/double cell or hall-parlor dwellings which were later incorporated into frame and siding cross-wings by the 1890s. Only one home was determined to be predominantly adobe. Another home has a substantial adobe lean-to behind a stone hall-parlor. Plaster or stucco is a material found on houses of this period and may be covering early adobe or homes (many of which appear on the Logan Sanborn maps in the 1930s).<sup>20</sup> Three log buildings were noted which appear to be early dwellings, however they now are used as outbuildings. For example, the log house at 60 North 300 West appears to have been an original dwelling and later became part of a complex of outbuildings which have since disappeared. The log building near 467 W. 100 North was probably moved to the site from another location.

#### Early Urbanization, Mercantilism, and the Growth of Commercial Agriculture, 1880-1915

This period is represented by 44% of the total number of buildings surveyed. The 456 buildings from this period include both residential and commercial buildings. The period is the longest (35 years), but also represents a time of steady economic growth for the city. Residences from this period are found throughout the survey area. Commercial growth was primarily along Main Street, with spillover along Center and 100 North.

The residences are predominantly Victorian types with Victorian Eclectic details. They range in size from very modest Victorian cottages to several elaborate homes on Center Street. Wood was still a popular material, especially drop siding which appears on 58 homes. Scroll and lathe-turned ornamentation is common during this period, and there are many houses with original decorative elements. Stone was used for only a few houses during this period, the most ornate example is the three-story house with tower at the corner of 100 North and 200 West. Stone continued to be used as a foundation material. With the establishment of brick yards during this

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<sup>20</sup>The revised Sanborn maps for 1943 and 1955 were not available in color, so it was difficult to determine how many of these "hidden" adobe houses still exist.

period, there are probably no homes which used adobe as the primary material. However, in the late nineteenth century adobe continued to be placed in the inner (or lining) walls of the more modest homes with a soft-fired brick facing. These transitional houses are probably cross wings with a facing of soft-fired brick, and may be stuccoed. Adobe infill in frame houses was also common and probably still intact under the drop siding of many homes. The cross wing was the most common house type found in this period. There were 102. The more complex central block with projecting bays was second, at 64.

The commercial building are nearly all brick, and the majority are either one-part or two-part blocks in the commercial style. There are many with existing Victorian Eclectic ornamentation, however, a large portion of the buildings have been “slipped-cover” with more modern facades, especially at the storefront level. In many cases, the alterations have made the buildings non-contributing. The few corner buildings, which are larger and have two primary facades, are the best preserved.

#### War and Depression, Community Development, and Specialized Agriculture, 1916-1940

Despite war and a two-decade depression, this period is also represented by steady growth and the construction of 291 buildings. The majority of these buildings are bungalows, which became popular around 1905 and remained popular until the mid-1920s. As one of the first house types to be mass-produced, Logan’s bungalows appear throughout the city, often in groups of two or more. Marindale Avenue has a group of well-preserved small examples. Larger bungalows are found on the Boulevard. Over thirty bungalows are excellent examples of the period’s Arts & Crafts style, and there are approximate ten good Prairie School examples. Many others have one or two elements of both styles. The bungalow represents a transition in materials. Early bungalows have stone foundations, but after 1915 concrete became the material of choice. Logan has some excellent examples of frame and siding bungalows, but the majority are brick, both regular and striated. Stucco appears both as total and partial veneer on many bungalows.

Beginning around 1925, the Period Revival cottage replaced the bungalow as the most popular house type. The majority of Logan’s 103 period cottages are small, English-type cottages, though a few good examples of more distinctive styles (Colonial, French Norman, English Tudor, etc.) were found. Most are brick, with striated brick remaining extremely popular. As the large town lots became less necessary for home food production, period cottages appear throughout the survey area as infill, however, there is a large concentration of the house type in the northeast corner of the survey area near the temple and university. A very small number of homes were built in the far less common modern styles, such as the Art Moderne located at 526 West 200 South.

Fewer commercial buildings were built during this period than the previous. Some of the larger institutional and public buildings were built during this period. Examples include three LDS meetinghouses, the library, the Cache Valley bank building, and the general hospital. On the

opposite end of the spectrum, the majority of outbuildings, mostly garages but including some coops and sheds, were built during this period.

#### World War II Economic Boom and the Post-War Years, 1941-1950

Only seventy buildings were found from this period. Though Logan experienced an economic boom during World War II, both skilled laborers and building materials were scarce. The few residences built during this period are squarish, brick or frame two-bedroom homes of 600 to 1,000 square feet. There is little ornamentation of these houses and they are generally grouped under the stylistic heading World War II-era cottages. Without government defense facilities like those established in Ogden and Orem, no subdivision of defense war housing were built. After the war, especially as enrollment at the agricultural college increased, Logan did see a rise in residential construction. There are several post-war subdivisions just outside of the boundaries of the surveyed area. There are a few commercial buildings constructed during this period. However, most are non-descript and would be of interest for historical rather than architectural significance.

#### Civic and Cultural Development, and the Diversification of Logan's Economy, 1951-present

For the purposes of this survey, this period is considered "out of period." There are 198 buildings from this period in the survey area. Because survey categories have yet to be developed for buildings from the 1950s to the present, most of these buildings appear on the survey forms in "other" categories. This is especially true for the style category, where the surveyor made an attempt to distinguish these buildings from the historic ones. There are a number of homes from the 1950s and 1960s which may be eligible for the National Register in the near future. These appear as infill and in groups of two or three. Later homes appear sporadically as infill.

Commercial buildings appear from all decades of this period. Development from the 1980s and 1990s, has had both a positive and negative repercussions on the cityscape. There are a few recent buildings which appear out of place in the historic district, however, the beginnings of a trend toward facade restoration for historic commercial buildings has also developed in the past decade.

#### ***Contributing/Non-contributing Summary***

In summary, total contributing buildings numbered 730. They include 246 buildings given an "A" evaluation, and 484 buildings in the "B" category. Non-contributing and ineligible buildings numbered 299. There were 99 historic buildings given a "C" evaluation. Out-of-period buildings numbered 200. With the exception of the sparsely developed southwest portion of the survey area, there is an even concentration of contributing historic buildings throughout the survey boundaries.

## *Recommendations*

### *Introduction*

Due to the complexity of many competing needs, recommending changes for the City of Logan's historic resources is difficult task, especially considering the number of historic resources within the city's limits. The following recommendations are presented in order of priority, but decisions of implementation are left to the discretion of the Historic Preservation Committee and the Community Development Department. In general, the "next steps" are presented as follows:

- Step 1.** Survey the remainder of the city as soon as possible to provide the best possible inventory and overview of all resources within the City of Logan.
- Step 2.** During the interim until the completion of the survey work, facilitate more National Register nominations for historic resources in Logan and use all currently available options to document and preserve historic buildings and landscape features within the city.
- Step 3.** After the completion of the survey work, revise city code to reflect the changing needs of preservation in Logan. Explore other local preservation options for a citywide program.

### *STEP 1: Future Survey Work*

One of the most obvious recommendations generated from this survey is the need for more survey work. There is sufficient evidence of high concentrations of historic buildings beyond the current survey's boundaries for several phases of survey work. The surveyor recommends the remainder of the city's historic resources be surveyed in the following order, beginning with the highest priority first. Suggested survey boundaries are indicated on Map 5, Appendix A.

Assuming that this survey is Phase I, Phase II should be the southeastern portion of the city. This area, known as the "Island," is historically important for its association with the first two development periods in the city. A standard survey of this area is needed to determine if there are any existing resources from the settlement period. There are many well-preserved houses from the late nineteenth century in the area. The suggested boundaries for Phase II are north of the Logan River and south of Canyon Road between 100 East and around 500 or 600 East, and including portions of the east side of Main Street from 300 South to 600 South.

Moving counterclockwise, the Phase III survey area should be the northeast corner. The suggested boundaries of this standard survey are the western edge of Phase I to the university campus. If needed, a reevaluation of the campus could be included in this standard survey. The southern boundary would be any remaining portions of the Boulevard which have historic resources. The northern boundary should probably extend to around 1000 North between 400 and 500 East to include the 1946 Morningside Square subdivision. A preliminary windshield survey should be conducted to determine if there are any other early post-war subdivisions in the area. The logical northern boundary would extend west to Main Street, however the north end of Main Street has become a commercial strip in recent years, and the northwestern boundary could be adjusted to avoid the recent commercial development and concentrate on the remaining historic neighborhood between Main Street and 400 East.

The northwestern portion of the city would be Phase IV. This is a small area and could be combined with Phase III, if resources are available. This area extends west from Main Street to 600 West, and includes the neighborhoods between 200 North and 500 North. A few historic resources may exist north of 500 North, especially in the area of the canal, and if necessary the standard survey should be extended to include this area.

The final phase, Phase V, could be the west and southwestern portions of the city beyond 600 West and 300 South. With the possible exception of the neighborhood between Main Street and 300 West, the historic resources of this area are sparse and the entire area could be conducted as a selective survey (only historic resources evaluated). If desired, a selective survey (included with Phase V or a separate Phase VI) could also be conducted from the edges of previous surveys to the northern and eastern most city limits. Ideally, a combination of standard and selective surveys would eventually be conducted to the current city limits in order to produce an inventory of historic properties for the entire city. There is evidence of several more isolated historic farmsteads on the fringes of the city. These selective surveys could be considered a lower priority because they would have no effect on the current historic district. However, development is occurring at a rapid pace in these parts of the city and it would be a shame to lose "undiscovered" historic resources to suburban sprawl.

Finally, the last recommendation for survey work would be a selective survey conducted as a coordinated effort between the City of Logan, outlying cities and towns, and unincorporated parts of the county. Many of these buildings have already been evaluated. For example, two out-of-boundary buildings evaluated during this survey were not even located within the city limits of Logan, though they appear in the previous Logan RLS. There is a need for this type of survey in order to inventory the county's historic resources.

## ***STEP 2: Maintaining the Status Quo While Continuing to Use All Available Preservation Tools***

### Recommendations for the current National Register of Historic Places Center Street District

One of the main objectives of this survey was to reevaluate the current boundaries of the historic district, and provide recommendations for the possible realignment and expansion of the district. This survey has determined that there is a sufficient number of resources surrounding the current historic district to extend the district at least a few blocks in nearly all directions. The only exception is 600 West which provides a very logical boundary and should remain the western boundary in all possible scenarios. In fact, Logan has such a good concentration of historic resources that the boundaries of a National Register district could extend beyond the boundaries of the current survey. Portions of the "Island," the university neighborhood, north of 200 North and south of 300 South east of Willow Park, could be included in an expansion of the current National Register historic district. The city of Provo, Utah, provides a good model of a city which has a fairly large National Register district including both the commercial business district and the residential neighborhoods surrounding it. Because there is an obvious need for more survey work, this report recommends that any expansion of the current National Register historic district be postponed until more survey work can be conducted. There would be a duplication of effort in expanding the district to include more of the Phase I survey area, when another expansion would be likely after future survey work is completed.

Unfortunately, the postponement of the survey poses a problem for the City of Logan. Logan is currently experiencing a period of growth and accompanying development. The City and the Historic Preservation Committee are often in the middle of conflicts between new development and historic preservation. Development in the City of Logan is following the national trend of small, independent local businesses being replaced by national franchises, of which only a few notable examples (e.g. Tony Roma's) have located in existing historic buildings. Proposals for large-scale development, such as a new downtown convention center or mall, would also pose a threat to historic buildings. The commercial business district is particularly susceptible to this type of development.

Fortunately, the city of Logan already has in place zoning ordinances which give the Historic Preservation Committee and the Community Development Department an opportunity to review building and demolition permits, submit buildings to design review, and authority to issue "certificates of appropriateness" for projects within the historic district. Though the City could decide to keep the *status quo*, the present boundaries of the district probably do not serve the community effectively as far as historic preservation is concerned. The original boundary lines were drawn to include individual buildings. For example, boundary lines were drawn around the LDS Logan Temple, to the exclusion of much of the neighborhood around it. While the Temple is an important historic building, the neighborhoods near the Temple may be threatened by development sometime in the future, while the Temple, itself, most likely would never be in

danger of demolition. In addition, the boundaries are confusing to the general public because of their irregularity (Map 1, Appendix A).

The City could choose to have the entire Phase I survey area nominated to the National Register: the boundaries are less awkward and, with the exception of the southwest corner, there are sufficient concentrations of historic buildings in most of the survey area. This option nearly triples the number of buildings potentially eligible for design review would be nearly tripled. Neither the Historic Preservation Committee nor the city's Community Development Department currently have the resources available to handle the increased workload. It is therefore the recommendation of this report that expansion of the current NR district be put on hold until future survey work can be done.

#### Individual National Register Nominations, and Thematic and Multiple Property Listings

The above recommendation to postpone boundary expansion should not be construed as a dismissal of the importance of the National Register. NR listing continues to be an important tool of preservation. With the possibility of several years passing before the entire city is surveyed, property owners should be encouraged to have their buildings individually listed on the National Register when desired and feasible. There are a few *Thematic Property Nominations* (for example, LDS Meetinghouses) which could be used to provide context for eligible properties. A *Multiple Property Nomination* could be written for Logan which would provide historic context for buildings outside of any district boundaries. The architectural contexts included in this report could be used as an outline for a chronologically-based *Multiple Property Nomination* for the city, as well as many areas of the county.

#### Intensive Level Surveys and Historic Site Forms

One of the most useful products of the 1978 survey was the documentation on historic site forms for over four hundred buildings. Though the quality of many of these site forms was poor, the Logan Community Development Department considers them a valuable resource. Though most contain only one or two sentences about a particular buildings, some have enough information to approach *Intensive Level Survey* status. While the purpose of this survey was not to duplicate or add to this resource, one recommendation of the surveyor would be to continue the practice of creating historic site forms for individual buildings. This may be accomplished by requiring rudimentary documentation for buildings as they come up for design review in the existing or realigned historic district, or as property owners receive benefits such as zoning variances or grants. The availability of existing documentation and acquisition of new documentation should be coordinated between the city of Logan and the SHPO, in order to maintain a duplication of records while avoiding any duplication of effort. Intensive level survey documentation should be required of any proposed demolition of contributing buildings within the survey area.

## Historic Landscape Features

While this survey was not intended to be an in-depth survey of landscape elements, several significant features were noted during the reconnaissance level survey. The most important historic landscape elements within the survey area are the two canals, the Logan-Hyde Park and the Logan-Benson, and the Millrace running between them. There is no way to overstate the importance of the canals to the city of Logan's development, especially during the first two periods. While so many cities have sent their natural and man-made water systems underground, in contrast Logan's rivers, canals, and millraces provide an attractive reminder of the early history of the city. Many other landscape features found in this survey were associated with the canals: the Thatcher Mill ruin, headgates, concrete bridges built by the WPA, etc.

One way to preserve these features would be through the establishment of an urban (pedestrian and/or bike) trail system along the canal routes connecting some of the greenspaces within the city. The Logan Parks and Recreation Department currently has a trail master plan which incorporates many of the city's historic features. There is already an urban trail which runs from Merlin Olsen Central Park, through Pioneer Parkway, below Garff's Wayside Garden, to Main Street. With a little imagination, some funding, and a group of amenable property owners, the site of the Thatcher Mill ruin (either above or below the ridge) could become an urban trail link connecting Main Street to the community center and the beautiful grounds of the Logan High School. Another link could easily connect the Glen Worthington Park and baseball diamond to the county fairgrounds and Willow Park. An urban trail along the millrace is easy to envision. Routes along the north-south running canals would be more difficult: the Logan-Hyde Park runs inner block and crosses Center Street near the difficult-to-negotiate Boulevard-Canyon Road intersection; and the 400 West route of the Logan-Benson is currently used by the metro-bus system. The university campus and Davis Park could link the north east portion of the city. Despite difficulties, the establishment of an urban trail along the historic canals may be worth considering. Logan has a wonderful existing park system, and adding historic resources to the trail master plan would be beneficial both.

Other miscellaneous historic landscape features worth preserving are the row of Lombardy poplars north of the Olsen Park (newer but reminiscent of historic poplars), any extant "obelisk" street markers, the "First in Flight" monument, the Marindale Avenue entrance lampposts, and the various monuments on Tabernacle Square. Mature trees in the area should also be considered a priority. The historic residential areas of the city have a good variety of mature shade trees which add beauty and character to the neighborhoods. It is recommended that the whole landscape, especially shade trees, be considered during the design review process.

One of the best landscape features in the city is the non-developed land on the interior of the city blocks which still retain rural associations, especially those with existing historic outbuildings and orchard remnants. These lands are found primarily on the west side of the city. Between this survey and the 1978 survey, numerous inner lots were developed for multiple-unit dwellings with asphalt parking. While understandably economically attractive to property owners and

prospective tenants, the type of buildings being constructed in these developments are incompatible with the historic district. Because of their historic significance, at least a portion of these inner blocks should remain undeveloped in perpetuity. Some type of preservation or conservation easement option could be presented to property owners as a financial incentive for non-development. The surveyor recommends changing the current zoning of the western portions of 100 and 200 North from high and medium multi-family units to a more compatible low multi-family uses. The highest concentration of historic outbuildings are found on 100 North, while 200 North is in danger of becoming a major commercial thoroughfare.

### The Problems of Parking

Finally the relationship between demolition of historic buildings and parking lots should be discussed. There were thirty-four buildings listed on the 1978 survey which had been demolished by 1999. The majority of these (32) were razed in the late 1980s and 1990s; and most (28) were replaced by parking lots or access to parking lots. While a few disappeared from the commercial business district, most were lost when public or civic buildings wished to expand parking. Mitigation should be required when historic buildings are lost to parking lots. This problem will probably not abate in the near future, and should be studied further. On the positive side, within the inner blocks of the commercial district is a large amount of parking space. Although these parking facilities are probably well-known to Logan residents, a program of creating attractive and coordinated parking signage might make parking more accessible to visiting patrons of area merchants. Owners of historic commercial buildings could be encouraged to rehabilitate rear entrances, in order to make access from the inner blocks more pleasant.

### Hidden Historic Architecture

Another trend observed during this survey, was the number of historic houses which had acquired a veneer of aluminum or vinyl siding since the 1978 survey. Both "B" and "C" ratings were given to these housing depending on the quality of historic features still visible. In many cases, the house next door appeared to be of similar construction with its historic wood siding still visible and in good condition. It might be worthwhile to invest a small amount of time in educating the general public about the appropriateness of aluminum and vinyl siding. Source information on the subject is available from both the SHPO and the Utah Heritage Foundation.

Encouraging or requiring ILS-like documentation of historic buildings in Logan should be encouraged, especially if a property is to be demolished. Evidence suggests that there are many historic materials (e.g. log, adobe, historic siding, historic brick etc.) which exists beneath layers of subsequent expansions and remodelings. Documentation, primarily photographic, of this "hidden" architecture would be a valuable resource for future generations.

### ***STEP 3: Explore New Options for Preservation at the Local Level***

After the city is completely surveyed, as an alternative to the status quo, the recommendation of this report would be for the City of Logan to revise the City's current historic preservation ordinances to bring them more in line with the *Model Historic Preservation Ordinance* suggested by the SHPO, available in the CLG handbook.<sup>21</sup> The model ordinance, while it does refer to federal and state entities--i.e. the National Park Service (NPS) and the SHPO--for the purpose of setting recognizable standards of documentation and rehabilitation, gives the city direct regulatory power to designate individual historic properties for inclusion, draw district boundaries, and implement a design review process. The City of Logan's current ordinance's references a national entity is a potential weak point of the ordinance.

Traditionally, National Register sites (both individual properties and districts) have been used by cities as a convenient tool for recognizing historic resources within their boundaries. This is one of the reasons an immediate expansion of the current boundary is not recommended. For some cities, recognition on the National Register is neither appropriate or feasible for the locale's unique preservation needs. For areas of the city which do not fit National Register criteria and which may need special regulatory attention the model ordinance provides an alternative.

For the purposes of *local preservation* this report recommends the creation of a City of Logan *Historic Sites List* and City of Logan *Historic Landmark Register* similar to what is outlined in the model ordinance. The Logan Center Street Historic District's designation on the National Register can continue to be a source of pride to the community, as well as an appealing marketing tool; but as far as the "nuts and bolts" of preservation (i.e. rules, regulation, zoning, design review, etc), designation at the local level would be more useful.

The details of implementing a Historic Sites List and Historic Landmark Register are discussed at length in the model ordinance; however, a discussion of each, tailored to the City of Logan's particular circumstances, would be useful. The purpose of a Sites List would be to *recognize* historic properties and *encourage* preservation. In brief, the Sites List would include properties of historic significance which meet the following criteria: within the city limits, more than 50 years-old, retain historic integrity, or in lieu of integrity have exceptional historic significance, and be documented at a certain level. In other words, "A," "B" and some "C" from this survey, and similar properties in other parts of the city may be listed. Any person, group, or government agency may nominate a property for listing. Providing owners of listed buildings with a simple certificate could go a long way in promoting a feeling of good-will toward preservation in the community. One advantage of the Sites List would be to bring more of the city's historic resources to the attention of the Historic Preservation Committee, although the committee would have no regulatory authority over the properties. Owners of properties on the Historic Sites List would not be required to submit their plans for the design review. However, if possible the Historic Preservation Committee could be contacted by City Planning and Zoning when the owner

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<sup>21</sup>The model ordinance is found in Section II of the handbook. The most current revision was in 1997.

of a listed property applies for a demolition or major building permit. After being contacted, the committee can choose to ask for a permit delay of 10 or 20 days to decide whether to get involved in an advisory-only capacity. In the case of demolition or major exterior remodeling, the delay should give the Historic Preservation Committee time to document the physical appearance of the building. Hopefully, the delay can be used by the committee to advise the owner and offer preservation-friendly alternatives. These “carrots” could include helping the owner get in touch with the Utah State Preservation Office for technical advice, the Utah Heritage Foundation’s revolving low-interest loan program, granting helpful zoning variances, offering mini-grants, and providing information on tax credit programs if owners wish to have their buildings nominated to the National Register.

The requirements of designation on the Landmark Register would be more closely related to the City of Logan’s current historic district regulations. The Landmark Register could include both individual properties and landmark districts. For some communities, the Landmark Register can be synonymous with National Register. However, in general, landmark register properties should meet the criteria of a National Register listing. For example, “A” buildings would probably be eligible and “B” buildings are potentially eligible. In contrast, “C” buildings would only be eligible for the Sites List, unless a rehabilitation restored the building’s historic integrity.

The objective of a Landmark Register, as opposed to a Sites List, is to recognize *significant* historic properties, and to provide *incentives* and *guidelines* for their preservation. Because Landmark properties would be subject to design review, owner approval should be required for individual properties. In the case of a district, a simple majority of owners should be in favor of the designation, or at least not oppose it. Advantages of a Landmark Register designation could include the city’s rehabilitation grant program, zoning variances or conditional use permits, permit fee waivers, using the special building codes developed for historic buildings, loan programs, etc. The state tax credit program would be available to buildings listed on the National Register. The city may wish to recognize the building with a special plaque, or in the case of National Register listed buildings, help the home owner obtain an NR plaque.

The City of Logan’s current design review process would not undergo significant change under a Landmark Register ordinance. In fact, because a Landmark Register can include both individual buildings and districts, the transition would be fairly easy to accomplish. A few exceptionally significant individual buildings throughout Logan, such as USU’s Old Main, could be nominated to the Landmark Register with relative ease. The current city code already provides for individual sites which are outside the boundaries of the district. Since the current code stipulates that these buildings be listed on the National Register, the list of National Register sites in Logan (not in the current NR Historic District) could be a place to begin creating a citywide Landmark Register. Through the process of survey and nomination, additional properties could be added to the Register as needed. The Register could be used to encourage property owners to “upgrade” their property from the Sites List to the Register through rehabilitation and National Register listing, with the tax credit program the primary incentive tool.

Because the Historic Preservation Committee has expressed a desire to continue design review for the current historic district, and have discussed a possible expansion of the district, this report recommends the creation of a historic district to be listed on the Landmark Register. The model ordinance provides for historic districts, but does not address districts in a substantive way. The ordinance would need to address issues such as boundaries, zoning distinctions (e.g. commercial, residential, other), and recognition of contributing versus non-contributing status. The current code language for Design Review and Certificate of Appropriateness would require minimal changes.

The most simple transition would be as follows: after the revision of the ordinance, the current *Logan Center Street Historic District* could almost immediately become a *City of Logan Landmark Register District* and business would continue as usual. The change would not effect the National Register status of the current district in anyway. Design review requirements would be the same, certificates of appropriateness would be issued, and the current grant program would be available for property owners. A revised district based on recommendations by the Historic Preservation Committee will better serve the community. For the sake of simplicity, called a *landmark district*. The greatest most immediate benefit of a new district would be simplification of the boundaries system: keeping the boundary lines straight and having the district be symmetrically oriented around Center and Main would be less confusing to the general public. Using the results of this survey, there are several possible boundary configurations. The proposed solutions listed below include both expansions and contractions of the district, but in all scenarios both sides of the boundary streets are considered to be part of the district in order to preserve the streetscape and avoid confusion. Each proposal includes a suggested name, however the final decision on names and boundaries would be in the hands of the Historic Preservation Committee, depending on the resources of the committee and the needs of the community.

One possibility would be to concentrate on primarily commercial buildings along Main and Center, creating a *Logan Historic Commercial Business Landmark District*. The boundaries of this district would take a t-shape with Main Street to 200 North and 200 South, Center from 100 East to 100 West. The high concentrations of commercial buildings in the western portions of 100 North and 100 South should probably also be included. The advantage of this suggestion would be a focus on commercial buildings which is in line with the City's current zoning of downtown, and no additional resources needed. Disadvantages include the dissimilarity to the current boundaries, a pronounced shift in the perceived mission of the Historic Preservation Committee due to the removal of many residential buildings currently subject to design review from the process.

Another, and probably better solution, would be to simply "straighten out" the boundaries of the current district, perhaps called the *Logan Historic Landmark District*. The most obvious configuration of this district would be an entire block on either side of Main and Center, from 200 North to 200 South, and extending from 100 East all the way to 600 West. Advantages of this long-T-on-its-side district would be the close approximation to the current district, boundaries which can be easily grasped by the general public, and little change in the current role of the

Historic Preservation Committee. The primary disadvantage is another narrow focus which removes many historic buildings from the design review process. This solution leaves a few stragglers, but most of these buildings outside the boundaries could be listed individually on the Landmark Register.

The surveyor highly recommends the third solution: the area from 200 North to 200 South on either side of Center from 100 East to 600 West (see Map 6, Appendix A). Properties on both sides of the boundary streets would be considered within the district. This is an area which contains high concentration of significant residential, commercial, and institutional buildings in a variety which represents the history of the entire city. The area does contain some open space and non-contributing buildings, but the boundaries are easily understood, and unless the owner was proposing a rehabilitation, non-contributing buildings would not be subject to design review.

There are several disadvantages to the recommendation for a new *landmark district*, and should be considered before any changes are implemented. The first would be the need to revise city ordinances, in which the boundaries of the zoning district are specifically tied to the National Register. An ordinance change has the potential to be a costly, time-consuming, and possibility politically-messy undertaking. Another disadvantage of a new district would be the possibility of previously-included buildings no longer subjected to the review process. The sites list and landmark register would provide some protection for any properties left out of the boundary of the district. Another disadvantage is the added burden of even a cursory and non-regulatory review process for hundreds of potentially eligible buildings. Another would be the perceived unfairness of having owners of historic properties operate under two separate ordinance requirements. Owners of private residences are particularly resistant to government intervention. Being more flexible with private residences, as opposed to commercial and institutional buildings, is one solution. A good public awareness campaign could also be used to inform the general public about and promote good will toward Logan's historic resources and districts.

The advantages of a new ordinance which allows for the creation of a landmark district are numerous. One advantage is that the current district could be expanded after future survey work is completed. Another option is to create new districts. Examples might include an *Island Neighborhood Historic Landmark District* or a *University-Temple Neighborhood Historic Landmark District*. Both areas appear to have a high concentration of historic resources. However, because these areas are contiguous to the downtown area, simply expanding the downtown district may be the simplest and most effective option. The likely configuration of this expanded district is shown on Map 7, Appendix A. These boundary lines of this district have been drawn to include as many of the city's historic resources as possible, and to approximate a future National Register district. After all sections of the city have been surveyed and an expanded National Register district established, the city could choose to provide more resources for preservation. A second staff member devoted to preservation planning could allow the Historic Preservation Committee to expand both its "stick" and "carrots" programs to the majority of the city's historic resources. Nominating the landmark district to the National

Register would be helpful to property owners because if the district is listed on the National Register the listing simplifies the tax credit process.

There is a substantial investment of resources to create such lists. One of the most direct measures would be for the Historic Preservation Committee to nominate all "A" and "B" (i.e. contributing) properties from survey work to the sites list (excluding those which may qualify for landmark status, see below). Other sites could be added at the conclusion of more survey work, or at the request of property owners. The work involves notifying (and educating) potentially hundreds of property owners, as well as devising a coordinated address list to be shared by the Historic Preservation Committee, the Community Development Department, and Planning and Zoning. These lists could become part of the City's Master Plan, and would prove to be a useful tool for the city during this and future periods of rapid growth and development.

Whether the Historic Preservation Committee and the city decides to maintain the status quo or to change the existing district system, the purpose of creating and maintaining a historic district should be kept in mind: "a historic district strengthens the local economy, enhances property values, affirms historic and community values, and promotes tourism."<sup>22</sup> Logan is one of the best-preserved, and consequently most pleasant, of Utah's larger cities. Every effort should be exerted to keep it so.

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<sup>22</sup>Robert E. Stipe and Antoinette J. Lee, *The American Mosaic: Preserving a Nation's Heritage*, (Washington D.C.: The Preservation Press, 1987), 130.

## *Out-of-Boundary Buildings*

The surveyor was asked to evaluate twenty historic buildings, previously surveyed, but not within the boundaries of this survey. These buildings were given an "A" or "B" rating previously, and with the exception of the demolished building, their status has not changed. Two are individually listed on the National Register. Four of these buildings will likely be included with the boundaries of future surveys. Most of these buildings are eligible for landmark status either under the current or an amended ordinance. Since these buildings do not appear on the survey map, the addresses are listed below for convenience:

33 East 500 North	<i>Demolished</i>
395 South Main Street	Logan Sixth Ward
496 North 700 East	Home Economic Cottage (USU Family Life)
265 North 600 West	Logan Municipal Slaughterhouse (NR listed)
463 North 500 West	circa 1905 residence
290 North 400 East	Whittier School
1469 West 200 North	Logan Fish Hatchery Caretaker's House (NR listed)
1480 North 800 East	USU Poultry Farm buildings (8 buildings)
1632 East 2100 North	stone house with outbuildings (not in city limits)
1731 East 2100 North	stone house (not in city limits)

The SHPO has a number of other addresses listed in its computer systems. Most of these have not been evaluated and will probably be included in a future survey. Future surveyors should check with the SHPO to get a complete list of addresses on file for the proposed survey area.

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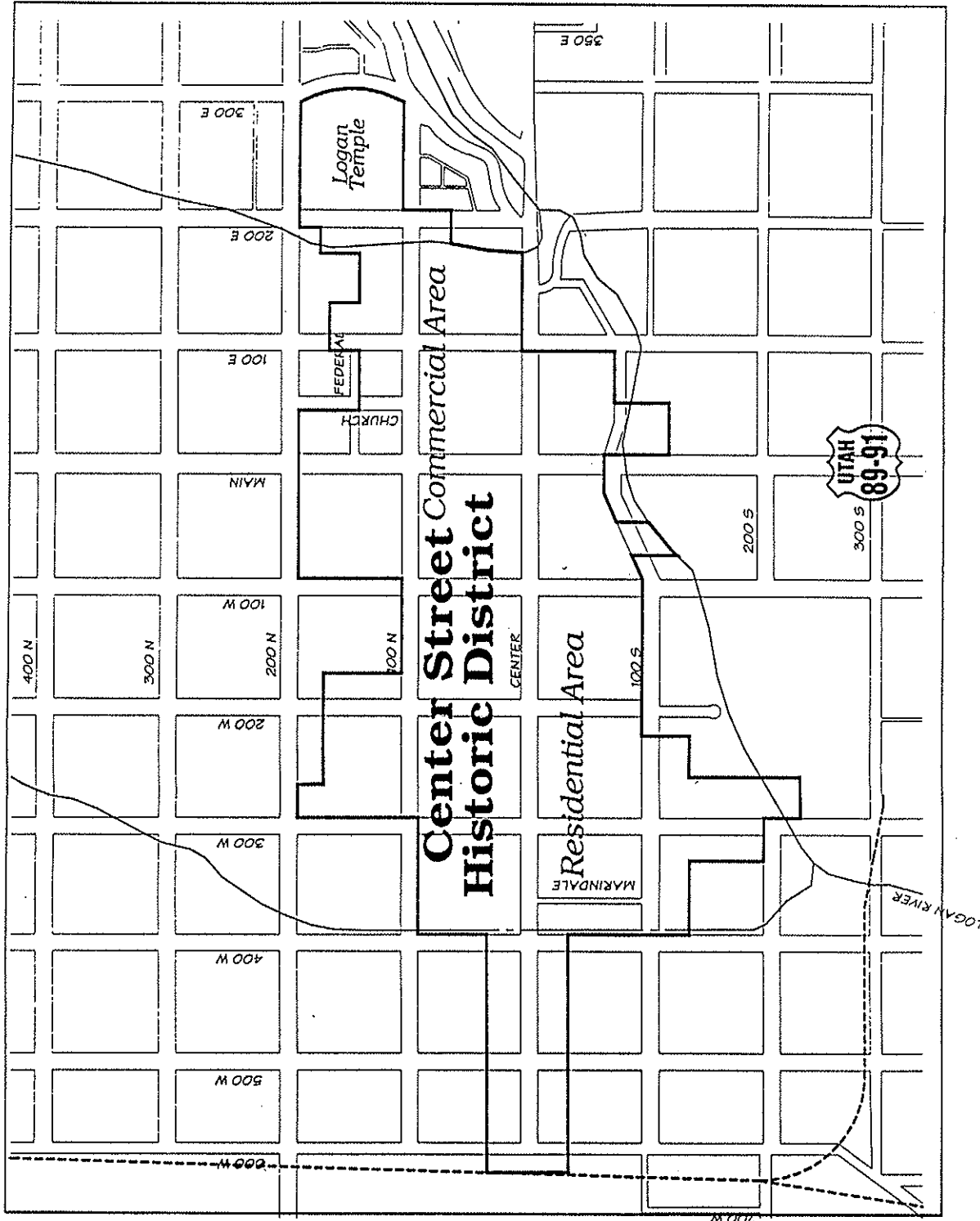
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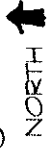
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- Map 1 — Logan Center Street Historic District
- Map 2 — Survey Boundaries on USGS Map
- Map 3 — Survey Boundaries on Logan City Map
- Map 4 — Survey Map of Contributing and Non-Contributing Properties
- Map 5 — Recommended Boundaries for Future Surveys
- Map 6 — Recommendations for Historic District Overlay
- Map 7 — Recommendations for Landmark District  
(Concentration of Historic Properties within Logan City)



LOGAN CITY CENTER STREET  
 HISTORIC DISTRICT & VICINITY  
 RECONNAISSANCE LEVEL SURVEY  
 MAP 1  
 BOUNDARIES OF CURRENT HISTORIC  
 DISTRICT JULY 1999

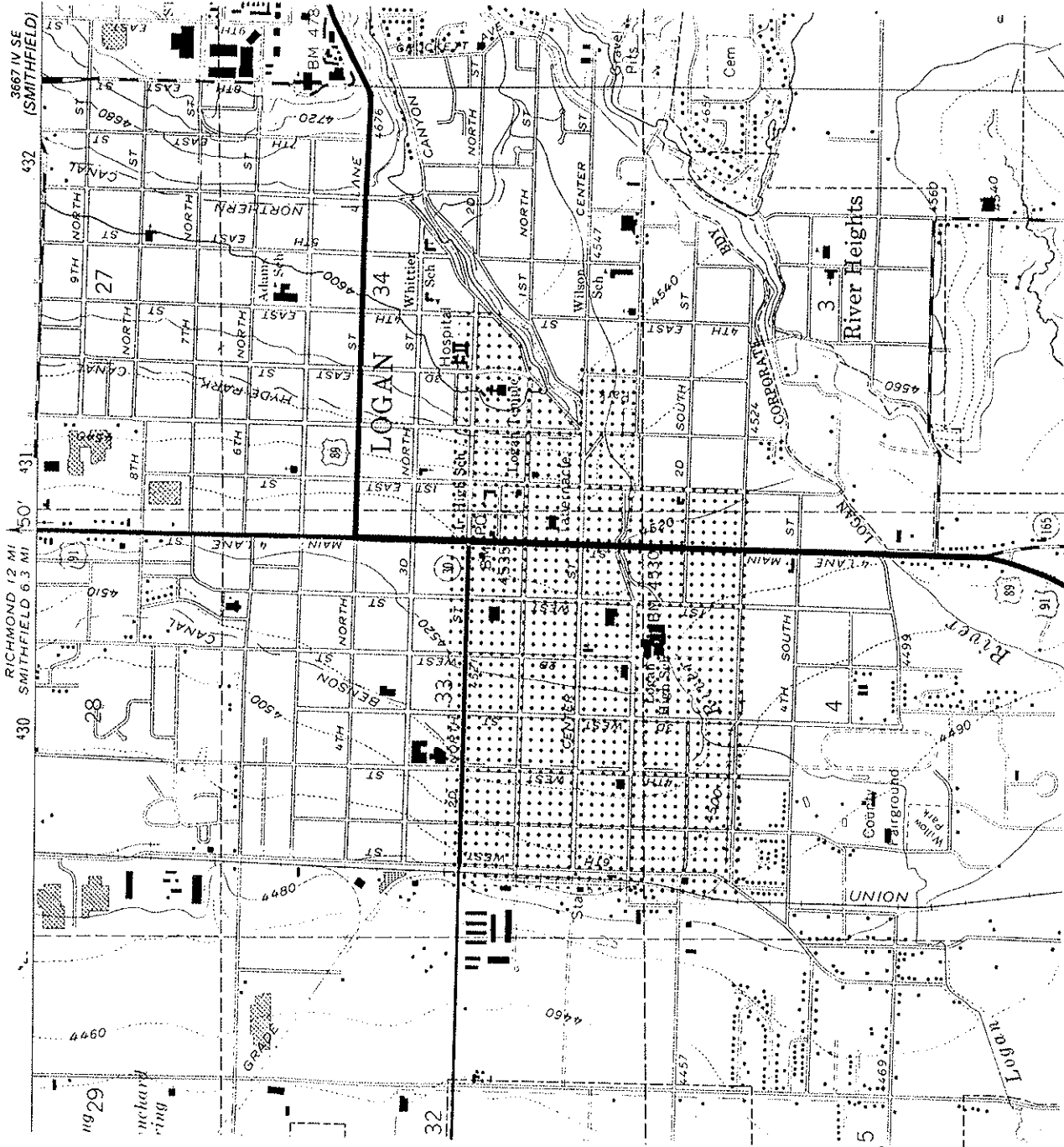


UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

LOGAN, UTAH  
41111-F7-JF-024

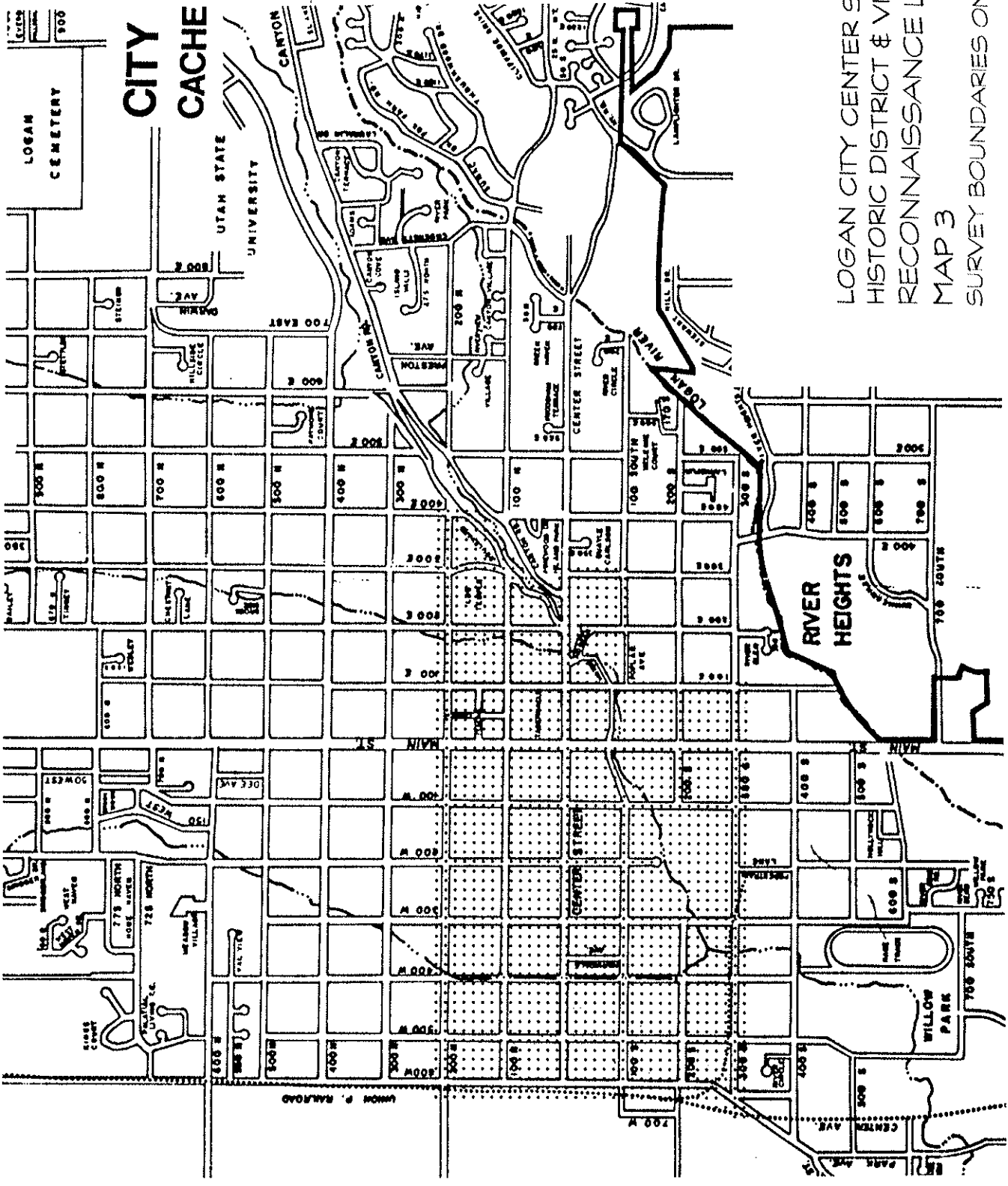
1961

PHOTOREVISED 1986  
DMA 3667 III NE-SERIES V897



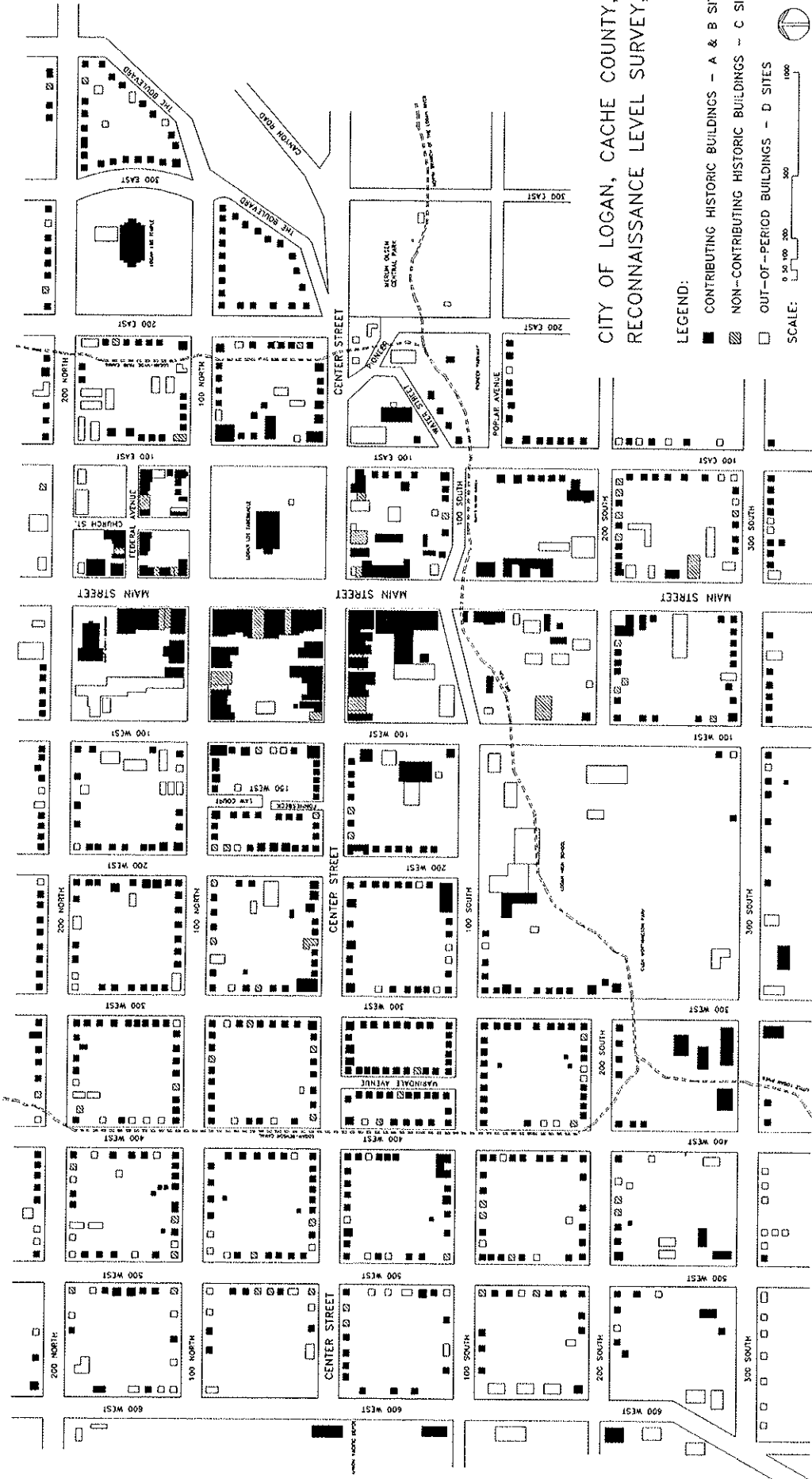
LOGAN CITY CENTER STREET  
HISTORIC DISTRICT & VICINITY  
RECONNAISSANCE LEVEL SURVEY  
MAP 2  
SURVEY BOUNDARIES ON USGS MAP  
NORTH ↑

# CITY OF LOGAN CACHE COUNTY, UTAH



LOGAN CITY CENTER STREET  
HISTORIC DISTRICT & VICINITY  
RECONNAISSANCE LEVEL SURVEY  
MAP 3

..... SURVEY BOUNDARIES ON CITY MAP  
..... NORTH ↑



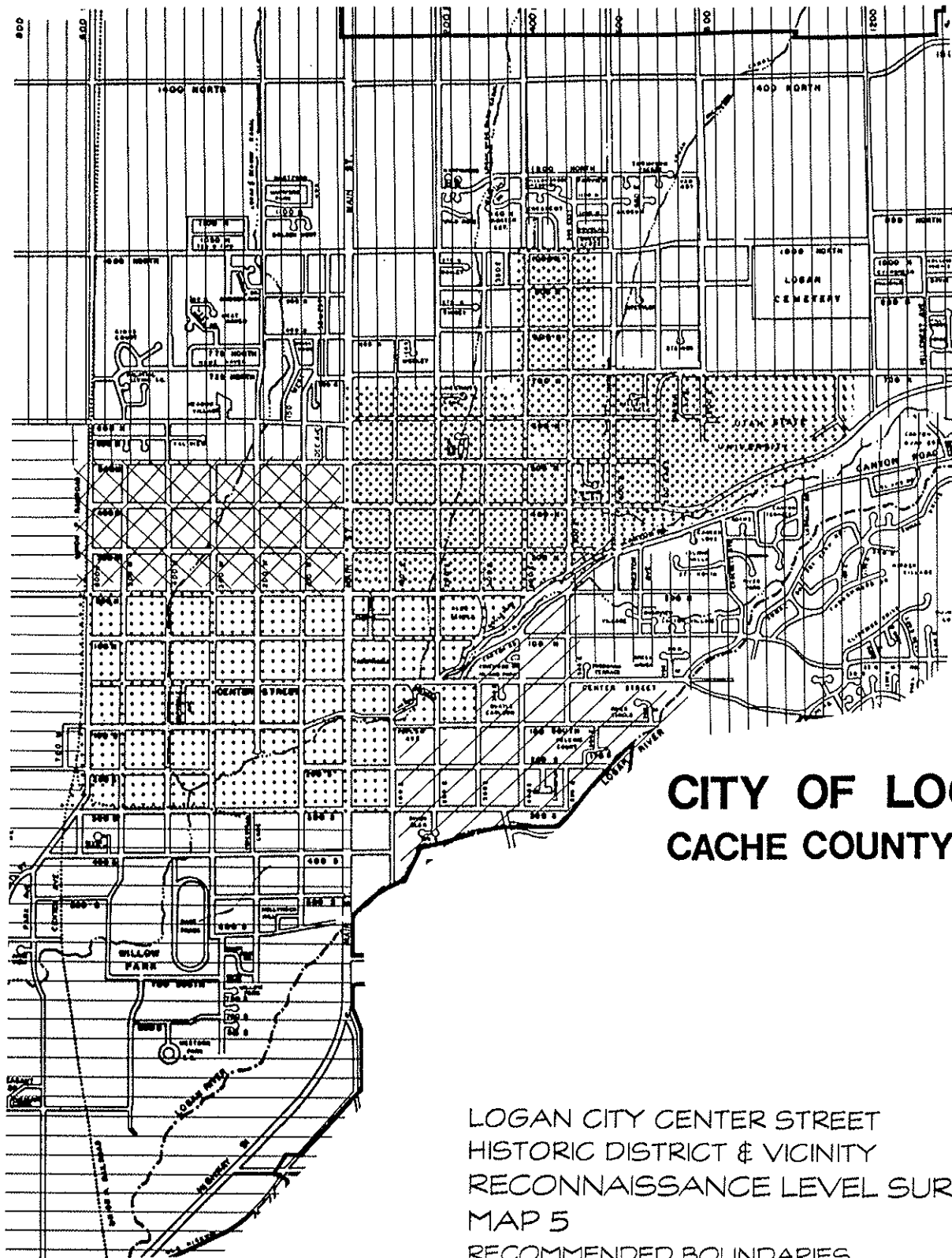
CITY OF LOGAN, CACHE COUNTY, UTAH  
RECONNAISSANCE LEVEL SURVEY, 1999

LEGEND:

- CONTRIBUTING HISTORIC BUILDINGS - A & B SITES
- ▨ NON-CONTRIBUTING HISTORIC BUILDINGS - C SITES
- OUT-OF-PERIOD BUILDINGS - D SITES









MAP 4 SURVEY MAP - REDUCED

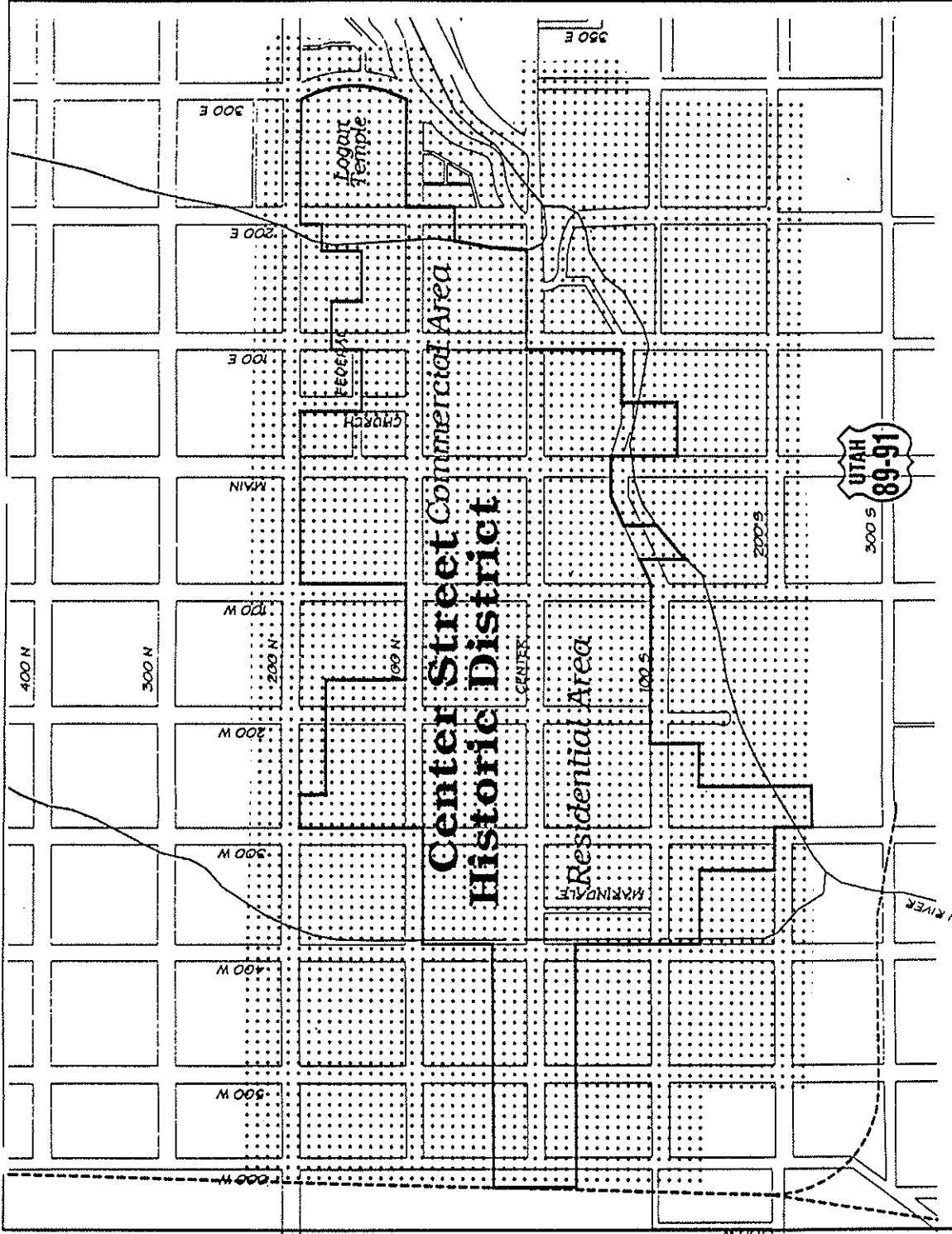


# CITY OF LOGAN CACHE COUNTY, UTAH

LOGAN CITY CENTER STREET  
HISTORIC DISTRICT & VICINITY  
RECONNAISSANCE LEVEL SURVEY  
MAP 5  
RECOMMENDED BOUNDARIES  
FOR FUTURE SURVEYS

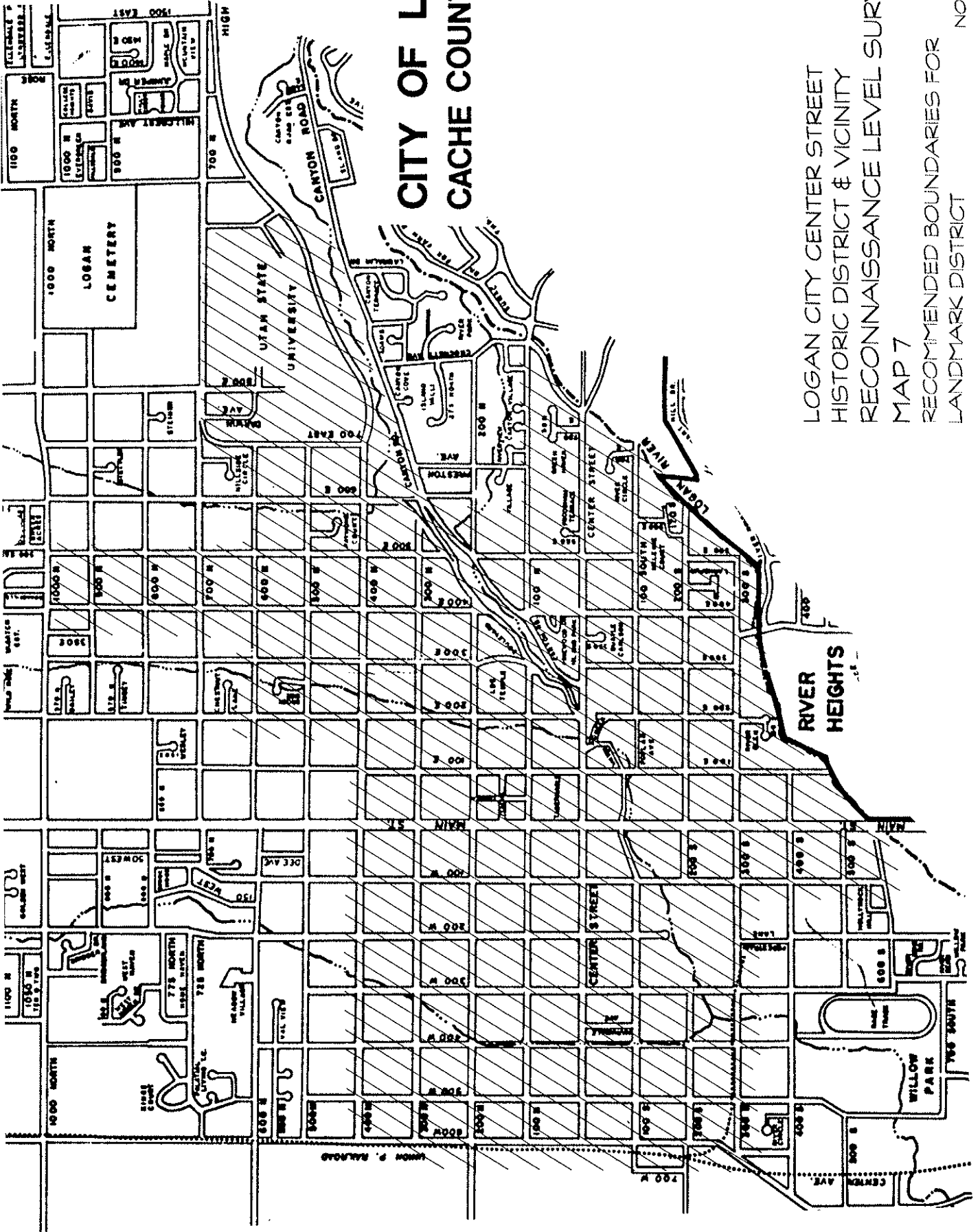
NORTH ↑

- |   |         |   |         |
|---|---------|---|---------|
|  | PHASE 1 |  | PHASE 4 |
|  | PHASE 2 |  | PHASE 5 |
|  | PHASE 3 |  | PHASE 6 |



LOGAN CITY CENTER STREET  
 HISTORIC DISTRICT & VICINITY  
 RECONNAISSANCE LEVEL SURVEY  
 MAP 6  
 RECOMMENDATIONS FOR  
 HISTORIC DISTRICT OVERLAY

NORTH ↑



# CITY OF LOGAN CACHE COUNTY, UTAH

LOGAN CITY CENTER STREET  
HISTORIC DISTRICT & VICINITY  
RECONNAISSANCE LEVEL SURVEY  
MAP 7  
RECOMMENDED BOUNDARIES FOR  
LANDMARK DISTRICT

