Tremonton City Corporation
City Council Meeting
August 4, 2020
Meeting to be held at
102 South Tremont Street
Tremonton, Utah

CITY COUNCIL WORKSHOP AGENDA

6:00 p.m.

1. Review and discussion on the expansion of the secondary water system and fixed based meter reading
2. Review and discussion of the process for hiring a full-time Fire Chief
3. Review of items listed on the 7:00 p.m. agenda
4. ***CLOSED SESSIONS:***
   - ***a. Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***
   - ***b. Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***
   - ***c. Strategy sessions to discuss pending or reasonably imminent litigation; and/or***
   - ***d. Discussions regarding security personnel, devices or systems***

Please note that any agenda item listed on the 6:00 p.m. City Council Workshop may be discussed in the 7:00 p.m. City Council Meeting

CITY COUNCIL MEETING AGENDA
7:00 p.m.

1. Opening Ceremony
2. Introduction of guests
3. Declaration of Conflict of Interest
4. Approval of agenda
5. Approval of minutes – July 21, 2020

6. Presentations
    a. Narrated slideshow on the proposed Tremonton Historic District being listed in the National Register of Historic Places (this 16-minute narrated slideshow will occur by choice of the Mayor and City Council)

7. Public comments: This is an opportunity to address the City Council regarding your concerns or ideas. Please limit your comments to three minutes.

8. City Council Business
    a. Discussion and consideration of adopting Resolution No. 20-31 urging the Utah Board of State History and National Park Service to list the Tremonton Historic District on the National Register of Historic Places (the proposed boundaries of the Tremonton Historic District is for the area between 1000 North to 600 South and from 300 East to 400 West)
    b. Discussion and consideration of adopting Resolution No. 20-32 approving the revised Tremonton City Compensation and Classification Plan

9. Calendar Items and Previous Assignment
    a. Review of calendar
    b. Review of past assignment

10. Reports & Comments:
    a. City Manager Reports and Comments
    b. Development Review Committee Report and Comments
    c. City Department Head Reports and Comments
    d. Council Reports and Comments

11. ***CLOSED SESSIONS:***
    a. Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or
    b. Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or
    c. Strategy sessions to discuss pending or reasonably imminent litigation; and/or
    d. Discussions regarding security personnel, devices or systems

12. Adjournment

Anchor location for Electronic Meeting by Telephone Device. With the adoption of Ordinance No. 13-04, the Council may participate per Electronic Meeting Rules. Please make arrangements in advance.

Persons with disabilities needing special assistance to participate in this meeting should contact Linsey Nessen no later than 48 hours prior to the meeting.

Notice was posted July 31, 2020 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was delivered to The Leader (Newspaper) on July 31, 2020.

_____

Linsey Nessen, CITY RECORDER

TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
JULY 21, 2020

Members Present:
Connie Archibald
Lyle Holmgren
Bret Rohde
Rick Seamons
Lyle Vance
Roger Fridal, Mayor
Shawn Warnke, City Manager
Linsey Nessen, City Recorder

CITY COUNCIL WORKSHOP

Mayor Fridal called the July 21, 2020 City Council Workshop to order at 6:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Fridal, Councilmembers Archibald, Holmgren, Rohde, Seamons, and Vance, City Manager Warnke, and City Recorder Nessen. The following Department Heads were also present: Fire Chief Steve Batis (work session only), Community Services Director Marc Christensen (arrived at 6:04 p.m.), Public Works Director Paul Fulgham, Police Chief Kurt Fertig, and Treasurer Sharri Oyler (arrived at 6:02 p.m. and left after the work session). Also in attendance were: firefighters Nate Christensen, Blair Westergard, Lanette Sorensen, and Dan Nelson.

1. Review and discussion of the process for hiring a full-time Fire Chief

   Manager Warnke said this would be the game plan, but it could change. This process has served us well and is similar to what we did for recruitment and selection of the chief of police. The job description has been reviewed by myself, Recorder Nessen and Chief Batis. We looked at comparable positions and this is in a lower pay grade than the police chief so for that reason we felt the qualifications and education requirements had to be equal to or less than the police chief. Someone with more years of experience and education is going to meet a more desirable application, but these are the minimums. If someone does not have a bachelor's degree they could make that up in years of experience. It does require one year of supervisor experience and different certifications. The job description is robust and will be a challenging position to fill. We are looking for someone to handle the administration, as well as the day-to-day duties associated with service calls and emergency management. We need to be realistic about what a person can achieve in a position like that and there will be a learning curve. The emergency management duties will be secondary to the day-to-day functions of managing and administrating the fire and EMS since we have to prioritize what they need to do. Emergency management is something they need to do on the side. Whoever fills the position would grow into it and as more resources are added to the department, they would be able to do more. We merged the emergency management position and cut back to the core elements of that job so it is not so proactive. I do not think anyone can achieve

two positions at the same time.

Manager Warnke said we have an advertisement period, which we anticipate to be about three weeks. Prospective candidates would submit their resume and a Tremonton City employment application. A small committee including the mayor, city manager and city recorder would screen them. We would be looking for people who meet the minimum qualifications. Those people would then be given written essay questions. One advantage is that it weeds out individuals who are not really serious about going through the process. It takes some work and allows a prospective candidate to think through their responses as opposed to an oral interview where they are giving impromptu responses to a question. This allows the interviewing panel to know the candidate ahead of the interviews and the written document could be shared with other stakeholders that are not involved in the oral interviews. We would then invite them to an interview with our panel, which would include the mayor, a city council representative, city manager, three reps from the fire department, the police chief, the city recorder, and Brian Potts—a consultant we used who has good insights. That is a really big interview panel. We do not want it to be overwhelming for individuals because this is a reciprocal process where we are trying to select and recruit someone at the same time. We want to make it as welcoming and comfortable as we can. Applicants can tell a lot about the City through our process and help them determine if they feel they would be a good match for the position and organization. There would then be a second round of interviews with two or three applicants. We want the fire department to review the written responses and provide comments. We would then give a conditional offer to go further into the process with background checks and testing with one or two candidates. From there it would be a recommendation to the City Council on who would be selected.

Councilmember Rohde said I do not think we are paying them enough. This is a position that requires more pay. Manager Warnke said I do not disagree. The range we established was based upon the market research we did. We could put a premium on any position in the City you think is important to have the pay above the market. This is a position that could warrant that. It is a great investment to have someone with experience and pay them accordingly. We have only budgeted the minimum amount so it would take a budget amendment. Councilmember Rohde said instead of the interview panel, I would like to see us use three panels. A fire department panel with six members, a panel with the mayor, two City councilmembers, and three citizens, as well as a panel with the city manager, city recorder, and four department heads. They could all interview according to their specialties. A chairman from each would then talk about the results. That could feel less intimidating, but they would have to go through three panels. Manager Warnke said I am not opposed to it, but that could require a lot of time and we need to be respectful of that. We could maybe do that later in the process with fewer candidates.

Councilmember Vance said it is important to have a fire department committee to get their advice on what they think. We have a unique situation and whoever comes in has to work with these volunteers so we do not lose them. It would be wonderful if there could be some type of an incentive to get them in the door. They need to work well with our volunteers, the budget, and come up with ideas on how to get more volunteers. We need

to pay incentives if they are still here running the program the way we need them to. Manager Warnke said I am not opposed to incentives, but we have to think about the organization as a whole because we have a lot of great department heads. We could change their salary based on selective salary increases, which we do from time to time, but a written plan for incentives based upon benchmarks is difficult for department heads. Councilmember Vance said we are evolving from being a total volunteer department to hiring people and this cannot fail. This is a way to help it succeed. Manager Warnke said this is an at-will position so we could let them go if it does not work out. We need to include the fire department, but how do we include 30 individuals in a way that is not chaotic. We could allow them to invest the time into reading the responses once the applicants are short-listed. It will take time to review those responses and provide open-ended comments. We would omit applicant's names and warn them that their responses would go to the fire department since people could draw conclusions on who they are based on the content.

Manager Warnke has kept the fire department in the loop throughout this process and plans to follow up with them at drill this Thursday. I could get comments and have them consider appointing representatives. The challenge is how we can get people to participate in a process that is not naturally geared toward a large group. Councilmember Rohde asked if we talk about premiums and kick that wage up, will that have any bearing on the minimum qualifications. Manager Warnke said we could change that. We want to encourage more people to apply than less and having the minimum set at a reasonable level would do that. Those with advanced experience and education would rise to the top. This is a good plan to follow, but things could change. We have put together a timeframe and intend to put it on the October 20 agenda for the Council's recommendation. We can look at changing the job salary so it is comparable with the police chief, which will take a budget amendment. I will have a conversation with the fire department and report back to you during our August 4 meeting. We could post the position now. As an organization we want them to be successful and that comes by setting the expectations, lay of the land, and where the landmines are. We have a narrative that explains where the department is and tells them what they are up against so they can determine if their skill set is going to help them be successful in that position.

2. Review of items listed on the 7:00 p.m. agenda

3. CLOSED SESSIONS: No closed session was held at this time.

- ***a. Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***
- ***b. Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***
- ***c. Strategy sessions to discuss pending or reasonably imminent litigation; and/or***
- ***d. Discussions regarding security personnel, devices or systems***

The meeting adjourned at 6:53 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Fridal called the July 21, 2020 City Council Meeting to order at 7:02 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Fridal, Councilmembers Archibald Holmgren, Rohde, Seamons, and Vance, City Manager Warnke, and City Recorder Nessen. The following Department Heads were also present: Community Services Director Marc Christensen, Public Works Director Paul Fulgham, and Police Chief Kurt Fertig. Also in attendance were: firefighters Nate Christensen, Lanette Sorensen (left at 7:07 p.m.), and Dan Nelson (left at 7:49 p.m.).

1. Opening Ceremony:

   Mayor Fridal informed the audience that he had received no written or oral request to participate in the Opening Ceremony. He asked anyone who may be offended by listening to a prayer to step out into the lobby for this portion of the meeting. The prayer was offered by Councilmember Vance and the Pledge of Allegiance was led by Councilmember Holmgren.

2. Introduction of guests:

   Mayor Fridal welcomed those in attendance.

3. Declaration of Conflict of Interest: none

4. Approval of Agenda:

   Motion by Councilmember Holmgren to approve the agenda of July 21, 2020. Motion seconded by Councilmember Archibald. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

5. Approval of minutes – July 7, 2020

   Motion by Councilmember Archibald to approve the minutes of July 7, 2020. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

6. Public comments: There were no public comments.

7. Years of Service Award
   a. Marsha Fuhriman, Assistant Librarian – 15 Years

      Mayor Fridal thanked her for her service.

8. City Council Business

a. Discussion and consideration of approving June 2020 Financial Statements

Motion by Councilmember Holmgren to approve the June 2020 Financial Statements. Motion seconded by Councilmember Vance. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

b. Discussion and consideration of approving June 2020 Warrant Register

Motion by Councilmember Vance to approve the June 2020 Warrant Register. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

c. Discussion and consideration of adopting Ordinance 20-10 amending provisions from Title 15 Motor Vehicle and Traffic, Chapter 15-100 Administration of the Revised Ordinances of Tremonton City Corporation modifying the authority to install traffic control devices and the like

Manager Warnke said last year one of the code amendments that occurred in the Land Use Plan was removing the Planning Commission as the Traffic Advisory Board. That was because in our revised ordinances, we already assigned those same duties to the police chief. What is being proposed here is we broadened the individuals who participate with the chief in making decisions related to traffic control devices and the like. That would include the public works director, based upon their knowledge of traffic in the City and since they are the ones installing and maintaining them. They have a lot of knowledge of the manual of uniform traffic control devices, which is the standard used in making decisions and how those devices are installed. In some of these specific sections, it included the city engineer. They would be valuable to the process as warranted. We also talked about having our zoning administrator participate as needed. These are technical issues so it makes sense to have individuals who have those expertise.

Motion by Councilmember Vance to adopt the ordinance. Motion seconded by Councilmember Holmgren. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

d. Discussion and consideration of approving Ordinance No. 20-11 amending provisions from Title 10 Fire, Health, Safety, and Welfare, Part 10-120 Personnel and Duties of the Revised Ordinances of Tremonton City Corporation

Manager Warnke said there is a specific section in our revised ordinances that deals with the fire department. This proposes we eliminate quite a bit of the text to simplify it. It talks about the position of the fire chief and the hiring process, which would redefine that process. This would eliminate the current process, which included three candidates recommended from the fire department as the

initial kick-off to the process. That would be more cumbersome with what is being proposed with open recruitment. There is also a process of hiring battalion chiefs. It proposes the fire chief would make the hiring decision and the duties would be those that are defined in the job description. It had the powers and duties of the fire chief in the last ordinance, but I propose we strike that and refer to it as duties that are defined in the job description. The process for creating job descriptions includes the mayor and city manager. This is one of the things the mayor can vote on. The city manager currently has in his powers and duties the ability to appoint, with advise and consent of the City Council, individuals for department head level positions. This proposes all the department heads we currently have or could reasonably have in the future. The library director is different. By statute of State Code you have to have a library board and there is a broad delegation, which includes the appointment of the library director. The city manager would facilitate the process in selecting a library director.

Motion by Councilmember Archibald to approve the ordinance. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

e. Discussion and consideration of approving Ordinance No. 20-12 amending provisions from Title 3 City Government, Part 3-925 Powers and Duties of Manager of the Revised Ordinances of Tremonton City Corporation modifying the Manager's duty to appoint persons to City offices with the advise and consent of the City Council

Councilmember Rohde said we could grandfather in Manager Warnke, but something I would like to see put in the ordinance is that the city manager needs to live within the City's boundaries. It gives them more ownership. The Council agreed they could just add it in the job description. Manager Warnke said one other position that would fall into this would be that of emergency manager. It is with the fire chief for now, but we went with a broad list of department heads we could have in the years to come.

Motion by Councilmember Seamons to approve the ordinance with the addition of Emergency Manager. Motion seconded by Councilmember Holmgren. Roll Call Vote: Mayor Fridal – aye, Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

f. Discussion and consideration of approving a Special Event Permit for a Bear River Valley Pumpkin Walk, a Community Event at the Holmgren Nature Preserve Trail on October 9 &10 or October 16 & 17, 2020

Director Christensen said we added an ordinance that if a group wants to meet and do a special event that is beyond a family reunion, then we have them come to the City Council. The GFWC Women's Civic League wants to do a Pumpkin Walk and will get groups to coordinate booths along the walking trail with different

displays. They would be available Friday afternoon and all day Saturday. Depending on restrictions with COVID, we could also have a gathering time for awards and treats, or just stick with the display for the community to walk through. The City side-by-side would be used to help them setup. We could tell them no candles just battery powered lights to limit any fire potential.

Motion by Councilmember Archibald to approve this special event. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

g. Discussion and consideration of approving a Special Event Permit for a Yard Sale, a Community Event, at Shuman Park on August 1, 2020

Director Christensen said this is the other Women's Civic League and they want to hold a community yard sale from 8 a.m. until 2 p.m. They have done this in the past with some success. This is for fundraising to give back to the community. Mayor Fridal asked how they can do this with COVID. Director Christensen said we could give them as many tables as they need and spread it out throughout the whole park. We would also encourage social distancing, wearing masks, and hand sanitizing stations. If the Council approves this, I will send them a letter with those guidelines. Councilmember Seamons said I think it is too early to get people out and touching things.

Motion by Councilmember Archibald to approve this special event. Motion seconded by Councilmember Rohde. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - nay, Councilmember Vance - aye. Motion approved by a 4-1 vote.

9. Calendar Items and Previous Assignment
   a. Review of calendar

Director Christensen discussed the Goose Chase app and activity for the week of City Days. I appreciate those who have helped create challenges. There have been 100 families register and 50 have done a mission. This is a virtual scavenger hunt and businesses have participated with incentives. Participants video themselves completing the challenges and it has gone well. He also talked about the cornhole tournament, softball tournament, homerun derby, and pickleball tournament.

   b. Review of past assignment: none

10. Reports & Comments:
   a. City Manager Reports and Comments: none
   b. Development Review Committee Report and Comments

Manager Warnke said we continue to work with the applications that are being discussed, but we have had no new applications. The Council asked about a few of those projects and their timeframe. Manager Warnke said some of the materials

are still required. We have been as flexible as we can to let them start the process, but we are working with them to tie up some of their documentation.

c. City Department Head Reports and Comments

1. Tremonton City Water Report- Paul Fulgham, Public Works Director

Director Fulgham said this shows a comparison to the beginning of the year. Mayor Fridal asked about the six million gallons associated with Bear River Water. Director Fulgham said we measure everything we produce and buy from the conservancy district and then some of it is taken back out because they are willing water through our pipes. I deduct it because we are not consuming it—another entity downstream is. We contract for 150 acre-feet. You can see where we are on our contract and whether we are going to go over or be under. Those numbers change from year-to-year based on heat and consumption. I throw in two big industries who are big users—Malt-O-Meal and West Liberty Foods. Last month, 23% of the water we produce went to them. I also give a report showing revenues versus water use and how things go up and down from year to year. We read our master meters on Fridays and report them by month.

2. Secondary Water Shares Report- Paul Fulgham, Public Works Director

Director Fulgham said this is just what we have used this year. People are starting to sign up and use secondary. We passed a water rate that says if the secondary is in front of your home and you choose not to use it, you have a different rate and those who sign up for secondary have a different rate. We have not pulled the gun on that yet. We will present this to the City Council to make the decision off my recommendation. Director Fulgham also discussed shares and how they will be acquired as the City grows. We need about 555 shares. The developers will bring another 717 as the City expands out. We will have a total of about 1,300 shares. We have 465 shares currently. Of them, 444 are City purchased shares and 21 shares have been brought in by developers. As a City, we are getting really close to what we need, we are within 120 shares to cover anything the City already has developed and future facilities. We are getting along well with the canal shares and working on the equalization basin.

3. Tremonton City Wastewater Report- Paul Fulgham, Public Works Director

Director Fulgham said I send a graph report showing our flows into the plant on a yearly basis and monthly what our loading is. This is information I use throughout the year and end of year to send reports to the State. Garland's plant bid has been awarded. They are shooting for late fall of 2021 time frame. Everything is up and going on our plant.

Director Fulgham said this sheet shows you how to get on the My Water Advisor app. Each of you has a fixed base meter installed at your home to see your day-to-day water use. We have 505 fixed based meters installed in the City out of almost 3,000 meters. As you work with constituents and help them understand this, you could walk them through this setup. The fixed base metering will read twice a day allowing people to see their real time consumption. They can also build reports, setup restrictions or limits, and send messages with notifications to their email.

d. Council Reports and Comments

Councilmember Rohde asked if there are any firework restrictions. Director Christensen said we are not setting up shade structures and tables to create gathering areas. People can go to the park and find their own piece of grass. Chief Fertig said there are not any extra restrictions, just the usual ones.

Councilmember Archibald said the Library is having a chalk art event with water games and pizza for teenagers. On August 3 they will have visiting authors and an ice cream treat. A new library board was elected on July 15. They are also having virtual puppet shows, as well as the Harry Potter magic show. The Summer Reading Program is happening and there are 67 adults, 56 teenagers, 85 children, and 36 pre-school children participating despite everything going on.

Motion by Councilmember Holmgren to move into closed session. Motion seconded by Councilmember Vance. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The Council moved into a closed session at 8:08 p.m.

11. ***CLOSED SESSIONS:***
    - ***a. Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***
    - ***b. Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***
    - ***c. Strategy sessions to discuss pending or reasonably imminent litigation; and/or***
    - ***d. Discussions regarding security personnel, devices or systems***

Motion by Councilmember Holmgren to return to open session. Motion seconded by Councilmember Rohde. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The Council returned to open session at 8:19 p.m.

12. Adjournment.

Motion by Councilmember Holmgren to adjourn the meeting. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The meeting adjourned at 8:19 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____day of _____, 2020.

_____
Linsey Nessen, City Recorder

Follow-up items for the Council and City Staff

Manager Warnke will look at changing the job salary for the fire chief to be more comparable to the police chief. He will also have a conversation with the fire department to gain their input on the process. The job ad for the fire chief will also be posted.

TREMONTON CITY
CITY COUNCIL MEETING
AUGUST 4, 2020

TITLE:	Discussion and consider Tremonton City Growth and the possibility of future Secondary Water Projects.
FISCAL IMPACT:	2021 Projects - $623,000, 2022 Projects – $2,854,000, 2023 Projects - $3,506,
PRESENTER:	Paul Fulgham, Tremonton City Public Works Director

Prepared By:

Paul Fulgham
Public Works Director

RECOMMENDATION:

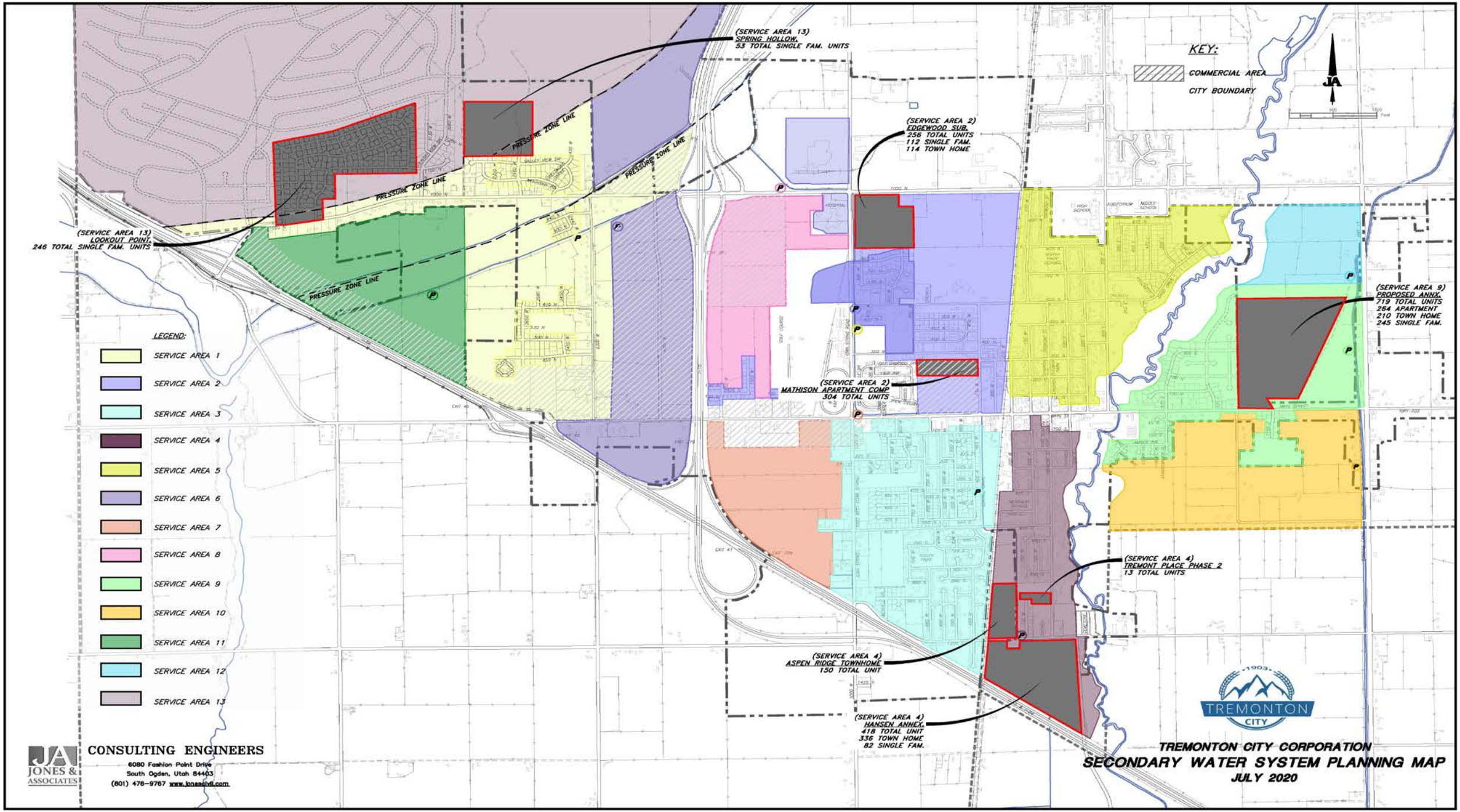
Discuss growth in Tremonton City and Recommend future Secondary Water Projects for the City to keep up with demand as growth is happening.

BACKGROUND:

Attachments:

1. Secondary Water Expansion Presentation

Tremonton City Growth and Tremonton City Secondary Water System


(SERVICE AREA 13)
SPRING HOLLOW.
53 TOTAL SINGLE FAM. UNITS
(SERVICE AREA 13)
LOOKOUT POINT.
246 TOTAL SINGLE FAM. UNITS
PRESSURE ZONE LINE
PRESSURE ZONE LINE
PRESSURE ZONE LINE
PRESSURE ZONE LINE
(SERVICE AREA 2)
EDGEWOOD SUB.
256 TOTAL UNITS
112 SINGLE FAM.
114 TOWN HOME
(SERVICE AREA 2)
MATHISON APARTMENT COMP
304 TOTAL UNITS
(SERVICE AREA 9)
PROPOSED ANNX.
719 TOTAL UNITS
264 APARTMENT
210 TOWN HOME
245 SINGLE FAM.
(SERVICE AREA 4)
TREMONT PLACE PHASE 2
13 TOTAL UNITS
(SERVICE AREA 4)
ASPEN RIDGE TOWNHOME
150 TOTAL UNIT
(SERVICE AREA 4)
HANSEN ANNEX.
418 TOTAL UNIT
336 TOWN HOME
82 SINGLE FAM.
KEY:
COMMERCIAL AREA
CITY BOUNDARY
LEGEND:
SERVICE AREA 1
SERVICE AREA 2
SERVICE AREA 3
SERVICE AREA 4
SERVICE AREA 5
SERVICE AREA 6
SERVICE AREA 7
SERVICE AREA 8
SERVICE AREA 9
SERVICE AREA 10
SERVICE AREA 11
SERVICE AREA 12
SERVICE AREA 13
JA
JONES & ASSOCIATES
CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonesaslv.com
1903
TREMONTON CITY
TREMONTON CITY CORPORATION
SECONDARY WATER SYSTEM PLANNING MAP
JULY 2020

Current Tremonton City Subdivions Under Construction or Planned

Subdivision	Stage	SF	TH	Apart.	Total Units	Under Const.	Planned	Service Area
Look Out Point Phase 1	Under Construction	12	0	0	12	12	0	13
Look Out Point (other phases)	Planned	234	0	0	234	0	234	13
Spring Hollow Phase 1	Under Construction	21	0	0	21	21	0	1
Spring Hollow Phase 2	Presented to DRC	20	0	0	20	0	20	13
Spring Hollow Phase 3	Planned	10	0	0	10	0	10	13
Spring Acres Phase 7	Presented to DRC	7	0	0	7	0	7	1
Edgewood Est. Phase 1	Under Construction	47	27	0	74	74	0	2
Edgewood Est. Phase 2	Planned	65	87	0	152	0	152	2
Mathison Apt. Phase 1	Under Construction	0	0	152	152	152	0	2
Mathison Apt. Phase 2	Planned	0	0	152	152	0	152	2
Adams Development (Annexation)	Planned	245	210	264	719	0	719	9
Holmgren East Phase 8	Under Construction	2	0	0	2	2	0	9
Holmgren East Phase 9	Under Construction	15	0	0	15	15	0	9
Tremonton Place Phase 2	Under Construction	13	0	0	13	13	0	4
Tremonton Place Phase 3	Planned	13	0	0	13	0	13	4
Aspen Ridge Townhomes Phase 1	Under Construction	0	30	0	30	30	0	4
Aspen Ridge Townhomes Phase 2	Planned	0	120	0	120	0	120	4
Jay Stocking (Hansen Annexation)	Planned	82	336	0	418	0	418	4
River Valley Phase 7	Presented to DRC	32	0	0	32	0	32	1
					Total	**319**	**1877**	
					Total Under Construction & Planned	**2196**		

Tremonton City Secondary Use Potential With Current Constructed Infrustructuer

Secondary	Current Users	Futuer Users	Total
Service Areas 1	126	25	151
Service Area 2	45	25	70
Service Area 3	137	500	637
Total Secondary	**308**	**550**	**858**

Tremonton City Secondary Water System Suggested 3-Year Construction Schedule

March 2018

Unmodified Service Areas		Units Served
Area 1	$426,065	180
Area 2	$1,513,915	215
Area 3	$2,804,425	602
Area 4	$1,634,295	215
Area 5	$2,854,345	513
Area 6	$681,330	38
Area 7	$681,330	35
Area 8	$646,230	43
Area 9	$730,405	87
Area 10	$724,425	100
Area 11	$577,135	83
Area 12	$213,460	0
Area 13	$0	0
Total	$13,487,360	2,111

Modified Service Areas		Units Served
Area 1 (1, 6 & 11)	$746,065	301
Area 2 (2 & 8)	$1,693,915	258
Area 3 (3 & 7)	$3,054,425	637
Area 4	$1,634,295	215
Area 5	$2,854,345	513
Area 6	$471,330	
Area 7	$431,330	
Area 8	$466,230	
Area 9 (9 & 10)	$945,500	187
Area 10	$509,330	
Area 11	$467,135	
Area 12	$213,460	
Area 13	$0	
Total	$13,487,360	2,111

Modified Service Areas		Units Served
Area 1	$746,065	301
Area 2	$1,693,915	258
Area 3	$3,054,425	637
Area 4	$1,634,295	215
Area 5	$2,854,345	513
Total of SA 1 - 5	$9,983,045	1,924
Area 9	$945,500	187
Total	$10,928,545	2,111

2018/2019 Budget Year Project Internally Funded		Units Served	Cost	Water Shares Needed
2018	Construct Partial Service Areas 1 & 2	300	$568,512	57
	Total	300	$568,512	57

2019 - 2022 Budget Year Projects to be Bonded For		Units Served	Cost	Water Shares Needed
2019	Construct Service Area 3	637	$3,054,425	95
2020	Construct Service Area 5	513	$2,854,345	101
2021	Construct Service Areas 4 and complete Service Areas 1 & 2	474	$3,505,763	104
	Total	1,624	$9,414,533	300

Tremonton City Summer Water Production 2012 - 2020

	2012	2013	2014	2015	2016	2017	2018	2019	2020
MAY									
1	19,396,742	17,899,699	14,932,906	17,226,504	14,076,771	13,228,511	15,737,801	13,258,163	19,026,296
2	19,438,915	18,717,131	14,784,131	14,172,563	14,535,229	16,577,614	20,708,402	15,211,859	22,241,614
3	24,549,943	23,886,144	20,285,053	13,509,274	16,622,468	17,930,304	18,108,342	19,485,646	22,020,099
4	23,145,415	18,568,454	23,414,640	13,972,264	16,276,788	17,915,364	21,237,801	15,452,784	20,903,142
5	20,723,929	19,258,329			18,824,374	22,097,849	19,976,263	14,496,785	
TOTAL	107,254,944	98,329,757	73,416,730	58,880,605	80,335,630	87,749,642	95,768,609	77,905,237	84,191,151
JUN.									
1	25,407,549	24,965,085	27,512,285	15,367,922	26,432,918	28,065,931	24,504,840	19,434,824	26,212,574
2	27,558,014	27,946,653	28,004,643	19,662,864	26,646,933	26,762,935	27,341,686	20,330,169	21,348,128
3	28,806,504	28,535,677	25,502,164	22,385,448	28,484,019	28,540,980	28,339,420	25,318,818	22,752,844
4	31,111,859	30,328,420	26,391,803	26,385,020	30,341,683	29,826,104	30,367,635	26,106,145	24,290,342
5									
TOTAL	112,883,926	111,775,835	107,410,895	83,801,254	111,905,553	113,195,950	110,553,581	91,189,956	94,603,888
JUL.									
1	31,242,741	29,057,487	23,558,663	26,217,154	30,392,797	32,366,886	30,753,502	28,696,048	17,687,901
2	30,983,472	28,472,700	34,188,895	31,604,366	31,078,404	32,977,413	31,910,504	28,920,888	27,006,352
3	27,304,747	30,292,527	30,293,999	28,462,767	30,763,176	31,863,296	33,729,267	31,931,868	28,824,087
4	30,459,570	31,019,318	30,029,405	21,782,705	31,790,642	34,746,131	30,015,551	32,647,290	28,807,439
5		24,893,315	29,481,332	30,766,370				28,633,206	29,370,243
TOTAL	119,990,530	143,735,347	147,552,294	138,833,362	124,025,019	131,953,726	126,408,824	150,829,300	131,696,022
AUG.									
1	31,146,686	34,267,424	25,142,258	25,720,056	31,488,889	30,682,022	30,107,959	29,316,371	
2	29,179,653	29,572,970	24,354,788	24,567,051	30,752,561	29,990,953	31,689,047	28,842,703	
3	31,191,351	29,804,722	25,185,726	26,650,771	29,967,017	28,380,272	31,158,728	29,114,583	
4	28,747,749	29,052,023	19,619,509	26,430,635	28,918,219	28,354,686	30,383,510	28,166,677	
5	27,286,915				28,664,012	29,158,493	30,169,726		
TOTAL	147,552,354	122,697,139	94,302,281	103,368,513	149,790,698	146,566,426	153,508,970	115,440,334	0
SEP.									
1	23,336,689	22,834,261	21,230,281	27,261,986	26,039,450	27,174,670	26,941,084	27,056,439	
2	24,470,570	20,501,304	21,633,797	24,435,330	23,634,069	25,668,568	26,868,757	22,930,856	
3	23,471,524	19,074,923	22,439,562	23,401,991	19,774,503	18,512,816	26,801,959	21,111,783	
4	21,253,516	18,358,157	19,582,667	18,267,615	16,710,168	15,911,010	25,309,976	18,509,958	
5			14,421,081	19,039,989					
TOTAL	92,532,299	80,768,645	99,307,388	112,406,911	86,158,190	87,267,064	105,921,776	89,609,036	0
OCT.									
1	19,845,192	16,191,716	14,364,924	15,168,139	15,581,062	15,020,720	20,953,132	15,688,955	
2	18,164,738	14,520,473	13,930,578	15,816,435	14,275,094	13,817,795	15,693,944	14,310,360	
3	15,074,282	12,421,808	13,327,836	13,729,091	13,181,813	13,724,515	14,050,741	13,296,713	
4	12,239,896	13,349,806	12,540,285	12,117,659	12,366,388	12,627,117	13,919,375	13,285,667	
5	10,865,397	11,625,791					10,221,410	12,907,508	
TOTAL	76,189,505	68,109,594	54,163,623	56,831,324	55,404,357	55,190,147	74,838,602	69,489,203	0

Project Recommendations by Tremonton City Public Works Director

Tremonton City Secondary Water System Suggested 3-Year Construction Schedule

August 2020

2018/2019 Budget Year Project Internally Funded		Units Served	Cost	Water Shares Needed
2018	Construct Partial Service Areas 1 & 2	300	$568,512	57
	Total	300	$568,512	57

2019 - 2020 Budget Year Projects to be Bonded For		Units Served	Cost	Water Shares Needed
2019	Construct Service Area 3	637	$3,054,425	95
	Total	637	$3,054,425	95

2021 - 2024 Budget Year Projects to be Bonded For		Units Served	Cost	Water Shares Needed	
2021	Construct Service Area 4 Pump Station - Aspen Ridge (150 Units) - Tremont Place (46 Homes) - Hansen Anexation (82 Homes & 336 Units)	934	$358,380	12	Development will provide remainder of water shares required
2021	Expand Service Area 6 to serve Harris Subdiviosn #2 (53 Homes) - 4-Plexes & Townhomes on 350 North (162 Units) - Mathison Apartments (304 Units)	519	$264,210	24	Development will provide remainder of water shares required
2022	Construct Service Area 5 (513 Homes)	513	$2,854,345	101	
2023	Construct Service Areas 4 and complete Service Areas 1 & 2	474	$3,505,763	104	
	Total	2,440	$6,982,698	241	

Bear River Canal Company Water Shares

Tremonton City will need to provide 555 Water Shares for what's in use now and for the future to serve our current residents and City Facilities.

Development will have to provide 717 Water Shares for the growth, as it happens.

This would be a total of 1,272 Water Shares.

Currently Tremonton City has acquired 444.176 Water Shares and Development has provided 21.904 Water Shares for a total of 465.080 Water Shares.

Water Shares Needed as Tremonton City Seconday Water System Develops

Service Areas	Head Gate Locations	Water Shares Needed			Total Water Shares Need at Tremonton City Build-Out
		When Service Area Becomes Operational	For Existing Service Connections (Homes) in Service Areas	For New Service Connections (New Homes) in Service Areas (Developer Will Provide Shares for Undeveloped Property)	
1	127 W	47.71	0.00	81.00	128.71
SA 1 Basin		1.29	0.00	0.00	1.29
2	16 C	28.03	0.00	97.00	125.03
SA 2 Parks	16 C	0.50	0.00	0.00	0.50
SA 2 Basins		0.47	0.00	0.00	0.47
3	New - Central	119.35	0.00	0.00	119.35
SA 3 Parks		5.20	0.00	0.00	5.20
SA 3 Basins		1.45	0.00	0.00	1.45
4		0.00	53.04	42.00	95.04
SA 4 Parks		0.00	0.56	0.00	0.56
SA 4 Basins		0.00	0.40	0.00	0.40
5		0.00	92.36	11.00	103.36
SA 5 Parks		0.00	8.64	0.00	8.64
6		0.00	25.00	88.00	113.00
7		0.00	14.00	66.00	80.00
8		0.00	7.00	39.00	46.00
9		0.00	12.83	82.00	94.83
SA 9 Parks		0.00	1.17	0.00	1.17
10		0.00	12.00	105.00	117.00
11		0.00	23.00	75.00	98.00
12		0.00	0.00	31.00	31.00
13		0.00	0.00	0.00	0.00
Stevens Park	16 C	12.00	0.00	0.00	12.00
Golf Course	119 W	47.00	0.00	0.00	47.00
Future Basin		0.00	17.00	0.00	17.00
Future Parks		0.00	25.00	0.00	25.00
	Total	263.00	292.00	717.00	1,272.00

Revised - December 10, 2019

Bear River Canal Company Water Shares Owned by Tremonton City & Water Share Locations

Head Gate	Shares Owned & Purchased By The City	Shares Provided By Development	Shares that are possible	Location Shares Used	Section Location	Shares Aquired From
16 C	12.000			Steven's Park Pump		Airport Property
120 C	0.000					Airport Property
12 E	0.000			Pump		
135 HE	0.330					
119 W	49.050			Golf Course	4-11-3	
127 W	27.060			West Side Secondary Pump		Stan Stokes Property
35 W		2.000			12-12-3	Tremonton Pines
255 W	2.000					Neil Aschliman
127 W	20.000			West Side Secondary Pump		Gibson Family Trust
125 W	28.540					
	20.000			Bear Rriver Canal Lease Pool		
C	17.000			Central Canal		Clayton Grover
31 E		3.310		East Canal		Holmgren East #7
235 HW	5.200			Hammond West		D. Leon Jensen
25 C STR A	1.000			Central Canal	10-11-3	Greg Jensen
255 W	1.500			West Canal		Melroy Vigoren
85 W	4.000			West Canal		Austin C. Butler
		2.000		Coming		Spring Acr #6 Allred Com.
E	111.100			(Hammond West)		Meikle Prop.
C	44.000			Central Canal		Box Elder County RDA
25E, 35E, 240W	3.950			Brad Hart		Brad Hart 801-430-1013
E		0.500		Coming		Riley Buck Sub.
E	22.500			East Canal		Todd Miller
		0.330		Crump-Reese		Gary Madsen
	1.000			Don L. Miller & Joyce Miller		Gary Madsen
	1.000			Matthew C. Carter		Matt Carter
C		0.960		Comntemporary Homes (Pheasant Run Sub.)		Salley & John Simmons
	15.000			Todd Lish - Freedon Farms, Inc.		Todd Lish
		2.190		RM Mills Const. LLC (Look Out Point Sub.)		Max Mills
	0.800			Doug Madsen (through Gary Madsen)		Doug Madsen
	2.000			George or Elma Atkin	12-3-26	Elma Atkin
97W	6.610			Sid or Heather Peterson	12-3-23	Heather Peterson
76E	9.650			Eichel Sisters LLC. (Rosalie Yoder)	24-11-3	Rosalie Yoder
E	19.000			Lyle Holmgren		Lyle Holmgren Family
E		1.740		East Canal		Holmgren East #6
W	1.000			Larry Warburton		435-230-4194
76W	1.000			Lynn Michaelis		Lynn Michaelis
	3.040			Jonathan Grover		Jonathan Grover
	2.750			Todd Lish - Freedon Farms, Inc.		Todd Lish
	1.000			Todd Lish - Clint Lish 16640 N 3600 W		Todd Lish
		4.000		(Micah Capener for Aspen Ridge Dev.)		Micah Capener
	2.000			Stanley & Donna Stokes		Stan Stokes
115W		0.264		(Gary Madsen - Liberty Corners Sub.)	4-11-3	Gary Madesen
115W	0.736			Gary Madsen for Wayne & Kami Rose	4-11-3	Gary Madsen
		3.610		Micah Capener for Tremont Place 2 & 3		Micah Capener
	0.500			Stacey Liechty		Stacey Liechty
76W	7.860			Lynn Michaelis		Lynn Michaelis
Total	444.176	20.904	0.000	Total 465.080		

Revised - July 15, 2020

TREMONTON CITY

CITY COUNCIL MEETING

August 4, 2020

TITLE:	Review and discussion of the recruitment process for the Fire Chief
FISCAL IMPACT:	Not applicable
PRESENTER:	Shawn Warnke, City Manager

Preface.
Councilperson Rohde and Councilperson Archibald attend Fire Drill, wherein the recruitment of the Fire Chief was discussed. It was my understanding that generally the Fire Department was fine with the proposed process. Linsey Nessen has posted the job notice and description.

Recruitment & Selection Process. Below is the contemplated process for recruitment and selection. Please know that this process is subject to adjustments as the City and candidates move through the process.

- Advertising. The City will post job announcements to various outlets, which include, but is not limited to, the Utah League of Cities and Towns Job Bank and various fire websites.
- Initial Screening. The Mayor, City Manager, and Human Resources would review the applicants and screen the candidates for meeting qualifications.
- Written Essays. Candidates that continue through the process after the initial screening would be sent an invitation to submit written responses to relevant questions for the interviewing panel to review ahead of oral interviews. The City used written essay questions during the recruitment of the Police Chief, which I thought was valuable for many reasons which include, but is not limited to:
  - Allowed the interviewing panel to gauge a candidates ability to express their thoughts in writing;
  - Allowed the candidate to provide well-thought-out responses as opposed to the contemporaneous responses that occur during the oral interviews;
  - Allowed candidates to self eliminate as there are likely candidates not interested in putting forth the work to provide a written essay response;
  - Allowed the interviewing panel to get to know the candidates ahead of the oral interviews and ask more follow-up questions during the oral interview process; and
  - Provided a written document that could be shared with other stakeholders that are not involved in the oral interviews.
- 1st Round of Oral Interviews and Shortlist. Generally, those that submit a written response to the essay questions would be interviewed by the interview panel. The composition of the interview panel is described in further detail below. Based on the responses in the written essays and oral interviews, the interview panel would identify a shortlist of candidates.
- 2nd Round of Oral Interviews. The shortlisted candidates would be invited back for a second interview wherein the City could ask additional questions and also allow the candidates to ask questions of the City. The recruitment and selection process for a Fire Chief is a mutual and reciprocal process wherein the City and candidates are trying to make the best decision regarding the employment opportunity. Part of this process of allowing the candidate to get to know the City, which may include a tour of the fire station and City.
- Possible Fire Department Participation. Once the Interviewing Panel has shortlisted the candidates, the written responses to the essay questions could be shared with the Fire Department for their review and comments. The City would likely redact the name of the candidate so that the Fire Department employees are focused on evaluating the content of the written responses. This process would allow the Fire Department to provide written comments back to the Interview Panel and to the City Council to consider.

- Background Check & Testing. Once a conditional offer is made to a candidate(s), the City can perform background checks, which would be facilitated by the Tremonton Police Department. Other testing may include pre-employment physical, pre-employment drug screening, physcological, physical, etc.
- Recommendation. Based upon the process noted above, it is anticipated that the Interview Panel will recommend one candidate to the City Council to consider. It is also plausible that the Interview Panel could recommend two candidates wherein the City Council would likely conduct interviews.

Interview Panel. To aid in making a recommendation to the City Council, it is proposed that an Interview Panel be created. Below are the positions of individuals that I would propose to be included on the Interview Panel.

- Mayor
- City Council Representative
- City Manager
- Three Representatives from the Fire Department
- Police Chief
- Brian Potts
- Mark Millett
- Linsey Nessen

Job Description. In accordance with Section III: Employee Hiring of the City Personnel Policies and Procedures, Chief Batis, Linsey Nessen, and City Manager Warnke have reviewed and updated the job description for the Chief's position, which is attached.

Salary Range. Linsey Nessen did a salary survey using TechNet, which is an online salary survey database for public positions. The Recorder's Office was able to find the salary information for Fire Chiefs in seven 5th Class Cities. More specifically, the salary survey results showed that the actual average pay range for a Fire Chief for 5th Class Cities was $55,723 to $82,430, with the actual average pay being $72,072. The City Council has decided to classify this position within the same paygrade as the City's Police Chief, which would be $74,880 to $113,256.

Time Frame. Below is a tentative timeframe for the recruitment and selection of the Fire Chief position, with the start of the process occurring July 22nd.

- Advertise three weeks (week ending Aug 14)
- Screen applicants one week (week ending Aug 21)
- Send essay questions to candidates (Aug 24) give one week to complete and return essay questions (Aug 31)
- One week to review essays and narrow down candidates for interview (week ending Sept 4)
- Schedule interviews for week of Sept 8 – 11
- One or two weeks for 2nd interviews (week ending Sept 25)
- Conditional offer to candidate/start pre-employment process (week ending Oct 2)
- One additional week to complete pre-employment process (week ending Oct 9)
- City Council's consent on October 20th City Council meeting
- Two-week notice to current employer

Attachments: Job Description and Job Notice

TREMONTON CITY

CITY COUNCIL MEETING

AUGUST 4, 2020

TITLE:	Discussion and consideration of adopting Resolution No. 20-31 urging the Utah Board of State History and National Park Service to list the Tremonton Historic District on the National Register of Historic Places (the proposed boundaries of the Tremonton Historic District is for the area between 1000 North to 600 South and from 300 East to 400 West)
FISCAL IMPACT:	The cost to prepare the reconnaissance level survey and historic district nomination was approximately $17,600 of which the State of Utah paying half the amount ($8,800) with the City paying the other half ($8,800)
PRESENTER:	Shawn Warnke, City Manager

BACKGROUND:

Who and What: On July 27, 2020, the Tremonton City Historic Preservation Commission reviewed the reconnaissance level survey and historic district nomination, prepared by Angie Abram with Storiagraph, LLC. The Historic Preservation Commission recommends that the Tremonton City Council urge the Utah Division of State History, and National Park Service to create the Tremonton City Historic District.

Where: Tremonton City National Historic District is for an area between 1000 North to 600 South and from 300 East to 400 West.

Why: Establishing a national historic district involves nominating the district for listing on the National Register of Historic Places, which gives official recognition of the district's significance, and is a prerequisite for receiving various kinds of financial benefits for properties within the district. Some of the specific benefits for creating a national historic district within Tremonton City include but are not limited to the following:

- Allows residential properties that are designated as "contributing buildings" to be eligible for a 20 percent non-refundable state income tax credit for the rehabilitation of historic buildings (when the owner spends over $10,000 over three years) for buildings that are used as owner-occupied residences or residential rentals. Twenty percent of all qualified rehabilitation costs may be deducted from taxes owed on Utah income or corporate franchise tax.
- Allows, "contributing buildings" to be eligible for using future Certified Local Government grant funds to be used for historic rehabilitation.
- Can be a source of community pride and placemaking as the historic district promotes the unique history of Tremonton and encourages the preservation of this history; and

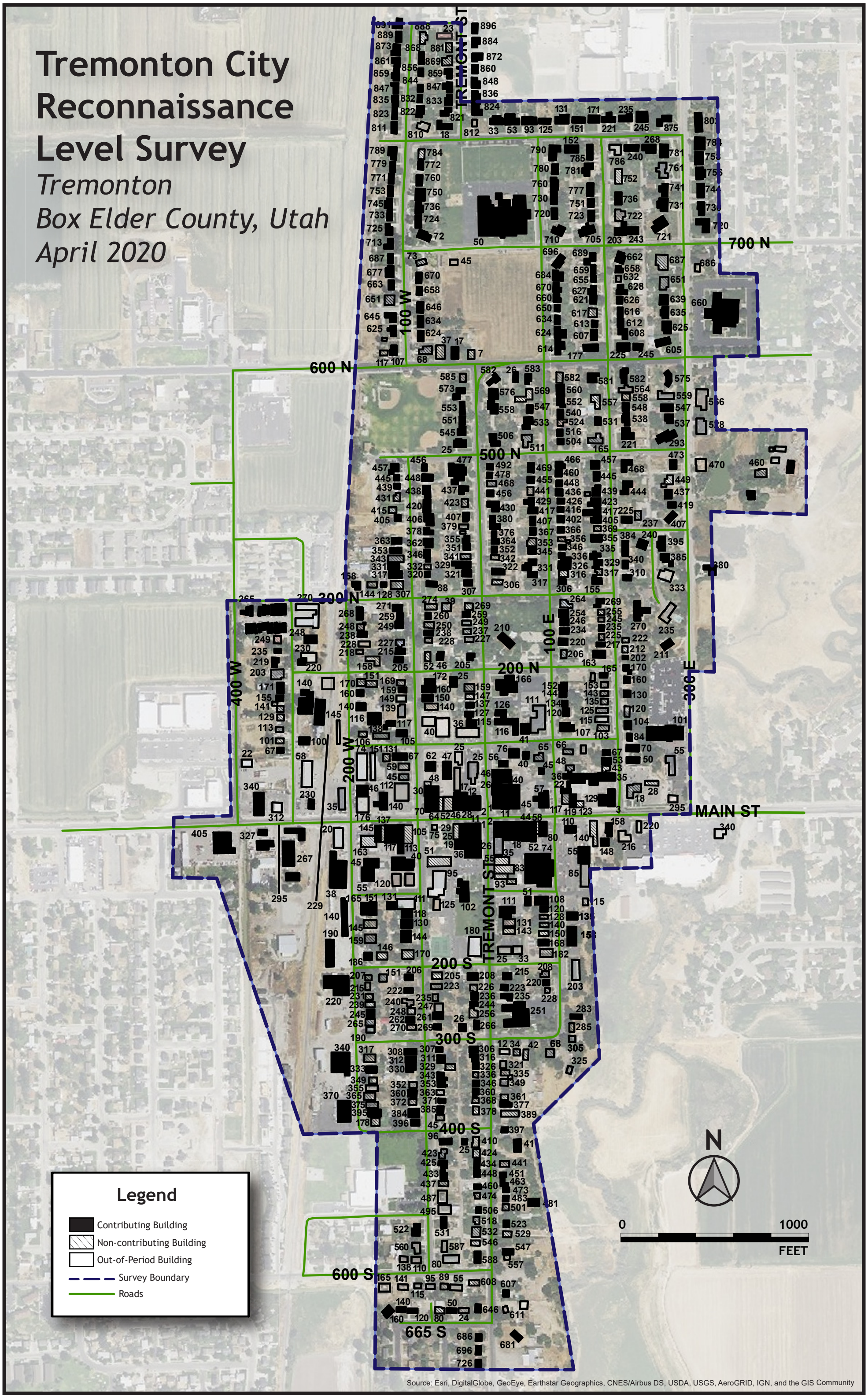
Attachments: Draft Resolution

Tremonton City Reconnaissance Level Survey

Tremonton

Box Elder County, Utah

April 2020



RESOLUTION 20-31

A RESOLUTION OF TREMONTON CITY CORPORATION URGING THE BOARD OF STATE HISTORY AND NATIONAL PARK SERVICE TO LIST THE TREMONTON CITY HISTORIC DISTRICT ON THE NATIONAL REGISTER OF HISTORIC PLACES (THE PROPOSED BOUNDARIES OF THE TREMONTON HISTORIC DISTRICT IS FOR AN AREA BETWEEN 1000 NORTH TO 600 SOUTH AND FROM 300 EAST TO 400 WEST)

WHEREAS, Tremonton City believes that historic preservation protects the heritage and sense of place of a community; and

WHEREAS, Tremonton City desires to advance its historic preservation efforts through the creation of a National Historic District; and

WHEREAS, establishing a national historic district involves nominating the district for listing on the National Register of Historic Places which gives official recognition of the district's significance, and is a prerequisite for receiving various kinds of financial benefits for properties within the district; and

WHEREAS, the Tremonton City Historic Preservation Commission, after consultation with the Utah Division of State History, applied for and was awarded a Certified Local Government grant to engage a historic preservation consultant to perform the work necessary to submit to the Utah Division of State History and National Park Service a historic district nomination; and

WHEREAS, the Tremonton City Council accepted the Certified Local Government grant by adopting Resolution No. 19-16 and entering into a Certified Local Government Grant Project Contract; and

WHEREAS, consistent with the requirements of the Certified Local Government Grant Project Contract, Tremonton City solicited bids and qualifications from historic preservation consultants to perform the work necessary to submit to the Utah Division of State History and National Park Service a historic district nomination; and

WHEREAS, in response to Tremonton City's solicitation for bids and qualifications from historic preservation consultants, Angie Abram with Storiagraph, LLC submitted her qualifications and a bid for performing the work; and

WHEREAS, Tremonton City determined that Angie Abram with Storiagraph, LLC possesses specialized skills and talents associated with historic preservation and entered into a professional services agreement, through the adoption of Resolution No. 19-50, wherein Angie Abram with Storiagraph, LLC would complete a reconnaissance level survey and a historic district nomination; and

WHEREAS, Angie Abram with Storiagraph, LLC has performed the work associated with a reconnaissance level survey and perform the work necessary to submit to the Utah Division of State History and National Park Service a historic district nomination; and

WHEREAS, on July 27, 2020, the Tremonton City Historic Preservation Commission reviewed the reconnaissance level survey and historic district nomination and recommended that the Tremonton City Council urge the Utah Division of State History, and National Park Service to create the Tremonton City Historic District; and

WHEREAS, the Tremonton City Council believe that some of the benefits for creating a national historic district within Tremonton City include but are not limited to the following:

- Allows residential properties that are designated as "contributing buildings" to be eligible for a 20 percent non-refundable state income tax credit for the rehabilitation of historic buildings (when the owner spends over $10,000 over three years) for buildings that are used as owner-occupied residences or residential rentals. Twenty percent of all qualified rehabilitation costs may be deducted from taxes owed on Utah income or corporate franchise tax.
- Allows, "contributing buildings" to be eligible for using future Certified Local Government grant funds to be used for historic rehabilitation.
- Can be a source of community pride and placemaking as the historic district promotes the unique history of Tremonton and encourages the preservation of this history; and

WHEREAS, Tremonton City Council desires to realize all of the benefits of having a district listed on the National Register of Historic Places.

NOW THEREFORE BE IT RESOLVED, that the Tremonton City Council approves of the reconnaissance level survey and the historic district nomination as contained in Exhibit "A" and Exhibit "B" respectively.

FURTHER, BE IT RESOLVED, that the Tremonton City Council urges the Board of State History to recommend and the National Park Service to list the Tremonton City Historic District on the National Register of Historic Places. The proposed boundaries of the Tremonton Historic District are for an area between 1000 North to 600 South and from 300 East to 400 West and more specifically identified in Exhibit "C."

Adopted and passed by the governing body of Tremonton City on this 4th day of August 2020. Resolution to become effective upon adoption.

TREMONTON CITY
A Utah Municipal Corporation

By_____
Roger Fridal, Mayor

ATTEST:

_____

Linsey Nessen, City Recorder

EXHIBIT “A”

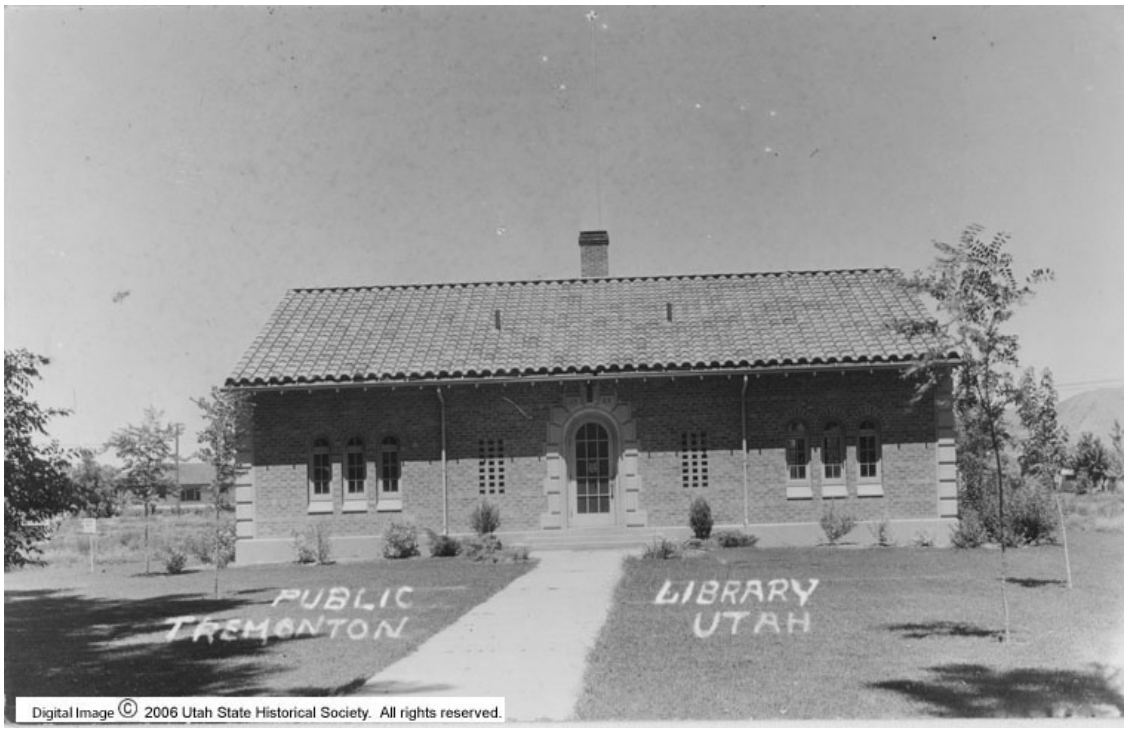
EXHIBIT “B”

EXHIBIT "C"


LAT 41.433374
LON -112.101766
LAT 41.433480
LON -112.093659
Tremonton City
Historic District
Tremonton
Box Elder County, Utah
May 2020
TREMONT ST
100 W
700 N
600 N
500 N
300 N
400 W
200 W
100 E
200 N
300 E
MAIN ST
200 S
300 S
400 S
600 S
Legend
Contributing Building
Non-contributing Building
Out-of-Period Building
Survey Boundary
Roads
N
0
1000
FEET
LAT 41.421601
LON -112.101553
LAT 41.421644
LON -112.093318

Tremonton
Box Elder County, Utah

Standard
Reconnaissance Level Survey
April 2020



Tremonton Public Library
Utah State Historical Society Classified Photo Collection
Circa 1930
Photograph courtesy of Utah State Historical Society and the Salt Lake Tribune Newspaper

Final Report

April 2020

Prepared by
Angie Abram, Storiagraph LLC

For the Tremonton City Historic Preservation Commission and Tremonton City

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Introduction

This survey report contains the results of a standard Reconnaissance Level Survey (RLS) of the historic downtown of Tremonton, Utah. This survey is being conducted for the Tremonton City Historic Preservation Commission and Tremonton City. The survey is intended to help Tremonton City determine if a National Register of Historic Places Historic District is viable within Tremonton City. The survey boundaries are between 665 South and 900 North and between 400 West and 300 East in Tremonton City. Some areas/properties within the survey boundaries which were obviously historic or clearly out-of-period were included or excluded based on early area visual surveys. Storiagraph Historic Preservation Consulting conducted the historic research and analysis of data collected during the fieldwork. Fieldwork was conducted in November 2019 and March 2020.

A total of 692 properties were surveyed, including the documentation of 4 demolitions of previously documented properties. Previous surveys had documented 218 properties, including 208 properties documented in 2014 by Hannah Turpin as part of a Master's Degree program at the University of Utah. The 2014 survey boundaries included the area between 200 North and 300 South and between 400 West and 200 East in Tremonton, Utah. That survey included the central business district, Main Street which is the historic main east to west transportation corridor, and Tremont Street which is the primary north to south civic street. The current survey reevaluated and documented these properties to determine their current status, because the earlier survey boundaries contain the oldest residential neighborhoods and earliest commercial and civic buildings, which will contribute heavily to any historic district nomination.

Federal Funding Acknowledgement

This project has been financed in part with Federal Funds administered by the National Park Service and Utah State Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of Interior or the Utah State Historic Preservation Office. The mention of trade names or commercial products does not constitute an endorsement or recommendation by the Department of Interior or the Utah State Historic Preservation Office.

This study indirectly received Federal funds from the National Park Service. Regulations of the U.S. Department of Interior strictly prohibit unlawful discrimination in federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a

recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of Interior, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240.

Research Design

Survey Objectives

The objectives for this study were to document properties identified by the City of Tremonton to current Utah State Historic Preservation standards. As part of the process, Storiagraph Historic Preservation Consultants researched the history and recorded the current condition of the surveyed resources. The collected information supported the preliminary evaluation of each property's eligibility for the National Register of Historic Places (NRHP). Another related objective was to use the current survey's results in combination with those from previous surveys of the original town plat of Tremonton to determine the potential for a NRHP Historic District within downtown Tremonton, Utah. Storiagraph gathered historical and architectural data as well as reviewing previously recorded evaluations to support the analyses of each resource's historic significance within historic contexts developed for Tremonton by this survey within the current study boundaries.

The period of significance for the survey extended to all buildings built more than 45 years ago, prior to 1975. Although buildings are typically required to be 50 years old to meet the standards of the National Register of Historic Places, reconnaissance level surveys typically expand that period to 45 years ago to identify properties that will become eligible within the timeframe associated with completing a National Register nomination.

Additional objectives of the survey are as follows:

- To update the current database by evaluating properties to determine current condition, contributing/non-contributing status, and eligibility for the National Register of Historic Places.
- To provide digital photographic documentation of the evaluated resources within the survey area.
- To provide a map of the survey area with contributing and non-contributing resources designated.
- To identify contextual periods which accurately represent the historical and architectural development periods within the survey area.
- To assist the Utah State Historic Preservation Office better understand historic resources within the survey area, including possibilities for planning and zoning, preservation/ rehabilitation incentives, and educational projects (public presentations, walking tour brochures, historic home tours, historic markers, etc.)

- To identify individual properties for which Intensive Level Survey research would be recommended.
- To identify properties that may be eligible for listing in the National Register, either individually or within the boundaries of a potential district.
- To recommend additional survey work in the area.

Previous Work in the Area

A single previous inventory has been completed in the current survey area. Hannah M. Turpin, a graduate student in the University of Utah Historic Preservation Program completed a reconnaissance level survey of 208 properties in 2014 as a Master's Project. An additional 10 properties were surveyed individually, either in conjunction with a federal Section 106 project requirement or by the Utah State Historic Preservation Office. None of the resources in these surveys have been listed in the National or State Registers of Historic Places. The buildings include residential, commercial, governmental, and institutional resources.



Figure 1. Aerial Image of 2014 study area from Tremonton City RLS 2014 (page 8)

Survey Area

The survey boundaries are approximately the general extent of commercial and residential construction in the original town plat of Tremonton, Utah between 1903 and 1970. The south boundary is located along 665 South Street, the east boundary generally follows the course of the Malad River which is approximately 200 East Street south of Main Street and 400 East Street north of Main Street. The north boundary follows Tremonton City boundary along 800 North and then extends one block further north to 900 North along Tremont Street and 100 West streets. The western boundary (from north to south) follows the railroad right of way from 900 North to 300 North, then extends along 400 West through Main Street and again follows the railroad right of way until 400 South, where it follows 200 West to 665 South.

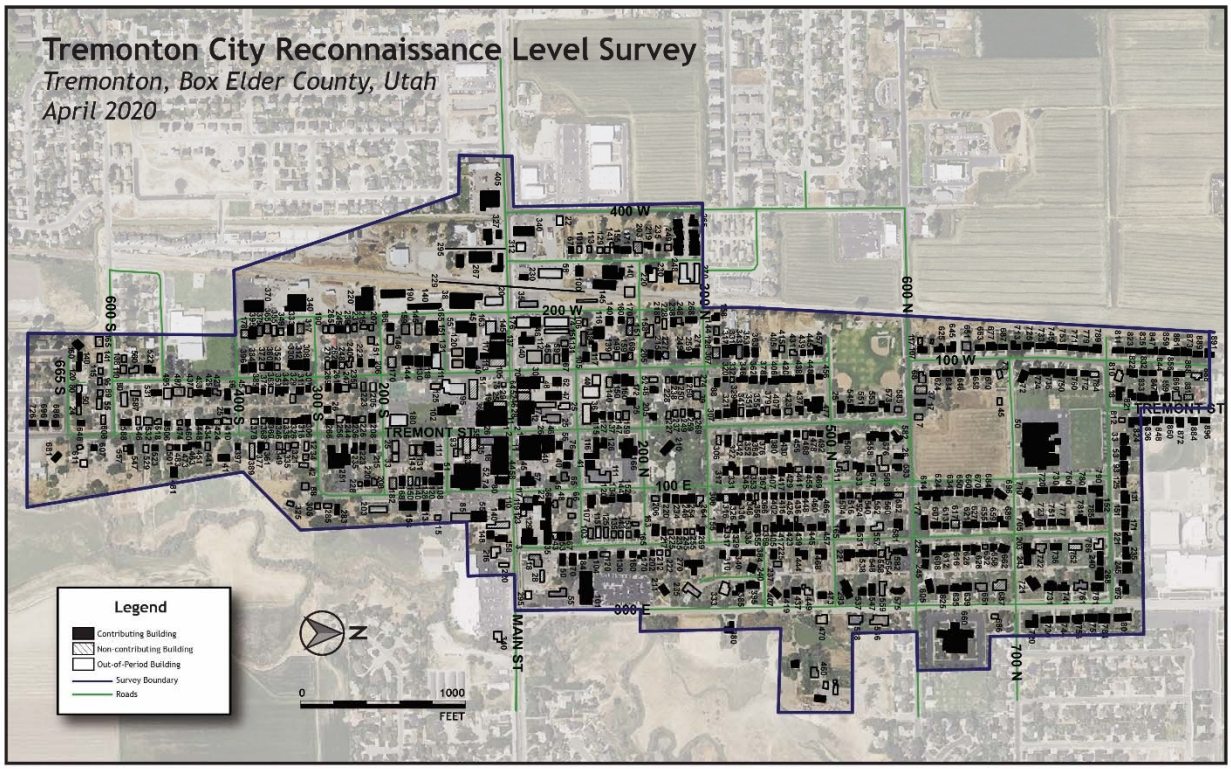


Figure 2 – Aerial view of the Tremonton RLS Survey Area

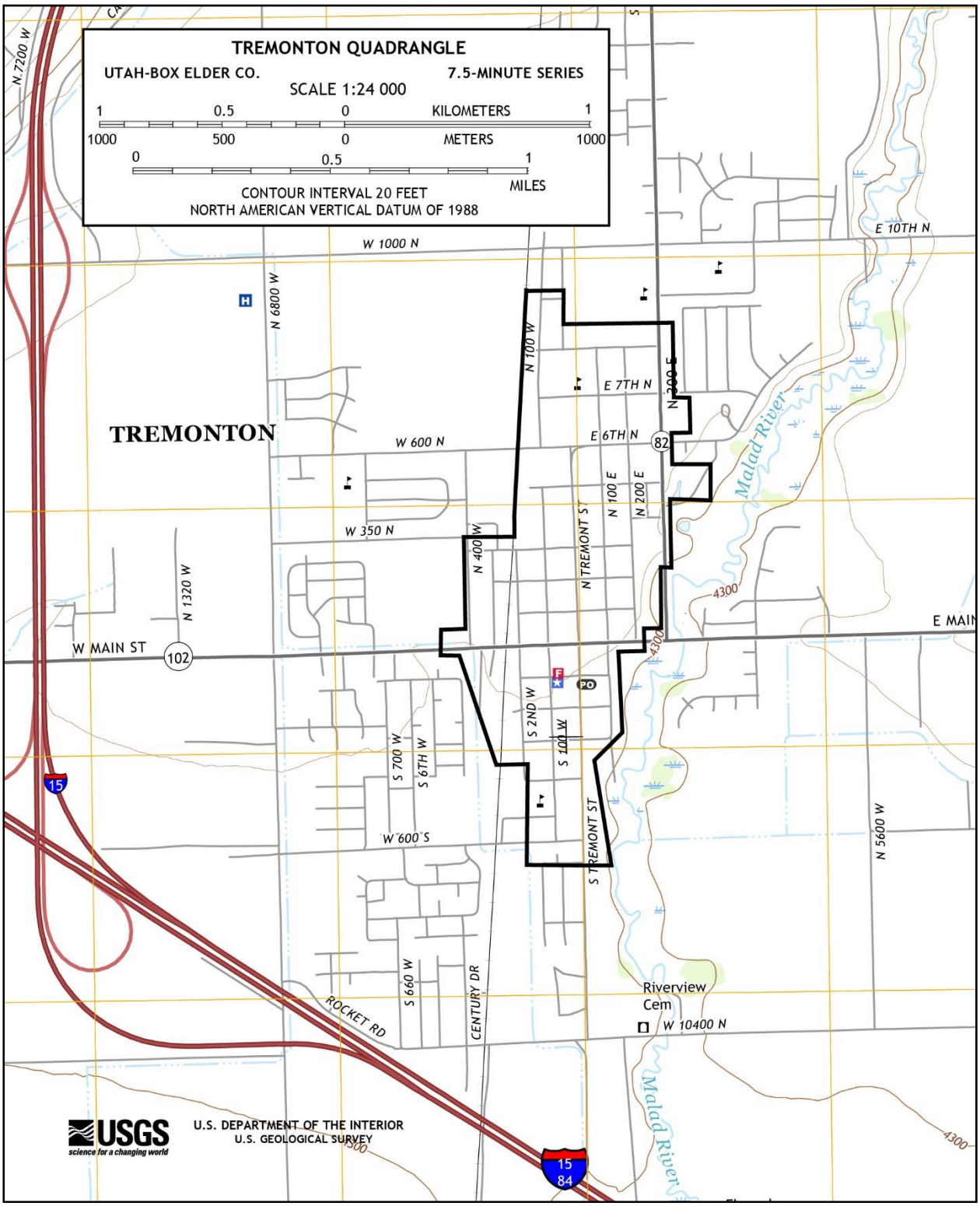


Figure 3 – Survey area shown on the 2017 Tremonton, Utah 7.5-minute USGS map

Physical Environment

The survey area is Tremonton City, which is geographically located in the northeastern part of Box Elder County, approximately 75 miles north and slightly west of Salt Lake City, Utah. Tremonton sits at 4,290 feet in elevation near the center of the Bear River Valley, a relatively narrow high desert valley oriented from north to south between low ranges of the Wasatch Mountains. The valley is a rich farming area composed of sediments deposited in prehistoric pluvial Lake Bonneville that covered much of the eastern part of the Great Basin Region until being released through the Snake River approximately 14,500 years ago. The Bear River Valley is traversed by the Bear River, a meandering snow-fed river which originates in Wyoming, travels north and west through southern Idaho, is partially diverted to the Bear Lake and then travels south through the Bear River Valley to its terminus in the Great Salt Lake.

Tremonton's population was 7,647 when the census was taken in 2010, growing from 5,592 in 2000. Current estimates (2018) put the city's population at 8,882. The population of surrounding Box Elder County was 49,975 people in the 2010 census, and its county seat is Brigham City. The city's area is 8.01 square miles. U.S. Interstates 15 and 84 are located just west of Tremonton. Utah Highway 102, named Main Street, runs east-west through the city.

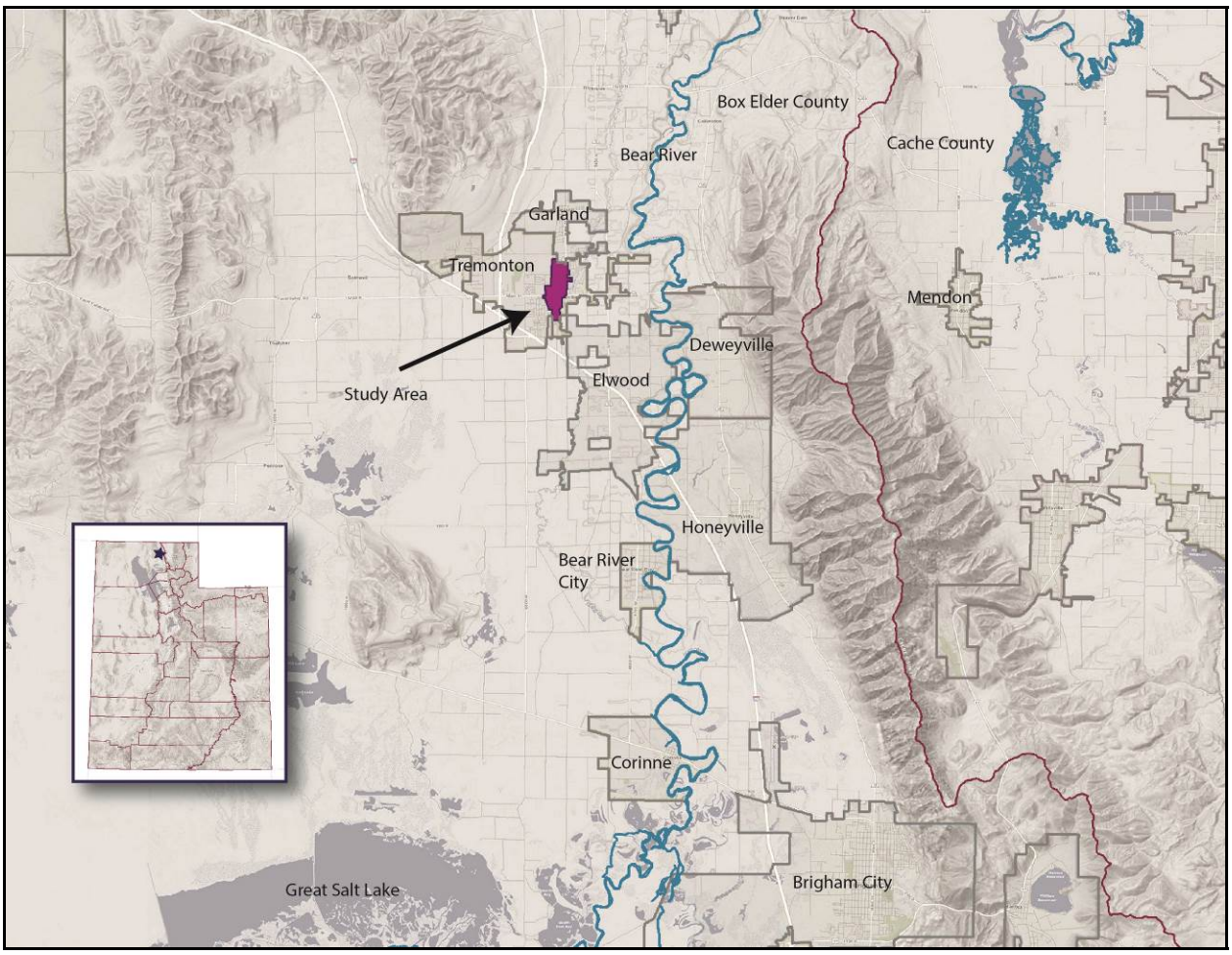


Figure 4. – Eastern Box Elder County with Study Area

Survey Methodology

Each selected property was evaluated for age, type, style, materials, height, outbuildings and National Register of Historic Places eligibility. The three criteria for National Register eligibility are: 1) the property must be at least 50 years old; 2) the property must remain primarily unaltered; and 3) the property must meet one or more of the National Register areas of significance.

In order to extend the usefulness of the survey, the cutoff year for the historic period was selected at 1975. Properties were evaluated for eligibility using criteria guidelines and designations established by the Utah SHPO. The designations are as follows:

ES — 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 for the National Register for architectural significance; also, buildings of known historical significance.

EC — Eligible-Contributing: built within the historic period and retains integrity; good example of type or style, but not as well-preserved or well-executed as "ES" buildings; more substantial alterations or additions than "ES"; 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].

NC — Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. [Resource may have important local significance].

OP — Out-of-period: constructed outside the historic period.

All of the surveyed addresses were entered into the Utah SHPO Preservation Pro database. For properties that were previously entered into the database, the evaluation will be updated with information developed during this survey and the RLS date of April 2020 was entered into the RLS date field in addition to previous entries. Photographs were taken with a Canon EOS 6D digital SLR camera and recorded on Compact Flash memory cards in the field.

The Box Elder County GIS office and Utah Automated Geographic Reference Center (Utah AGRC) provided GIS shape files, aerial imagery, construction dates and photographic data, which was used by the surveyor. The final RLS area and survey maps were generated using Adobe Illustrator and PDF copies have been made available electronically. All historic primary resources that were surveyed were designated by an address and either a filled or hatched approximate footprint. Out-of-period resources included in the survey have an address and open footprint.

Historic Contextual Periods of Tremonton, Utah

All cultural resource evaluations are based on historic contexts, and the individual resources are associated to the contexts using property types. This framework, originally developed by the NRHP, has been adopted by many states, including Utah, as well as many municipal and county governments that have historic preservation programs. Property types are defined as groups of cultural resources having similar physical or associative characteristics, as explained below. A historic context, as defined by the NRHP, contains three elements and serves two essential functions in the historic preservation and cultural resource management decision- making process. The three elements are time, place, and theme.

The time element is a parameter that defines, or is related to, a chronological period encompassed by the activity. Place is the specific geographic area at which activities associated with the theme took place. Themes identify the basic socio-cultural activities or lifeways represented by the area under discussion, such as the commercial development of the Tremonton Main Street survey area. The two main functions of a context are to help assure consistent resource evaluation, and to offer guidance to researchers about the types of data needed to address a research design for any given survey or project area.

Context 1. Early Settlement and Euro-American Contact: 400 A.D. – 1888

History

This context covers the longest sweep of time and includes a wide diversity of cultural traditions. Between 10,000 and more years ago until A.D. 400, the only culture represented in Utah as well as the Great Basin, was the Desert Archaic culture, found after Lake Bonneville receded from the area. After 400 A.D. the Fremont Culture began to emerge in northern and eastern Utah out of the archaic desert tradition. The Fremont people retained much of the hunting and gathering characteristics and also incorporated agriculture. By A.D. 800-900 they lived in masonry structures and made sophisticated basketry, pottery, and clay figurines. Numic peoples, specifically the Western Shoshone displaced or absorbed the Fremont sometime after A.D. 1000.[1]

The second half of the 18th century witnessed the first Spanish intrusions into modern Utah, although none made their way to the Bear River and Box Elder County. The first documented Euro-Americans to reach the lower Bear River Valley were fur trappers. In the winter of 1824-25

[1] Huchel, Frederick M, (1999) *A History of Box Elder County* Salt Lake City: Utah State Historical Society pp. 28-39

James Bridger followed the known path of the Bear River to its end in the Great Salt Lake west of Tremonton, becoming the first known explorer of the area.[2] In 1826, Jedediah Smith became the second known explorer when he led his men across the Bear River Mountains to explore the unknown county north and west of the Great Salt Lake. His men explored the area through the spring and summer of 1826, sailing the lake in search of beaver-laden streams. He returned in 1827 after exploring south through Utah. In 1841, the Bidwell-Bartleson Party was the first overland emigrant party to cross Box Elder County on their way to California, when the party split between destinations in Oregon and California. Nine wagons travelled through the Tremonton area toward the Bear River in search of water. [3] Famous explorers John C. Fremont and Howard Stansbury also explored Box Elder County for the U.S. Government in 1843 and 1849 respectively. , including the Malad River which flows through central Tremonton.[4]

In July 1847, pioneer immigrants of the Church of Jesus Christ of Latter-day Saints reached Salt Lake Valley and sixteen days later an exploring party was sent north and explored Bear River Valley. By 1850 early settlers were working to establish settlements along the streams and foothills of the valley, with the largest established at Brigham City.[5] The Malad River, which flows from north to south through the center of the Bear River Valley and is located just east of Tremonton, was briefly used for irrigation. However the alkalinity of the river soared and the water became unusable after users upstream began taking water and lowering water flows, causing Bear River City south of Tremonton to fail.[6] Larger scale LDS settlement didn't occur in the area until after 1880, although several irrigation plans were considered to deliver water from the larger and more dependable Bear River, none actually came to fruition.

Context 2. Development, Settlement and Founding of Tremonton, 1889-1925

History

The history of Tremonton during this period is directly influenced by the coming of the railroad and changes to western water and homestead laws.

Utah Northern Railroad

[2] Ibid. p. 44

[3] Ibid. p. 45-48

[4] Ibid., 52-56

[5] Ibid., 67-68

[6]Forsgren, Lydia Walker, (1937) *History of Box Elder County Utah*: Box Elder County Daughters of the Pioneers p. 288-289

In 1874, the Utah Northern Railroad, a narrow gauge railroad promoted by Brigham Young from Ogden, Utah to Franklin, Idaho was completed through the Bear River Valley east of future Tremonton. In 1877, Union Pacific Railroad purchased the spur line, widened the tracks and extended the line through Idaho to connect with Montana mines.[7] The loss of northern wagon traffic trade spelled the doom of Corinne, several miles south and west of Tremonton and the rise of rail traffic from Ogden through the eastern Bear River Valley.

Irrigation and Homestead Law

Several factors in water and homestead law made the founding of Tremonton possible. First the Desert Land Act of 1877, allowed for 160-acre homesteads for irrigated land. In the late 1890s, Utah repealed its 1865 irrigation district law and the rules that a district could set arbitrary limits on the extent of its system. That decision precipitated the disorganization of the remaining irrigation districts and the shift to the stock company form of organization. The Carey Act and Reclamation Act of 1902 also encouraged large scale irrigation projects, with the possibility of federal funding or forgiveness of debt for large scale projects.[8] [9] Although very few projects were constructed directly through the Reclamation Act, it attracted outside capital funding and made many projects financially viable in the years preceding its passage.

Bear River Valley Canal

The original 1862 United States Government Pacific Railroad Act land grant to the Central Pacific Railroad Company through central Bear River Valley became the northern half of Tremonton north of Main Street, after being sold to Alexander Toponce and William Kerr of the Corinne Mill, Canal and Stock Company in the early 1870s.[10] Toponce and Kerr created a plan

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[7] Union Pacific Railroad, (n.d.) "A Brief History of Union Pacific Railroad's Idaho Division" Press Release Salt Lake City, Utah: Union Pacific Railroad. Accessed on Utahrail.net website March 29, 2020. p. 1

[8] Wrenn, R. Scott, "A History of Water Resources Development in the Bear River Basin of Utah, Idaho, and Wyoming" (1973). *All Graduate Theses and Dissertations.* Paper 324. http://digitalcommons.usu.edu/etd/324 p. 47 and Jenson, Andrew, (1941) Encyclopedic History of the Church of Jesus Christ of Latter-Day Saints (Salt Lake City: Deseret News Publishing Company p. 885

[9] Alexander, Thomas G., "John Wesley Powell, the Irrigation Survey, and the Inauguration of the Second Phase of Irrigation Development in Utah" (Utah Historical Quarterly, spring, 1969), pp 121-122

[10] Bureau of Land Management, Government Land Office Records database, certificate UTUAA 000963 for 74,903 acres (including all of Section 3, T11N R3W) under the Railroad Right of Way Act of 1862, dated 1893. Accessed online March 31, 2020. https://glorecords.blm.gov/details/patent/default.aspx?accession=UTUTAA%20000963&docClass=SER&sid=mdocu2z0.xj4#patentDetailsTabIndex=0

for a dam in Bear River Canyon to provide irrigation water through the Bear River Valley, but were unable to complete the project. In 1889, irrigation promoter John Bothwell and the Jarvis and Conklin Mortgage Trust Company incorporated the Bear Lake and River Water Works and Irrigation Company with the land and water assets of the Corinne Mill, Canal and Stock Company. Construction had already begun in 1888 and was substantially complete in 1892, completed by one of the chief contractors, William Garland.[11] Garland, East Garland and Riverside were founded or expanded between 1890 and 1893 while the Bear River canal was under construction. Lands were taken up in the 1890s in what became Bothwell, Thatcher and Penrose in anticipation of further canal expansion on the Western Canal. Although the initial canal company failed and work slowed in the early 1890s, by the late 1890s, the Central Canal was extended past Garland through Tremonton and to Brigham City. The company failed in 1894, and after years of litigation, the canal was finally awarded to William Garland for a construction lien, and in 1901 it was sold to the Utah Sugar Company and operated as the Bear River Water Company. [12] [13]

Utah Sugar Company

Another development that substantially changed the future of Tremonton was the 1901 establishment of the Utah Sugar Company sugar beet processing plant at Garland, Utah just north of Tremonton. The Utah Sugar Company, which later became the Utah-Idaho Sugar Company, was part of the Church of Jesus Christ of Latter-day Saints efforts for self-sufficiency prior to statehood. The Utah Sugar company purchased the Bear River Canal system and lands still owned by the development company. In addition to expanding the canal network, the Utah Sugar Company also completed a pumping station which took water from the west side canal which supported a 2,700 horsepower plant and provided power for the pumps and for the Garland Sugar Company beet processing plant under development, among other locations. Additionally, the company constructed a branch rail line connecting the Garland area with the Union Pacific line at Corinne, directly through Tremonton, with a connection at Brigham City. The beet processing plant began construction in 1901 and was operational in 1903. Although it was a seasonal operation, the plant operated until 1966, providing a long-term and stable

[11] Forsgren, pp. 327-8 and Bear Lake and River Water Works and Irrigation Company Bear River Canal Company (Utah) (1889) A Description of the Location, Works and Business of the Bear Lake and River Water Works and Irrigation Co. Hudson-Kimberly Publishing Co.: Kansas City, MO 631.7 B38 p

[12] Forsgren, p. 328

[13] Wrenn, pp. 66-67 and Stover, Arthur P. "Utah: Irrigation in Bear River Valley, Utah, 1901" U.S. Department of Agriculture Office of Experiment Stations Bulletin No. 119. Irrigation Investigations for 1901. pp. 243-264

purchaser of agricultural produce from local farms. The railroad was an economic driver for Tremonton from its inception in 1902 until passenger service was finally ended in the years just after World War II.

The Settlement of Tremonton

Although settlement in the area surrounding Tremonton occurred after 1880, the lack of available water severely limited the scale of settlement and agriculture. After the announcement of initial plans for the Bear River irrigation canal development, farm land in the Bear River Valley were rapidly claimed under several different programs, including homesteads under the Homestead Act of 1862 and the Desert Land Act of 1877, as well as cash sale entries. According to Professor Elwood Mead, Chief of the Irrigation Investigation for the U.S. Department of Agriculture Office of Experiment Stations, all of the available land in the valley was claimed within 30 days after construction commenced in 1888. Professor Mead claimed that not one in fifty original entrymen held the land three years later and most were land speculators rather than farmers. [14] Most of the land in the valley was formally patented or sold between 1885 and 1900.[15]

Outside promoters were offered commissions through the Bear Lake and River Water Works and Irrigation Company to sell the land. The first recognized group of settlers to Tremonton were attracted to the area (approximately 1000 West in Tremonton) through the efforts of V.S. Peet, a land agent for both the irrigation company and Union Pacific Railroad. Those first settlers who arrived in the spring of 1898 were from New Sharon, Iowa and their initial settlement was called the Iowa String, which is still reflected in the road named Iowa String Road. A second large group of settlers located in the area south of Main Street on land owned by John Petty, but patented in 1894 by John S. White. These settlers were of German descent and came from Tremont, Illinois. Their settlement was initially called the German Colony.[16] The Bear Lake and River Water Works and Irrigation Company failed in 1901, ending the initial efforts of land agents to settle the area.[17]

In July 1903, the town of Tremonton was surveyed and the town plat recorded by the Box Elder County Recorder. Tremonton was developed by Fred Nihart, John Shuman and John Petty on

[14] Mead, Elwood (1903) *Irrigation Institutions,* New York: The Macmillan Company p. 20 and Wrenn, pp. 66-67

[15] Bureau of Land Management, Government Land Office Records database for T11N R3W

[16] Forsgren, pp. 322-323 and Huchel p. 407

[17] Wrenn,

lands they owned. John Shuman erected one of the first buildings on Main Street and Fred Nihart was the Justice of the Peace and informally ran the town until the first election in 1906 when J. A. Fishburn was elected as the first mayor.[18] The town was initially named Tremont, for the town in Illinois where the initial group of German descent immigrants hailed from. By 1905, the town was renamed to Tremonton to avoid postal confusion with the previously organized town of Fremont, Utah. Tremonton was located in the center of the Bear River Valley and commanded an advantageous location on the branch railroad, which helped it rapidly develop into a commercial center for the smaller communities of the Northern Utah section of the Bear River Valley.[19] According to *Looking Back: Tremonton City's First 100 Years*:

> *Tremonton grew very quickly and in two years had a population of 500. In 1905, the town had a Fraternal Hall, church, brick schoolhouse, post office, newspaper, dance hall, telephone office and train service. Other businesses included blacksmiths, mercantile stores, meat market, produce market, hotels, boarding houses, carpenter shop, drug store, livery stables, furniture store, saloons, barber shop and an implement business. The town also boasted both a doctor and a dentist at this time."*[20]

The city began improvements, including concrete sidewalks along Main Street in 1909, a water system in 1910 and electric lighting in 1911. By 1913, the city had created a drainage and sewer system to handle groundwater and waste. Between 1912 and 1914, Tremonton experienced a building boom. Some of the buildings still extant from the city's founding through 1920 include: The Odd Fellows fraternal Hall (58 E Main Street), Stoll's Furniture Building (11 E Main Street), the Waldron Building (1 E Main Street), among several others. The town also reconstructed a Cache Valley Methodist Church in 1905 (205 E Tremont Street). Between 1900 and 1920, Tremonton grew from 368 to 937 citizens, a more than 250 percent increase, and by 1925 boasted more than 1,000 residents.

Context 3: Agriculture, Small Business and Community Development 1926-1955

History

The population of Tremonton was relatively stable between 1926 and 1950, only increasing to 1,662 residents in 1950. The economy remained composed primarily of agriculture and the

[18] Cope, Arianne B (editor) (2003) *Looking Back: Tremonton City's First 100 Years 1903-2003* Logan, Utah: Watkins Publishing Company pp. v, 4 (hereafter referred to as *Looking Back)*

[19] Forsgren, p. 322 and Jenson, Encyclopedic History, p. 885

[20] *Looking Back* p. 5

small businesses who supported agricultural production. Tremonton farmers continued to grow sugar beets and grains, but like much of Utah diversified into poultry raising and processing, with a turkey processing plant constructed in the late 1930s. During this period, the community also had several notable public buildings constructed after 1925 and prior to World War II. Those include the Valley Hospital Building (18 N 200 East) in 1923, The Tremonton First Ward Chapel (166 N Tremont Street) in 1926, the Tremonton City Library (210 E Tremont Street) in 1929, the Pope and Burton designed Tremont Second Ward Chapel (251 S Tremont Street) in 1938. Demonstrating the economic stability in Tremonton, seven commercial buildings were constructed during the depression years between 1930 and 1940, including the Daryl Building (70 W Main Street). In 1939, A Civilian Conservation Corps (CCC) camp was located near the fairgrounds north and west of Tremonton's downtown, and the 200 men housed at the camp helped local businesses, doctors and farmers until 1941.[21]

The war years between 1941 and 1945 were beneficial to area farmers, with prices high and demand strong for their products. During the later war years, Italian and German prisoners of war were housed at the CCC camp to help harvest crops.[22] After the World War ended, rural economies suffered from the decline in agricultural prices and in Tremonton's case, the end of passenger rail service in the late 1940s.[23] Sugar Beet production also declined as water costs began to outweigh returns on growing beets.

Context 4: Postwar Growth and Expansion, the Age of Thiokol 1956-1975

History

During the postwar years, Tremonton's economy diversified again and became more dependent on larger commercial enterprises, particularly with the Thiokol Corporation locating a solid fuel rocket motor plant west of Tremonton at Promontory, Utah. The plant commenced operations in 1957. The initial contract for Minuteman ICBM system motors lasted several years, which was followed in 1974 by a contract to provide solid fuel rocket motors for the U.S. Space Shuttle program, which fueled a second boom.[24] Thiokol provided stability and jobs for local residents and led to the city growing to 3,464 residents in the 1980 census. That growth helped the city weather the end of their railroad spur in the 1950s and closure of the Garland Sugar Beet plant in 1966. In fact, the boom led to the construction of many of the residences in

[21] Ibid. pp. 65-66
[22] Ibid. pp. 66-67
[23] Utah Northern Railroad Route track history, Utah Rails website. Accessed March 30, 2020.
[24] *Looking Back pp. 89-90*

Tremonton north of Main Street, including rare Utah examples of Modern residential architecture, as well as many 1950s style ranch style houses. Most of the construction during this period was still located in the historic downtown of Tremonton, but growth of the city limits and expansion near the newly completed I-15/I-84 freeway on the west side of Tremonton marked the end of construction in the original town site.

Context 5: Large Business and Tremonton Expansion 1976-present

History

After 1975, the Tremonton area attracted several factories and a cereal mill, which provide continued growth and opportunities. The industries include the Lazy Boy furniture plant which operated between the early 1970s and 2008; the Autoliv airbag inflator plant from 1989 to the present; the Malt-o-Meal cereal plant from 2004 to the present and the Intertape Polymer Group beginning in 2005. The 2018 population is estimated at 8,882 residents. Most of the growth in this period was located in the newer areas of Tremonton near the I-15/I-84 freeway interchange and westward toward historic Thatcher.

General Findings

Six hundred and ninety three properties were surveyed and documented in this survey. Of these, 218 had previously been surveyed. Hannah Turpen surveyed 208 properties in her 2014 Master's project Reconnaissance Level Survey. These properties were again evaluated and documented in this study to ensure they retain their historic integrity. The remaining previously surveyed properties were either individually surveyed by members of the Utah State Historic Preservation Office (SHPO) or were evaluated as part of federally funded projects which require evaluation under Section 106 of the National Historic Preservation Act (NHPA). These properties were also evaluated and documented as a part of this survey. Five of the properties which had previously been surveyed have now been demolished, leaving 688 buildings or structures which are documented below. The number of properties surveyed relates only to the number of primary resources. Many historic buildings have associated outbuilding, especially prior to 1955. 86 contributing and 154 non-contributing outbuildings, primarily garages were documented in this survey. Contributing outbuildings date from the historic period and retain their integrity.

Of the 688 remaining primary buildings or structures surveyed, 619 or 90 percent were built between 1888 and 1975, the cutoff date of this survey. 451 of the buildings or structures are considered contributing, as they are either potentially eligible for the National Register of Historic Places (eligible-significant) or contributing to a historic district (eligible-contributing). Of the contributing properties, 69 or 10 percent were designated ES or historical or architecturally significant and potentially eligible for the National Register of Historic Places on their individual merit and 382 or 56 percent were designated as EC which denotes that the building or structure was built in the historic period and retains its integrity.

169 of the properties, or 24 percent, were constructed in the historic period but have been altered significantly enough to lose their architectural integrity and were evaluated NC or non-contributing. The primary issues on the residential buildings were recovering with aluminum/vinyl siding, large additions or other significant changes. 68 of the buildings and structures surveyed, or 10 percent, were constructed in 1976 or later and are considered out-of-period (OP). As stated in the introduction, the survey looked forward five years less than what would normally be the fifty year eligibility cutoff, to allow for the completion and approval of any National Register of Historic Places District nomination.

The area surveyed is both residential and commercial, encompassing the boundaries of historical Tremonton. 569 of the 688 or 83 percent of properties surveyed were residential. Further, the residential buildings were primarily single-family residences. There were 11 multi-family buildings: 6 fourplexes, 3 duplexes, one mobile home park, and one motel. 112 of the 689 buildings or 16 percent were commercial or civic buildings and the remaining 7 properties surveyed were either agricultural, rail transportation related, or irrigation works. Low profile buildings are the most common, with only one building over two stories: the Valley Hospital building located at 18 North 200 East. 385 of the contributing buildings/structures are one-story, 44 are one-and-a-half-stories, and 22 are two-story.

The use of wall cladding materials follows the pattern of other Utah cities and towns. Brick is by far the most common building material with 382 of 685 structures having at least partial brick cladding.[25] 317 of the buildings/structures had at least partial aluminum or vinyl siding. 141 of the buildings/structures featured some form of wood, clapboard, shingles, or other non-aluminum/vinyl cladding. 72 of the buildings/structures had full or partial concrete, stone or tile cladding. These numbers add up to more than 100 percent, as many buildings feature a combination of external materials.

Summary of Survey Results

	Eligible Significant (A)	Eligible Contributing (B)	Non- Contributing (Altered) (C)	Out-of-Period (D)
Evaluation	69 (10%)	382 (56%)	169 (24%)	68 (10%)

	Contributing (A & B)	Non-Contributing (C & D)
Contributing Buildings	66%	34%

	Pre-1889	1889-1925	1926-1955	1956-1975
Construction Dates (contributing Primary resources only)	0 (0%)	67 (15%)	200 (44%)	144 (41%)

	Single Dwelling	Multiple Dwelling	Commercial
Original Use (contributing Primary resources only)	80%	3%	14%

	Public and Religious	Agricultural
	2%	1%

[25] Three of the properties studied were a canal, a railroad siding and a city park which had no structures

Architectural Types: (contributing Primary resources only)

Classical/Victorian	Bungalow/Early 20th Century
8 (1%)	42 (10%)

Period Revival	WWII/Min Trad	Ranch
53 (12%)	65 (15%)	166 (37%)

Split Level	Commercial	Other
14 (7%)	74 (16%)	22 (4%)

Exterior Materials: (contributing Primary resources only)

Brick	Vinyl/Aluminum Siding	Wood/Other Cladding
67%	12%	9%

Concrete	Metal	Stucco	Stone	Other
5%	3%	2%	1%	<1%

Findings by Contextual Period:

The following is a summary of findings by contextual period for contributing buildings.

Early Settlement and Euro-American Contact (A.D. 400-1888)

There were no remaining buildings from this era. This area is not a significant area for Native American cultures, with locations along foothills and the Great Salt Lake most common in the area. Euro-American buildings from this period may still exist in rear yards as outbuildings or modified with additions, and/or covered with modern wall cladding that obscures the original building.

Development, Settlement and the Founding of Tremonton (1889-1925)

Sixty five buildings plus the original railroad siding and canal are among the buildings/structures identified from this period. Other buildings may also be incorporated into other newer structures. Five commercial buildings along Main Street are significant, including 1 East (Waldron Building), 11 East (Stoll's Furniture), 2 West (Wilson Hardware Store) and 145 West Main Street. The 1905 reconstructed Methodist Church at 205 North Tremonton Street is another significant building. The primary cladding material from this period was wood siding for residential structures and brick/concrete for commercial structures. Residences which were originally wood siding but have been recovered in aluminum and vinyl siding were a significant portion of the non-contributing structures identified in this study. Eight single family residences, including 5 bungalows and 3 period cottages are also excellent examples of early Tremonton construction. The 1890s Holmgren Farm barn (NRIS #01000319) and granary are also significant architectural elements, although the farm residence itself was reconstructed later and does not have good integrity.

Agriculture, Small Business and Community Development (1926-1955)

There are 167 contributing or significant single family residences constructed between 1926 and 1955, primarily Period Cottages and World War II/Minimal Traditional types. There are several early ranch type houses as well. The predominant residential and commercial exterior construction material in this period is brick. 23 residences from this period are significant. The Marble Motel at 116 North Tremont Street is the only multiple dwelling, and is a significant structure. There are 26 contributing commercial buildings which were constructed within this contextual period. 10 of the buildings are significant, including Jay's Service Station (327 West Main Street), the former Crump Reese Automobile Dealership (405 West Main Street), the Daryl Building (70 West Main Street), Don's Furniture Building (18 East Main Street). Two Byzantine/Early Christian Revival LDS meetinghouses, the 1926 Tremonton First Ward (166 North Tremont Street) and 1938 Tremonton Second Ward (251 South Tremont Street) Buildings are significant. It is possible that both buildings are designed by Pope and Burton, although that has only been confirmed for the second building. The Spanish Colonial Revival Tremonton Library (210 North Tremont Street) is also a significant building.

Postwar Growth and Expansion, the Age of Thiokol (1956-1975)

184 buildings were constructed between 1956 and 1975. Of those structures, 151 were residential, 26 were commercial, 5 were government/civic buildings, one was a church and one was an agricultural granary. Of the residences, 118 were ranch/ramblers and 20 were split-levels, and again the predominant residential exterior material for this period was brick. The LDS Tremonton Fourth Ward meetinghouse (660 North 300 East) is a significant building. The Tremonton Civic Center (102 South Tremont Street) and Tremonton U.S. Post Office (111 South Tremont Street) are both significant buildings.

Large Business and Tremonton Expansion (1976-present)

42 residences, 24 commercial buildings, one city park and one fire station were constructed after 1975. These buildings were photographed, evaluated for type, style and building materials, with the results recorded in the Preservation Pro database. All of these buildings were constructed after the 1975 survey cutoff date and are considered out-of-period.

Eligible-Significant Resources from 1895-1975

Address			Year	Original Use	Primary Type	Primary Style	Primary Building Material	Comments
397	W	MAIN STREET	1895	IRRIGATION	CANAL/DITCH	OTHER/UNCLEAR STYLE	#N/A	Part of original Central Canal Bear River Irrigation Co
2	W	MAIN STREET	1900	DEPARTMENT STORE	1-PART BLOCK	MODERN: OTHER (1930-1950s)	STANDING SEAM METAL (c.1960s+,	Still has the form of original false front commercial building

							typically horizontal siding)	with gable roof / Remodeled early 1950s with glass block
229	W	MAIN STREET	1900	RAIL TRANSP. RELATED	RAILROAD GRADE	OTHER/UNCLEAR STYLE	CAST METAL (STRUCTURAL)	Railroad spur
205	N	TREMONT STREET	1906	RELIGIOUS FACILITY	CHURCH/MEETINGHOUSE	VICTORIAN GOTHIC VICTORIAN (1880-1910)	ALUMINUM SIDING (aluminum 1950s+)	Methodist Church / siding matches original wood siding profile / one window covered on east facing façade
11	E	MAIN STREET	1910	COMMERCIAL (GEN.)	2-PART BLOCK	20TH C. COMMERCIAL EARLY 20TH CENTURY (1900-1935)	REGULAR BRICK	C.1970 ALTS ON STOREFRONT; ELIGIBLE? CONST. DATE PROBABLY EARLIER? DRAFT NRHP FORM
145	W	MAIN STREET	1911	COMMERCIAL (GEN.)	2-PART BLOCK	20TH C. COMMERCIAL EARLY 20TH CENTURY (1900-1935)	REGULAR BRICK	Thrift Store
249	N	100 WEST	1912	SINGLE DWELLING	BUNGALOW (1905-1920)	BUNGALOW EARLY 20TH CENTURY (1900-1935)	MULTI-COLOR BRICK	small second entrance addition
234	N	100 EAST	1913	SINGLE DWELLING	BUNGALOW (1905-1920)	GREEK REVIVAL (1847-1890)	CLAPBOARD SIDING	Metal roof
1	E	MAIN STREET	1913	DEPARTMENT STORE	2-PART BLOCK	20TH C. COMMERCIAL EARLY 20TH CENTURY (1900-1935)	REGULAR BRICK	First floor remodeled from original façade circa 1955
150	N	100 WEST	1916	SINGLE DWELLING	BOX BUNGALOW (1910+, small, simple, no porch)	BUNGALOW EARLY 20TH CENTURY (1900-1935)	NARROW CLAPBOARD (WATERFALL) (1930s-'40s)	Gable end facing street / Rear wing addition and possible alteration of window openings
107	E	100 NORTH	1919	MULTIPLE DWELLING	BUNGALOW (1905-1920)	BUNGALOW EARLY 20TH CENTURY (1900-1935)	STRIATED BRICK	
120	N	100 EAST	1920	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	NEO-TUDOR/ENGLISH (1960+)	STUCCO/PLASTER	faux stone on garage detracts from integrity

47	W	100 NORTH	1920	WAREHOUSE	COMM./INDUSTRIAL BLOCK (c.1930s+, no storefront or service bay)	20TH C. COMMERCIAL EARLY 20TH CENTURY (1900-1935)	MULTI-COLOR BRICK	False-front commercial parapet / appears to have been a warehouse near railroad
56	N	TREMONT STREET	1920	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH COTTAGE PERIOD REVIVAL (1915-1935)	ASPHALT SIDING (c.1905-1970s, patterned in 1920s)	
159	N	100 WEST	1924	SINGLE DWELLING	BUNGALOW (1905-1920)	BUNGALOW EARLY 20TH CENTURY (1900-1935)	RUSTIC BRICK (c. 1920s+, similar to striated)	Basketweave belt course
155	N	300 WEST	1925	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH COTTAGE PERIOD REVIVAL (1915-1935)	DROP/NOVELTY SIDING	
166	N	TREMONT STREET	1926	RELIGIOUS FACILITY	CHURCH/MEETINGHOUSE	BYZANTINE PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	possibly Pope & Burton
210	N	TREMONT STREET	1929	LIBRARY	VAULT	SPANISH COLONIAL REVIVAL PERIOD REVIVAL (1915-1935)	REGULAR BRICK	Addition 1984
236	S	TREMONT STREET	1929	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH TUDOR PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	
331	N	100 EAST	1930	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH COTTAGE PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	Large garage with rear addition
70	W	MAIN STREET	1930	DEPARTMENT STORE	2-PART BLOCK	20TH C. COMMERCIAL EARLY 20TH CENTURY (1900-1935)	MULTI-COLOR BRICK	Nice building / transom windows have been enclosed
875	N	300 EAST	1931	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH TUDOR PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	Rowlock brick design in front gable
269	S	100 WEST	1935	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH TUDOR PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	Lovely brickwork with horizontal basketweave alternating colors
306	N	100 EAST	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH COTTAGE	MULTI-COLOR BRICK	

						PERIOD REVIVAL (1915-1935)		
336	N	100 EAST	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH COTTAGE PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	Garage / Lovely basketweave brick pattern
416	N	100 EAST	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH COTTAGE PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	Basketweave belt course
310	N	200 EAST	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH TUDOR PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	
137	N	TREMONT STREET	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH TUDOR PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	Dog tooth brickwork in gable end
473	S	TREMONT STREET	1936	SINGLE DWELLING	BASEMENT HOUSE (1930-1955)	MINIMAL TRADITIONAL (formerly WWII era cottage) WWII/POST-WAR 1940-1960	CAST CONCRETE	
448	N	100 EAST	1937	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH COTTAGE PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	Bat brick in gable end and belt course
262	S	100 WEST	1937	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	MISSION PERIOD REVIVAL (1915-1935)	STRIATED BRICK	Flat roof / dogtooth beltcourse /indented brickwork quoins
202	N	200 EAST	1937	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - early 1950s)	MINIMAL TRADITIONAL (formerly WWII era cottage) WWII/POST-WAR 1940-1960	ASPHALT SIDING (c.1905-1970s, patterned in 1920s)	early patterned siding
492	N	TREMONT STREET	1937	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH TUDOR PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	
251	S	TREMONT STREET	1938	RELIGIOUS FACILITY	CHURCH/MEETINGHOUSE	BYZANTINE PERIOD REVIVAL (1915-1935)	STRIATED BRICK	POPE & BURTON / 1965 ADDITION; FIREPLACE COURTYARD BEHIND
463	S	TREMONT STREET	1939	SINGLE DWELLING	BASEMENT HOUSE (1930-1955)	MINIMAL TRADITIONAL (formerly WWII era cottage) WWII/POST-WAR 1940-1960	CAST CONCRETE	

460	N	300 EAST	1940	AGRICULTURAL (GEN.)	IMPRVM. ERA / DAIRY BARN (1910-1950)	POST-WAR COLONIAL REV. (Primarily Churches, 1950s era) WWII/POST-WAR 1940-1960	CLAPBOARD SIDING	Arched barn and octagonal granary are significant; house doesn't appear eligible due to additions
360	S	TREMONT STREET	1940	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	INTERNATIONAL (1930-1950s)	STUCCO/PLASTER	Looks endangered and vacant
547	N	100 EAST	1941	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH TUDOR PERIOD REVIVAL (1915-1935)	STRIATED BRICK	Diamond pattern muntins upper window
457	N	200 EAST	1941	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	ENGLISH TUDOR PERIOD REVIVAL (1915-1935)	MULTI-COLOR BRICK	Original flat-roof garage / tile roof
405	W	MAIN STREET	1941	COMMERCIAL (GEN.)	OTHER COMMERCIAL/PUBLIC	POST-WAR MODERN (1930-1950s)	STUCCO/PLASTER	Crump Reese Motors car dealership building /
331	N	100 WEST	1942	WAREHOUSE	COMM./INDUSTRIAL BLOCK (c.1930s+, no storefront or service bay)	QUONSET HUT WWII/POST-WAR 1940-1960	CONCRETE BLOCK (c.1900+, huge use in 1950s)	Bow truss roof
116	N	TREMONT STREET	1942	HOTEL/MOTEL	MOTEL (1950+)	MODERN: OTHER (1930-1950s)	STRIATED BRICK	Marble Motel / metal roof
18	E	MAIN STREET	1944	SPECIALTY STORE	1-PART BLOCK	MODERN: OTHER (1930-1950s)	STONE VENEER (primarily 1930s+)	
25	W	MAIN STREET	1945	DEPARTMENT STORE	1-PART BLOCK	MODERN: OTHER (1930-1950s)	GLASS BLOCK (c.1950s+)	Excellent integrity
40	S	100 WEST	1947	SPECIALTY STORE	1-PART BLOCK	20TH C. COMMERCIAL EARLY 20TH CENTURY (1900-1935)	REGULAR BRICK	Mike Norr Plumbing
348	S	100 WEST	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - early 1950s)	MINIMAL TRADITIONAL (formerly WWII era cottage) WWII/POST-WAR 1940-1960	MULTI-COLOR BRICK	shed-roof addition on rear
267	W	MAIN STREET	1949	AGRIC. PROCESSING	RECT./SIDE ENTRY GRANARY	20TH C. COMMERCIAL EARLY 20TH CENTURY (1900-1935)	REGULAR BRICK	Includes commercial front, warehouses, mill, granary and rail car loading structure

26	N	TREMONT STREET	1949	BUSINESS/OFFICE	1-PART BLOCK	MODERN: OTHER (1930-1950s)	STRIATED BRICK	Original glazing and façade
327	W	MAIN STREET	1950	SERVICE STATION	SERVICE STATION	MODERN: OTHER (1930-1950s)	CONCRETE BLOCK (c.1900+, huge use in 1950s)	Excellent integrity / includes large neon sign
506	N	TREMONT STREET	1950	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	RANCH/RAMBLER (GEN.) WWII/POST-WAR 1940-1960	REGULAR BRICK	
36	S	TREMONT STREET	1950	DEPARTMENT STORE	1-PART BLOCK	MODERN: OTHER (1930-1950s)	REGULAR BRICK	No Limits Hair Salon
317	N	100 WEST	1951	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - early 1950s)	MINIMAL TRADITIONAL (formerly WWII era cottage) WWII/POST-WAR 1940-1960	MULTI-COLOR BRICK	Metal roof
582	N	TREMONT STREET	1951	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 1940s - 1950s)	EARLY RANCH (GEN.) WWII/POST-WAR 1940-1960)	REGULAR BRICK	
110	E	MAIN STREET	1954	SERVICE STATION	SERVICE STATION	MODERN: OTHER (1930-1950s)	CONCRETE BLOCK (c.1900+, huge use in 1950s)	Excellent integrity
211	N	300 EAST	1955	SINGLE DWELLING	RANCH (1950s+)	MODERN: OTHER (1930-1950s)	ROMAN BRICK (long skinny brick)	
420	N	100 WEST	1957	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	RANCH/RAMBLER (GEN.) WWII/POST-WAR 1940-1960	REGULAR BRICK	almost flat roof
270	N	200 EAST	1957	SINGLE DWELLING	RANCH (1950s+)	RANCH/RAMBLER (GEN.) WWII/POST-WAR 1940-1960	SANDSTONE	
293	E	500 NORTH	1957	SINGLE DWELLING	RANCH (1950s+)	RANCH/RAMBLER (GEN.) WWII/POST-WAR 1940-1960	MULTI-COLOR BRICK	flat roof / two volumes
72	W	700 NORTH	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	RANCH/RAMBLER (GEN.) WWII/POST-WAR 1940-1960	STRIATED BRICK	

710	N	100 EAST	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	RANCH/RAMBLER (GEN.) WWII/POST-WAR 1940-1960	MULTI-COLOR BRICK	
130	N	200 EAST	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	RANCH/RAMBLER (GEN.) WWII/POST-WAR 1940-1960	REGULAR BRICK	built-up roof
705	N	200 EAST	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	RANCH/RAMBLER (GEN.) WWII/POST-WAR 1940-1960	REGULAR BRICK	Flat roof / Banded brick courses
111	S	TREMONT STREET	1961	POST OFFICE	1-PART BLOCK	POST-WAR MODERN (1930-1950s)	REGULAR BRICK	Tremonton post office
660	N	300 EAST	1962	RELIGIOUS FACILITY	CHURCH/MEETINGHOUSE	POST-WAR MODERN (1930-1950s)	REGULAR BRICK	
790	N	100 EAST	1965	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	RANCH/RAMBLER (GEN.) WWII/POST-WAR 1940-1960	REGULAR BRICK	may have had carport now enclosed / Eichler style ranch
140	N	300 WEST	1966	AGRICULTURAL STORAGE	METAL SILO	20TH C. COMMERCIAL EARLY 20TH CENTURY (1900-1935)	CORRUGATED METAL	Railroad grain storage / elevator
245	E	800 NORTH	1967	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	RANCH/RAMBLER (GEN.) WWII/POST-WAR 1940-1960	REGULAR BRICK	Eichler style house
102	S	TREMONT STREET	1971	CITY HALL	OTHER COMMERCIAL/PUBLIC	MODERN: OTHER (1930-1950s)	REGULAR BRICK	Tremonton City Hall / interior nicely preserved modern
380	N	300 EAST	1972	SINGLE DWELLING	CONTEMPORARY (1960+)	MODERN: OTHER (1930-1950s)	ROCK-FACED BRICK	Flat roof

Recommendations

Further Reconnaissance Level Survey Work

Based on historical aerial photographs and other materials, the area included in this survey contains the parts of Tremonton which were platted as the original town site or subdivisions prior to 1960. There are two subdivisions (one to the north and one to the south of the study area which were platted and primarily constructed prior to 1975), the Iowa String Road and other section roads which were the areas of earliest settlement are locations which merit further reconnaissance survey work.

Further Intensive Level Survey Work

There are almost no completed intensive level surveys extant in the area, and this survey recommends that eligible-significant structures be further studied through intensive level surveys. Intensive level surveys (ILS) may be conducted to further research a property's architectural and historical significance and as a preliminary to a possible individual National Register nomination. Intensive level surveys will probably reveal that some unresearched properties are eligible for possible nomination through historic associations rather than architectural significance to the National Register of Historic Places.

Public Education

Tremonton City has a walking tour brochure could be expanded based on the findings of this study. Historic house tours, walking tours, newspaper articles on specific properties as well as general themes on the history of Tremonton as seen through extant historic properties, presentations to school children, driving tours, and historic plaques for properties on the local and national registers are all activities designed to raise local awareness of the importance of the historic structures in the community. Public awareness is important in the management and conservation of existing resources.

National Register Nominations

Individual Nominations

There are many structures in this study which would probably qualify on their individual architectural or historical merit. The following is a list of possible individual nominations, although there are many more buildings which might also merit nomination based on intensive level surveys.

Structures

Bear River Irrigation Company Central Canal 1895 397 West Main Street

Tremonton Rail Siding	1900	229 West Main Street

Religious / Civic Buildings

Tremonton Methodist Church	1905	205 North Main Street
Tremonton First Ward Building	1926	166 North Tremont Street
Tremonton Second Ward Building	1938	251 South Tremont Street
Tremonton Library	1929	210 North Tremont Street
Tremonton Post Office	1938	251 South Tremont Street

Early Commercial Buildings

	1910	11 East Main Street
	1911	145 West Main Street
	1900c	2 West Main Street
	1913	1 East Main Street
	1913	137 West Main Street
Warehouse	1920	47 West 100 North

Later Commercial Buildings

Railroad Loading Buildings	1949	267 West Main Street
Jay's Service Station	1950	327 West Main Street
Crump Reese Motors Building	1941	405 West Main Street
Mike Norr Plumbing Building	1947	40 South 100 West
Marble Motel	1942	116 North Tremont Street

Early Residential Buildings (likely related to early town founders or earlier farmers)

Hall-Parlor	1898	7 West 600 North
Hall-Parlor	1908	147 North Tremont Street
Hall-Parlor	1908	127 North Tremont Street
Hall-Parlor	1910	237 North Tremont Street
Hall-Parlor	1910	128 West 300 North
Cross-Wing	1900	89 West 600 South
Cross-Wing	1909	395 South 200 West
Side Passage	1906	45 North 100 West
Central Block w/Projecting Bays	1900	329 North 200 East
Box Bungalow	1905	206 South 100 West
Period Cottage	1905	126 North Tremont Street

Architecturally Unique Residential Buildings

Shotgun House	1915	265 South 200 West
Basement House	1936	473 South Tremont Street
Basement House	1939	463 South Tremont Street

International Style House	1940	405 North 200 East
International Style House	1940	360 South Tremont Street
International Style House	1937	262 South 100 West
Modern House	1955	211 North 300 East
Modern House	1972	380 North 300 East
Period Cottage	1941	547 North 100 East
Spanish Colonial	1934	215 South Tremont Street
Garage	1942	331 North 100 West

Excellent Architectural Type Building Examples (certainly not an exhaustive list)

Period Cottage	1931	875 North 300 East
Period Cottage	1936	336 North 100 East
Period Cottage	1935	269 South 100 West
Period Cottage	1941	457 North 200 East
Bungalow	1916	150 North 100 West
Bungalow	1924	159 North 100 West
Bungalow	1912	249 North 100 West
Ranch	1967	245 East 800 North
Ranch	1950	506 North Tremont Street
Ranch	1960	710 North 100 East
Prairie School Multiple Dwelling	1919	107 East 100 North

District Nominations

This survey documents 65 percent of properties within the early downtown commercial and residential areas of Tremonton as eligible and contributing to a historic district. There are several configurations which might make sense for a historic district in Tremonton. One possibility is the commercial district which includes Main Street from 400 West to 300 East as well as Tremont Street, 100 East and 100 West from 300 South to 300 North. A larger configuration might be composed of the original plats of Tremonton between 1903 and 1960. Those boundaries are roughly 600 West to 1000 North and 400 West to 300 East. An additional section located along 300 East and 800 North which was annexed in 1962 would also be a logical part of a larger historic district. The historic district might also be further enlarged to include the 1960s Melody Park Subdivision Plat A and Smallwood Acres subdivisions, which include approximately 200 ranch, split-level and split-entry houses constructed in the early 1960s. See the 1960s early subdivision areas identified in the Tremonton City Future Reconnaissance Study Area Map attached to this document.

Multiple Property Submission

A Multiple Property Submission (MPS), which includes a Multiple Property Documentation Form with representative nominations, would allow for streamlined nominations of individual properties to the National Register of Historic Places based on Tremonton specific contextual

periods and building designs. An MPS could include the areas studied within Tremonton City, but also could be expanded to include unincorporated areas or areas without sufficient density or contiguous boundaries with a possible historic district. An MPS could also be created in conjunction with a historic district to assist those areas surrounding the district. Although this study did not include them, Iowa String Road, other section roads and areas south and west of historic central Tremonton related to early settlement could logically be included in an MPS. See the early farm /agricultural and early cemetery areas identified in the Tremonton City Future Reconnaissance Study Area Map attached to this document.

Selected Resources

Architectural survey data for Tremonton from the Preservation Pro Database files at the Utah State Historic Preservation Office. Reports of National Register and ILS buildings

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Appendices

Final Report and Appendices correspond to the following Utah SHPO files:

1. Research Design/Final Report

2. Survey Maps
   Appendix A: Survey maps

3. Photograph Sheets/CDs
   Appendix B: Digital Contact Sheets

4. Survey Printouts
   Appendix C: Reconnaissance Survey Data Sheets

5. Research Materials
   Appendix D: Miscellaneous Research

Tremonton City Future Reconnaissance Study Area Map

Tremonton

Box Elder County, Utah

June 2020

Legend

- Current Historic District Boundary
- pre-1960s Subdivisions
- Early Farm / Agriculture Areas
- Early Cemetery (archaeological)
- Fairgrounds/CCC (archaeological)
- Tremonton City Boundaries

0 5280 FEET

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: ____Tremonton Historic District _____
Other names/site number: _____
Name of related multiple property listing**:**
_____N/A_____
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: _Roughly bounded by 600 South, 400 West, 800 North & 300 East_____
City or town: _Tremonton___ State: __UT_____ County: _Box Elder_____
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national _X_statewide _X_local

Applicable National Register Criteria:

_X_A ___B _X_C ___D

/SHPO

Signature of certifying official/Title: **Date**

_Utah Division of State History/Office of Historic Preservation_____

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

_____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	X
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property

Tremonton Historic District | Box Elder County, Utah
Name of Property | County and State

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
464	227	buildings
	1	sites
6	1	structures
		objects
470	229	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, multiple dwelling, hotel
COMMERCIAL/business, specialty store, department store, restaurant, warehouse
SOCIAL/meeting hall
GOVERNMENT/city hall, correctional facility, fire station, municipal building, post office, school, library
RELIGION/religious facility
FUNERARY/mortuary
RECREATION AND CULTURE/park
AGRICULTURE/processing, storage, irrigation facility
INDUSTRY/PROCESSING/EXTRACTION/communications facility, industrial storage
HEALTH CARE/hospital, medical business / office
TRANSPORTATION/rail-related

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, multiple dwelling, hotel
COMMERCIAL/business, specialty store, department store, restaurant, warehouse
GOVERNMENT/city hall, correctional facility, fire station, municipal building, post office, school, library
RELIGION/religious facility
FUNERARY/mortuary
RECREATION AND CULTURE/park

AGRICULTURE/storage, irrigation facility
INDUSTRY/PROCESSING/EXTRACTION/communications facility, industrial storage
HEALTH CARE/hospital, medical business / office
TRANSPORTATION/rail-related

7. Description

Architectural Classification
(Enter categories from instructions.)
MID-19TH CENTURY: Greek Revival
LATE VICTORIAN & VICTORIAN REVIVALS: Victorian Eclectic, Gothic
LATE 19TH AND 20TH CENTURY REVIVALS: Tudor, Colonial Revival, Mission/Spanish Colonial Revival
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman, Commercial Style, Prairie School
MODERN MOVEMENTS: Ranch, Minimal Traditional, Split Level, International Style, Brutalism
OTHER

Materials: (enter categories from instructions.)
Principal exterior materials of the property: BRICK, METAL: Aluminum, WOOD: Weatherboard, STONE

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Tremonton City is located in the northeastern part of Box Elder County, approximately 75 miles north and slightly west of Salt Lake City, Utah and 18 miles northwest of Brigham City, the county seat of Box Elder County. The *Tremonton Historic District* is located in the historic core of Tremonton City and encompasses the central commercial district and all early residential neighborhoods. Today, after several annexations, the historic district is located in the east central portion of the city's larger boundaries. The architecture of the district clearly displays the various contextual periods of local development established in this nomination: Early Settlement, Development and Founding of Tremonton, Agriculture and Community Development, and Postwar Growth and Expansion. The *Tremonton Historic District* is composed of small blocks

with compact lots, creating a dense residential and commercial district. Tremonton enjoyed an unusually long and steady prosperity between its founding and the end of World War II, with a second boom period in the 1950s, creating an architectural inventory particularly rich in Period Cottages and early Ranch styles. The majority of resources are single-family dwellings and commercial buildings constructed between 1905 and 1965. The *Tremonton Historic District* includes 699 primary resources, of which 470 (67 percent) retain their integrity and contribute to the historic character of the city.

Narrative Description

Physical Environment

The *Tremonton Historic District* is located in Tremonton City, which is geographically located in the northeastern part of Box Elder County, approximately 75 miles north and slightly west of Salt Lake City, Utah. Tremonton sits at 4,290 feet in elevation near the center of the Bear River Valley, a relatively narrow high desert valley oriented from north to south between low ranges of the Wasatch Mountains. The valley is a rich farming area composed of sediments deposited in prehistoric pluvial Lake Bonneville that covered much of the eastern part of the Great Basin Region until being released through the Snake River approximately 14,500 years ago. The Bear River Valley is traversed by the Bear River, a meandering snow-fed river which originates in Wyoming, travels north and west through southern Idaho, is partially diverted to Bear Lake and then travels south through the Bear River Valley to its terminus in the Great Salt Lake.

Tremonton's population was 7,647 when the census was taken in 2010, growing from 5,592 in 2000. The most current estimate of the city's population is 8,882.[1] The population of surrounding Box Elder County was 49,975 people in the 2010 census, and its county seat is Brigham City. The city's area is 8.01 square miles. Large transportation corridors U.S. Interstates 15 and 84 are located just west of Tremonton. Utah Highway 102, named Main Street, runs east-west through the city.

Boundary Description of the *Tremonton Historic District*

The boundaries of the *Tremonton Historic District* are approximately the general extent of commercial and residential construction in the original pre-1960 surveyed areas of Tremonton, Utah. The *Tremonton Historic District* encompasses all of the pre-1962 plat and subdivision surveys subdivided into the early 2.5-acre block grid pattern.[2] The south boundary is located along 600 South Street, the east boundary generally follows the course of the Malad River which is approximately 200 East Street south of Main Street and 400 East Street north of Main Street. The north boundary follows Tremonton City boundary along 800 North and then extends two blocks further north to 1000 North along

[1] 2018 population estimate

[2] The boundaries include Tremonton Plats A-W (1903-1959), Wyatt Subdivision (1915), Schrenks West Subdivision (1914), Holmgren Estates Subdivision I (1962), Orchard Subdivision (1962) and Parkview Subdivision (1961).

Tremont Street and 100 West streets. The western boundary (from north to south) follows the railroad right of way from 900 North to 300 North, then extends along 400 West through Main Street and again follows the railroad right of way until 400 South, where it follows 100 West to 600 South.

Methodology and Eligibility Requirements

The methodology used to evaluate of resources for National Register of Historic Places (NRHP) eligibility was based on the results of a Reconnaissance Level Survey (RLS) of Tremonton City completed in April of 2020. The RLS survey area was slightly modified to better reflect historic Tremonton City boundaries and grid-platted blocks circa 1960 for the final district boundaries.

Each resource was evaluated for eligibility based on Utah Division of State History's (UDSH) Reconnaissance Level Survey (RLS) Standard Operating Procedures, revised in February 2015 (Utah Division of State History 2015) and National Park Service Bulletin 15 *How to Apply the National Register Criteria for Evaluation* (NPS 1997). In Utah, all architectural resources documented at the reconnaissance level are evaluated using a rating system established by the Historic Buildings program at UDSH. This rating system allows for the assignment of one of four ratings to buildings and structures based on the degree to which they retain historical and architectural integrity. Integrity includes the NRHP-defined qualities including location, design, setting, materials, workmanship, feeling and association. The UDSH designations are as follows:

> **ES** — 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 for the National Register for architectural significance; also, buildings of known historical significance.
>
> **EC** — Eligible-Contributing: built within the historic period and retains integrity; good example of type or style, but not as well-preserved or well-executed as "ES" buildings; more substantial alterations or additions than "ES"; 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].
>
> **NC** — Non-Contributing/Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. [Resource may have important local significance].
>
> **OP** — Out-of-period: constructed outside the historic period, in this case after 1975.

The most common alterations to the residences within the district was the replacement of wood siding with aluminum or vinyl siding. Other common alterations included new windows and doors, the conversion of carports to garages or less frequently the conversion of an attached garage into a room. These changes were assessed for both

individual and cumulative effects. In general, modifications to historic resources were considered acceptable if the changes did not compromise or diminish the qualities that characterize the district.

The *Tremonton Historic District* includes 699 primary resources, of which 470 (67 percent) contribute to the historic character of the city. Of the 229 (33 percent) non-contributing resources, 168 are altered historic resources and 60 were constructed after the historic period of significance. Eighty-one percent of the contributing resources are single-family dwellings and thirteen percent are commercial buildings. Other contributing resources include thirteen multiple-family buildings, five civic/government buildings, five agricultural buildings/structures and four religious buildings. There are two contributing structures: one railroad siding and an irrigation canal. The historic district also includes 240 outbuildings, primarily garages, of which 86 (36 percent) are contributing and 154 (64 percent) are non-contributing. The outbuildings are not included in the primary resource count. Seventy-one percent of the residences within the district exhibit characteristics of the modern movement category, with ranch/rambler, minimal traditional, split levels, and international examples in descending order of appearance. The district includes one property previously listed on the National Register of Historic Places, The Holmgren Farmstead (NRIS #01000319) [photograph 1].

Tremonton Historic District Development Patterns

Tremonton's architectural history reflects its steady growth and development over time, with an unusually rich stock of Period Cottages and early Ranch Houses. Tremonton was founded as a direct result of the corporate development of a large-scale irrigation project in the Bear River Valley near the end of the 19th century. Tremonton boomed after its founding in 1903, especially with the extension of a branch railroad line from Brigham City to the Garland Sugar Beet processing plant in Garland near the northern boundary of Tremonton. With dependable irrigation water, a steady buyer for agricultural produce in the sugar processing plant and a railroad connection, Tremonton experienced an unusually long period of stable growth between 1903 and 1950, reflected in steady building patterns through the period. When passenger railroad service ended and agriculture declined in the decade after World War II, Tremonton was the beneficiary of the decision by the Thiokol Corporation to develop a solid-fuel rocket motor plant just to the west, leading to a second boom period and sustained growth through the mid-1970s. Tremonton's earliest development occurred in the blocks surrounding Main Street, especially to the south. Later development spread primarily to the north over time, as well as infill in existing blocks.

The grid pattern of Tremonton is unusual among early settlements in Utah. The 50-foot wide, 150-foot deep lots on 2.5-acre blocks with 79-foot street widths are much more commonly found outside of Utah. Utah cities and towns typically have large lots on 10-acre blocks with wide streets. Tremonton does follow another common Utah village development pattern, where development was concentrated within the urban boundaries. Very few houses were built outside the original townsite and most of the residents "commuted" to their local farms outside of town. The *Tremonton Historic District* encompasses all of the pre-1962 plat surveys subdivided into the early small block grid pattern

Streetscapes and Landscape Features of the *Tremonton Historic District*

The streetscapes and landscape features in Tremonton are remarkably uniform, due to the continued use of the original block scale and street width from the original town design in 1903 through the early 1960s. The compact 2.5-acre rectangular blocks and 79-foot wide roads and central north-to-south alleyways extend throughout the entire city with three exceptions. Six blocks are twice as long as normal blocks, due to the cross streets being omitted: one is located between 400 and 600 South, one between Main Street and 200 South and three are located between 300 and 500 North. The blocks north of 800 North do not contain central alleyways and 100 West Street follows the arc of the railroad rather than a strict grid layout as the buildable area is compressed between the railroad siding and high school property boundary.

The streets are single-lane in each direction with curb and gutters. All of residential blocks have sidewalks, uniform width park-strips and an approximately 35-foot set-back for houses. Most of the garages are further set-back than the residences, and other secondary buildings are often located behind the residences with alleyway access. The 50-foot lot width common to the city creates a feeling of density within the neighborhoods. [photographs 2-7]

Summary of Architectural Styles by Period

The first commercial and residential architecture in Tremonton was more typical of Midwestern vernacular architecture at the time than other nearby local towns. Tremonton was founded primarily by Midwestern immigrants later than most Utah towns and cities in an area which had no dependable irrigation water and almost no prior homesteads. Tremonton correspondingly has a very small stock of the earliest types and styles of Utah residential architecture (hall parlors, crosswings and Victorian forms). The immigrants brought with them the bungalow type house and also became an early adopter of period revival cottage forms, starting as early as 1910. After the initial influx, Tremonton began to more closely follow Utah architectural trends over time as national architecture patterns became more prolific here.

Development, Settlement and the Founding of Tremonton (1889-1925)

In the 1870s, Alexander Toponce and William Kerr created plans for a dam in Bear River Canyon to provide irrigation water through the Bear River Valley on U.S. Government Pacific Railroad land grant parcels located in the Bear River Valley. They were never able to complete the project and later sold their interest in the project. In 1889, the Bear Lake and River Water Works and Irrigation Company incorporated with the assets of Toponce and Kerr and worked to complete the reclamation project. The new ownership had already restarted construction in 1888. Although the company again failed and work slowed, by the late 1890s the Central Canal was extended through Tremonton to Brigham City to the south. Outside promoters began to advertise land to Midwestern farmers, bringing Midwestern, non-LDS settlers to the area in the late 1890s, including one group from New Sharon, Iowa and a second ethnically German group from Tremont, Illinois.

In 1903, the town of Tremont was surveyed and the town plat recorded by Fred Nihart, John Shuman and John Petty. Tremont was renamed within a few years to Tremonton to distinguish it from the Utah town of Fremont for postal clarity. The location its founders chose was along the branch railroad spur leading to the Utah Sugar Company sugar beet processing plant located directly north of Tremonton in Garland, Utah which opened that same year. With a railroad connection, dependable water supply and a long-term buyer for their agricultural produce, Tremonton was well placed as a commercial center for surrounding smaller local communities and for long term steady population growth through this period. Between 1900 and 1920, Tremonton grew from 368 to 937 citizens, a more than 250 percent increase, and by 1925 boasted more than 1,000 residents.

The earliest identified buildings in the district date from the "Development, Settlement and Founding of Tremonton period. One hundred and twenty nine buildings plus the original railroad siding and canal [photographs 8, 9] are among the buildings/structures identified from this period. Tremonton's relatively late founding, compared to other towns in Utah and the availability of lumber and brick through the railroad made the primary cladding material wood siding for residential structures and brick/concrete for commercial structures, which was unusual for Utah's early settlements, which often used adobe and soft-fired bricks for residential and commercial construction.

Residential

Twenty-two examples of simple Victorian eclectic styles such as hall-parlor, crosswing, central block-with-projecting-bays and side-passage/entry are found in Tremonton. The houses generally follow similar Utah examples and are characterized by asymmetrical façades, irregular massing, roofs with steep pitches and decorative woodwork. Victorian Eclectic styles were popular in Utah from 1885 to 1910, but less popular in Tremonton. Victorian houses in Tremonton are generally very simple and also don't fall into a particular style but are classified as Victorian eclectic. The earliest remaining hall-parlor example is the circa 1898 A. C. Pearson House located at 7 West 600 North which is non-contributing [photograph 10]. Another example is the circa 1910 James W and Bell Steed Keatley house located at 128 West 300 North. [photograph 10]

Bungalows, especially small, simple box bungalows buildings without large porches were constructed in Tremonton as early as 1905, as settlers from the mid-west adopted this style earlier than is typical in Utah. There are 64 examples of bungalows, box bungalows and foursquare (box) houses in Tremonton, making these the most common early residences in Tremonton. The bungalow was constructed with a lower-pitched roof, broad eaves, and a wide porch or veranda, although many examples were very simple and lacked porches. The Emil Mueller Residence at 234 North 100 East, constructed in 1913 is a good example of an early Tremonton Bungalow [photograph 12]

Tremonton also adopted the period cottage style earlier than most Utah towns, with an early example the S. N. Cole located at 126 North Tremont Street constructed in 1910. [photograph 13] There are 20 extant period cottages constructed in Tremonton during this period among the 74 total examples constructed between 1910 and 1941. One of the best preserved examples is the Daniel Ross residence located at 56 North Tremont Street. [photograph 14].

Commercial / Civic Buildings

Tremonton had a vibrant commercial core and there are several significant early 20th century commercial buildings from this period. The earliest extant building is the non-contributing 1904 Odd Fellows Building located at 58 East Main Street. [photograph 15] Some good examples include the Waldron & Harris Mercantile Building at 1 East Main Street [photograph 16], the Harry Sugar commercial building at 145 West Main Street [photograph 17] and the circa 1920 Henry Schneiderhering warehouse located at 47 West 100 North [photograph 18]. The non-contributing 1923 Valley Hospital Building housed a regional hospital that served the surrounding Bear River Valley. [photograph 19] The 1892/1905 reconstructed Methodist Church from Cannon, Utah located at 205 North Tremont Street is the only religious building remaining in Tremonton from this period.[3] [photograph 20]

Agricultural Buildings

Tremonton generally followed the typical Utah pattern of farmers living in towns and commuting to nearby fields which were unincorporated Box Elder County properties, so there are few agricultural assets located within historic Tremonton City boundaries. Historically parts of town south of Main Street and along the Malad River contained orchards and farms, but those have been subdivided and developed, primarily after 1940. The 1890s Holmgren Farmstead (NRIS #01000319) located at 460 North 300 East is the only extant agricultural property within the historic district. The property has a distinctive 1940 improvement-era dairy barn, inside-out granary and 5 other contributing outbuildings. The residence dates from 1890, but has been significantly altered circa 1950.[4] [photographs 1, 21]

Agriculture, Small Business and Community Development (1926-1955)

The population of Tremonton increased slowly between 1926 and 1955 and the economy remained primarily agricultural and small businesses who supported agricultural production. Tremonton farmers continued to grow sugar beets and grains, but like much of Utah diversified into poultry raising and processing, with a turkey processing plant constructed in the late 1930s. The war years were beneficial to area farmers, with prices high and demand strong for their products. The steep decline in agricultural prices hurt farmers after the end of World War II and the end of passenger rail service shortly after war also damaged Tremonton commercial interests. At the same time, sugar beet production slowed as water prices began to outweigh returns on

[3] The abandoned Cache Valley, Utah church building originally constructed in 1892 was purchased by the Methodist Church of Tremonton, disassembled, moved and reassembled on its current site in 1905. Cope, Arianne B (editor) (2003) *Looking Back: Tremonton City's First 100 Years 1903-2003* Logan, Utah: Watkins Publishing Company. Pp. 5-6

[4] Zollinger, Tamara and Cory Jensen, (2001) Holmgren Farmstead National Register of Historic Places nomination form (NRIS #01000319). Accessed online at https://www.nps.gov/subjects/nationalregister/database-research.htm

growing beets. These factors caused agriculture in Tremonton to slowly decline after fifty years of stability.

Residential

Unusually for typical Utah towns and cities, most of the buildings in Tremonton during this period were constructed between 1926 and the early 1940s. That construction history includes strong residential construction during the Depression-era years after 1930. There are 240 total and 167 contributing or significant single family residences constructed between 1926 and 1955, primarily Period Cottages and World War II/Minimal Traditional types, as well as examples of International Style and several early ranch type houses. The predominant residential and commercial exterior construction material in this period is brick.

Residential construction continued to expand north and south in the blocks surrounding Main Street along 100 West, Tremont Street and 100 East Street. Residential examples early in this period are primarily period cottages, with most examples constructed in the English Tudor style. Some examples are the Leslie and Delores Garfield house located at 336 North 100 East, the L.J. and Alice Cummings residence located at 547 North 100 East, and the James Smith house located at 269 South 100 West. [photographs 22-24]. As the period progressed, more minimal traditional houses were constructed, with 101 examples located in the historic district. A representative minimal traditional cottage is the 1937 residence located at 202 North 200 East. [photograph 25] Tremonton has several examples of modern architecture, including residential examples: The 1937 International with Mission style Jay D. Harris residence located at 262 South 100 West is a good example, [photograph 26] as is the 1955 Guy Leslie Rees residence at 211 North 300 East [photograph 27]. The non-contributing 1945 Jack Fronk House located at 511 North 100 East is another example of International style house, although it has been altered with the addition of a sloped roof. [photograph 28] Tremonton has two examples of basement houses, located at 463 and 473 South Tremont Street. [photographs 29-30]. Although basement houses were found throughout Utah, there are not many remaining examples, making them somewhat rare. Tremonton has 35 contributing early Ranch residences constructed before 1956, the best example is the J. Wayne Fronk residence located at 506 North Tremont Street [photograph 31].

Commercial / Civic Buildings

The 1930 David Holmgren Commercial Building located at 70 West Main Street is a well preserved example of early 20th century commercial construction [photograph 32]. Tremonton has two examples of modern/international style commercial architecture, which is exceptionally unusual among the smaller towns in rural Utah. The 1950s Jay Dee Harris Automotive located at 405 West Main Street is an example of early international style building [photograph 33]. Jay's Service Station, also owned by Jay Harris, located at 327 West Main Street and constructed in 1952 is a well preserved example of Modern architecture [photograph 34]. Notable among civic/religious buildings constructed in Tremonton during this period are the 1926 Byzantine/Early Christian LDS First Ward meetinghouse located at 166 North Tremont Street [photograph 35], the 1929 Spanish Colonial Revival Tremonton Public Library building located at 210 North Tremont Street [photograph 36] and the Byzantine/Early Christian Pope and

Burton-designed LDS Second Ward meetinghouse located at 251 South Tremont Street [photograph 37].

Postwar Growth and Expansion, the Age of Thiokol (1956-1975)

Just as Tremonton's agricultural fortunes were waning, the decision by the Thiokol Corporation to build a large-scale rocket motor plant at Promontory, several miles west of Tremonton changed the entire economy for the town, and created a second large economic boom. The initial contract for Minuteman ICBM solid fuel motor lasted several years and was followed in 1974 with a second contract to provide solid rocket booster motors for the U.S. Space Shuttle Program. Commencing operations in 1957, the Thiokol rocket motor plant brought new highly educated technical workers to Tremonton as well as the small businesses that supported them and again stabilized the economy. Even the permanent closure of the sugar beet processing plant in 1966 didn't seriously impact the economic fortunes of Tremonton. Tremonton grew to 3,464 residents in the 1980 census.

This period is the last where construction was focused in the *Tremonton Historic District*. During the later stages of this period, Tremonton city boundaries began to expand as formerly agricultural land began to be developed, especially west and south of the traditional historic center of Tremonton. 184 buildings were constructed between 1956 and 1975: 151 residential, 26 commercial, 5 government/civic buildings, one church and one agricultural granary. Of the residences, 118 were ranch/ramblers and 20 were split-levels, and again the predominant residential exterior material for this period was brick.

Residential

Tremonton again had an unusual amount of residential construction during a period where most rural Utah towns were struggling to adapt to the loss of agricultural income. In a continuation of its progressive construction designs, Tremonton has a strong inventory of long, linear ranch houses with flat and low-slope multiple pitch roofs. A Modern house example of Tremonton's architecture is the 1972 Chapman residence located at 380 North 300 East. [photograph 38] Examples of Ranch/Ramblers are the 1960 Sharon Archibald residence at 710 North 100 East [photograph 39], the 1960 Walter Fridal and Ethel Mae Firth residence at 130 North 200 East [photograph 40], the 1957 Gaylen Christenson residence at 293 East 500 North [photograph 41] and the 1967 John and JoAnn Rich residence located at 245 East 800 North [photograph 42]. An example of an early Tremonton split level with flat roof is the 1962 Lynn and Mary Nelson residence located at 824 North Tremont Street. [photograph 43]

Religious / Civic Buildings

One religious building, the 1962 LDS Tremonton Fourth Ward meetinghouse at 660 North 300 East is a significant modern movement building [photograph 44]. The 1971 Tremonton Civic Center at 102 South Tremont Street [photograph 45] and the 1961 Tremonton U.S. Post Office located at 111 South Tremont Street [photograph 46] are both significant civic buildings constructed during this period.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B. Property is associated with the lives of persons significant in our past.

[X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

[ ] A. Owned by a religious institution or used for religious purposes

[ ] B. Removed from its original location

[ ] C. A birthplace or grave

[ ] D. A cemetery

[ ] E. A reconstructed building, object, or structure

[ ] F. A commemorative property

[ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
SOCIAL HISTORY
COMMERCE
EXPLORATION/SETTLEMENT
COMMUNITY PLANNING

Period of Significance
_1889 - 1975_____

Significant Dates
_1889, 1903, 1926, 1957, 1975____

Significant Person
(Complete only if Criterion B is marked above.)
_NA_____

Cultural Affiliation
_NA_____

Architect/Builder
_NA_____

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The *Tremonton Historic District* comprises 699 buildings, structures and sites. The *Tremonton Historic District* has statewide significance under Criterion A in the areas of Exploration/ Settlement and Community Planning for its unique founding and Midwestern influenced initial design by private developers in a new agricultural area developed as the result of a privately-financed speculative reclamation project. The Tremonton Historic District has local significance under Criterion A for Commerce and Social History in that the district reflects the evolution of Tremonton after its unusual founding into an agriculture-related commercial center and a thriving residential and commercial community over a long and stable period of development. The *Tremonton Historic District* is also locally significant under Criterion C in Architecture for its commercial and residential architecture developed during its contextual periods of early settlement, agriculture and community development, and postwar growth and transition. The *Tremonton Historic District* is also significant for its rich stock of Period Cottages and linear

Ranch Houses. The architecture reflects Tremonton's rapid initial growth and long-term agricultural prosperity as well as a second boom period during the transition to a more industrial/commercial based economy.

The period of significance extends from 1889, the date of substantial construction of the Bear Lake and River Water Works and Irrigation Company irrigation canal structure through Tremonton, the homesteading and purchase of significant amounts of land in and around Tremonton in anticipation of the availability of Bear River irrigation water throughout the Bear River Valley, as well as the first permanent settlements in the Tremonton area. The period of significance ends in 1975, when the original long-term contract for single-use Minuteman Missile motors ended and was replaced by the contract for reusable solid fuel boosters for the U.S. Space Shuttle Program. This was a significant event for Tremonton and its largest employer Thiokol that downsized operations, required significant design changes and retooling for the first time since the original solid-fuel motor contract in the 1950s. Although the end date is outside the standard 50-year cutoff for eligibility, 1975 represents a less-arbitrary cutoff than 1970.

The Holmgren Farmstead (NRIS #01000319) is only property within the *Tremonton Historic District* previously listed on the National Register of Historic Places.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A Significance: Exploration/Settlement

The historic and architectural resources in the *Tremonton Historic District* are eligible on the statewide level under Criterion A under Exploration/Settlement and Community Planning and Development for the unique circumstances of the town's founding and its later settlement that was not influenced by the earlier predominant Church of Jesus Christ of Latter-day Saints Church (LDS) settlement pattern.

For the most part, rural settlement in Utah can be attributed to one of two factors: "colonization" by Mormon settlers who were sent to a particular place by leadership of the Church of Jesus Christ of Latter-day Saints to develop agricultural settlements or economic opportunities and later non-LDS settlements which were usually related to mineral development or mining. The settlement of Tremonton, however represented a unique and completely different model: Tremonton was an agriculture-based community developed by commercial private speculators who advertised nationally for settlers to occupy newly available farmland irrigated by a large-scale reclamation project.

The *Tremonton Historic District* is significant under Criterion A in the area of Exploration/Settlement because it is unique in Utah as a successful town developed as the direct result of a large-scale water reclamation project with private, external to Utah funding. Tremonton was settled near the end of the 19th Century, almost fifty years after most Utah towns were founded as a result of Church of Jesus Christ of Latter-day Saint President Brigham

Young's desire to "colonize" rural areas throughout the Great Basin. Colonization and mining were responsible for almost every rural Utah town, with three exceptions which were developed as a result of reclamation projects: Tremonton, Koosharem and Delta.[5] Tremonton is the most successful among those three towns, and the only one developed with non-Utah and non-LDS funding.[6]

Criterion A: Community Planning and Development

The unique factors which resulted in Tremonton's exploration and settlement also directly contributed to its significance under Criterion A in the area of Community Planning and Development. As a town was developed privately by Midwestern speculators who designed the initial town plat and later additional plats to resemble the small lots and blocks common outside of Utah but exceptionally unique within rural agricultural towns in Utah. Tremonton has 50-foot wide, 150-foot deep lots on 2.5-acre blocks with 79-foot street widths and alleyways between blocks. Smaller cities and towns in Utah almost uniformly have large lots on 10-acre blocks with wide streets in a "Plat of Zion" configuration.[7] The combination of small blocks with compact lots creates a dense residential and commercial district, giving Tremonton a different look and feel than other Utah towns.

Criterion A Significance: Commerce and Social History

The Tremonton Historic District is significant under Criterion A in the area of Social History because of its uniquely stable economic growth throughout its historic period and in the area of Commerce for Tremonton's place as a regional transportation hub and the commercial focus of the surrounding agricultural communities in the Bear River Valley through that period. Tremonton enjoyed uniquely stable agricultural economic growth between 1903 and 1950 and also second boom period between 1957 and 1975 spurred by the development of the Thiokol solid rocket motor plant in nearby Promontory, Utah.

Tremonton boomed shortly after its initial settlement, especially with the 1902 extension of a branch railroad line from Brigham City to the Garland LDS-supported Utah Sugar Company sugar beet processing plant in the town of Garland near the northern boundary of Tremonton. With dependable irrigation water, a steady buyer for agricultural produce in the sugar processing plant and a branch railroad connection, Tremonton became the commercial center for

[5] Peterson, Charles S and Brian Q. Cannon (2015) *The Awkward State of Utah: Coming of Age in the Nation 1896-1945.* Salt Lake City, Utah: The University of Utah Press. pp. Introduction 2-3.

[6] Although it probably would not have been successful without the direct intervention of the LDS Church supported Utah Sugar Company as outlined in the paragraph below.

[7] The "Plat of Zion" designed by the founder of the LDS Church Joseph Smith created a pattern for small cities which would consist of 15,000-20,000 people on one square mile of land with 10-acre blocks each of which would be divided into 20 one-half acre lots which were 66 feet wide and 330 feet deep. Town centers had three central blocks for public buildings and all streets measure 132 feet across. Houses would be offset from the street by 25 feet. The density in this plan was intended to be 15 or 20 people per acre.

surrounding smaller communities for many years. In *The Awkward State of Utah: Coming of Age in the Nation 1896-1945,* authors Charles S. Peterson and Brian Q. Cannon describe it:

> *Utah Sugar Company's interest turned to the Bear River Valley as a region with unrealized potential. In a classic example of the difficulties private finance encountered in reclamation, corporate efforts to develop Bear River irrigation had bogged down into ever-deepening troubles, as a succession of local, national, and international promotions and engineering and organization maneuvers failed. When Bear River beet experiments succeeded, the Utah Sugar Company was able to break the legal and financial impasse in 1901. With its church connection and promise of a cash crop, it provided "the right catalyst for the valley's development."*
>
> *In a wonder of water, land, markets, and homemakers, the most stable and lasting agricultural development of the era took place, enabling Box Elder County to rank with Cache as one of the state's premier farm counties. Utah Sugar soon extended the east-side canal as far south as Brigham City, established a power plant in it, and persuaded the Oregon Short Line Railroad to build a branch to what became Garland. Pushing hard, E.H. Dyer completed the Garland factory for the 1903 campaign. By 1906 eighty-four thousand tons of beets were grown, and 207,000 one-hundred pound bags of sugar were produced.*[8]

When passenger railroad service ended and agriculture declined in the decade after World War II, Tremonton was the beneficiary of the decision by the Thiokol Corporation to develop a solid-fuel rocket motor plant just to the west, which was completed in 1957, leading to a second boom period and sustained growth through the mid-1970s. The diversification in its economy allowed Tremonton to flourish even as the Garland sugar beet factory closed in 1966.

Criterion C Significance: Architecture

The *Tremonton Historic District* is eligible at the local level of significance under Criterion C for its unique residential and commercial architecture which was developed in each of the contextual periods of local development: exploration/settlement, community development and transition, as well as the fluctuations in local economic fortunes within larger national economic trends. The earliest buildings reflect the relatively late founding of the town, with lumber and brick as the basic construction materials, although with small footprints, simple floor plans and relatively little ornamentation. Tremonton's relatively late founding, compared to other towns in Utah and the availability of lumber and brick through the railroad made the primary cladding material wood siding for residential structures and brick/concrete for commercial structures, which was unusual for Utah's early settlements, which often used adobe and soft-fired bricks for residential and commercial construction. Later buildings reflected the growing prosperity of Tremonton, with a broader range of materials, larger footprints and greater ornamentation. National economic trends influenced Tremonton over time, with declines in the size and ornamentation on buildings constructed during the later stages of the Great Depression and post-World War II. The

[8] Ibid. p. 68

transition of Tremonton to a residential community supporting large industrial and manufacturing businesses allowed for a second boom period in the 1950s, with new Ranch styles with larger footprints.

The *Tremonton Historic District* is also eligible under Criterion C for its unusual and architecturally rich stock of Period Cottages and linear Ranch Houses. The first commercial and residential architecture in Tremonton was more typical of Midwestern vernacular architecture at the time than other nearby local towns. Tremonton was founded primarily by Midwestern immigrants later than most Utah towns and cities in an area which had no dependable irrigation water and almost no prior homesteads. Tremonton correspondingly has a very small stock of the earliest types and styles of Utah residential architecture (hall parlors, crosswings and Victorian forms). The immigrants brought with them the bungalow type house and also became an early adopter of period revival cottage forms, starting as early as 1910. After the initial influx, Tremonton began to more closely follow Utah architectural trends over time, However, Tremonton's unusual stable economic situation enabled the construction of relatively ornate housing through the 1920s and 1930s, which directly lead to an unusual and large stock of Period Cottages and International style houses. In the mid-1950s, as agrarian economies in Utah were declining after World War II, Tremonton became the nearest city to the Thiokol solid rocket motor plant, which facilitated the construction of a very large and unusually detailed stock of large Ranch houses.

Historical and Architectural Context

Tremonton's architectural history reflects the evolution of a community that was founded by private developers in the junction of a newly opened rich agricultural area, a nearby agricultural processing plant and a railroad connection which provided rapid initial growth and then a long period of sustained economic stability. When agriculture eventually declined and the railroad ended passenger operations after World War II, Tremonton benefited from the decision of the Thiokol Corporation to locate a large solid fuel rocket motor manufacturing facility nearby, leading to a second boom and continued growth and prosperity. Tremonton grew to 500 people within two years after its formal founding in 1903 and had grown to 1,000 residents by 1925. Although Tremonton's growth slowed after 1925, it increased to 1,662 residents by 1950 and after the opening of the Thiokol plant, the town grew to 3,454 residents in the 1980 census.

Unusual factors in Tremonton's history combined to create a unique architectural heritage, including a strong Midwestern influence in town plat design, which adopted an unusual small lot and block town plat and welcomed Bungalow and Period Cottage architectural designs earlier than typical rural Utah towns. The long-term stability and second 1950s boom period also allowed Tremonton to develop an unusually diverse stock of Period Cottages and linear Ranch Houses.

Development, Settlement and Founding of Tremonton, 1889-1925

The history of Tremonton during this period was directly influenced by the coming of the railroad and changes to western water and homestead laws. *The Awkward State of Utah: Coming of Age in the Nation 1896-1945* authors Charles S Peterson and Brian Q. Cannon use historian Alan Trachtenberg's term *incorporation* to encapsulate the changes occurring in Utah as it approached and entered into statehood in 1896. Most of the Utah corporate ventures were mining and mineral related, but the authors identify three corporate agricultural speculative reclamation projects in Utah: Bear River Valley, Delta and Grass Valley.[9] Tremonton, located in the Bear River Valley, was the only of those settlements developed by non-LDS interests and not platted in the common Utah 10-acre block "Plat of Zion". Tremonton continues to be the most successful of the cities founded during these reclamation project developments.[10]

For the most part, rural settlement in Utah can be attributed to one of two factors: "colonization" by Mormon settlers who were sent to a particular place by leadership of the Church of Jesus Christ of Latter-day Saints or economic opportunity—usually related to mineral development or mining. The settlement of Tremonton, however represented a completely different model: The development of an agriculture-based community by commercial private speculators who advertised nationally for settlers to occupy newly available farmland irrigated by a large-scale reclamation project.

Utah Northern Railroad

In 1874, the Utah Northern Railroad, a narrow gauge railroad promoted by Brigham Young from Ogden, Utah to Franklin, Idaho was completed through the Bear River Valley, east of future Tremonton. In 1877, Union Pacific Railroad purchased the spur line, widened the tracks and extended the line through Idaho to connect with Montana mines.[11] The loss of northern wagon traffic trade spelled the doom of Corinne, several miles south and west of Tremonton and the rise of rail traffic from Ogden through the eastern Bear River Valley.

Irrigation and Homestead Law

Several factors in water and homestead law made the founding of Tremonton possible. First the Desert Land Act of 1877, allowed for 160-acre homesteads for irrigated land. In the late 1890s, Utah repealed its 1865 irrigation district law and the rules that a district could set arbitrary limits on the extent of its system. That decision precipitated the disorganization of the remaining irrigation districts and the shift to the stock company form of organization. The Carey Act and Reclamation Act of 1902 also encouraged large scale irrigation projects, with the possibility of federal funding or forgiveness of debt for large scale projects.[12] [13] Although very few projects

[9] Peterson, Charles S and Brian Q. Cannon (2015) *The Awkward State of Utah: Coming of Age in the Nation 1896-1945.* Salt Lake City, Utah: The University of Utah Press. pp. Introduction 2-3.

[10] The other cities developed were Delta, Millard County, Utah which had a population of 3,436 in the 2010 census and Koosharem (formerly Burrville), Sevier County, Utah which had a population of 327 in the 2010 census.

[11] Union Pacific Railroad, (n.d.) "A Brief History of Union Pacific Railroad's Idaho Division" Press Release Salt Lake City, Utah: Union Pacific Railroad. Accessed on Utahrail.net website March 29, 2020. p. 1

[12] Wrenn, R. Scott, "A History of Water Resources Development in the Bear River Basin of Utah, Idaho, and Wyoming" (1973). *All Graduate Theses and Dissertations.* Paper 324.

were constructed directly through the Reclamation Act, it attracted outside capital funding and made many projects financially viable in the years preceding its passage.

Bear River Valley Canal

The original 1862 U.S. Government Pacific Railroad Act land grant to the Central Pacific Railroad Company through central Bear River Valley became the northern half of Tremonton Citynorth of Main Street, after being sold to Alexander Toponce and William Kerr of the Corinne Mill, Canal and Stock Company in the early 1870s.[14] Toponce and Kerr created a plan for a dam in Bear River Canyon to provide irrigation water through the Bear River Valley, but were unable to complete the project. In 1889, irrigation promoter John Bothwell and the Jarvis and Conklin Mortgage Trust Company incorporated the Bear Lake and River Water Works and Irrigation Company with the land and water assets of the Corinne Mill, Canal and Stock Company. Construction had already begun in 1888 and was substantially completed in 1892, with most of the actual construction completed by one of the chief contractors, William Garland.[15] Garland, East Garland and Riverside were founded or expanded between 1890 and 1893 while the Bear River canal was under construction. Lands were taken up in the 1890s in what became Bothwell, Thatcher and Penrose in anticipation of further canal expansion on the Western Canal. Although the initial canal company failed and work slowed in the early 1890s, by the late 1890s, the Central Canal was extended past Garland through Tremonton and to Brigham City. Like almost all of the western U.S. reclamation project companies, the Bear Lake and River Water Works and Irrigation Company failed in 1894. After years of litigation, the canal was finally awarded to William Garland for a construction lien, and in 1901 it was sold to the Utah Sugar Company and operated as the Bear River Water Company. [16] [17]

Utah Sugar Company

Another development that substantially changed the future of Tremonton was the 1901 establishment of the Utah Sugar Company sugar beet processing plant at Garland, Utah just

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http://digitalcommons.usu.edu/etd/324 p. 47 and Jenson, Andrew, (1941) Encyclopedic History of the Church of Jesus Christ of Latter-Day Saints (Salt Lake City: Deseret News Publishing Company p. 885

[13] Alexander, Thomas G., "John Wesley Powell, the Irrigation Survey, and the Inauguration of the Second Phase of Irrigation Development in Utah" (Utah Historical Quarterly, spring, 1969), pp 121-122

[14] Bureau of Land Management, Government Land Office Records database, certificate UTUAA 000963 for 74,903 acres (including all of Section 3, T11N R3W) under the Railroad Right of Way Act of 1862, dated 1893. Accessed online March 31, 2020. https://glorecords.blm.gov/details/patent/default.aspx?accession=UTUTAA%20000963&docClass=SER&sid=mdocu2z0.xj4#patentDetailsTabIndex=0

[15] Forsgren, pp. 327-8 and Bear Lake and River Water Works and Irrigation Company Bear River Canal Company (Utah) (1889) A Description of the Location, Works and Business of the Bear Lake and River Water Works and Irrigation Co. Hudson-Kimberly Publishing Co.: Kansas City, MO 631.7 B38 p

[16] Forsgren, p. 328

[17] Wrenn, pp. 66-67 and Stover, Arthur P. "Utah: Irrigation in Bear River Valley, Utah, 1901" U.S. Department of Agriculture Office of Experiment Stations Bulletin No. 119. Irrigation Investigations for 1901. pp. 243-264

north of Tremonton. The Utah Sugar Company, which later became the Utah-Idaho Sugar Company, was part of the Church of Jesus Christ of Latter-day Saints efforts for self-sufficiency prior to statehood. The Utah Sugar company purchased the Bear River Canal system and lands still owned by the development company. In addition to expanding the canal network, the Utah Sugar Company also completed a pumping station which took water from the west side canal which supported a 2,700 horsepower plant and provided power for the pumps and for the Garland Sugar Company beet processing plant under development, among other locations. Additionally, the company constructed a branch rail line connecting the Garland area with the Union Pacific line at Corinne, directly through Tremonton, with a connection at Brigham City. The beet processing plant began construction in 1901 and was operational in 1903. Although it was a seasonal operation, the plant operated until 1966, providing a long-term and stable purchaser of agricultural produce from local farms. The railroad was an economic driver for Tremonton from its inception in 1902 until passenger service was finally ended in the years just after World War II.

The Settlement of Tremonton

Although settlement in the area surrounding Tremonton occurred after 1850, the lack of useable water severely limited the scale of settlement and agriculture.[18] After the announcement of initial plans for the Bear River irrigation canal development, farm lands in the Bear River Valley were rapidly claimed under several different programs, including homesteads under the Homestead Act of 1862 and the Desert Land Act of 1877, as well as cash sale entries. According to Professor Elwood Mead, Chief of the Irrigation Investigation for the U.S. Department of Agriculture Office of Experiment Stations, all of the available land in the valley was claimed within 30 days after construction commenced in 1888. Professor Mead claimed that not one in fifty original entrymen held the land three years later and most were land speculators rather than farmers. [19] Most of the land in the valley was formally patented or sold between 1885 and 1900.[20]

Outside promoters were offered commissions through the Bear Lake and River Water Works and Irrigation Company to sell the land. The first recognized group of settlers to Tremonton were attracted to the area (approximately 1000 West in Tremonton) through the efforts of V.S. Peet, a land agent for both the Bear Lake and River Water Works and Irrigation Company and Union Pacific Railroad. The first settlers who arrived in the spring of 1898 were from New Sharon, Iowa and their initial settlement was called the Iowa String, which is still reflected in the road named Iowa String Road. A second large group of settlers located in the area south of Main Street on land owned by John Petty but patented in 1894 by John S. White. These settlers were of German descent and came from Tremont, Illinois. Their settlement was initially called the

[18] See Additional Contextual Resources below for a discussion of the early water issues in the area which led to the abandonment of 1850s homesteads along the Malad River.

[19] Mead, Elwood (1903) *Irrigation Institutions,* New York: The Macmillan Company p. 20 and Wrenn, pp. 66-67

[20] Bureau of Land Management, Government Land Office Records database for T11N R3W

German Colony.[21] The Bear Lake and River Water Works and Irrigation Company failure and sale in 1901 ended the initial efforts of land agents to settle the area.[22]

In July 1903, the town of Tremonton was surveyed and the town plat recorded by the Box Elder County Recorder. Tremonton was developed by Fred Nihart, John Shuman and John Petty on lands they owned. John Shuman erected one of the first buildings on Main Street and Fred Nihart was the Justice of the Peace and informally ran the town until the first election in 1906 when J. A. Fishburn was elected as the first mayor.[23] The town was initially named Tremont, for the town in Illinois where the initial group of German descent immigrants hailed from. By 1905, the town was renamed to Tremonton to avoid postal confusion with the previously organized town of Fremont, Utah. Tremonton was located in the center of the Bear River Valley and commanded an advantageous location on the branch railroad, which helped it rapidly develop into a commercial center for the surrounding smaller communities of the Northern Utah section of the Bear River Valley.[24] According to *Looking Back: Tremonton City's First 100 Years*:

> *Tremonton grew very quickly and in two years had a population of 500. In 1905, the town had a Fraternal Hall, church, brick schoolhouse, post office, newspaper, dance hall, telephone office and train service. Other businesses included blacksmiths, mercantile stores, meat market, produce market, hotels, boarding houses, carpenter shop, drug store, livery stables, furniture store, saloons, barber shop and an implement business. The town also boasted both a doctor and a dentist at this time."*[25]

The city began improvements, including concrete sidewalks along Main Street in 1909, a water system in 1910 and electric lighting in 1911. By 1913, the city had created a drainage and sewer system to handle groundwater and waste. Between 1912 and 1914, Tremonton experienced a building boom. Some of the buildings still extant from the city's founding through 1920 include: The Odd Fellows fraternal Hall (58 East Main Street), Stoll's Furniture Building (11 East Main Street), the Waldron Building (1 East Main Street), among several others. The town also reconstructed a Cache Valley Methodist Church in 1905 (205 East Tremont Street). Between 1900 and 1920, Tremonton grew from 368 to 937 citizens, a more than 250 percent increase, and by 1925 boasted more than 1,000 residents.

Agriculture, Small Business and Community Development 1926-1955

The population of Tremonton was relatively stable between 1926 and 1950, only increasing to 1,662 residents in 1950. The economy remained composed primarily of agriculture and the small

[21] Forsgren, pp. 322-323 and Huchel p. 407

[22] Wrenn,

[23] Cope, Arianne B (editor) (2003) *Looking Back: Tremonton City's First 100 Years 1903-2003* Logan, Utah: Watkins Publishing Company pp. v, 4 (hereafter referred to as *Looking Back)*

[24] Forsgren, p. 322 and Jenson, Encyclopedic History, p. 885

[25] *Looking Back* p. 5

businesses who supported agricultural production. Tremonton farmers continued to grow sugar beets and grains, but like much of Utah diversified into poultry raising and processing, with a turkey processing plant constructed in the late 1930s. During this period, the community also had several notable public buildings constructed after 1925 and prior to World War II. Those include the Valley Hospital Building (18 North 200 East) in 1923, The Tremonton First LDS Ward Chapel (166 North Tremont Street) in 1926, the Tremonton City Library (210 East Tremont Street) in 1929, the Pope and Burton designed Tremont Second LDS Ward Chapel (251 South Tremont Street) in 1938. Demonstrating the economic stability in Tremonton, seven commercial buildings were constructed during the depression years between 1930 and 1940, including the David Holmgren Commercial Building (70 W Main Street). In 1939, A Civilian Conservation Corps (CCC) camp was located near the fairgrounds north and west of Tremonton's downtown, and the 200 men housed at the camp helped local businesses, doctors and farmers until 1941.[26]

The war years between 1941 and 1945 were beneficial to area farmers, with prices high and demand strong for their products. During the later war years, Italian and German prisoners of war were housed at the CCC camp to help harvest crops.[27] After the World War ended, rural economies suffered from the decline in agricultural prices and in Tremonton's case, the end of passenger rail service in the late 1940s also increased its economic pain.[28] Sugar Beet production also declined as water costs began to outweigh returns on growing beets.

Postwar Growth and Expansion, the Age of Thiokol 1956-1975

During the postwar years, Tremonton's economy diversified again and became more dependent on larger commercial enterprises, particularly with the Thiokol Corporation locating a solid fuel rocket motor plant west of Tremonton at Promontory, Utah. The plant started construction in 1955 and commenced operations in 1957. The initial contract for solid fuel motors, including Minuteman ICBM system motors lasted between 1957 and 1975. In 1974, Thiokol Corporation was awarded a contract to provide reusable solid fuel rocket motors for the U.S. Space Shuttle program, which fueled a another boom period after 1975.[29] The change from single-use solid-fuel motors to reusable solid rocket boosters was a significant change and required technological and physical changes to the operation.[30] Thiokol provided stability and jobs for local residents and led to the city growing to 3,464 residents in the 1980 census. That growth helped the city weather the end of their railroad spur in the 1950s and closure of the Garland Sugar Beet plant in 1966. In fact, the boom led to the construction of many of the residences in Tremonton north of Main Street, including rare Utah examples of Modern residential architecture, as well as many 1950s style ranch style houses. Most of the construction during this period was still located in the historic downtown of Tremonton, but growth of the city limits and expansion near the newly

[26] Ibid. pp. 65-66

[27] Ibid. pp. 66-67

[28] Utah Northern Railroad Route track history, Utah Rails website. Accessed March 30, 2020.

[29] *Looking Back pp. 89-90*

[30] Wallace T. Fowler, Kurt Hoover, and Ronald O. Stearman, (n.d.) "Studies in Ethics, Safety, and Liability for Engineers" *Texas Space Grant Consortium Spacecraft Design General Archive.* Accessed May 29, 2020. http://www.*tsgc.utexas.edu/archive/general/index.html*

completed I-15/I-84 freeway on the west side of Tremonton marked the end of construction in the original town site.

Summary

The Tremonton Historic District is historically significant in that it reflects the founding and progression of Tremonton from a speculative reclamation project town-site development into a thriving agricultural and commercial center in the Bear River Valley. The architecture of the district clearly displays the various periods of local development: settlement, community development and post-war growth. The architecture also reflects the unique conditions found in Tremonton through its early years, including its founding, long agricultural stability and post-war expansion and expressed through a rich stock of Period Cottages and linear Ranch Houses.

Additional Historic / Contextual Information

Early Settlement and Euro-American Contact: 400 A.D. – 1888 (Additional Context)

(This and the following section are included for information and context only, but are not considered within the period of significance).
This context covers the longest sweep of time and includes a wide diversity of cultural traditions. Between 10,000 and more years ago until A.D. 400, the only culture represented in Utah as well as the Great Basin, was the Desert Archaic culture, found after Lake Bonneville receded from the area. After 400 A.D. the Fremont Culture began to emerge in northern and eastern Utah out of the archaic desert tradition. The Fremont people retained much of the hunting and gathering characteristics and also incorporated agriculture. By A.D. 800-900 they lived in masonry structures and made sophisticated basketry, pottery, and clay figurines. Numic peoples, specifically the Western Shoshone displaced or absorbed the Fremont sometime after A.D. 1000.[31]

The second half of the 18th century witnessed the first Spanish intrusions into modern Utah, although none made their way to the Bear River and Box Elder County. The first documented Euro-Americans to reach the lower Bear River Valley were fur trappers. In the winter of 1824-25 James Bridger followed the known path of the Bear River to its end in the Great Salt Lake west of Tremonton, becoming the first known explorer of the area.[32] In 1826, Jedediah Smith became the second known explorer when he led his men across the Bear River Mountains to explore the unknown county north and west of the Great Salt Lake. His men explored the area through the spring and summer of 1826, sailing the lake in search of beaver-laden streams. He returned in 1827 after exploring south through Utah. In 1841, the Bidwell-Bartleson Party was the first overland emigrant party to cross Box Elder County on their way to California, when the party split between destinations in Oregon and California. Nine wagons travelled through the

[31] Huchel, Frederick M, (1999) *A History of Box Elder County* Salt Lake City: Utah State Historical Society pp. 28-39

[32] Ibid. p. 44

Tremonton area toward the Bear River in search of water.[33] Famous explorers John C. Fremont and Howard Stansbury also explored Box Elder County for the U.S. Government in 1843 and 1849 respectively, including the Malad River which flows through central Tremonton.[34]

In July 1847, pioneer immigrants of the Church of Jesus Christ of Latter-day Saints reached Salt Lake Valley and sixteen days later an exploring party was sent north and explored Bear River Valley. By 1850 early settlers were working to establish settlements along the streams and foothills of the valley, with the largest established at Brigham City.[35] The Malad River, which flows from north to south through the center of the Bear River Valley and is located just east of Tremonton, was briefly used for irrigation. However the alkalinity of the river soared and the water became unusable after users upstream began taking water and lowering water flows, causing Bear River City south of Tremonton to fail.[36] Larger scale LDS settlement didn't occur in the area until after 1880, although several irrigation plans were considered to deliver water from the larger and more dependable Bear River, none actually came to fruition.

There are no remaining buildings from this era. This area is not a significant area for Native American cultures, with locations along foothills and the Great Salt Lake most common in the area. Buildings from late in this period may still exist in rear yards as outbuildings or modified with additions, and/or covered with modern wall cladding that obscures the original building.

Large Business and Tremonton Expansion 1976-present

After 1975, the Tremonton area attracted several factories and a cereal mill, which provide continued growth and opportunities. The industries include the Lazy Boy furniture plant which operated between the early 1970s and 2008; the Autoliv airbag inflator plant from 1989 to the present; the Malt-o-Meal cereal plant from 2004 to the present and the Intertape Polymer Group beginning in 2005. The 2018 population is estimated at 8,882 residents. Most of the growth in this period was located in the newer areas of Tremonton near the I-15/I-84 freeway interchange and westward toward historic Thatcher.

[33] Ibid. p. 45-48

[34] Ibid., 52-56

[35] Ibid., 67-68

[36] Forsgren, Lydia Walker, (1937) *History of Box Elder County Utah*: Box Elder County Daughters of the Pioneers p. 288-289

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
_X__ University (Utah State University)
_X__ Other
Name of repository: ____Tremonton City Library_____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property _approximately 350 acres____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 41.433374 Longitude: -112.101766

2. Latitude: 41.433480 Longitude: -112.093659

3. Latitude: 41.421601 Longitude: -112.101553

4. Latitude: 41.421644 Longitude: -112.093318

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The south boundary is located along 600 South Street, the east boundary generally follows the course of the Malad River which is approximately 200 East Street south of Main Street and 400 East Street north of Main Street. The north boundary follows Tremonton City boundary along 800 North and then extends two blocks further north to 1000 North along Tremont Street and 100 West streets. The western boundary (from north to south) follows the railroad right of way from 1000 North to 300 North, then extends along 400 West through

Main Street and again follows the railroad right of way until 400 South, where it follows 100 West to 600 South.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries encompass the historic plat and core of Tremonton, including all of the lettered plat additions and subdivisions prior to and including 1962.

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11. Form Prepared By

name/title: Angie Abram
organization: Storiagraph Historic Preservation Consulting, LLC
street & number: 1086 E Range Rd
city or town: Millcreek state: Utah zip code: 84117
e-mail angie.abram@storiagraph.com
telephone: 801-558-9344
date: May 18, 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Tremonton Historic District

City or Vicinity: Tremonton

County: Box Elder State: UT

Photographer: Angie Abram

Date Photographed: November 2019 and March 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 47: 460 North 300 East. Camera facing east. Ok. NRIS 01000319

2 of 47: Streetscape. Camera facing east.

3 of 47: Streetscape. Camera facing northwest.

4 of 47: Streetscape. Camera facing north.

5 of 47. Streetscape. Camera facing north.

6 of 47. Streetscape. Camera facing southwest.

7 of 47. Streetscape. Camera facing east.

8 of 47: 397 West Main Street: Camera facing south. Canal

9 of 47: 267 West Main Street: Camera facing southwest.

10 of 47: 7 West 600 North: Camera facing northeast.

11 of 47: 128 West 300 North. Camera facing northeast.

12 of 47: 234 North 100 East. Camera facing southeast.

13 of 47: 126 North Tremont Street. Camera facing northeast.

14 of 47: 56 North Tremont Street. Camera facing northeast

15 of 47: 58 East Main Street: Camera facing south.

16 of 47: 1 East Main Street. Camera facing northeast.

17 of 47: 145 West Main Street. Camera facing southeast.

18 of 47: 47 West 100 North. Camera facing southwest.

19 of 47: 18 North 200 East: Camera facing northeast.

20 of 47: 205 North Tremont Street. Camera facing northwest.

21 of 47: 460 North 300 East. Camera facing southeast.

22 of 47: 336 North 100 East. Camera facing northeast.

23 of 47: 547 North 100 East. Camera facing northwest.

24 of 47: 269 South 100 West. Camera facing northeast.

25 of 47: 202 North 200 East. Camera facing east.

26 of 47: 262 South 100 West. Camera facing northwest.

27 of 47: 211 North 300 East. Camera facing northwest.

28 of 47: 463 South Tremont Street. Camera facing east.

29 of 47: 473 South Tremont Street. Camera facing northeast.

30 of 47: 511 North 100 East: Camera facing northwest.

31 of 47: 506 North Tremont Street. Camera facing northeast.

32 of 47: 70 West Main Street. Camera facing northeast.

33 of 47: 405 West Main Street. Camera facing southwest.

34 of 47: 327 West Main Street. Camera facing southeast

35 of 47: 166 North Tremont Street. Camera facing southeast.

36 of 47: 210 North Tremont Street. Camera facing east.

37 of 47: 251 South Tremont Street. Camera facing northeast.

38 of 47: 380 North 300 East. Camera facing northeast.

39 of 47: 710 North 100 East. Camera facing northeast.

40 of 47: 130 North 200 East. Camera facing east.

41 of 47: 293 East 500 North. Camera facing northwest.

42 of 47: 245 East 800 North. Camera facing north.

43 of 47: 824 North Tremont Street. Camera facing east.

44 of 47: 660 North 300 East. Camera facing southeast.

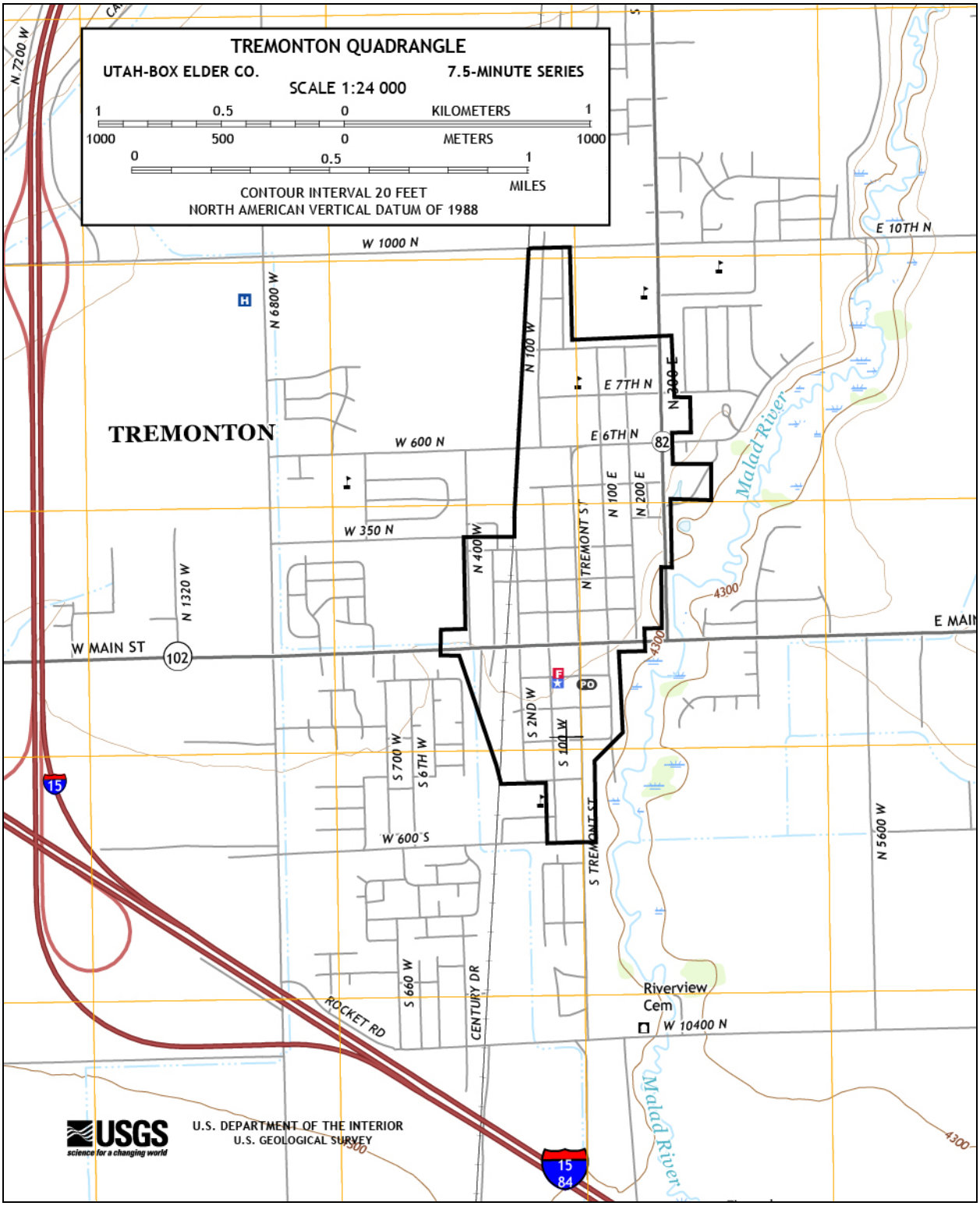
45 of 47: 102 South Tremont Street. Camera facing southwest.

46 of 47: 111 South Tremont Street. Camera facing southeast.

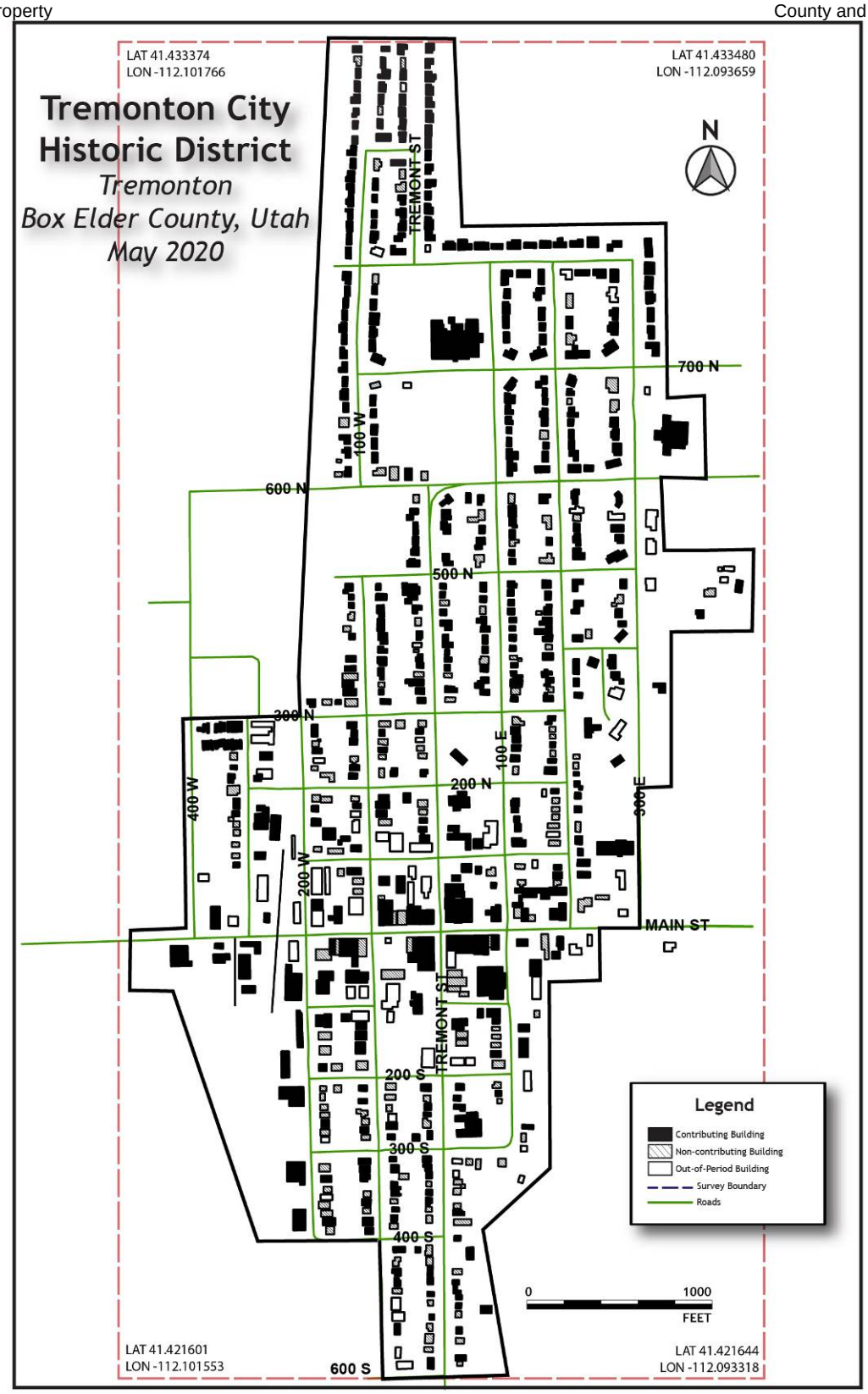
47 of 47: 528 North 300 East: Camera facing southeast.

Property Owner information:
(Complete this item at the request of the SHPO or FPO.)
Name ___Multiple owners_____
Address _____
City or Town ___Tremonton_____ State__Utah_ Zip code_84337____
Telephone/email _____

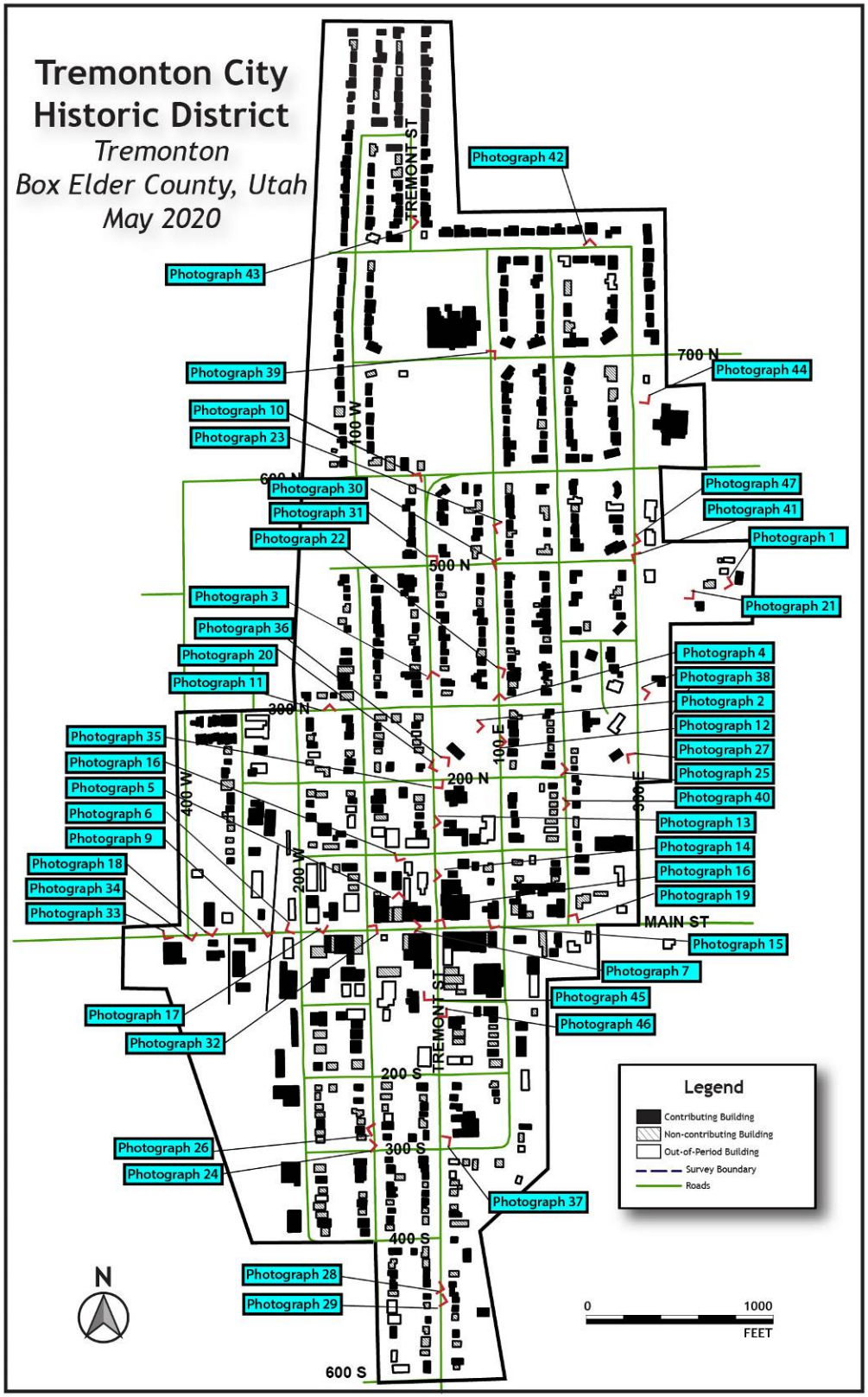
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



2017 USGS 7.5-minute Map Tremonton Quadrangle with historic district boundaries



Tremonton Historic District map with contributing/non-contributing properties identified



Tremonton Historic District map photograph key

1 of 47. Holmgren Historic Barn. NRIS #01000319 460 North 300 East.



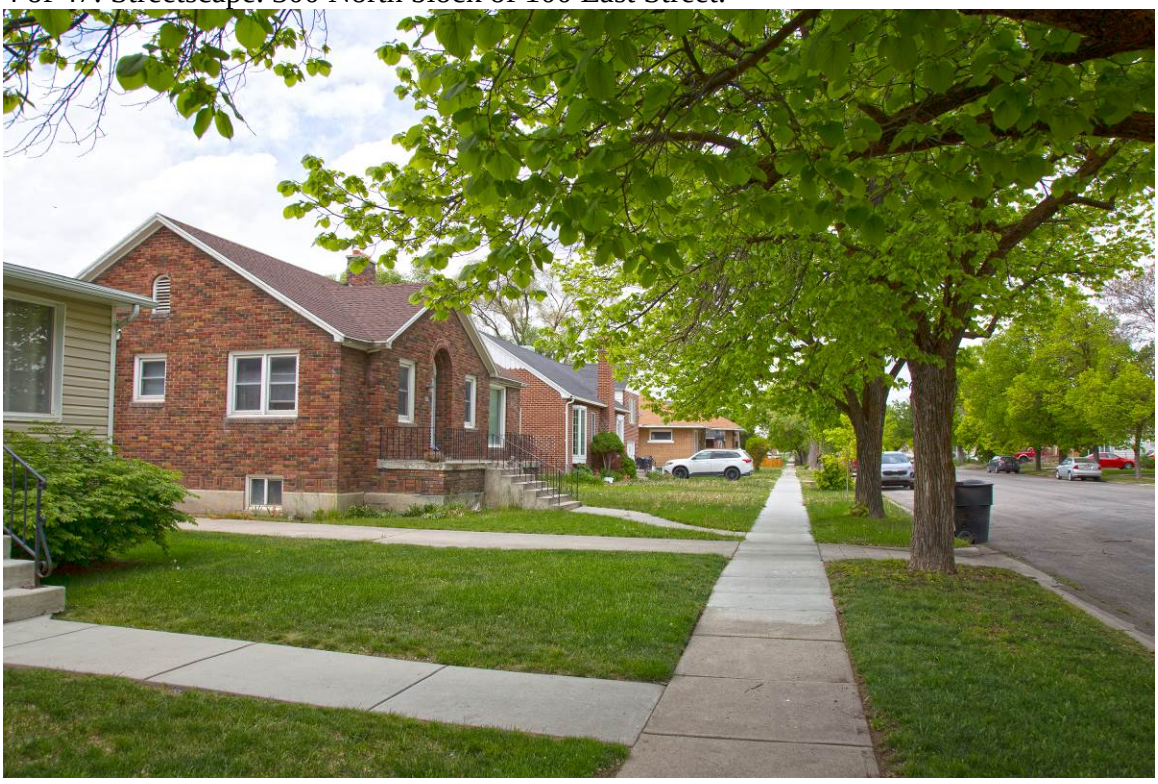
2 of 47: Streetscape. 200 North block of 100 East Street.



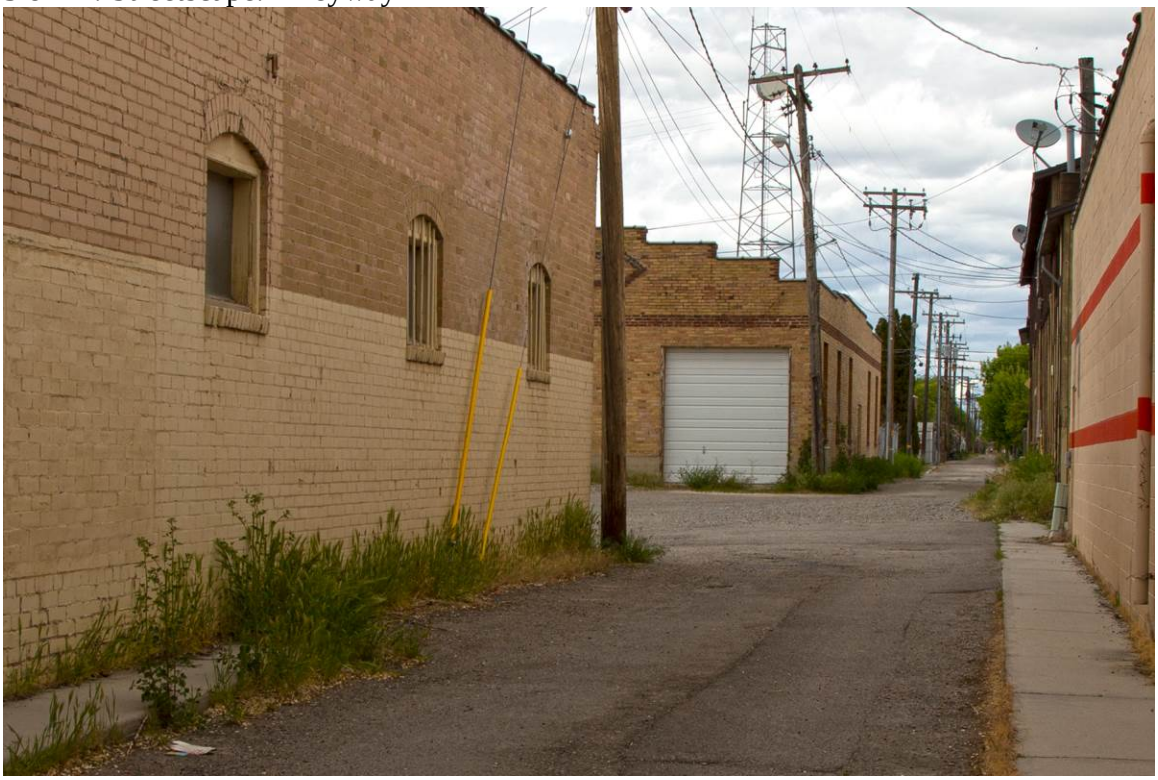
3 of 47: Streetscape. 300 North block of Tremont Street.



4 of 47: Streetscape. 300 North block of 100 East Street.



5 of 47: Streetscape. Alleyway



6 of 47: Streetscape. West Main Street.



7 of 47: Streetscape. East Main Street.



8 of 47: 397 West Main Street:



9 of 40: 267 West Main Street



10 of 47: 7 West 600 North



11 of 47: 128 West 300 North.



12 of 47: 234 North 100 East.



13 of 47: 126 North Tremont Street.



14 of 47: 56 North Tremont Street.



15 of 47: 58 East Main Street



16 of 47: 1 East Main Street



17 of 47: 145 West Main Street.



18 of 47: 47 West 100 North.



19 of 47: 18 North 200 East



20 of 47: 205 North Tremont Street.



21 of 47: 460 North 300 East.



22 of 47: 336 North 100 East.



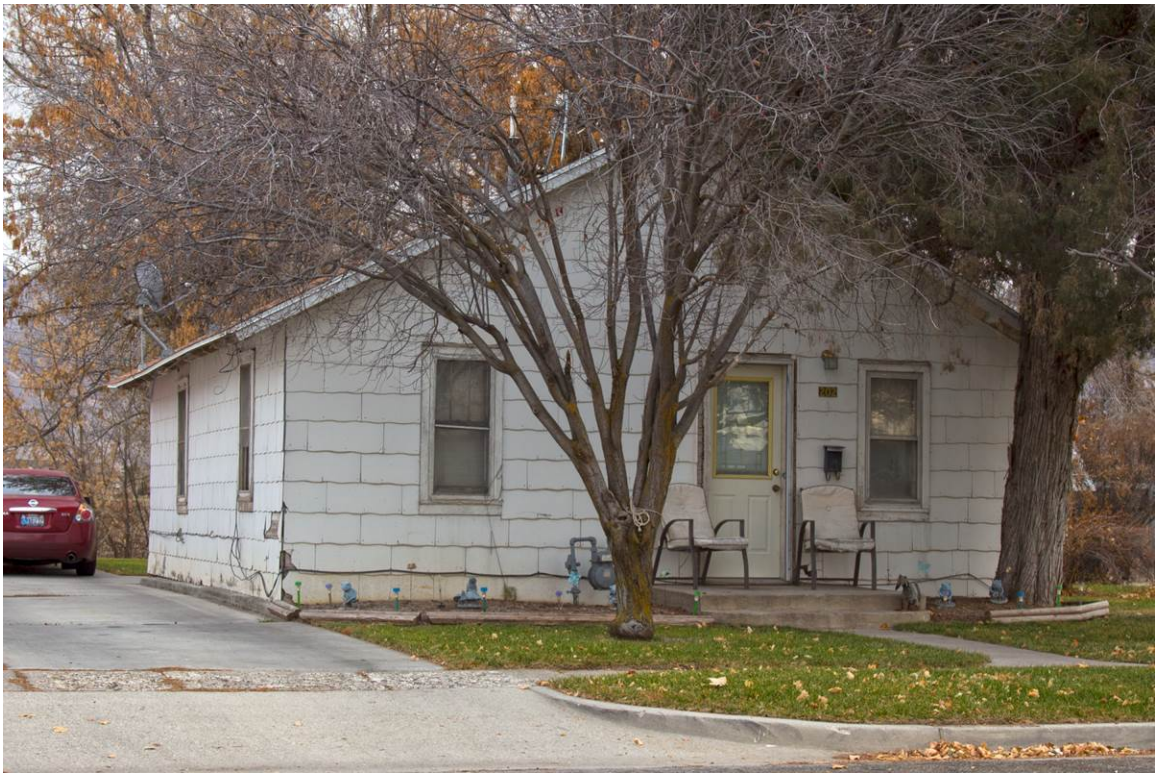
23 of 47: 547 North 100 East.



24 of 47: 269 South 100 West.



25 of 47: 202 North 200 East.



26 of 47: 262 South 100 West.



27 of 47: 211 North 300 East.



28 of 47: 511 North 100 East.



29 of 47: 463 South Tremont Street.



30 of 47: 473 South Tremont Street.



31 of 47: 506 North Tremont Street.



32 of 47: 70 West Main Street.



33 of 47: 405 West Main Street.



34 of 47: 327 West Main Street.



35 of 47: 166 North Tremont Street.



36 of 47: 210 North Tremont Street.



37 of 47: 251 South Tremont Street.



38 of 47: 380 North 300 East.



39 of 47: 710 North 100 East.



40 of 47: 130 North 200 East.



41 of 47: 293 East 500 North.



42 of 47: 245 East 800 North.



43 of 47: 824 North Tremont Street.



44 of 47: 660 North 300 East.



45 of 47: 102 South Tremont Street.



46 of 47: 111 South Tremont Street.



47 of 47: 528 North 300 East.



Tremonton City Historic District

Tremonton

Box Elder County, Utah

May 2020

LAT 41.433374
LON -112.101766

LAT 41.433480
LON -112.093659

LAT 41.421601
LON -112.101553

LAT 41.421644
LON -112.093318

TREMONT ST
700 N
100 W
600 N
500 N
300 N
100 E
200 N
400 W
200 W
300 E
MAIN ST
TREMONT ST
200 S
300 S
400 S
600 S

Legend

- Contributing Building
- Non-contributing Building
- Out-of-Period Building
- Survey Boundary
- Roads

N

0 1000
FEET

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
22	N	100 EAST		B	YES	1957	BUSINESS/OFFICE	STRIP MALL (1955+)	1	0	0
36	N	100 EAST		B	YES	1975	STORAGE FACILITY	STORAGE UNIT	1	1	0
45	N	100 EAST		B	YES	1938	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
48	N	100 EAST		C	NO	1913	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
65	N	100 EAST		C	NO	1935	SINGLE DWELLING	OTHER EARLY 20TH CENTURY	1	0	1
66	N	100 EAST		C	NO	1913	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sir	1	0	0
111	N	100 EAST		D	NO	2003	MORTUARY	OTHER LATE 20TH C. TYPE	1	0	1
120	N	100 EAST		A	YES	1920	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
134	N	100 EAST		B	YES	1914	SINGLE DWELLING	CLIPPED-GABLE COTTAGE (1920+, n	1	0	0
144	N	100 EAST		B	YES	1916	SINGLE DWELLING	FOURSQUARE (BOX) (1900-1920)	1	0	0
152	N	100 EAST		B	YES	1918	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
206	N	100 EAST		C	NO	1913	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1.5	0	0
220	N	100 EAST		B	YES	1913	SINGLE DWELLING	SIDE PASSAGE/ENTRY (1847-1920)	1.5	0	0
234	N	100 EAST		A	YES	1913	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	0
246	N	100 EAST		B	YES	1928	SINGLE DWELLING	CLIPPED-GABLE COTTAGE (1920+, n	1	0	0
254	N	100 EAST		B	YES	1916	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
264	N	100 EAST		C	NO	1916	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
306	N	100 EAST		A	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
316	N	100 EAST		C	NO	1925	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	2	0	0
317	N	100 EAST		B	YES	1918	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	0
326	N	100 EAST		B	YES	1938	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
331	N	100 EAST		A	YES	1930	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
336	N	100 EAST		A	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	
345	N	100 EAST		B	YES	1933	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	0	0
346	N	100 EAST		B	YES	1938	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
353	N	100 EAST		C	NO	1938	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	0	0
356	N	100 EAST		C	NO	1936	SINGLE DWELLING	CLIPPED-GABLE COTTAGE (1920+, n	1	0	0
366	N	100 EAST		B	YES	1938	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
367	N	100 EAST		B	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
402	N	100 EAST		B	YES	1938	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
407	N	100 EAST		B	YES	1938	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	0	0
416	N	100 EAST		A	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
417	N	100 EAST		B	YES	1922	SINGLE DWELLING	BUNGALOW (1905-1920)	1	1	0
426	N	100 EAST		B	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
429	N	100 EAST		B	YES	1948	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
436	N	100 EAST		B	YES	1949	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
441	N	100 EAST		C	NO	1940	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	0	0
448	N	100 EAST		A	YES	1937	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
455	N	100 EAST		B	YES	1931	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
460	N	100 EAST		B	YES	1937	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
466	N	100 EAST		B	YES	1940	SINGLE DWELLING	CAPE COD (c.1930s-1950s)	1.5	0	0
469	N	100 EAST		B	YES	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1.5	0	0
504	N	100 EAST		B	YES	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
511	N	100 EAST		C	NO	1945	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	1	0	0
516	N	100 EAST		B	YES	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
524	N	100 EAST		C	NO	1942	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
533	N	100 EAST		B	YES	1941	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	1	0
540	N	100 EAST		B	YES	1952	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
547	N	100 EAST		A	YES	1941	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	1	0
552	N	100 EAST		B	YES	1949	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
560	N	100 EAST		B	YES	1954	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
569	N	100 EAST		C	NO	1941	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	2	0	0
582	N	100 EAST		C	NO	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	2	0	0
583	N	100 EAST		B	YES	1940	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	0	0
614	N	100 EAST		B	YES	1953	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
624	N	100 EAST		B	YES	1957	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
634	N	100 EAST		B	YES	1955	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
650	N	100 EAST		B	YES	1955	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
660	N	100 EAST		B	YES	1956	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
670	N	100 EAST		B	YES	1958	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
684	N	100 EAST		B	YES	1958	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
696	N	100 EAST		B	YES	1961	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	0
710	N	100 EAST		A	YES	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
720	N	100 EAST		B	YES	1958	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
730	N	100 EAST		B	YES	1962	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
760	N	100 EAST		B	YES	1962	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
780	N	100 EAST		B	YES	1971	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	0
790	N	100 EAST		A	YES	1965	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
55	S	100 EAST		B	YES	1964	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
74	S	100 EAST		B	YES	1964	GROCERY	SUPERMARKET (usually with front c	2	0	1
85	S	100 EAST		D	NO	1976	COMMERCIAL (GEN.)	1-PART BLOCK	1	0	0
108	S	100 EAST		B	YES	1908	SINGLE DWELLING	CROSSWING (1880-1910, 1920-30)	1	0	2
115	S	100 EAST		C	NO	1950	SINGLE DWELLING	RANCH (1950s+)	1	0	1
120	S	100 EAST		B	YES	1968	SINGLE DWELLING	RANCH (1950s+)	1	0	0
128	S	100 EAST		C	NO	1915	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
135	S	100 EAST		B	YES	1965	MULTIPLE DWELLING (di	OTHER APT./HOTEL PLAN	2	0	0
140	S	100 EAST		C	NO	1913	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
150	S	100 EAST		C	NO	1913	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0
153	S	100 EAST		B	YES	1965	MULTIPLE DWELLING (di	OTHER APT./HOTEL PLAN	2	0	1
168	S	100 EAST		B	YES	1927	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
182	S	100 EAST		C	NO	1913	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	0
203	S	100 EAST		D	NO	2000	MULTIPLE DWELLING (di	OTHER EARLY 21ST C. TYPE (2000+)	2	0	0
208	S	100 EAST		C	NO	1941	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
220	S	100 EAST		B	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
228	S	100 EAST		C	NO	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
283	S	100 EAST		B	YES	1947	SINGLE DWELLING	RANCH (1950s+)	1	0	2
285	S	100 EAST		C	NO	1950	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
305	S	100 EAST		D	NO	1981	MULTIPLE DWELLING (di	RANCH (1950s+)	1	0	0
325	S	100 EAST		D	NO	1987	SINGLE DWELLING	RANCH (1950s+)	1	0	0
40	E	100 NORTH		B	YES	1907	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	1
41	E	100 NORTH		B	YES	1951	BUSINESS/OFFICE	1-PART BLOCK	1	0	1
107	E	100 NORTH		A	YES	1919	MULTIPLE DWELLING (di	BUNGALOW (1905-1920)	1	0	1
25	W	100 NORTH		D	NO	1980	BUSINESS/OFFICE	1-PART BLOCK	1	0	1
36	W	100 NORTH		D	NO	1980	BUSINESS/OFFICE	OTHER COMMERCIAL/PUBLIC	1	0	0
40	W	100 NORTH		D	NO	1998	COMMUNICATIONS FACI	OTHER COMMERCIAL/PUBLIC	1	2	0
47	W	100 NORTH		A	YES	1920	WAREHOUSE	COMM./INDUSTRIAL BLOCK (c.1930	1	0	0
131	W	100 NORTH		C	NO	1924	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	0	0
138	W	100 NORTH		C	NO	1911	MULTIPLE DWELLING (di	CROSSWING (1880-1910, 1920-30)	1	3	0
151	W	100 NORTH		D	NO	1977	WAREHOUSE	SERVICE BAY/BUSINESS (c.1915-195	1	0	0
51	E	100 SOUTH		B	YES	1961	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
111	W	100 SOUTH		D	NO	1977	BUSINESS/OFFICE	SERVICE BAY/BUSINESS (c.1915-195	1	0	0
120	W	100 SOUTH		D	NO	1984	MULTIPLE DWELLING (di	OTHER APT./HOTEL PLAN	2	0	0
131	W	100 SOUTH		B	YES	1917	SINGLE DWELLING	BUNGALOW (1905-1920)	1	1	0
151	W	100 SOUTH		B	YES	1930	SINGLE DWELLING	BUNGALOW (1905-1920)	1	1	0
165	W	100 SOUTH		B	YES	1923	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
30	N	100 WEST		B	YES	1930	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
45	N	100 WEST		C	NO	1906	SINGLE DWELLING	SIDE PASSAGE/ENTRY (1847-1920)	2	0	0
48	N	100 WEST		C	NO	1950	BUSINESS/OFFICE	1-PART BLOCK	2	0	0
59	N	100 WEST		C	NO	1934	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
62	N	100 WEST		B	YES	1945	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
67	N	100 WEST		B	YES	1925	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
105	N	100 WEST		B	YES	1915	SINGLE DWELLING	CROSSWING (1880-1910, 1920-30)	1	0	0
117	N	100 WEST		B	YES	1939	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1.5	0	0
139	N	100 WEST		D	NO	1981	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
140	N	100 WEST		C	NO	1921	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	1
149	N	100 WEST		D	NO	1980	SINGLE DWELLING	MANUFACTURED HOME (1965+)	1	0	0
150	N	100 WEST		A	YES	1916	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	1
159	N	100 WEST		A	YES	1924	SINGLE DWELLING	BUNGALOW (1905-1920)	1	1	0
160	N	100 WEST		B	YES	1950	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	1
169	N	100 WEST		C	NO	1925	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
172	N	100 WEST		B	YES	1919	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
205	N	100 WEST		B	YES	1914	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
215	N	100 WEST		B	YES	1921	SINGLE DWELLING	CLIPPED-GABLE COTTAGE (1920+, n	1	0	0
227	N	100 WEST		C	NO	1923	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1.5	0	1
228	N	100 WEST		C	NO	1936	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
238	N	100 WEST		B	YES	1914	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
249	N	100 WEST		A	YES	1912	SINGLE DWELLING	BUNGALOW (1905-1920)	1	1	0
250	N	100 WEST		C	NO	1907	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
259	N	100 WEST		B	YES	1956	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
260	N	100 WEST		B	YES	1936	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
271	N	100 WEST		B	YES	1920	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	0
274	N	100 WEST		C	NO	1913	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1	0	0
307	N	100 WEST		C	NO	1939	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
317	N	100 WEST		A	YES	1951	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
320	N	100 WEST		B	YES	1950	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
331	N	100 WEST		A	YES	1942	WAREHOUSE	COMM./INDUSTRIAL BLOCK (c.1930	1	0	0
332	N	100 WEST		C	NO	1910	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1	0	0
343	N	100 WEST		C	NO	1940	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	1	0	0
346	N	100 WEST		B	YES	1946	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
353	N	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH (1950s+)	1	0	0
362	N	100 WEST		B	YES	1952	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
363	N	100 WEST		B	YES	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
378	N	100 WEST		B	YES	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
405	N	100 WEST		B	YES	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
406	N	100 WEST		B	YES	1956	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
415	N	100 WEST		C	NO	1949	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
420	N	100 WEST		A	YES	1957	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
431	N	100 WEST		C	NO	1942	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
438	N	100 WEST		B	YES	1952	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
439	N	100 WEST		B	YES	1950	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
445	N	100 WEST		B	YES	1950	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
448	N	100 WEST		B	YES	1950	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
456	N	100 WEST		B	YES	1950	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
457	N	100 WEST		B	YES	1950	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
624	N	100 WEST		B	YES	1958	SINGLE DWELLING	RANCH (1950s+)	1	0	0
625	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
634	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
645	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
646	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
651	N	100 WEST		C	NO	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
658	N	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH (1950s+)	1	0	0
663	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
670	N	100 WEST		B	YES	1958	MULTIPLE DWELLING (di	DUPLEX (APT.)	1	0	1
677	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
687	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
713	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	1
724	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
725	N	100 WEST		B	YES	1959	SINGLE DWELLING	RAILROAD STATION--OTHER	1	0	1
733	N	100 WEST		B	YES	1959	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5	0	1
736	N	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
745	N	100 WEST		B	YES	1958	SINGLE DWELLING	RANCH WITH CARPORT	1	0	1

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
750	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
753	N	100 WEST		B	YES	1958	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5	0	0
760	N	100 WEST		B	YES	1958	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5	0	1
771	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
772	N	100 WEST		B	YES	1958	SINGLE DWELLING	RANCH (1950s+)	1	0	0
779	N	100 WEST		B	YES	1959	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5	0	1
784	N	100 WEST		C	NO	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
789	N	100 WEST		B	YES	1959	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	1
810	N	100 WEST		D	NO	1976	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
811	N	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH WITH CARPORT	1	0	2
822	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
823	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
832	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH (1950s+)	1	0	1
835	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	2
844	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH (1950s+)	1	0	1
847	N	100 WEST		B	YES	1959	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	1
856	N	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH (1950s+)	1	0	1
859	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	1
861	N	100 WEST		B	YES	1961	SINGLE DWELLING	RANCH WITH CARPORT	1.5	0	1
868	N	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH WITH CARPORT	1	0	1
873	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
888	N	100 WEST		C	NO	1974	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
889	N	100 WEST		B	YES	1963	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5	0	0
891	N	100 WEST		B	YES	1974	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5	0	0
911	N	100 WEST		B	YES	1975	SINGLE DWELLING	RANCH (1950s+)	1		
924	N	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH WITH CARPORT	1		
935	N	100 WEST		B	YES	1975	SINGLE DWELLING	RANCH (1950s+)	1		
937	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH (1950s+)	1		
938	N	100 WEST		C	NO	1960	SINGLE DWELLING	RANCH (1950s+)	1		
949	N	100 WEST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1		
950	N	100 WEST		B	YES	1962	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5		
960	N	100 WEST		B	YES	1960	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5		
961	N	100 WEST		B	YES	1974	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5		
968	N	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH (1950s+)	1		
973	N	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH WITH CARPORT	1		
982	N	100 WEST		B	YES	1975	SINGLE DWELLING	RANCH WITH CARPORT	1		
985	N	100 WEST		C	NO	1961	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5		
997	N	100 WEST		B	YES	1962	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5		
40	S	100 WEST		A	YES	1947	SPECIALTY STORE (clothi	1-PART BLOCK	1	0	0
51	S	100 WEST		C	NO	1950	SERVICE STATION	SERVICE STATION	1	0	0
95	S	100 WEST		D	NO	1997	FIRE STATION	SERVICE BAY/BUSINESS (c.1915-195	1	0	0
118	S	100 WEST		B	YES	1932	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1.5	0	0
125	S	100 WEST		B	YES	1970	SINGLE DWELLING	RANCH (1950s+)	1	0	1
130	S	100 WEST		B	YES	1913	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1.5	0	0
144	S	100 WEST		B	YES	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
170	S	100 WEST		C	NO	1914	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	0
205	S	100 WEST		C	NO	1915	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	1
206	S	100 WEST		B	YES	1905	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
222	S	100 WEST		B	YES	1927	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
223	S	100 WEST		C	NO	1920	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
235	S	100 WEST		C	NO	1908	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1	0	0
240	S	100 WEST		C	NO	1940	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
247	S	100 WEST		D	NO	2018	SINGLE DWELLING	OTHER EARLY 21ST C. TYPE (2000+)	1	0	0
248	S	100 WEST		C	NO	1941	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	1
261	S	100 WEST		B	YES	1917	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
262	S	100 WEST		A	YES	1937	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
269	S	100 WEST		A	YES	1935	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
270	S	100 WEST		C	NO	1911	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	0
307	S	100 WEST		B	YES	1928	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
308	S	100 WEST		B	YES	1913	SINGLE DWELLING	CENTRAL BLK W/ PROJ BAYS (1885-1	1.5	0	0
311	S	100 WEST		B	YES	1953	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
312	S	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
329	S	100 WEST		C	NO	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
330	S	100 WEST		B	YES	1968	SINGLE DWELLING	PERPENDICULAR RANCH	1	0	0
343	S	100 WEST		B	YES	1950	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
348	S	100 WEST		A	YES	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1.5	0	0
352	S	100 WEST		C	NO	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
353	S	100 WEST		B	YES	1951	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
360	S	100 WEST		B	YES	1946	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
363	S	100 WEST		C	NO	1942	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	1	0	0
371	S	100 WEST		B	YES	1939	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
372	S	100 WEST		C	NO	1954	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
384	S	100 WEST		B	YES	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
385	S	100 WEST		B	YES	1960	SINGLE DWELLING	RANCH (1950s+)	1	0	0
396	S	100 WEST		B	YES	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
423	S	100 WEST		C	NO	1950	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
425	S	100 WEST		B	YES	1968	SINGLE DWELLING	MANUFACTURED HOME (1965+)	1	0	1
433	S	100 WEST		B	YES	1944	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
437	S	100 WEST		C	NO	1908	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0
487	S	100 WEST		D	NO	1980	SINGLE DWELLING	RANCH (1950s+)	1	0	0
495	S	100 WEST		D	NO	2015	SINGLE DWELLING	RANCH (1950s+)	1	0	2
531	S	100 WEST		B	YES	1963	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
587	S	100 WEST		D	NO	1996	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
95	W	1000 NORTH		B	YES	1975	SINGLE DWELLING	RANCH (1950s+)	1		
3	N	200 EAST		B	YES	1961	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
18	N	200 EAST	VALLEY HOSPITAL	C	NO	1923	HOSPITAL (medical or m	OTHER COMMERCIAL/PUBLIC	3	0	0
28	N	200 EAST		C	NO	1927	MULTIPLE DWELLING (di	OTHER APT./HOTEL PLAN	2	0	0
35	N	200 EAST		B	YES	1961	WAREHOUSE	STORAGE UNIT	1	0	0
43	N	200 EAST		C	NO	1927	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
50	N	200 EAST		B	YES	1961	MULTIPLE DWELLING (di	FOURPLEX (APT.)	2	0	0
53	N	200 EAST		B	YES	1918	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0
67	N	200 EAST		B	YES	1918	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	0	0
70	N	200 EAST		B	YES	1961	MULTIPLE DWELLING (di	FOURPLEX (APT.)	2	0	0
84	N	200 EAST		B	YES	1949	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
103	N	200 EAST		C	NO	1920	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	1
104	N	200 EAST		B	YES	1957	SINGLE DWELLING	RANCH (1950s+)	1	0	0
115	N	200 EAST		D	NO	1998	SINGLE DWELLING	MANUFACTURED HOME (1965+)	1	0	0
120	N	200 EAST		C	NO	1952	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
125	N	200 EAST		C	NO	1977	SINGLE DWELLING	RANCH (1950s+)	1	0	1
130	N	200 EAST		A	YES	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
135	N	200 EAST		C	NO	1923	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	1
143	N	200 EAST		B	YES	1909	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1		
153	N	200 EAST		C	NO	1908	SINGLE DWELLING	CROSSWING (1880-1910, 1920-30)	1	0	1
160	N	200 EAST		B	YES	1952	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	0
165	N	200 EAST		B	YES	1915	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0
170	N	200 EAST		B	YES	1950	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
202	N	200 EAST		A	YES	1937	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
212	N	200 EAST		C	NO	1934	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
217	N	200 EAST		B	YES	1916	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0
222	N	200 EAST		C	NO	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	1
225	N	200 EAST		C	NO	1945	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
235	N	200 EAST		B	YES	1943	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
245	N	200 EAST		C	NO	1908	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0
255	N	200 EAST		C	NO	1915	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
269	N	200 EAST		B	YES	1916	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0
270	N	200 EAST		A	YES	1957	SINGLE DWELLING	RANCH (1950s+)	1	0	0
310	N	200 EAST		A	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	1
317	N	200 EAST		C	NO	1939	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
329	N	200 EAST		B	YES	1900	SINGLE DWELLING	CENTRAL BLK W/ PROJ BAYS (1885-1	1	1	0
335	N	200 EAST		B	YES	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
340	N	200 EAST		B	YES	1957	SINGLE DWELLING	RANCH (1950s+)	1	1	0
355	N	200 EAST		B	YES	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
369	N	200 EAST		C	NO	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
384	N	200 EAST		B	YES	1961	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
405	N	200 EAST		B	YES	1940	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	1	0	0
417	N	200 EAST		B	YES	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	1
423	N	200 EAST		B	YES	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
439	N	200 EAST		B	YES	1953	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	0
444	N	200 EAST		B	YES	1949	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
445	N	200 EAST		B	YES	1941	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1.5	0	0
457	N	200 EAST		A	YES	1941	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	0	0
468	N	200 EAST		B	YES	1948	SINGLE DWELLING	PERPENDICULAR RANCH	1	0	0
531	N	200 EAST		B	YES	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1.5	0	0
538	N	200 EAST		B	YES	1953	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
548	N	200 EAST		B	YES	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
557	N	200 EAST		C	NO	1947	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	0
558	N	200 EAST		C	NO	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	2	0	0
564	N	200 EAST		D	NO	1978	SINGLE DWELLING	OTHER LATE 20TH C. TYPE	1	0	0
581	N	200 EAST		B	YES	1952	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
582	N	200 EAST		B	YES	1952	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
607	N	200 EAST		B	YES	1951	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	0
608	N	200 EAST		B	YES	1975	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
612	N	200 EAST		B	YES	1950	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	0
613	N	200 EAST		B	YES	1952	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
616	N	200 EAST		B	YES	1952	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	0
617	N	200 EAST		C	NO	1952	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
621	N	200 EAST		B	YES	1952	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	2
626	N	200 EAST		B	YES	1954	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
627	N	200 EAST		B	YES	1952	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
628	N	200 EAST		B	YES	1954	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	1
632	N	200 EAST		C	NO	1954	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	1
655	N	200 EAST		B	YES	1953	SINGLE DWELLING	BOX RANCH (c.1955+, short, very b	1	0	0
658	N	200 EAST		B	YES	1954	SINGLE DWELLING	RANCH WITH CARPORT	1	0	1
659	N	200 EAST		B	YES	1953	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
662	N	200 EAST		B	YES	1963	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
689	N	200 EAST		B	YES	1954	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	1	0
705	N	200 EAST		A	YES	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
722	N	200 EAST		C	NO	1955	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
723	N	200 EAST		B	YES	1955	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
736	N	200 EAST		B	YES	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
751	N	200 EAST		B	YES	1961	SINGLE DWELLING	RANCH (1950s+)	1	1	0
752	N	200 EAST		C	NO	1961	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
777	N	200 EAST		B	YES	1958	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1	1	0
781	N	200 EAST		B	YES	1963	SINGLE DWELLING	PERPENDICULAR RANCH	1	0	1
785	N	200 EAST		B	YES	1971	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
786	N	200 EAST		D	NO	1977	SINGLE DWELLING	PERPENDICULAR RANCH	1	0	0
163	E	200 NORTH		B	YES	1915	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	1
25	W	200 NORTH		B	YES	1935	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	1
46	W	200 NORTH		B	YES	1941	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
52	W	200 NORTH		C	NO	1915	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	1
151	W	200 NORTH		C	NO	1961	SINGLE DWELLING	RANCH (1950s+)	1	0	1

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
158	W	200 NORTH		C	NO	1913	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1	0	0
25	E	200 SOUTH		D	NO	1997	MULTIPLE DWELLING (di	FOURPLEX (APT.)	2	0	0
33	E	200 SOUTH		D	NO	1997	MULTIPLE DWELLING (di	DUPLEX (APT.)	2	0	0
146	W	200 SOUTH		C	NO	1933	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1.5	0	0
151	W	200 SOUTH		C	NO	1915	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
186	W	200 SOUTH		B	YES	1962	SINGLE DWELLING	RANCH (1950s+)	1	0	0
35	N	200 WEST		D	NO	2001	COMMERCIAL (GEN.)	SERVICE BAY/BUSINESS (c.1915-195	1	0	0
46	N	200 WEST		B	YES	1959	DEPARTMENT STORE (ge	COMM./INDUSTRIAL BLOCK (c.1930	1	0	0
74	N	200 WEST		D	NO	1980	WAREHOUSE	WAREHOUSE	1	0	0
106	N	200 WEST		C	NO	1911	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
116	N	200 WEST		B	YES	1954	SERVICE STATION	SERVICE BAY/BUSINESS (c.1915-195	1	0	0
140	N	200 WEST		B	YES	1974	WAREHOUSE	WORKSHOP (smaller than warehou	1	0	0
145	N	200 WEST		B	YES	1964	AGRICULTURAL STORAGI	METAL SILO	1	0	0
160	N	200 WEST		B	YES	1935	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
170	N	200 WEST		C	NO	1930	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	1	0
218	N	200 WEST		C	NO	1903	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1	0	1
228	N	200 WEST		D	NO	1998	SINGLE DWELLING	MANUFACTURED HOME (1965+)	1	0	0
238	N	200 WEST		B	YES	1950	SINGLE DWELLING	RANCH (1950s+)	1	0	1
248	N	200 WEST		C	NO	1913	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	2	1	0
268	N	200 WEST		B	YES	1959	MULTIPLE DWELLING (di	FOURPLEX (APT.)	1	0	0
20	S	200 WEST		D	NO	1998	SPECIALTY STORE (clothi	OTHER COMMERCIAL/PUBLIC	1	0	0
38	S	200 WEST		B	YES	1946	WAREHOUSE	WAREHOUSE	1	0	0
45	S	200 WEST		B	YES	1946	WAREHOUSE	SERVICE BAY/BUSINESS (c.1915-195	1	0	0
55	S	200 WEST		B	YES	1941	SERVICE STATION	SERVICE BAY/BUSINESS (c.1915-195	1	0	0
140	S	200 WEST		B	YES	1970	WAREHOUSE	WAREHOUSE	1	0	0
145	S	200 WEST		C	NO	1918	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1.5	0	0
159	S	200 WEST		C	NO	1960	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	1	0	0
190	S	200 WEST		B	YES	1970	WAREHOUSE	OTHER COMMERCIAL/PUBLIC	1	0	0
207	S	200 WEST		C	NO	1920	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
215	S	200 WEST		C	NO	1915	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
220	S	200 WEST		B	YES	1947	WAREHOUSE	OTHER COMMERCIAL/PUBLIC	1	0	0
231	S	200 WEST		C	NO	1908	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
239	S	200 WEST		C	NO	1913	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
245	S	200 WEST		B	YES	1944	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
265	S	200 WEST		C	NO	1915	SINGLE DWELLING	SHOTGUN (1875-1910)	1	0	1
317	S	200 WEST		C	NO	1917	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	1
333	S	200 WEST		B	YES	1965	SINGLE DWELLING	RANCH (1950s+)	1	1	0
340	S	200 WEST		B	YES	1972	WAREHOUSE	OTHER COMMERCIAL/PUBLIC	1	0	0
349	S	200 WEST		C	NO	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	2	0
355	S	200 WEST		D	NO	1978	SINGLE DWELLING	RANCH (1950s+)	1	0	1
365	S	200 WEST		C	NO	1935	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
370	S	200 WEST		B	YES	1970	PUBLIC WORKS (maint.	SERVICE BAY/BUSINESS (c.1915-195	1	1	0
375	S	200 WEST		C	NO	1944	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
395	S	200 WEST		B	YES	1909	SINGLE DWELLING	CROSSWING (1880-1910, 1920-30)	1	1	0
55	N	300 EAST		D	NO	2000	SERVICE STATION	SERVICE BAY/BUSINESS (c.1915-195	1	0	0
101	N	300 EAST		B	YES	1964	COMMERCIAL (GEN.)	OTHER COMMERCIAL/PUBLIC	1	0	0
211	N	300 EAST		A	YES	1955	SINGLE DWELLING	RANCH (1950s+)	1	0	0
380	N	300 EAST		A	YES	1972	SINGLE DWELLING	CONTEMPORARY (1960+)	1	1	0
385	N	300 EAST		B	YES	1964	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	1	0
395	N	300 EAST		B	YES	1970	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
407	N	300 EAST		B	YES	1947	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	2	0	0
419	N	300 EAST		B	YES	1949	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	2	0	0
437	N	300 EAST		B	YES	1950	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
449	N	300 EAST		C	NO	1951	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	1	1
460	N	300 EAST	HOLMGREN FARMSTE,	A	YES	1940	AGRICULTURAL (GEN.)	IMPRVM. ERA / DAIRY BARN (1910-1	2	5	1
460	N	300 EAST	HOLMGREN FARMSTE,	A	YES	1941	AGRICULTURAL (GEN.)	OCTAGONAL GRANARY			
460	N	300 EAST	HOLMGREN FARMSTE,	C	NO	1950	SINGLE DWELLING	OTHER RESIDENTIAL TYPE			

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
470	N	300 EAST		D	NO	1987	SINGLE DWELLING	OTHER LATE 20TH C. TYPE	1	0	0
473	N	300 EAST		B	YES	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	1
528	N	300 EAST		D	NO	2008	SINGLE DWELLING	OTHER EARLY 21ST C. TYPE (2000+)	1	0	0
537	N	300 EAST		B	YES	1951	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	1	0
547	N	300 EAST		B	YES	1946	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
559	N	300 EAST		D	NO	2009	SINGLE DWELLING	RANCH (1950s+)	1	0	0
566	N	300 EAST		D	NO	2007	SINGLE DWELLING	OTHER EARLY 21ST C. TYPE (2000+)	1	0	0
575	N	300 EAST		B	YES	1949	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	2	0	0
605	N	300 EAST		B	YES	1955	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
625	N	300 EAST		B	YES	1971	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
635	N	300 EAST		B	YES	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	2
639	N	300 EAST		B	YES	1955	SINGLE DWELLING	RANCH WITH CARPORT	1	0	1
651	N	300 EAST		C	NO	1954	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
660	N	300 EAST	TREMONTON FOURTH	A	YES	1962	RELIGIOUS FACILITY (chu	CHURCH/MEETINGHOUSE	1	0	0
686	N	300 EAST		D	NO	1980	SINGLE DWELLING	RANCH (1950s+)	1	0	0
687	N	300 EAST		C	NO	1953	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
720	N	300 EAST		B	YES	1975	SINGLE DWELLING	PERPENDICULAR RANCH	1	0	0
721	N	300 EAST		B	YES	1954	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
730	N	300 EAST		B	YES	1974	SINGLE DWELLING	OTHER LATE 20TH C. TYPE	2	0	0
731	N	300 EAST		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	1
741	N	300 EAST		B	YES	1958	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
744	N	300 EAST		B	YES	1964	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	2
756	N	300 EAST		B	YES	1964	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	0
758	N	300 EAST		B	YES	1974	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
761	N	300 EAST		D	NO	1989	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	2
781	N	300 EAST		B	YES	1964	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	1	0
784	N	300 EAST		B	YES	1975	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
802	N	300 EAST		B	YES	1975	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
875	N	300 EAST		A	YES	1931	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
155	E	300 NORTH		B	YES	1942	SINGLE DWELLING	WWII-ERA COTTAGE W/GAR. (Late 1	1	1	0
39	W	300 NORTH		C	NO	1936	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
88	W	300 NORTH		B	YES	1959	MULTIPLE DWELLING (di	DUPLEX (APT.)	1	0	0
128	W	300 NORTH		B	YES	1910	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1	0	3
144	W	300 NORTH		C	NO	1959	SINGLE DWELLING	RANCH (1950s+)	1	0	0
158	W	300 NORTH		B	YES	1933	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	1
12	E	300 SOUTH		D	NO	2003	SINGLE DWELLING	MANUFACTURED HOME (1965+)	1	0	1
34	E	300 SOUTH		C	NO	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	1
42	E	300 SOUTH		C	NO	1922	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	2	1
68	E	300 SOUTH		C	NO	1911	SINGLE DWELLING	CENTRAL BLK W/ PROJ BAYS (1885-1	2	1	0
26	W	300 SOUTH		B	YES	1945	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
190	W	300 SOUTH		D	NO	1978	SINGLE DWELLING	RANCH (1950s+)	1	0	0
58	N	300 WEST		D	NO	2006	BUSINESS/OFFICE	STRIP MALL (1955+)	1	0	0
67	N	300 WEST		B	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
100	N	300 WEST		B	YES	1964	SERVICE STATION	SERVICE STATION	1	0	0
101	N	300 WEST		C	NO	1921	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
113	N	300 WEST		C	NO	1915	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
129	N	300 WEST		C	NO	1934	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
140	N	300 WEST		A	YES	1966	AGRICULTURAL STORAGI	METAL SILO	2	0	4
141	N	300 WEST		C	NO	1913	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	1
155	N	300 WEST		A	YES	1925	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	1
171	N	300 WEST		B	YES	1925	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	1	0	0
203	N	300 WEST		C	NO	1927	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	1	0	0
219	N	300 WEST		B	YES	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
220	N	300 WEST		B	YES	1950	WAREHOUSE	SERVICE BAY/BUSINESS (c.1915-195	1	0	0
230	N	300 WEST		D	NO	1985	STORAGE FACILITY	STORAGE FACILITY	1	0	0
235	N	300 WEST		B	YES	1954	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
248	N	300 WEST		B	YES	1950	WAREHOUSE	STORAGE FACILITY	1	0	0

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
249	N	300 WEST		C	NO	1946	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	1	0
265	N	300 WEST		B	YES	1960	MULTIPLE DWELLING (di	MOBILE HOME (1960+)	1	0	0
270	N	300 WEST		D	NO	1977	STORAGE FACILITY	STORAGE FACILITY	1	0	0
225	E	400 NORTH		B	YES	1965	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
237	E	400 NORTH		C	NO	1963	SINGLE DWELLING	RANCH (1950s+)	1	0	0
240	E	400 NORTH		B	YES	1961	SINGLE DWELLING	RANCH (1950s+)	1	0	0
25	W	400 SOUTH		B	YES	1946	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
45	W	400 SOUTH		C	NO	1918	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	1	0	0
96	W	400 SOUTH		B	YES	1960	MULTIPLE DWELLING (di	FOURPLEX (APT.)	2	0	0
178	W	400 SOUTH		C	NO	1944	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
22	N	400 WEST		D	NO	1988	AGRICULTURAL STORAGI	WORKSHOP (smaller than warehou	1	0	0
165	E	500 NORTH		C	NO	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1.5	0	0
221	E	500 NORTH		B	YES	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
293	E	500 NORTH		A	YES	1957	SINGLE DWELLING	RANCH (1950s+)	1	0	0
25	W	500 NORTH		B	YES	1968	SINGLE DWELLING	RANCH (1950s+)	1	0	0
26	E	600 NORTH		B	YES	1939	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
177	E	600 NORTH		B	YES	1958	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1	0	0
225	E	600 NORTH		B	YES	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
245	E	600 NORTH		B	YES	1963	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
7	W	600 NORTH		C	NO	1898	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1	0	0
17	W	600 NORTH		B	YES	1944	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
37	W	600 NORTH		C	NO	1938	SINGLE DWELLING	CLIPPED-GABLE COTTAGE (1920+, m	1	0	1
68	W	600 NORTH		C	NO	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	2	0	0
107	W	600 NORTH		B	YES	1959	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
117	W	600 NORTH		C	NO	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
80	W	600 SOUTH		D	NO	1995	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
50	E	700 NORTH	NORTH PARK ELEMEN	B	YES	1965	SCHOOL	MODERN SCHOOL (1950+)	1	0	0
203	E	700 NORTH		B	YES	1961	SINGLE DWELLING	RANCH WITH CARPORT	1	1	0
243	E	700 NORTH		B	YES	1963	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	1	0
45	W	700 NORTH		D	NO	1980	SINGLE DWELLING	RANCH (1950s+)	1	0	0
72	W	700 NORTH		A	YES	1959	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
73	W	700 NORTH		C	NO	1961	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	1
33	E	800 NORTH		B	YES	1963	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	0
53	E	800 NORTH		B	YES	1966	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
93	E	800 NORTH		B	YES	1964	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
125	E	800 NORTH		B	YES	1963	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5	0	0
131	E	800 NORTH		B	YES	1962	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
151	E	800 NORTH		B	YES	1962	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	1
152	E	800 NORTH		B	YES	1974	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
171	E	800 NORTH		B	YES	1962	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
221	E	800 NORTH		B	YES	1963	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	0
235	E	800 NORTH		B	YES	1964	SINGLE DWELLING	RANCH WITH CARPORT	1	0	1
240	E	800 NORTH		B	YES	1975	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
245	E	800 NORTH		A	YES	1967	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	1
268	E	800 NORTH		B	YES	1974	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
18	W	800 NORTH		B	YES	1970	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
23	W	900 NORTH		B	YES	1961	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5		
80	W	900 NORTH		B	YES	1964	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5		
1	E	MAIN STREET	WALDRON BUILDING /	A	YES	1913	DEPARTMENT STORE (ge	2-PART BLOCK	2	0	0
2	E	MAIN STREET	KING'S DEPT STORE	B	YES	1950	DEPARTMENT STORE (ge	1-PART BLOCK	1	0	0
11	E	MAIN STREET	STOLLS FURNITURE??	A	YES	1910	COMMERCIAL (GEN.)	2-PART BLOCK	2	0	0
18	E	MAIN STREET	DON'S FURNITURE	A	YES	1944	SPECIALTY STORE (clothi	1-PART BLOCK	1	0	0
44	E	MAIN STREET		B	YES	1959	SPECIALTY STORE (clothi	1-PART BLOCK	1	0	0
45	E	MAIN STREET		B	YES	1958	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
52	E	MAIN STREET		B	YES	1931	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
57	E	MAIN STREET	KEY BANK BUILDING	B	YES	1972	FINANCIAL INST.	OTHER COMMERCIAL/PUBLIC	1	0	1
58	E	MAIN STREET	ODD FELLOWS HALL	C	NO	1904	BUSINESS/OFFICE	2-PART BLOCK	2	0	0

HouseN	Stre	StreetName	Property Name	Eval	Contrib	Construct	Original Use	TYPE	HT	CON	NON
80	E	MAIN STREET	MACK'S DRIVE-IN	B	YES	1958	RESTAURANT (cafe, din	DRIVE-IN RESTAURANT (surrounded	1	0	0
110	E	MAIN STREET		A	YES	1954	SERVICE STATION	SERVICE STATION	1	0	0
117	E	MAIN STREET		C	NO	1954	BUSINESS/OFFICE	OTHER COMMERCIAL/PUBLIC	1	0	0
119	E	MAIN STREET		B	YES	1959	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
123	E	MAIN STREET		C	NO	1935	BUSINESS/OFFICE	OTHER COMMERCIAL/PUBLIC	1	0	1
129	E	MAIN STREET		B	YES	1961	MULTIPLE DWELLING (di	FOURPLEX (APT.)	2	0	1
140	E	MAIN STREET		C	NO	1958	COMMERCIAL (GEN.)	1-PART BLOCK	1	0	0
148	E	MAIN STREET		B	YES	1925	MULTIPLE DWELLING (di	PERIOD COTTAGE (1910-1935)	1	0	0
158	E	MAIN STREET		B	YES	1921	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0
216	E	MAIN STREET		D	NO	1989	BUSINESS/OFFICE	OTHER COMMERCIAL/PUBLIC	1	0	0
220	E	MAIN STREET		D	NO	1991	COMMERCIAL (GEN.)	OTHER COMMERCIAL/PUBLIC	1	0	0
295	E	MAIN STREET		D	NO	1977	RESTAURANT (cafe, din	DRIVE-IN RESTAURANT (surrounded	1	0	0
1	W	MAIN STREET		B	YES	1913	DEPARTMENT STORE (ge	2-PART BLOCK	2	0	0
2	W	MAIN STREET	WILSON HARDWARE B	A	YES	1900	DEPARTMENT STORE (ge	1-PART BLOCK	1	0	0
11	W	MAIN STREET		B	YES	1917	SPECIALTY STORE (clothi	2-PART BLOCK	2	0	0
12	W	MAIN STREET		B	YES	1940	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
19	W	MAIN STREET		B	YES	1925	DEPARTMENT STORE (ge	1-PART BLOCK	1	0	0
25	W	MAIN STREET		A	YES	1945	DEPARTMENT STORE (ge	1-PART BLOCK	1	0	0
28	W	MAIN STREET		B	YES	1962	SPECIALTY STORE (clothi	1-PART BLOCK	1	0	0
29	W	MAIN STREET		C	NO	1926	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
46	W	MAIN STREET		C	NO	1939	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
52	W	MAIN STREET		C	NO	1932	BAR/TAVERN	1-PART BLOCK	1	0	0
64	W	MAIN STREET		B	YES	1937	COMMERCIAL (GEN.)	1-PART BLOCK	1	0	0
70	W	MAIN STREET	DARYL BUILDING	A	YES	1930	DEPARTMENT STORE (ge	2-PART BLOCK	2	0	0
75	W	MAIN STREET		D	NO	1998	PARK/PLAZA (city park,	PARK	1	0	0
105	W	MAIN STREET		C	NO	1914	COMMERCIAL (GEN.)	2-PART BLOCK	2	0	0
112	W	MAIN STREET		D	NO	2003	DEPARTMENT STORE (ge	SUPERMARKET (usually with front c	1	0	0
113	W	MAIN STREET		B	YES	1919	MIXED COMM./RESID.	2-PART BLOCK	2	0	0
117	W	MAIN STREET		B	YES	1959	BUSINESS/OFFICE	STRIP MALL (1955+)	1	0	0
137	W	MAIN STREET		C	NO	1913	COMMERCIAL (GEN.)	2-PART BLOCK	2	0	0
140	W	MAIN STREET		B	YES	1963	FINANCIAL INST.	OTHER COMMERCIAL/PUBLIC	1	0	0
145	W	MAIN STREET		A	YES	1911	COMMERCIAL (GEN.)	2-PART BLOCK	2	0	0
163	W	MAIN STREET		C	NO	1970	SERVICE STATION	SERVICE STATION	1	0	0
176	W	MAIN STREET		B	YES	1959	SPECIALTY STORE (clothi	OTHER COMMERCIAL/PUBLIC	1	0	0
229	W	MAIN STREET		A	YES	1900	RAIL TRANSP. RELATED (	RAILROAD GRADE	0	0	0
230	W	MAIN STREET		B	YES	1940	COMMERCIAL (GEN.)	1-PART BLOCK	1	0	0
267	W	MAIN STREET		A	YES	1949	AGRIC. PROCESSING (car	RECT./SIDE ENTRY GRANARY	1	0	0
312	W	MAIN STREET		D	NO	1982	FINANCIAL INST.	OTHER COMMERCIAL/PUBLIC	1	0	0
327	W	MAIN STREET	JAY'S SERVICE STATION	A	YES	1950	SERVICE STATION	SERVICE STATION	1	0	0
340	W	MAIN STREET		B	YES	1944	GROCERY	SUPERMARKET (usually with front c	1	0	0
397	W	MAIN STREET		B	YES	1895	IRRIGATION (canals, dit	CANAL/DITCH	0	0	0
405	W	MAIN STREET		A	YES	1941	COMMERCIAL (GEN.)	OTHER COMMERCIAL/PUBLIC	1	0	0
17	N	TREMONT STREET		D	NO	1980	MIXED COMM./RESID.	STRIP MALL (1955+)	2	0	0
25	N	TREMONT STREET		D	NO	1980	FINANCIAL INST.	OTHER COMMERCIAL/PUBLIC	1	0	0
26	N	TREMONT STREET		A	YES	1949	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
40	N	TREMONT STREET		B	YES	1959	SPECIALTY STORE (clothi	1-PART BLOCK	1	0	1
46	N	TREMONT STREET		B	YES	1958	SPECIALTY STORE (clothi	1-PART BLOCK	1	0	1
56	N	TREMONT STREET		A	YES	1920	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
76	N	TREMONT STREET		B	YES	1960	BUSINESS/OFFICE	OTHER COMMERCIAL/PUBLIC	1	0	0
115	N	TREMONT STREET		B	YES	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
116	N	TREMONT STREET	MARBLE MOTEL	A	YES	1942	HOTEL/MOTEL	MOTEL (1950+)	1	0	0
126	N	TREMONT STREET		B	YES	1905	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
127	N	TREMONT STREET		B	YES	1908	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1	0	1
137	N	TREMONT STREET		A	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	3
147	N	TREMONT STREET		C	NO	1908	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1	0	1
159	N	TREMONT STREET		C	NO	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	0	0
166	N	TREMONT STREET	TREMONTON FIRST W	A	YES	1926	RELIGIOUS FACILITY (ch	CHURCH/MEETINGHOUSE	2	0	1

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
205	N	TREMONT STREET	TREMONTON METHOI	A	YES	1906	RELIGIOUS FACILITY (chu	CHURCH/MEETINGHOUSE	1	0	0
210	N	TREMONT STREET	TREMONTON CIVIC BU	A	YES	1929	LIBRARY	VAULT	1	0	0
227	N	TREMONT STREET		C	NO	1918	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	1.5	1	0
237	N	TREMONT STREET		C	NO	1910	SINGLE DWELLING	HALL-PARLOR (1847-1910)	1	0	1
249	N	TREMONT STREET		D	NO	2001	SINGLE DWELLING	OTHER LATE 20TH C. TYPE	2	0	0
259	N	TREMONT STREET		B	YES	1918	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
269	N	TREMONT STREET		C	NO	1908	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	1
306	N	TREMONT STREET		C	NO	1929	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1.5	0	0
307	N	TREMONT STREET		B	YES	1920	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	0
321	N	TREMONT STREET		B	YES	1959	SINGLE DWELLING	RANCH (1950s+)	1	0	0
322	N	TREMONT STREET		B	YES	1916	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	0
329	N	TREMONT STREET		B	YES	1924	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
341	N	TREMONT STREET		C	NO	1927	SINGLE DWELLING	BUNGALOW (1905-1920)	1	1	0
342	N	TREMONT STREET		C	NO	1926	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sin	1	0	0
351	N	TREMONT STREET		B	YES	1937	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
352	N	TREMONT STREET		B	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	1	0
355	N	TREMONT STREET		B	YES	1953	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	1	0
364	N	TREMONT STREET		B	YES	1938	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
376	N	TREMONT STREET		B	YES	1954	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	1	0
379	N	TREMONT STREET		D	NO	2002	SINGLE DWELLING	MANUFACTURED HOME (1965+)	1	0	0
380	N	TREMONT STREET		B	YES	1951	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	0
407	N	TREMONT STREET		B	YES	1940	SINGLE DWELLING	WWII-ERA COTTAGE W/GAR. (Late 1	1	0	0
423	N	TREMONT STREET		C	NO	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1.5	0	0
430	N	TREMONT STREET		B	YES	1973	SINGLE DWELLING	PERPENDICULAR RANCH	1	0	0
437	N	TREMONT STREET		B	YES	1949	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	0
456	N	TREMONT STREET		B	YES	1937	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	1
468	N	TREMONT STREET		C	NO	1937	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	1
477	N	TREMONT STREET		B	YES	1956	SINGLE DWELLING	RANCH (1950s+)	1	0	0
478	N	TREMONT STREET		B	YES	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
492	N	TREMONT STREET		A	YES	1937	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
506	N	TREMONT STREET		A	YES	1950	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
545	N	TREMONT STREET		B	YES	1951	SINGLE DWELLING	WWII-ERA COTTAGE W/GAR. (Late 1	1	0	0
551	N	TREMONT STREET		B	YES	1951	SINGLE DWELLING	EARLY RANCH WITH GARAGE (Late 1	1	0	0
553	N	TREMONT STREET		B	YES	1948	SINGLE DWELLING	WWII-ERA COTTAGE W/GAR. (Late 1	1	0	0
558	N	TREMONT STREET		B	YES	1946	SINGLE DWELLING	WWII-ERA COTTAGE W/GAR. (Late 1	1	0	1
573	N	TREMONT STREET		B	YES	1949	SINGLE DWELLING	WWII-ERA COTTAGE W/GAR. (Late 1	1	0	1
576	N	TREMONT STREET		B	YES	1948	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	1
582	N	TREMONT STREET		A	YES	1951	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
585	N	TREMONT STREET		C	NO	1959	SINGLE DWELLING	RANCH (1950s+)	1	0	0
812	N	TREMONT STREET		D	NO	1979	SINGLE DWELLING	RANCH (1950s+)	1	0	0
821	N	TREMONT STREET		B	YES	1961	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5	0	1
824	N	TREMONT STREET		B	YES	1962	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	1
833	N	TREMONT STREET		B	YES	1972	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
836	N	TREMONT STREET		B	YES	1962	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	1
847	N	TREMONT STREET		B	YES	1972	SINGLE DWELLING	RANCH WITH CARPORT	1	0	1
848	N	TREMONT STREET		B	YES	1960	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
859	N	TREMONT STREET		B	YES	1961	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	2
860	N	TREMONT STREET		B	YES	1961	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
869	N	TREMONT STREET		C	NO	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
872	N	TREMONT STREET		B	YES	1974	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
881	N	TREMONT STREET		C	NO	1961	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5	0	0
884	N	TREMONT STREET		B	YES	1960	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
896	N	TREMONT STREET		B	YES	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
908	N	TREMONT STREET		B	YES	1961	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5		
911	N	TREMONT STREET		B	YES	1961	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5		
918	N	TREMONT STREET		B	YES	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1.5		
925	N	TREMONT STREET		B	YES	1962	SINGLE DWELLING	SPLIT ENTRY WITH CARPORT	1.5		

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
932	N	TREMONT STREET		B	YES	1960	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1		
939	N	TREMONT STREET		B	YES	1962	SINGLE DWELLING	SPLIT LEVEL WITH CARPORT	1.5		
946	N	TREMONT STREET		B	YES	1962	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1		
951	N	TREMONT STREET		B	YES	1962	SINGLE DWELLING	SPLIT ENTRY WITH CARPORT	1.5		
954	N	TREMONT STREET		B	YES	1961	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5		
959	N	TREMONT STREET		D	NO	1976	SINGLE DWELLING	SPLIT ENTRY WITH GARAGE (1960+)	1.5		
966	N	TREMONT STREET		B	YES	1962	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5		
967	N	TREMONT STREET		B	YES	1962	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5		
978	N	TREMONT STREET		B	YES	1961	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5		
981	N	TREMONT STREET		C	NO	1975	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1		
990	N	TREMONT STREET		B	YES	1972	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1		
995	N	TREMONT STREET		B	YES	1974	SINGLE DWELLING	PERPENDICULAR RANCH	1		
26	S	TREMONT STREET		B	YES	1948	SPECIALTY STORE (clothi	1-PART BLOCK	1	0	0
35	S	TREMONT STREET		D	NO	1990	BUSINESS/OFFICE	STRIP MALL (1955+)	1	0	0
36	S	TREMONT STREET		A	YES	1950	DEPARTMENT STORE (ge	1-PART BLOCK	1	0	0
55	S	TREMONT STREET		C	NO	1961	SPECIALTY STORE (clothi	1-PART BLOCK	1	0	0
83	S	TREMONT STREET		C	NO	1953	COMMERCIAL (GEN.)	2-PART BLOCK	2	0	3
93	S	TREMONT STREET		C	NO	1962	BUSINESS/OFFICE	1-PART BLOCK	1	0	0
102	S	TREMONT STREET	TREMONTON CIVIC CE	A	YES	1971	CITY HALL	OTHER COMMERCIAL/PUBLIC	1	0	0
111	S	TREMONT STREET	TREMONTON POST OF	A	YES	1961	POST OFFICE	1-PART BLOCK	1	0	0
131	S	TREMONT STREET		C	NO	1913	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
143	S	TREMONT STREET		C	NO	1913	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	1	0
180	S	TREMONT STREET		D	NO	2000	WAREHOUSE	COMM./INDUSTRIAL BLOCK (c.1930	1	0	0
208	S	TREMONT STREET		B	YES	1925	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
215	S	TREMONT STREET		B	YES	1934	SINGLE DWELLING	FOURSQUARE (BOX) (1900-1920)	2	0	0
223	S	TREMONT STREET		B	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	1
226	S	TREMONT STREET		C	NO	1937	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
235	S	TREMONT STREET		B	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
236	S	TREMONT STREET		A	YES	1929	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
244	S	TREMONT STREET		B	YES	1917	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0
251	S	TREMONT STREET	TREMONTON LDS SEC	A	YES	1938	RELIGIOUS FACILITY (chu	CHURCH/MEETINGHOUSE	1		
256	S	TREMONT STREET		C	NO	1942	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
266	S	TREMONT STREET		B	YES	1957	SINGLE DWELLING	RANCH WITH GARAGE (1950s+)	1	0	0
306	S	TREMONT STREET		B	YES	1959	SINGLE DWELLING	RANCH (1950s+)	1	0	0
316	S	TREMONT STREET		B	YES	1936	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
321	S	TREMONT STREET		D	NO	1999	SINGLE DWELLING	SPLIT LEVEL (1960+)	1.5	0	0
326	S	TREMONT STREET		B	YES	1931	SINGLE DWELLING	CLIPPED-GABLE COTTAGE (1920+, m	1	0	0
335	S	TREMONT STREET		C	NO	1910	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	2	0	0
336	S	TREMONT STREET		C	NO	1954	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
346	S	TREMONT STREET		B	YES	1954	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	0	0
349	S	TREMONT STREET		C	NO	1944	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
360	S	TREMONT STREET		A	YES	1940	SINGLE DWELLING	OTHER RESIDENTIAL TYPE	1	0	0
361	S	TREMONT STREET		C	NO	1913	SINGLE DWELLING	CROSSWING (1880-1910, 1920-30)	1	0	0
368	S	TREMONT STREET		C	NO	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	1
377	S	TREMONT STREET		B	YES	1918	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	1
378	S	TREMONT STREET		C	NO	1941	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
389	S	TREMONT STREET		C	NO	1928	SINGLE DWELLING	CLIPPED-GABLE COTTAGE (1920+, m	1	0	0
397	S	TREMONT STREET		B	YES	1958	SINGLE DWELLING	RANCH WITH CARPORT	1	1	0
410	S	TREMONT STREET		C	NO	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	1
411	S	TREMONT STREET		B	YES	1910	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
424	S	TREMONT STREET		C	NO	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
434	S	TREMONT STREET		B	YES	1947	SINGLE DWELLING	EARLY RANCH / RAMBLER (Late 194	1	1	0
441	S	TREMONT STREET		C	NO	1915	SINGLE DWELLING	BUNGALOW (1905-1920)	1	0	0
448	S	TREMONT STREET		B	YES	1937	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	1
451	S	TREMONT STREET		B	YES	1915	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	0
460	S	TREMONT STREET		B	YES	1913	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	1
463	S	TREMONT STREET		A	YES	1939	SINGLE DWELLING	BASEMENT HOUSE (1930-1955)	1	0	0

HouseN	Stre	StreetName	Property Name	Evalı	Contrib	Construct	Original Use	TYPE	HT	CON	NON
473	S	TREMONT STREET		A	YES	1936	SINGLE DWELLING	BASEMENT HOUSE (1930-1955)	1	0	0
474	S	TREMONT STREET		C	NO	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
481	S	TREMONT STREET		B	YES	1942	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
483	S	TREMONT STREET		B	YES	1942	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
501	S	TREMONT STREET		C	NO	1918	SINGLE DWELLING	PERIOD COTTAGE (1910-1935)	1	0	0
506	S	TREMONT STREET		B	YES	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	1	0
518	S	TREMONT STREET		C	NO	1937	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
523	S	TREMONT STREET		B	YES	1940	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
529	S	TREMONT STREET		C	NO	1915	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	2
532	S	TREMONT STREET		C	NO	1960	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
546	S	TREMONT STREET		C	NO	1947	SINGLE DWELLING	WWII-ERA COTTAGE (Late 1930s - e	1	0	0
547	S	TREMONT STREET		B	YES	1940	SINGLE DWELLING	BUNGALOW (1905-1920)	1.5	0	0
557	S	TREMONT STREET		C	NO	1940	SINGLE DWELLING	BOX BUNGALOW (1910+, small, sim	1	0	2
588	S	TREMONT STREET		B	YES	1960	SINGLE DWELLING	RANCH WITH CARPORT	1	0	0
599	S	TREMONT STREET		D	NO	1995	SINGLE DWELLING	SPLIT LEVEL WITH GARAGE (1960+)	1.5	0	0

Frequently Asked Questions Regarding a National Historic District

What is a National Historic District? A National Historic District is a neighborhood or area with a concentration of buildings that are 50 years or older. The district itself is historical or architectural significant based on the collection of buildings and is listed on the National Register of Historic Places.

Where is the City proposing a National Historic District? The geographic area of the City that is being proposed to be listed on the National Register of Historic Places is for an area between 1000 North to 600 South and from 300 East to 400 West and more accurately identified on a map on the reverse side.

Why is the City proposing a National Historic District? Your property is part of an area that played a significant role in local and state history. Designation on the National Register of Historic Places is considered an honor and contributes to community pride and provides a sense of place.

How does an area qualify as a National Historic District? For a neighborhood or area to qualify for being listed on the National Register of Historic Places, the neighborhood or area must retain architectural integrity and reflect an aspect of local and state history. Also, to qualify, a historical overview and survey of the entire area are prepared to justify the significance of the district and architectural integrity. The historical overview and survey for the Tremonton Historic District are available on the City's website.

Will my taxes increase for being in a National Historic District? Taxes are based on the appraised value of a property, as determined by the Box Elder County Assessor's Office. A National Historic District designation is not a factor in the appraisal or tax rate.

Will being in a National Historic District affect the use of my property? Contrary to popular belief, a National Historic District does not restrict property owners in any way. Property owners and developers keep their rights to alter, demolish, or preserve their buildings as they see fit based on local zoning ordinances. There are no Tremonton City zoning regulations specific to historic preservation.

Are there any benefits to being in a National Historic District? There may be financial benefits for building owners that own a Contributing Building within a National Historic District. Specifically, building owners may receive financial incentives provided by the State of Utah to maintain or preserve a Contributing Building through a tax credit program, although preservation is not required.

What are tax credits? Generally speaking, the Utah State Historic Preservation Tax Credit program offers a 20% tax credit (not just deduction) to owners who rehabilitate Contributing Buildings within a historic district that is listed on the National Register of Historic Places.

What is a Contributing Building in a National Historic District? A Contributing Building is a structure that is 50 years or older and, due to its architectural integrity or other factors, contributes to the district's historical significance or character.

Will I be forced to restore my building? Being in a historic district does not require you to make any improvements to your property.

There is a video presentation on the proposed National Historic District in Tremonton available at:

http://tremontoncity.org/historicpreservation

For further information regarding the National Historic District, please contact Shawn Warnke, Tremonton City Manager, at 435-257-9504 or swarnke@tremontoncity.com


Tremonton City
Historic District
Tremonton
Box Elder County, Utah
May 2020
LAT 41.433374
LON -112.101766
LAT 41.433480
LON -112.093659
LAT 41.421601
LON -112.101553
LAT 41.421644
LON -112.093318
TREMONT ST
100 W
600 N
700 N
500 N
300 N
200 N
100 E
200 W
MAIN ST
200 S
300 S
400 S
600 S
Legend
Contributing Building
Non-contributing Building
Out-of-Period Building
Survey Boundary
Roads
N
0
1000
FEET

TREMONTON CITY

CITY COUNCIL MEETING

AUGUST 4, 2020

TITLE:	Discussion and consideration of adopting Resolution No. 20-32 approving the revised Tremonton City Compensation and Classification Plan
FISCAL IMPACT:	Described below
PRESENTER:	Shawn Warnke, City Manager

BACKGROUND:

Who, What, and Why: Linsey Nessen did a salary survey using TechNet, which is an online salary survey database for public positions. The Recorder's Office was able to find the salary information for Fire Chiefs in seven 5th Class Cities. More specifically, the salary survey results showed that the actual average pay range for a Fire Chief for 5th Class Cities was $55,723 to $82,430, with the actual average pay being $72,072. The City Council adopted this pay range with the on June 16, 2020, with the adoption of Resolution No. 20-22.

ON July 21, 2020, the City Council has decided to classify this position within the same paygrade as the City's Police Chief, which would be $74,880 to $113,256. The amendments to the Tremonton City Compensation and Classification Plan moves the Fire Chief's paygrade to the same as the Police Chief.

Attachments: Draft Ordinance

RESOLUTION NO. 20-32

A RESOLUTION OF THE TREMONTON CITY COUNCIL APPROVING THE REVISED TREMONTON CITY COMPENSATION AND CLASSIFICATION PLAN

WHEREAS, the Tremonton City Compensation and Classification Plan consists of the minimum and maximum pay ranges for all City employment positions; and

WHEREAS, Tremonton City desires to attract and retain an outstanding individual to fill the full-time Fire Chief position; and

WHEREAS, for purposes of internal equity of pay between the full-time Fire Chief position and Police Chief position, the City desires to reclassify the aforementioned positions to the same pay level within the Tremonton City Compensation and Classification Plan.

NOW, THEREFORE, BE IT RESOLVED that the Tremonton City Council revises Tremonton City Compensation and Classification Plan as attached in Exhibit "A."

Adopted and passed by the governing body of Tremonton City Corporation this 4th day of August 2020. Resolution to become effective upon adoption.

TREMONTON CITY
A Utah Municipal Corporation

_____
By: Roger Fridal, Mayor

ATTEST:

_____
Linsey Nessen, City Recorder

EXHIBIT “A”

TREMONTON CITY COMPENSATION AND CLASSIFICATION PLAN

Adopted with Resolution No. 20-32

Level A-1	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	Concession Stand Worker	$9.75	$14.25
	Site Supervisor-Scorekeeper	$9.75	$14.25
	Umpire-Official-Instructor I	$9.75	$14.25
	Paid Interns	$9.75	$14.25
Police Scale			

Level A-2	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	Assistant Librarian/Substitute	$10.85	$17.40
	Janitor-Public Works	$10.85	$17.40
	Janitor-Senior Center	$10.85	$17.40
	Activity Specialist	$10.85	$17.40
	Cook/Cook Substitute	$10.85	$17.40
	Lunch Driver/Substitute	$10.85	$17.40
Police Scale			

Level A-3	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	Field Preparation Worker	$11.95	$19.45
	Main Street Maintenance Worker	$11.95	$19.45
	Lead Cook	$11.95	$19.45
Police Scale			

Level B-1	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	Clerk I-Accounts Payable	$14.10	$21.30
	Clerk I-Admin. Asst. Senior Center	$14.10	$21.30
	Clerk I-Billing Clerk	$14.10	$21.30
	Clerk I-Court Clerk	$14.10	$21.30
	Clerk I-Lead Librarian	$14.10	$21.30
	Clerk I-Records Clerk	$14.10	$21.30
	Public Works I (Uncertified)	$14.10	$21.30
Police Scale			

Level B-2	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	Clerk II-Deputy Recorder	$16.45	$24.35
	Emergency Management Coordinator	$16.45	$24.35
	Food Pantry Director	$16.45	$24.35
	Public Works II (Certified)	$16.45	$24.35
	Recreation Program Coordinator	$16.45	$24.35
	Umpire-Official-Instructor II	$16.45	$24.35
Police Scale	Animal Control/Nuisance Officer	$16.45	$24.35
	Clerk II-Admin Asst./Evidence Tech	$16.45	$24.35
	School Crossing Guard	$16.25	$24.35
	Bailiff	$16.25	$24.35
	Police Officer I/Substitute	$19.00	$25.60

Level B-3	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	Parks Superintendent	$19.15	$28.85
	Public Works III (Certified)	$19.15	$28.85
	Rec & Community Events Manager	$19.15	$28.85
Police Scale	Police Detective	$20.10	$28.85
	Police Officer II/Substitute	$20.10	$28.85

Level B-4	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	Library Director	$19.65	$30.30
	Senior Center Director	$19.65	$30.30
Police Scale			

Level C-1	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	Building Inspector/Zoning Admin.	$22.40	$31.70
	Parks and Recreation Director	$22.40	$31.70
	Public Works Lead-Streets	$22.40	$31.70
	Public Works Lead-Water	$22.40	$31.70
	Public Works Lead-Wastewater	$22.40	$31.70
	Treasurer/Billing Lead	$22.40	$31.70
	Umpire-Official-Instructor III	$22.40	$31.70
	City Recorder	$22.40	$31.70
Police Scale	Police Officer III/Substitute	$21.20	$35.05

Level C-2	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	Community Services Director	$26.15	$38.80
Police Scale	Police Sergeant	$26.15	$38.80

Level C-3	Position	Pay Range Minimum Pay	Maximum Pay
General Scale			
Police Scale			

Level D-1	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	Fire Chief	$36.00	$54.45
	Public Works Director	$36.00	$54.45
Police Scale	Police Chief	$36.00	$54.45

Level D-2	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	City Manager	$42.20	$62.15
Police Scale			

Level D-3	Position	Pay Range Minimum Pay	Maximum Pay
General Scale			
Police Scale			

Elected Officials & Judge	Position	Pay Range Minimum Pay	Maximum Pay
General Scale	City Council (Annual)	$2,734.78	$2,734.78
	Justice Court Judge (Annual)[1]	$19,311.00	$34,758.00
	Mayor (Annual)	$5,240.77	$5,240.77
Police Scale			

[1]Note: The Justice Court Judge's salary range for fiscal year 2020 is calculated by the Administrative Office of the Courts as per UCA 78A-7-206.

Fire Dept Paid On-Call		Pay Range	
	Position	Minimum Pay	Maximum Pay
General Scale	Fire Fighter/EMT Trainee	$11.75	$11.75
	Reserve Firefighter	$11.75	$11.75
	Fire Fighter I/EMT Basic	$15.00	$15.00
	Fire Fighter II/EMT Advanced	$17.00	$17.00
Certification	Hazmat Technician Certification[1]	$1.00	$1.00
	ADO Pumper Certification[1]	$0.50	$0.50
	ADO Aerial Certification[1]	$0.50	$0.50

[1]Note: Employees that have a valid certification shall receive the corresponding certification pay increase in addition to the pay enumerated in the Fire Department General Scale.

Fire Dept. Misc. Pay		Pay Range	
	Position	Minimum Pay	Maximum Pay
General Scale	Battalion Chief (per pay period)	$76.92	$76.92
	Captain (per pay period)	$57.69	$57.69
	Fire Chief PT (per pay period)	$153.85	$153.85
	Lieutenant (per pay period)	$19.23	$19.23

Public Works Misc. Pay		Pay Range	
	Position	Minimum Pay	Maximum Pay
General Scale	Public Works On-Call Pay (Per Day)	$22.25	$22.25
Police Scale			