



HPC Docket # 21-003

Certificate of Appropriateness Mill Creek Phase 2 (Thatcher Mill Ruin Demolition) Located at 72 West 100 South

REPORT SUMMARY...

<i>Project Name:</i>	Millcreek Phase 2 (Thatcher Mill Ruin Demolition)
<i>Owner/Proponent:</i>	BBI Land LLC/Paul Willie
<i>Request:</i>	A Certificate of Appropriateness for Demolition
<i>Current Zoning:</i>	Town Center 1 Historic District Overlay (TC-1 HD)
<i>Staff Recommendation:</i>	Conditionally Approve
<i>Date of Hearing:</i>	March 15, 2021
<i>Presented By</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Historic Preservation Committee deny HPC Docket #21-003, a Certification of Appropriateness for demolition of the ruins located at 72 West 100 South; TIN # 02-046-0014.

PROJECT

This proposal is for the demolition of the mill ruin within the Center Street Historic District. The mill ruin currently sits on an irregular shaped one (1) acre property along 100 South. A canal parallels the street. The ruin currently consists of the former building's stone foundation at or below ground level with the site sloping southward. The ruin sits approximately 75 feet south of the angled street. The demolition request is to allow for the future Millcreek Phase 2 housing project on the site. The applicant has provided conceptual perspective drawings showing a proposed historic preservation effort of two stone walls and small artifacts located along the new proposed building. The proposed stone walls would be constructed with the Mill Ruin stone materials.



Figure 1 Shows the location of the Mill Ruin

PREVIOUS SUBMITTALS

On November 2, 2020 the Historic Preservation Committee denied (vote 4-2) an application from this proponent to demolish the Thatcher Mill Ruins. The proposal at that time included a small memorial plaza in place of the mill ruin with larger stone walls, artifacts and informational plaque.

A second submittal was received in January 2020 that showed an even larger plaza and the reconstruction/stabilization of the ruin walls in their original location with a public access on the north side and private amenities (swimming pool) on the south side of the ruin. This application was withdrawn because of stabilization, liability and costs concerns before going before the committee for a vote. A licensed structural engineering firm has conducted a conditions evaluation determining a feasibility for ruin preservation. It concludes that significant deterioration has occurred from the nearly 80 years of neglect and that the unreinforced stone and mortar foundation has little structural integrity remaining. Although thick, the multiple wythes (layers) of native ledge stone walls have significantly deteriorated mortar joints. Stabilization and reinforcement efforts for a structure in this condition are typically costly and difficult to complete.

HISTORICAL BACKGROUND

Built in 1860, The Thatcher Mill was the first flour mill established in the valley. In 1866 the building was remodeled and enlarged. As wheat farming and irrigation increased, so did milling and by 1910, sixteen mills existed in the valley. The Thatcher Mill could originally mill 1,100 bushels of grain per day. With the addition of the elevator and the replacement of millstones with steel rollers in 1888, milling capacity increased to 40,000 bushels a day and was likely the largest mill in Utah and Idaho at that time. After approximately 70 years of business, the Thatcher Milling Company ceased operations during the Great Depression in the 1930's. The mill burned down in January of 1946 and was never rebuilt. One possible reason the mill was never rebuilt is that modern milling facilities are much different now with diverse processing, packaging and shipping procedures. This mill configuration and this method of milling would be considered obsolete now.



Figure 2 Shows a historic photograph of the Thatcher Mill (date unknown)

68 West 100 South

In Michael Christensen's *1978 Survey for Historic Homes for Logan City* (1978 Survey), the building is listed as "Contributory" in the preliminary evaluation and the building condition is listed as "Ruin".

The 1999 Reconnaissance Level Survey (RLS) gives the ruin an "A" evaluation, meaning the site is considered eligible/significant to the historic district, built within the historic period and retains integrity. Excellent example of a style or type. The property is listed as "Thatcher Mill Ruin"

The 2011 RLS gives the ruin an "A" evaluation, meaning the site is considered eligible/significant to the historic district, built within the historic period and retains integrity. Excellent example of a style or type. The 2011 Survey describes the materials as "Stone/Other"

DEMOLITION AND CERTIFICATE OF APPROPRIATENESS

The Demolition of contributory (A & B Grades) buildings (ruins) in the Center Street Historic District are required to obtain a Certificate of Appropriateness from the Historic Preservation Committee (LDC 17.20.050.A.2) prior to the demolition permit. For this project, the Committee will need to consider the uniqueness of this property. This property is atypical, it's not a building or a piece of architecture, it's a ruin. The three historic surveys focus on a building's architectural style or significance and the number of alterations made to the property over the years may compromise the historic value. In this case, the architecture no longer exists. The stone foundation ruin is all that remains. The foundation is exposed at various depths, with 3-8 feet along the north side near the street and 8-12 feet along the south side as the hillside slopes downward. The significance of the former building is what gives this property historic value.

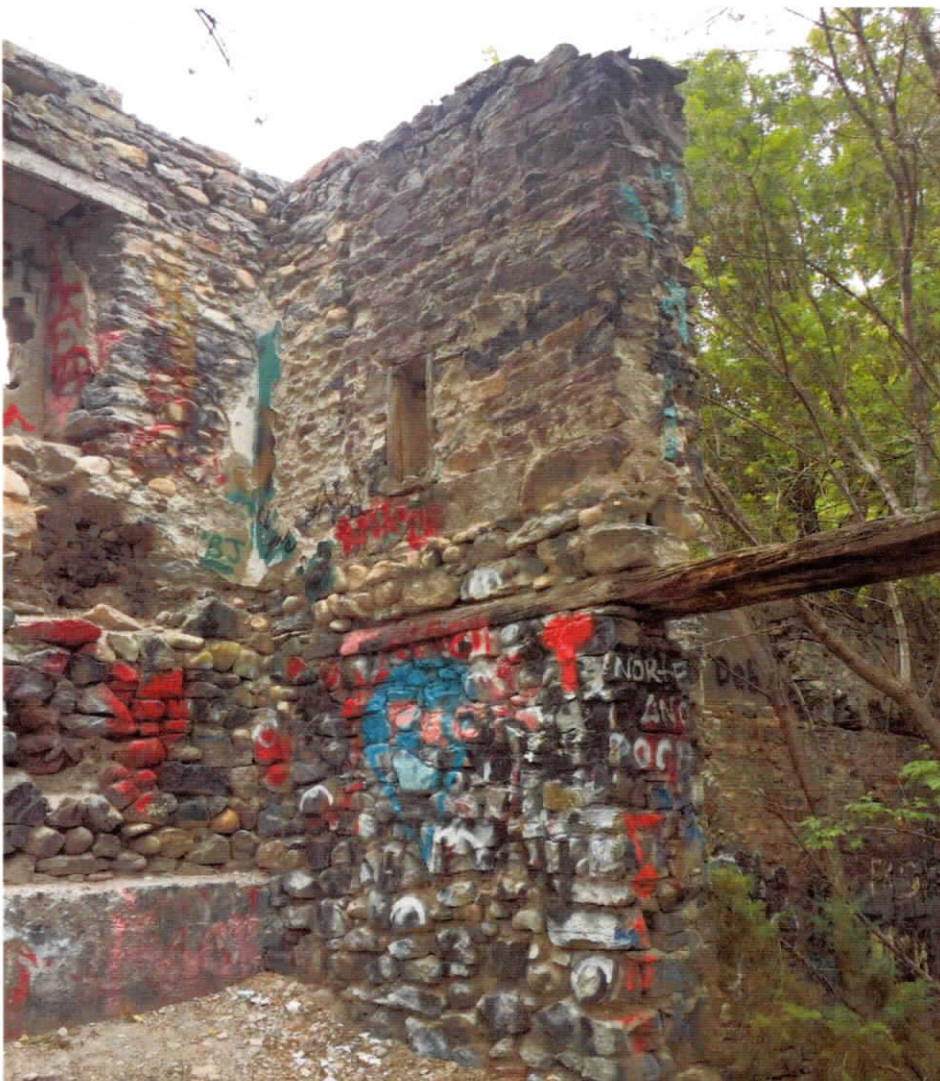


Figure 3 shows the stone foundation from the south (downhill) side.

A Certification of Appropriateness for demolition shall meet the following standards:

1. **The historic resource is in such a deteriorated condition that it is not feasible to preserve or restore.**
2. **The physical integrity of the resource is no longer evident.**
3. **The demolition would not adversely affect the Historic District due to the surrounding noncontributing structures.**
4. **The plan for new construction would be consistent with applicable city goals and objectives.**
5. **The denial for demolition would cause an "economic hardship".**
6. **The option for public or private acquisition has been sought out and is not feasible.**
7. **Economic incentives to avoid the demolition are not available.**
8. **The building proposed for demolition is no longer considered historically significant due to a variety of factors such as incompatible or historically inaccurate additions, renovations, modifications, etc.**

STAFF ANALYSIS OF EIGHT STANDARDS

(1) The deterioration of this site is unquestionable as it is clearly evident that the foundation has been deteriorating for 80 years with very little being done to preserve/stabilize the remaining structure. Restoration/rebuilding is unfeasible because this milling structural model is obsolete in the industry. (2) The integrity of the resource is almost completely lost. For most folks, it's simply not evident today that this ruin was once a prominent flour mill. (3) The district would not be adversely affected with this demolition because this block face has no other qualifying historic structure and these ruins not fully visible from the street. (4) The future plans for the site are in accordance with adopted ordinances. (5) The applicant will need to address this at the meeting. (6) The City explored this site about five years ago as a park space next to a new library but for a number of reasons that never happened. (7) Staff is unaware of economic incentives associated with the preservation of the ruins. (8) This property is no longer considered a building.

Ultimately, the Historic Preservation Committee will need to determine if the above eight criteria are met and a demolition is warranted for the property. Criteria 1-4, & 8 require the Committee to evaluate and decide with criteria 5-7 requiring the applicant or community members to become involved.

SUMMARY

Logan City's goals for downtown, detailed in the Logan City General Plan and the Downtown Specific Plan set aggressive revitalization goals that include new mixed-use buildings, civic and high-density housing developments along with enhanced pedestrian and walkability improvements. The Downtown Logan Specific Plan, adopted in 2012, outlines additional goals including economic development and revitalization. A future housing project at this site will help to achieve several of those goals.

Milling, and in particular this mill site, are historically significant to the City's heritage. This mill was the largest and the most technologically advanced for its time. It was run and managed by one of Logan's most prominent and historically significant families with roots in many business and cultural offerings. With only a portion of the stone foundation still remaining and no other physical evidence or architecture to tell this historic story, it's questionable if this property physically adds historic value to the District. Most, if not all, would not be able to recognize this remnant stone foundation as a former flour mill. This building was approximately 80% wood construction and after the intense fire very little remained. Nothing has been constructed for nearly 80 years on this property. Modern milling practices are substantially different now, this property configuration as a mill is obsolete. With no current memorial or no effort made at this point to remind people of its past, it's debatable if there is current historic value. Architecturally, the historic value was lost in 1946. Culturally, the historic significance can be preserved. Cultural historic preservation can be made in various ways and in various locations

as this entire property was dedicated to the mill business. The above eight criteria could easily be argued in favor of demolition but among all three proposals from this applicant (the second was withdrawn prior to a vote), the third submittal shows the least amount of preservation effort for this ruin which is why staff is recommending denial to the Historic Preservation Committee.

PUBLIC NOTICE

Public Notice letters were sent to adjacent property owners with a 300-foot radius of the property on 2/22/21 and the legal notice was published in the Herald Journal on 2/27/21.

PUBLIC COMMENTS

Several comments have been made at previous public meeting both in favor and opposed to this proposal.

RECOMMENDED CONDITIONS OF DENIAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Historic Preservation Committee.

1. Any representations by the proponent at the Historic Preservation Committee hearing that is approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. The Historic Preservation Committee denies the demolition request based on their analysis of the eight demolition standards.
3. The proponent is responsible to ensure that any demolition is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
4. The proponent shall provide a Historic Record Report to the Community Development Department that encompasses the project site.
5. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

RECOMMENDED FINDINGS

The Historic Preservation Committee bases its decisions on the following findings supported in the administrative record for this project:

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. The project does not meet the eight criteria or standards for demolition listed in the Historic District Design Standards.
3. The project meets the stated goals for development in the Logan Downtown Specific Plan.
4. The project was legally and publicly noticed, including public hearings and public meeting compliance with code standards.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Historic Preservation Committee meeting. Additional information may be revealed by participants at the Historic Preservation Committee meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Historic Preservation Committee meeting.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Received	Received By	Receipt Number	Zone	Application Number
PROJECT NAME Millcreek Phase II				
PROJECT ADDRESS 74 W. 100 S. Logan, UT 84321			COUNTY PLAT TAX ID # 02 - 046 - 0014	
AUTHORIZED AGENT (Must be accurate and complete) Mountain States Property Management			MAIN PHONE # 435-213-9000	
MAILING ADDRESS 95 W. 100 S. #340		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS paulw@mountainstatespm.com				
PROPERTY OWNER OF RECORD (Must be listed) BBI Land LLC			MAIN PHONE #	
MAILING ADDRESS 425 S. 1400 W		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS kaelynnbeecheer@hotmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) See Attached			Total Lot Size (acres) .73	
			Size of Proposed New Building (square feet) TBD	
			Number of Proposed New Units/Lots TBD	
			TBD	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner 	

Thatcher Roller Mill foundation ruins project description

This is the site where the Thatcher Roller Mill was once located. It burned down about 1946 and the rock foundation remains in a deteriorated and graffiti damaged state. It is an underutilized, blighted site much in need of repurposing and revitalization. In accordance with the Logan general downtown plan this area needs and merits significant redevelopment attention.

We informally approached the Logan Historic Committee in September and were formally on the agenda with the committee in November. The concepts presented were voted down by the committee.

After receiving feedback from Historic Committee and others in the community, we engaged several architects, engineers, and contractors and asked them to give this site a new study, a new set of eyes and see what new ideas they could come up with that would give attention to the history of the site, while giving purpose and revitalization to the site. One of the goals of redevelopment in Logan's downtown is to bring people to the downtown area and make improvements that are economically sound and aesthetically pleasing, and in this case, memorialize, in a practical manner, some of the history of the area. We also engaged an engineer to look at the structural condition of the rock wall ruins. A copy of his report is included in this submission.

We initially submitted a plan that would rebuild the remains of the rock wall and redesign the new structure to work around this wall. After receiving two cost estimates for this it was decided that this option was not feasible and resulted in a deficient building design. We withdrew this plan and have resubmitted the following concept.

The plan now being submitted contains the following features:

1. Development of a historic and interpretive plaza in front of the location where the mill ruins were located. In working with Logan City, we have agreed to widen the urban trail in front of the project to 8 feet and add a water feature that would memorialize the vital role that water has played in the community.
2. Preserve and utilize some of the rocks and mill artifacts to memorialize this location and tell some of its history. Mill ruins and rocks would be incorporated in both the front and the rear of the project as part of the landscaping elements.
3. Relocate the canal to the historic stream bed of the North Branch of the Logan River as it once was.
4. Using appropriate landscaping and water features bring a non-consumptive stream into the project along with a wider walkway and plaza along 100 South.
5. Due to the structural weakness of the ruins, as outlined in the **engineer's** report, the foundation would not be preserved but portions of its elements would be incorporated in the new plaza. The current raceway, which has been altered significantly over the years and is not safe currently would not be maintained in its current location.
6. It was concluded that fencing the ruins and raceway on private property was not a desirable way to memorialize the history of this area and that unless it was fenced or rebuilt it could not sustain a safe public use for housing or public commercial uses. With the estimates of it costing over \$500,000 to preserve and design a building around a deteriorated rock foundation it was simply not economically feasible privately and the City did not feel that it could justify using that amount of public funds to preserve these ruins.

7. While not a part of the historical preservation the landscape architects came up with a possible art wall that could be incorporated into the plaza area. Some of these images are included and may be presented to the Planning Commission for their input and consideration. The art wall would combine both the past and present of this site in the Logan Arts district. It would add color and vitality to the visual street scape of this area and may add interest to the mill ruins that are displayed in this area.

We recognize that this site has some limitations in size, topography, and structural integrity of the remains. At the same time, this site like many locations, has a history and some remaining historical elements that should be featured in the redevelopment of this area and, if done properly, this site can significantly contribute to the vitality of downtown Logan. The resounding consensus was that this site should not be left in a deteriorated state. We have tried to balance structure, function, beauty, history, and economics in offering a plan for redevelopment of this site and very much appreciate your consideration of this effort.

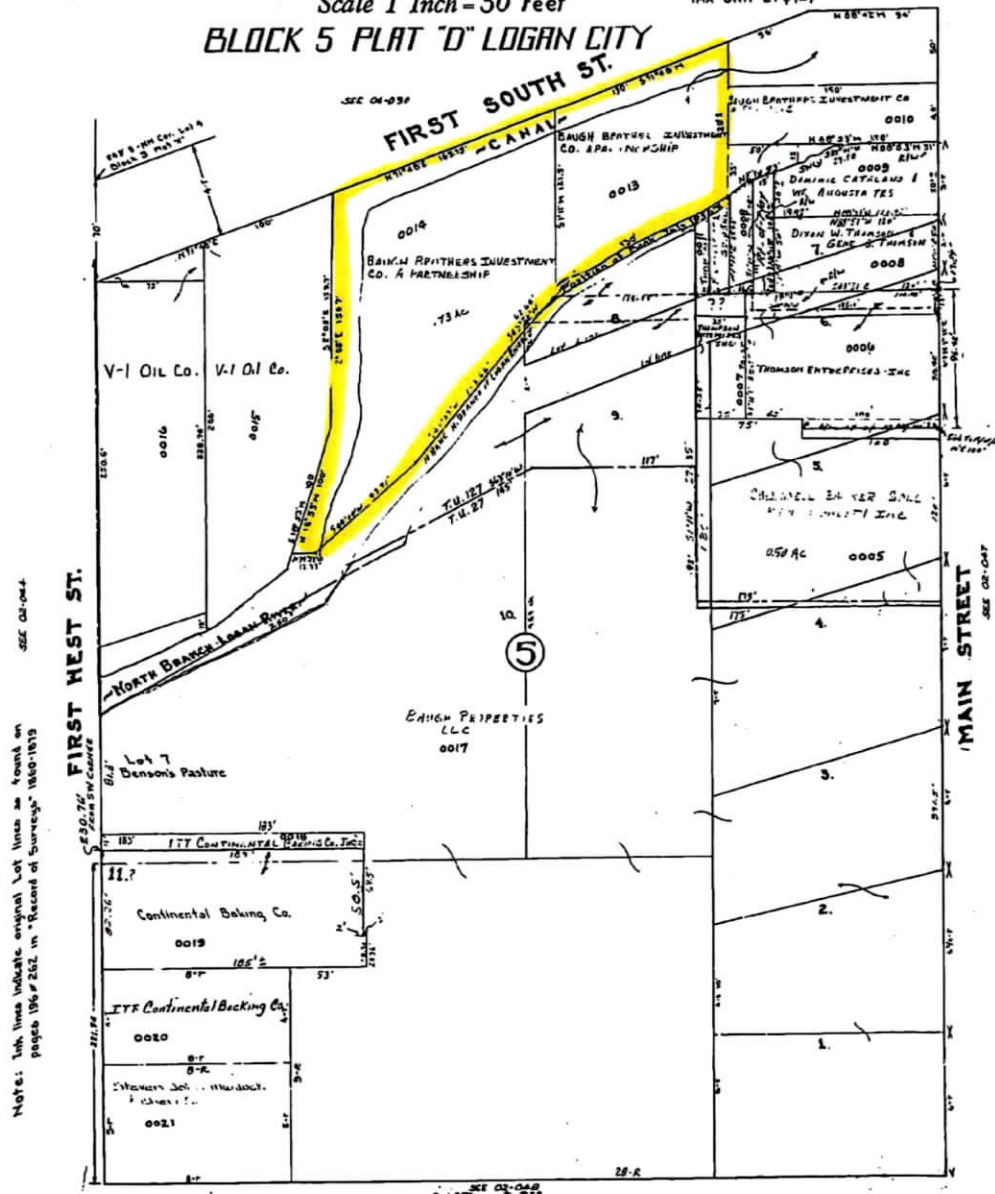
NE⁴ Section 4 Township 11 North, Range 1 East

02-046

Scale 1 Inch = 50 Feet

TAX UNIT 27 € 127

BLOCK 5 PLAT "D" LOGAN CITY





January 6, 2021

Paul Willey
Mountain States Property Management
95 West 100 South, Suite 340
Logan, UT 84321

RE: Logan Mill – Condition Evaluation

Dear Mr. Willey;

We herewith submit the condition evaluation report for assessment of the remaining portion of the Logan Mill structure located at approximately 80 West 100 South in Logan, UT. The scope of this project is to provide an on-site observation and opinion of condition to determine and document the general condition and degree of deterioration of the Logan Mill. The condition evaluation is based solely upon observed conditions and does not include excavation for below grade components or materials testing to ascertain material properties.

A site observation was completed on January 4, 2021 by Kyle Dana, S.E to document the existing construction of exterior rock masonry walls, visible foundation components, and the general structural condition of the building remnants. A photo log showing recent photos of the Old Mill building remnants has been assembled and included with this evaluation report.

Background

The Logan Mill structure was constructed in the late 1800's or early 1900's and is in the Downtown Historic District of Logan. The Mill structure burned down approximately 75 years ago and was never rebuilt. At present, only portions of the foundation and rock walls on the north and west sides of the original structure remain. The remnants of the original building have not been maintained and are in disrepair, exhibiting significant deterioration over the ensuing years.

It is our understanding that a second phase of the current development is proposed for construction on the site of the Logan Mill. There is interest from the Historic District to preserve the foundation and wall components as historic remnants of the original building. The evaluation determines the feasibility of preserving the building remnants at the existing location.

Building Observation

Rock / Masonry Walls

The remaining walls of the structure are composed of a combination of multi-wythe stacked ledge rock and round river rock with mortar. The rock in the walls appear to be sound but the walls are unreinforced, weak, and susceptible to collapse. There are several areas where the existing windows have been infilled with unreinforced concrete masonry units. Some of the infill walls are damaged and have been broken out, revealing that there is no positive connection of the infill to the original rock wall. There is a large hole at the base of the masonry walls at the northwest corner where the rock is undermined. Additionally, there are trees that have grown up through the masonry walls causing damage and further weakening the walls.

Throughout the remnants of the walls, there are isolated areas where the mortar is sound, but most of the mortar is either crumbly sand or has completely deteriorated and no longer fills the joint between stones. The crumbling sand mortar that remains, provides a bedding for the rock but has no structural capacity. The walls have an approximate height of 16 feet on the interior side of the building and are completely

unbraced. The walls vary in thickness from approximately sixteen inches to over two feet and generally contain several wythes of rock. There are multiple areas where the rock is loose or missing.

The walls are heavily graffitied, even removing the graffiti is likely to destabilize significant portions of the rock wall due to the deteriorated condition of the mortar. Pressure washing or chemical treatments may cause additional mortar loss and further loosen the existing rocks in the wall.

Foundation

A concrete foundation is exposed and visible in some locations; the surface of which appears to be sound. However, material testing was not completed to ascertain the quality of the concrete. Given the age of the building, the concrete is considered un-reinforced. The concrete foundation walls were not observable along the full length of wall. Footings were not observable; if there are footings at the base of the wall, they are likely un-reinforced shallow strip footings, which are not likely properly designed to support the unbraced retaining condition of the lower level of wall.

Summary and Recommendations

The Logan Mill masonry walls are in poor condition and have little structural integrity due to the deterioration that has occurred over the decades since the fire damage. At present, the building remnants are poorly equipped to resist any construction loads or disturbance to the existing rock masonry walls or foundation system. The westerly wall appears especially susceptible to collapse with a large segment of rock masonry wall extending past any support from below.

The proposed building is planned with a lower parking level; which if the Logan Mill is preserved in place would require excavation near and below the existing base of the building remnants. The location and depth of the excavation would require extensive temporary and permanent shoring of the existing Logan Mill masonry wall and foundation. Shoring for construction work around the wall system would not only require underpinning, but also significant bracing along the length of wall on both sides to reduce the likelihood of collapse. Vibration from construction activity in the near vicinity of the wall could cause rock to fall from the remnants of the Logan Mill, once started there is concern of progressive wall failure at large portions of the structure due to the ineffective mortar condition.

Re-pointing, or more aptly described – replacement of mortar on the outside surfaces of the wall may be completed by removing each exterior wythe of rock, placing mortar and then re-setting the rock. This would improve the surface wythe of the rock wall; however, the interior mortar condition remains weak and insufficient to provide structural integrity for the tall wall system.

Repairing cracks, holes, missing rock, and undermined conditions would be quite expensive, and would still not address the overall weakness of the system. Making the building remnants safe for people to work or recreate near the walls would require extensive permanent bracing that could include a structural steel brace framework with reinforced shotcrete, or extensive and costly drilling through the rock and inserting structural tubing or reinforcing through the center of the walls. In the case of constructing a steel framework and shotcrete stabilization system, the original aesthetics and view of the walls would be substantially impacted.

Stabilization of the Logan Mill wall remnants would require a level of effort similar to or greater than the work required to structurally stabilize the walls of the Brigham Young Academy in Provo, when it was refurbished. Preserving the remnants of the Logan Mill would be extremely costly and challenging, with substantial safety risk to workers during the construction process due to the deteriorated condition of the

rock walls. It is recommended that alternate methods of preserving the history of the Logan Mill be considered in lieu of refurbishing the existing building remnants.

Please contact myself or Craig Rasmussen at our office (435) 227-0333 if you have any questions regarding the evaluation report.

Respectfully,
Forsgren Associates, Inc.

A handwritten signature in black ink that reads "Kyle R. Dana". The signature is written in a cursive, flowing style.

Kyle R. Dana, P.E., S.E.
Senior Structural Engineer

Attachment: Photo Log



Photo 1 CMU masonry infill



Photo 2 Damaged CMU masonry infill



Photo 3 Missing mortar



Photo 4 Missing Mortar



Photo 5 Missing mortar and crack in wall due to possible settlement



Photo 6 Missing mortar

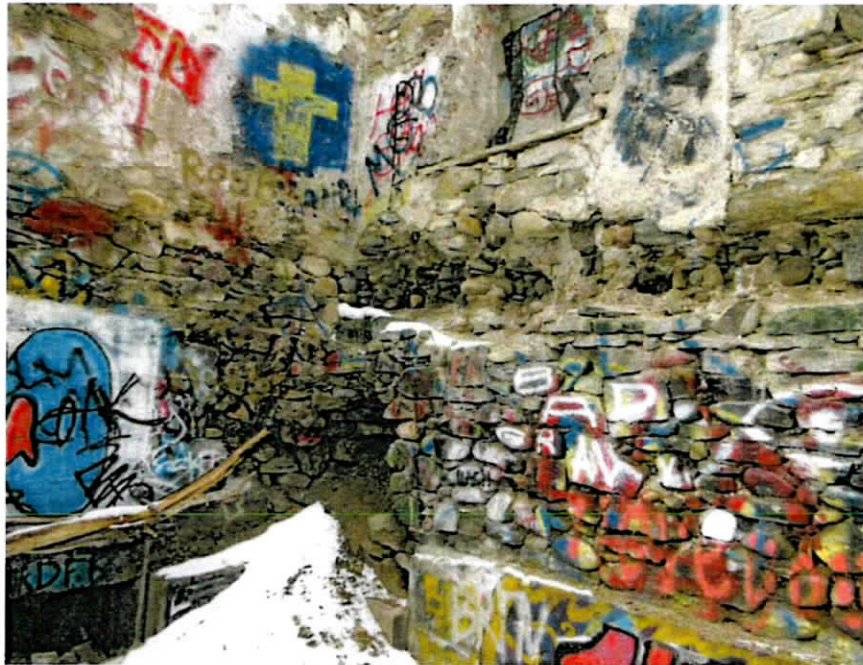


Photo 7 Hole in wall, undermining, and missing rock



Photo 8 Unbraced wall



Photo 9 Unbraced Wall

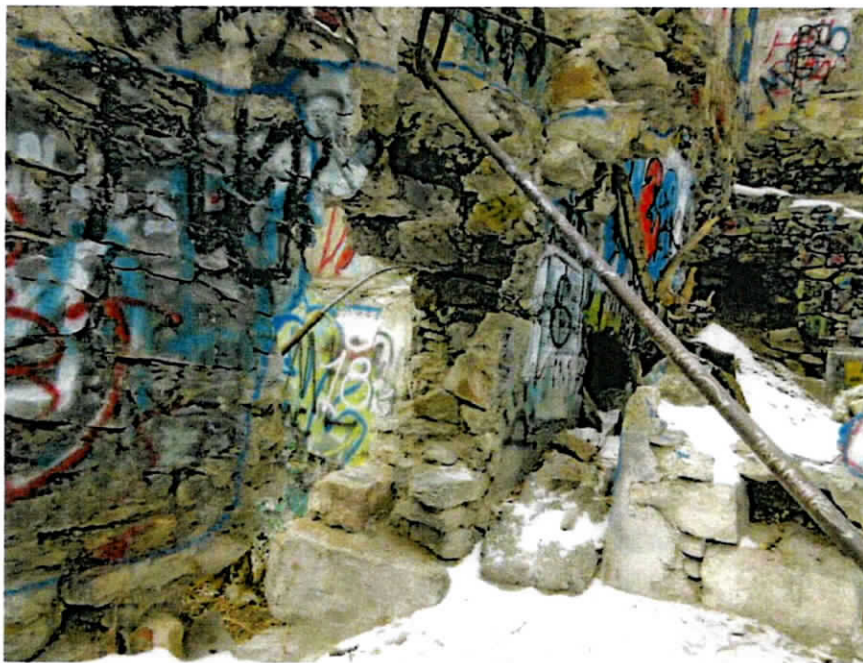


Photo 10 Large opening in wall



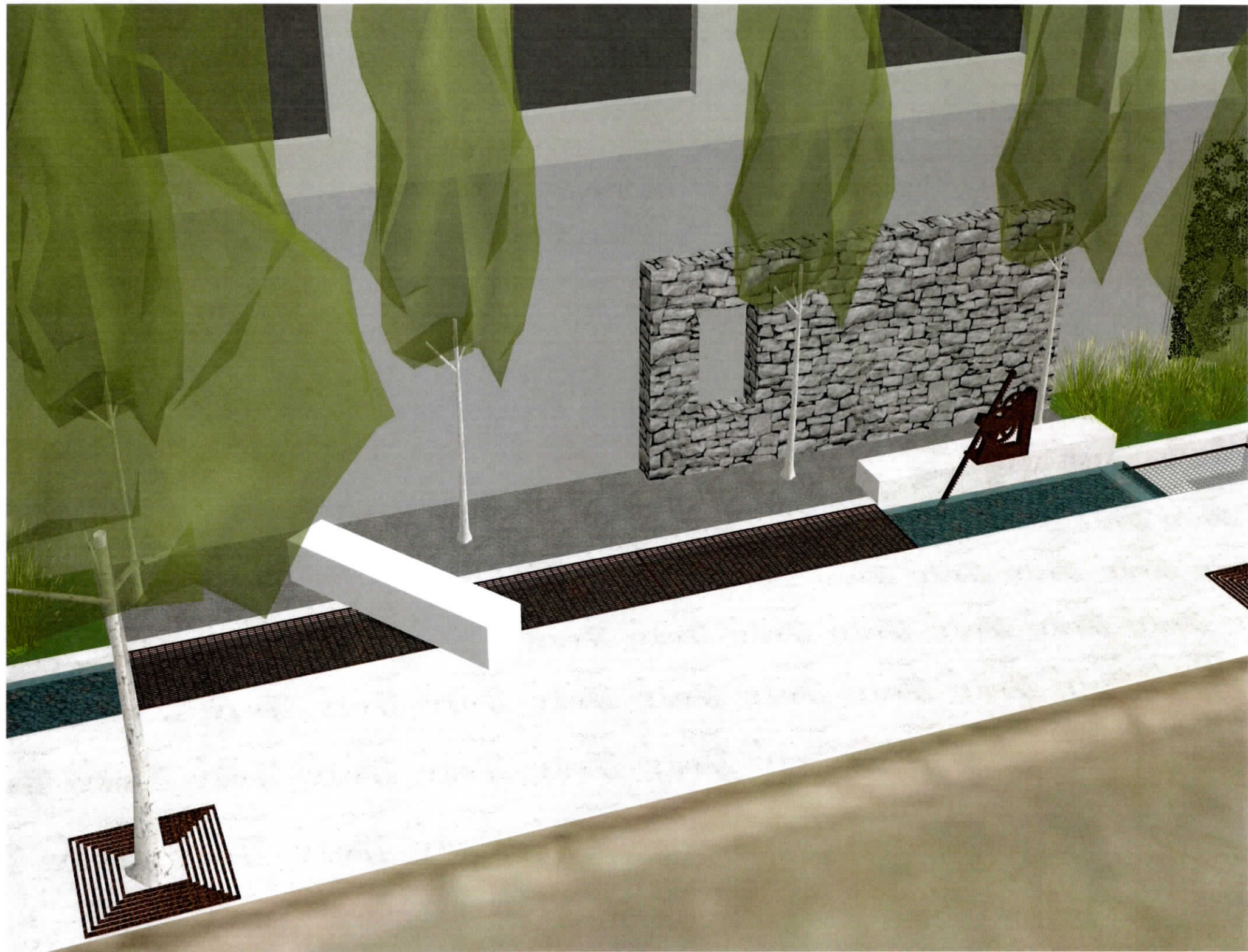
Photo 11 Deteriorated mortar



Photo 12 Tree growing through masonry wall







Historic Preservation Committee

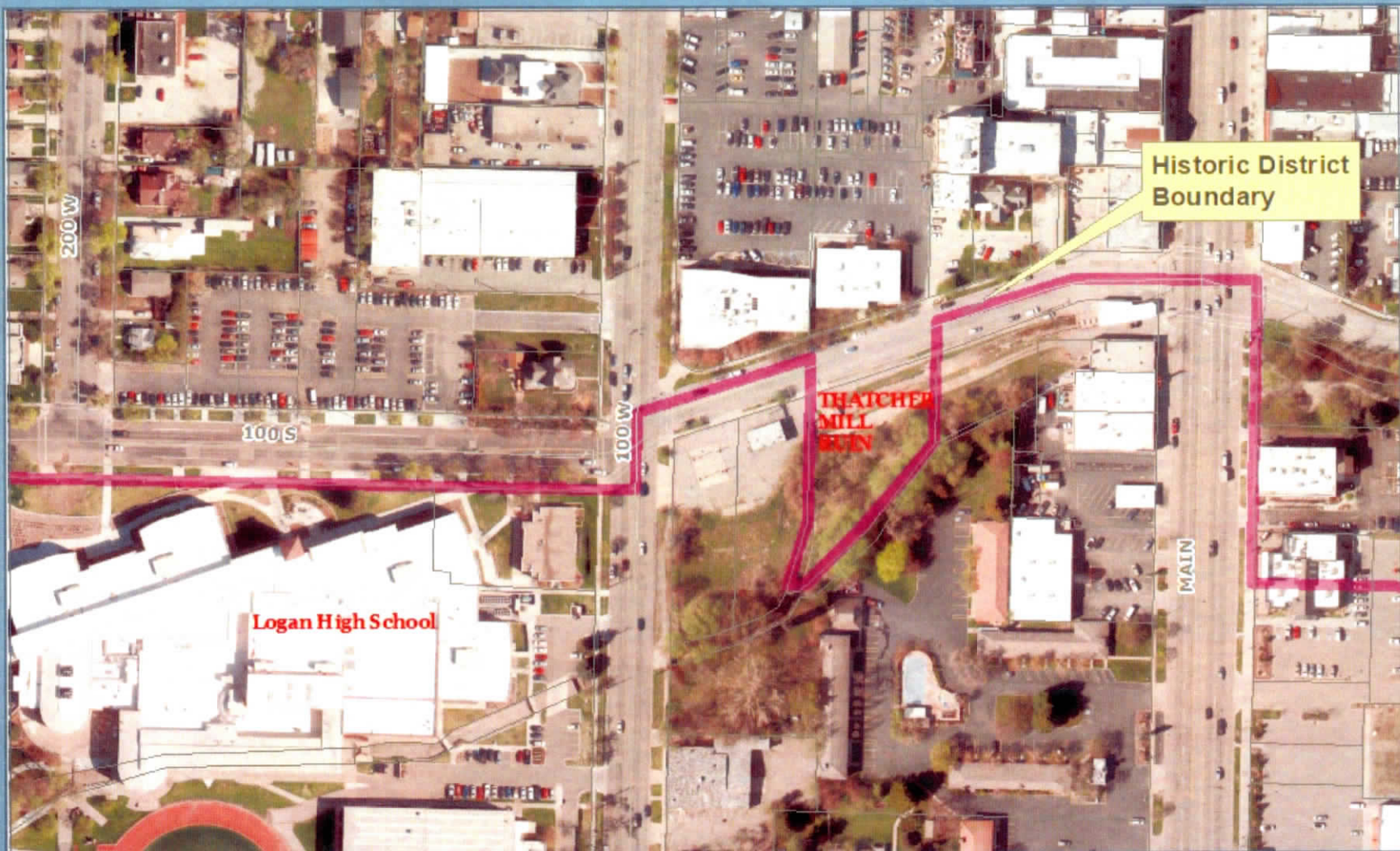
November 2, 2020

HPC #21-003

**Thatcher Mill Ruin
Proposed Demolition**

68/72 West 100 South

Thatcher Mill Ruin



Thatcher Mill Ruin



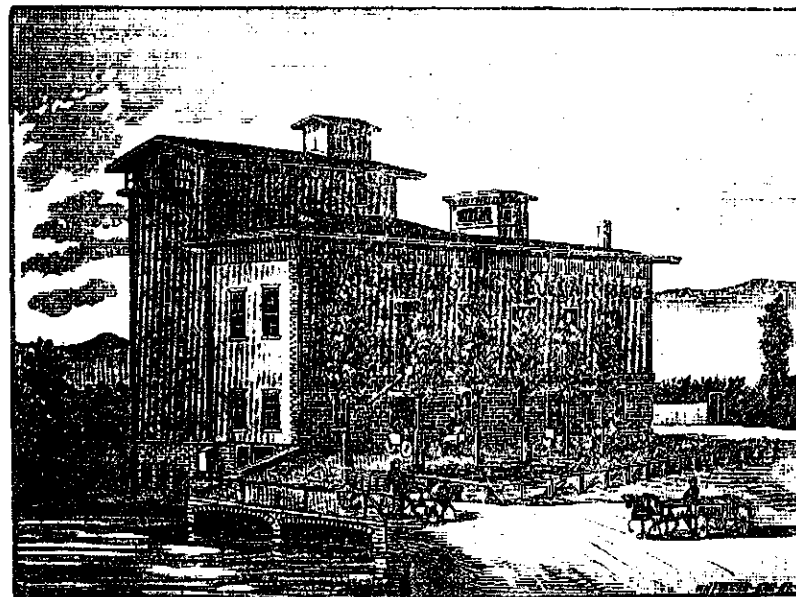
Thatcher Mill Ruin







Thatcher Milling and Elevator
—COMPANY'S—
UNION ROLLER MILLS,
LOGAN, UTAH.



WE USE THE
Best Cache Valley Wheat
AND MAKE—
THE BEST FLOUR.
PEERLESS HIGH PATENT,
GEM STRAIGHT GRADE,
BAKERS' NO. 1.

— **GERMADE** —

Lighter and healthier than Cracked Wheat or Oatmeal. Easily prepared. Recommended by physicians for Invalids and Dyspeptics.

Ask for Union Roller Mill Brands. Write for Prices.



COSTLY BLAZE STRIKES UTAH LANDMARK

Fire Destroys Logan Mills, W Loss Totals \$100,000 K R

TRIBUNE LEASED WIRE

LOGAN—The Logan Flour mills, originally the Thatcher Milling and Elevator Co., and one of

Logan's landmarks, located at 30 W. 1st South, was destroyed by fire early Saturday with the loss estimated at approximately \$100,000.

This is the second mill fire in Logan within four months. The Central Milling Co.'s feed chopp- ing plant was destroyed Oct. 6, but with a much smaller loss.

The fire Saturday was the worst since the Three Rule store and adjoining buildings were destroyed by fire in 1931. E. S. Laurence, chief of the Logan-Cache fire de- partment, said.

The department answered an alarm to the mill at 10:16 o'clock Friday night when an overheated bearing on the second story caused a slight blaze. This was extin- guished with fire extinguishers and the company vice president, J. Dalmaine Hodges, decided to stay through the night.

Tracy Macro, mill manager, said Mr. Hodges left to get some- thing to eat at a near-by cafe and when he returned about 1 a. m. noticed flames and turned in the alarm which was received at the station at 1:02 a. m. In- tensity of the flames indicated an explosion had occurred in the grain.

Fighting the fire in sub-zero weather, firemen first took pre- caution of preventing the fire from spreading to 40,000 gallons of gasoline at Ga-Sav Oil Co., ad- jacent to the mill. The fire was brought under control at daybreak, but still continued to smolder throughout Saturday.

Stock in the mill amounting to \$20,000 worth of flour, feeds and grain is covered by insurance. Mrs. Ethel Macro, company sec- retary, said. Building and equip- ment is also partially covered by insurance, she said.

President of the company is Jo- seph Hodges, veteran milling man.

recommended is the Woods Cross loop road from U. S. 91 to Woods Cross post office and center, a distance of 15 miles, and serving as present route for church and civic groups of the area, as well as school buses and local industries. Last would be the four miles of road west from Ogden Arsenal and U. S. 91.

"The highway committee of the Associated Civic Clubs of North- ern Utah desires to go on record as urging early improvement of highway 160 in southeastern Utah between the Utah-Colorado state line and Monticello, a distance of 17 miles," the association state- ment declared.

"We urge the state road com- mission to construct this highway in conformance with the construc- tion on the Colorado side of the state line, which consists of a 22- foot strip of oiled surface.

"As a tourist travel way this short stretch of highway will make possible the entrance into the state of a tourist population of no in- considerable number, all of whom have hitherto been forced away from us. It will open up a trans- state highway of great tourist value to the whole state," the statement concluded. "We urge that it be made a 1945 completed program."

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OTHER BILLS WITH

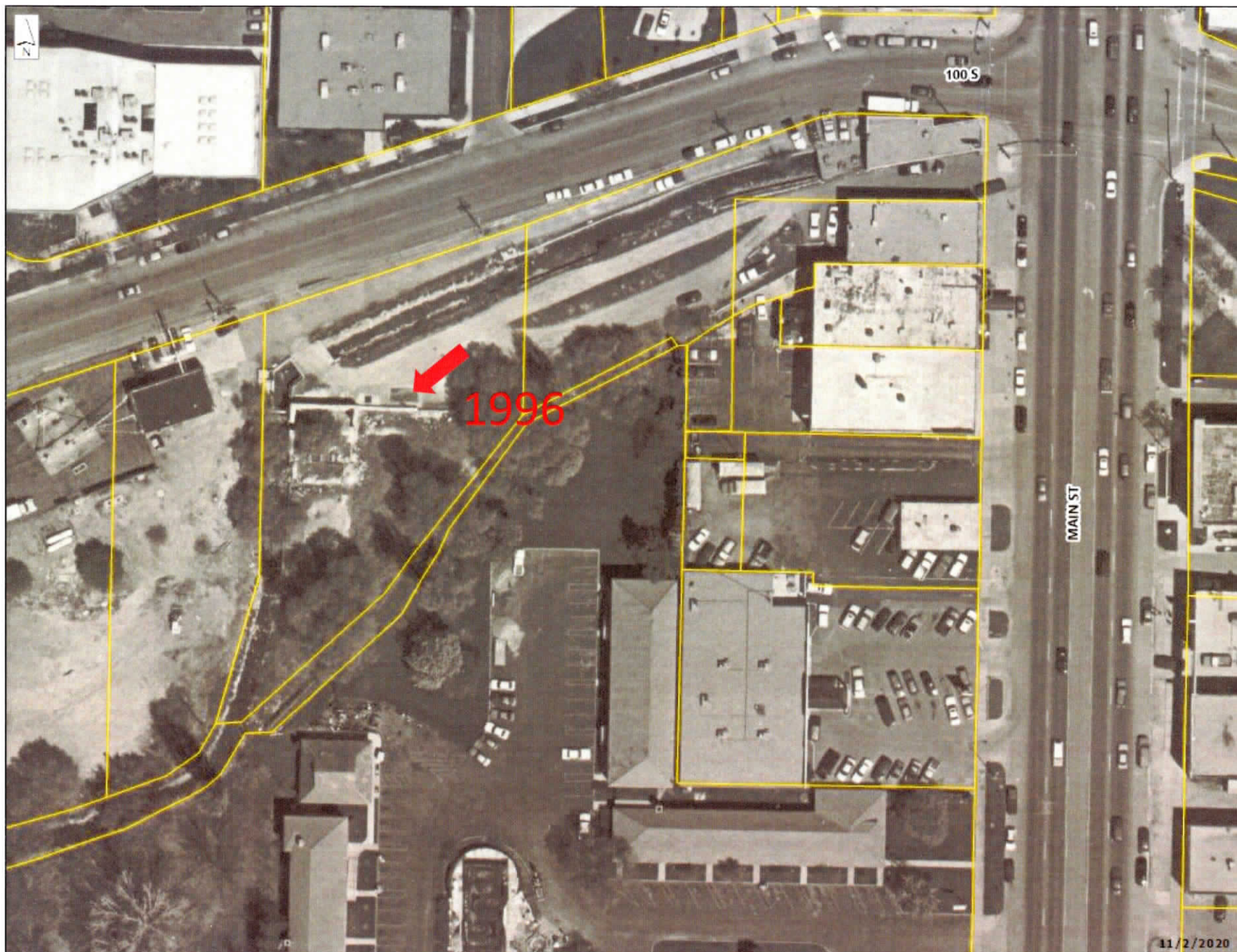
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11/2/2020



Researcher: Jean Aalona
Date: October 24, 1978

Site No. 616 C

STRUCTURE/SITE INFORMATION FORM

Street address: 68 West 100 South, Logan
Name of Structure: Thatcher Milling and Elevator Company
Present Owner: Baugh Brothers Investment Company
Owner address: 493 South 100 West
Construction Date: 1860
Original Use: Flour Mill

Plat D Bl. 5 Lot
T. R. S.
UTM:
Tax #: 02-046-0014
Demolition Date:

Present Use:

☐ Single-Family
☐ Multi-Family
☐ Public
☐ Commercial

☐ Farm
☐ Industrial
☐ Agricultural

☒ Warehouse
☐ Religious
☐ Other

Occupants:

Building Condition:

☐ Excellent
☐ Good
☐ Determinated

☐ Fair
☒ Poor

Integrity:

☒ Well-Preserved
☐ Minor Alterations
☐ Major Alterations

Photography:

Date of Slides: _____
Views: Front _____ Side _____ Rear _____ Other _____

Date of Photographs: _____
Views: Front _____ Side _____ Rear _____ Other _____

Preliminary Evaluation:

☐ Significant
☒ Contributory
☐ Not Contributory
☐ Inconclusive

State Register Status:

☐ National Landmark ☒ District
☐ National Register ☐ Multiple-Resource
☐ State Register ☐ Potential

Research Sources:

☒ Abstracts of Titles
☐ Plat Records
☐ Plat Map
☐ Tax Card & Photo
☐ Building Permit
☐ Sewer Permit
☐ Section Map

☒ City Directories
☐ Biographical Encyclopedias
☐ Directory Index
☐ County & City Directories
☐ Personal Interviews
☒ Newspapers
☐ Historical Society

☐ LDS Church Archives
☐ LDS Genealogical Society
☐ U of U Library
☐ BYU Library
☐ USU Library
☐ SAC Library
☐ Other

Bibliographical References:

Ricks, Joel E., ed., The History of a Valley, Cache Valley Utah-Idaho
Logan, 1956. p. 219.

Reconnaissance Level Survey Update Form -- Utah State Historic Preservation Office

Page: 23

Street Name: 100 SOUTH

City name: LOGAN

County: CACHE COUNTY

City Code: CA13

* House No.	Dir.	Eval.	Const. Date	Ht.	Mat.	Style	Type	Orig. Use	Outbuildings: Total / Contrib.	Comments/ NR Status & Date Listed	ID# / Plat-Block-Site Property Name	
84-31	68	W	A	1860	—	DZ	OT	2±	A1	010	SITE #632; REMNANT STRUCTURE LOGAN HISTORIC DISTRICT 790426	#948057 THATCHER MILL (RUIN)
84-32	(THREE VIEWS)											
84-33												
84-22	162	W	A	1935	2	MA MZ	C2	P5		10	NATIONAL REGISTER LISTED 850807	#85001844 LOGAN HIGH SCHOOL GYMNASIUM
LOGAN HIGH SCHOOL - SEE ATTACHED SHEET												
PHOTO 28C-25 DEMOLISHED	226	W	X	c.1910	2	CZ	TZ	RF	R1	10	SITE #614. NEW BLDG/ PRKNG LOT LOGAN HISTORIC DISTRICT 790426	#021232 B 002 026 ANDERSON, A. E., HOUSE
	236	W	X	1900					R1	1	SITE #613. NEW BLDG/PRKNG LOT LOGAN HISTORIC DISTRICT 790426	#948059
	238	W	X	c.1900	1	BZ	OV	RG	R0	10	NEW BLDG/PARKING LOT LOGAN HISTORIC DISTRICT 790426	#021231 B 002 025
	244	W	X	c.1915	1.5	EZ	TB	RU	R0	10	SITE #612. NEW BLDG/PRKNG LOT LOGAN HISTORIC DISTRICT 790426	#021230 B 002 024
84-24	246	W	A	c.1900	1.5	BZ	VE	RJ	R0 R1	1/1 GARAGE	SITE #611 LOGAN HISTORIC DISTRICT 790426	#021229 B 002 023
84-23	256	W	B C	c.1890	1.5	BZ EI	OV OT	RH	R0 R1	1/1 GARAGE	SITE #610 ALTERED LOGAN HISTORIC DISTRICT 790426	#021228 B 002 022
84-22	272	W	B	c.1940	1	CZ	OV RZ	RI	R0 R1	1/1 GARAGE	CONFLICTING INFO; SITE #609 LOGAN HISTORIC DISTRICT 790426	#021227 B 002 021
84-21	288	W	B C	1930		GA CD	TA TB	RU	R1	1/1 GARAGE	SITE #608. PRCH FILLED IN "C"? LOGAN HISTORIC DISTRICT 790426	#948061
84-20	294	W	B C	c.1915	1	EA	TA TB	RU	R0 R1	1/1 GARAGE	SITE #607 LOGAN HISTORIC DISTRICT 790426	#021225 B 002 019
84-19	310	W	B	c.1925	1	CZ	TB	RU	R0 R1	010	SITE #623 LOGAN HISTORIC DISTRICT 790426	#021262 B 003 021

(printout date: 05/18/99)

Surveyor: Korral Broschinsky

Survey Date:

Architectural Survey Data for LOGAN CENTER STREET HISTORIC DISTRICT

Address/ Property Name	Eval./ OutB N/C Ht	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
35 W 100 SOUTH THATCHER, GEORGE W., HOUSE	A 0/0 1.5	c. 1890	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	11	SITE #573 N02
? 68 W 100 SOUTH THATCHER MILL (RUIN)	A 0/0	1860	STONE:OTHER/UNDEF.	OTHER/UNCLEAR STYLE	OTHER/UNDEFINED AGRIC. PROCESSING	11	N02
75 W 100 SOUTH	D 0/0 1	c. 1985	REGULAR BRICK	MODERN: OTHER	OTHER BUSINESS/OFFICE	11	IN HD
95 W 100 SOUTH	D 0/0 2	c. 1985	REGULAR BRICK	MODERN: OTHER	OTHER BUSINESS/OFFICE	11	IN HD
245 W 100 SOUTH MERKLEY, NATHANIEL, HOUSE	A 1/0 1	c. 1925	STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	11	SITE #534 N02
246 W 100 SOUTH	A 0/1 1.5	c. 1900	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	11	SITE #611; GARAGE N02
247 W 100 SOUTH STROBELT, ERNST PAUL, HOUSE	B 0/1 1	c. 1930	STRIATED BRICK MULTI-COLOR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	11	SITE #535; GARAGE; BORDERLINE C N02
255 W 100 SOUTH	C 0/1 1	1924	ALUM/VINYL SIDING	20TH C.: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	11	SITE #536; BORDERLINE C N02
256 W 100 SOUTH	C 0/1 1.5	c. 1890	ALUM/VINYL SIDING	CLASSICAL: OTHER	HALL-PARLOR SINGLE DWELLING	11	SITE #610; ALTERED, OB GARAGE N02
269 W 100 SOUTH	B 1/0 1.5	c. 1885 c. 1965	REGULAR BRICK ALUM/VINYL SIDING	VICTORIAN: OTHER POST-WWII: OTHER	CROSSWING SINGLE DWELLING	11	SITE #537; PORCH FILLED IN N02

Evaluation Codes: A=eligible/architecturally significant (contributing) B=eligible (contributing) C=ineligible/altared (non-contributing) D=ineligible/out of period (non-contributing) X=demolished
 ?=approximate or multiple or 1/2 addresses
 NR=National Register of Historic Places individual listing













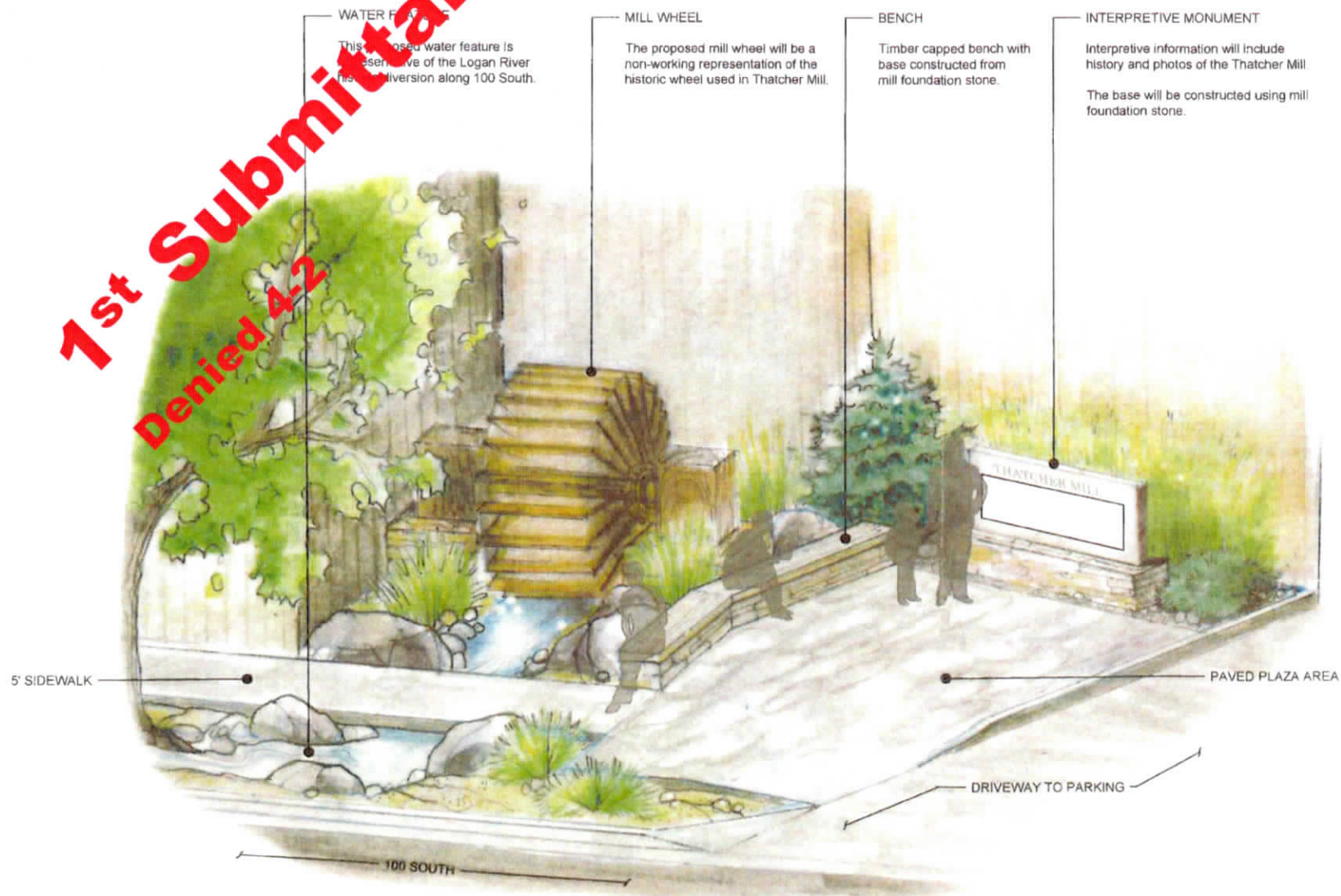




A Certification of Appropriateness for demolition shall meet the following standards:

- 1. The historic resource is in such a deteriorated condition that it is not feasible to preserve or restore.**
- 2. The physical integrity of the resource is no longer evident.**
- 3. The demolition would not adversely affect the Historic District due to the surrounding noncontributing structures.**
- 4. The plan for new construction would be consistent with applicable city goals and objectives.**
- 5. The denial for demolition would cause an “economic hardship”.**
- 6. The option for public or private acquisition has been sought out and is not feasible.**
- 7. Economic incentives to avoid the demolition are not available.**
- 8. The building proposed for demolition is no longer considered historically significant due to a variety of factors such as incompatible or historically inaccurate additions, renovations, modifications, etc.**

1st Submittal
Denied 4.2



THATCHER MILL HISTORIC INTERPRETIVE PLAZA

ELEVATION
MILLCREEK

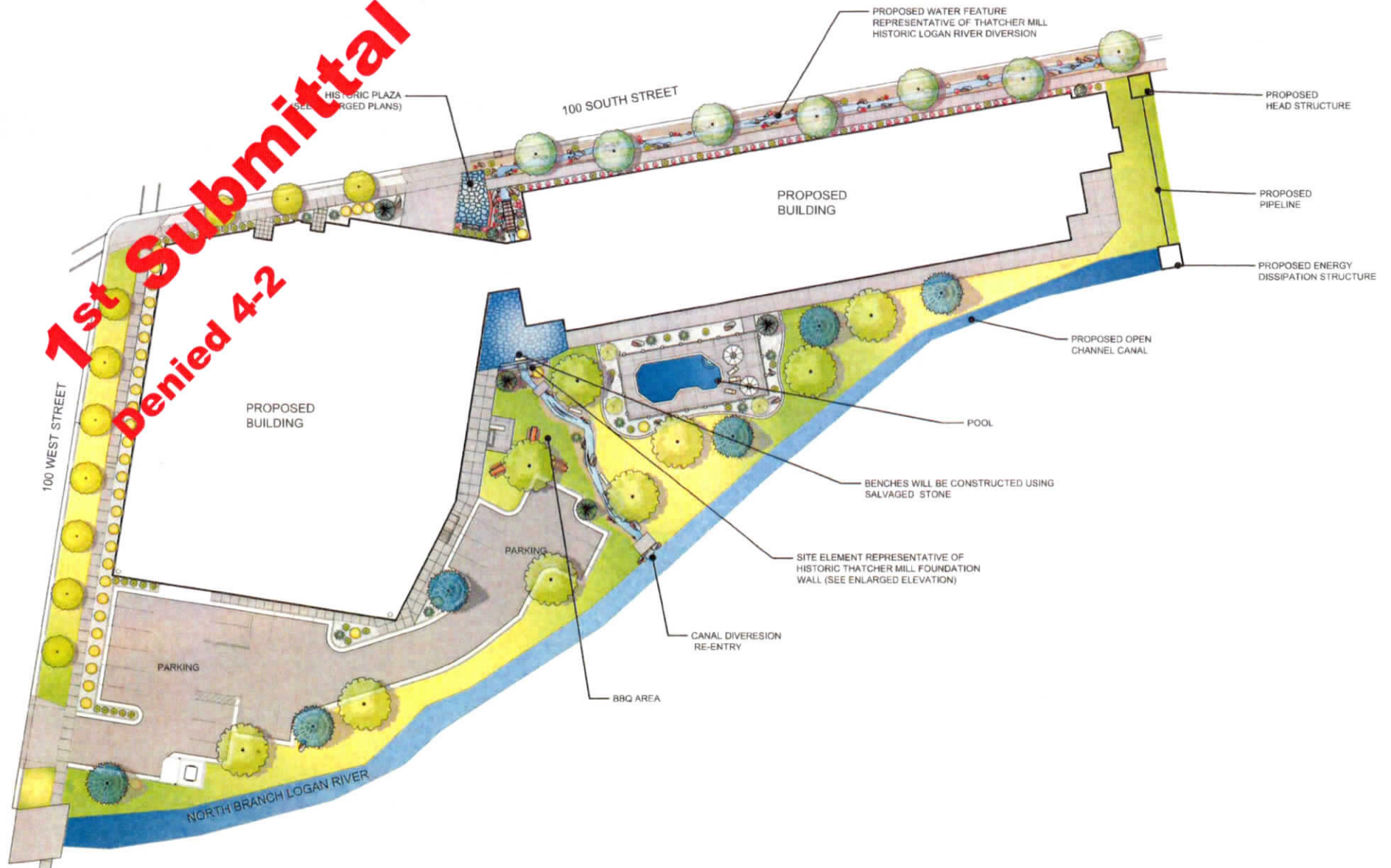


Proposed non-working water wheel as a visual interpretive representation of the Thresher Mill original water wheel

PROPOSED BUILDING

ENLARGED PLAN VIEWS
MILLCREEK

1st Submittal
Denied 4-2



SITE CONCEPT

MILLCREEK

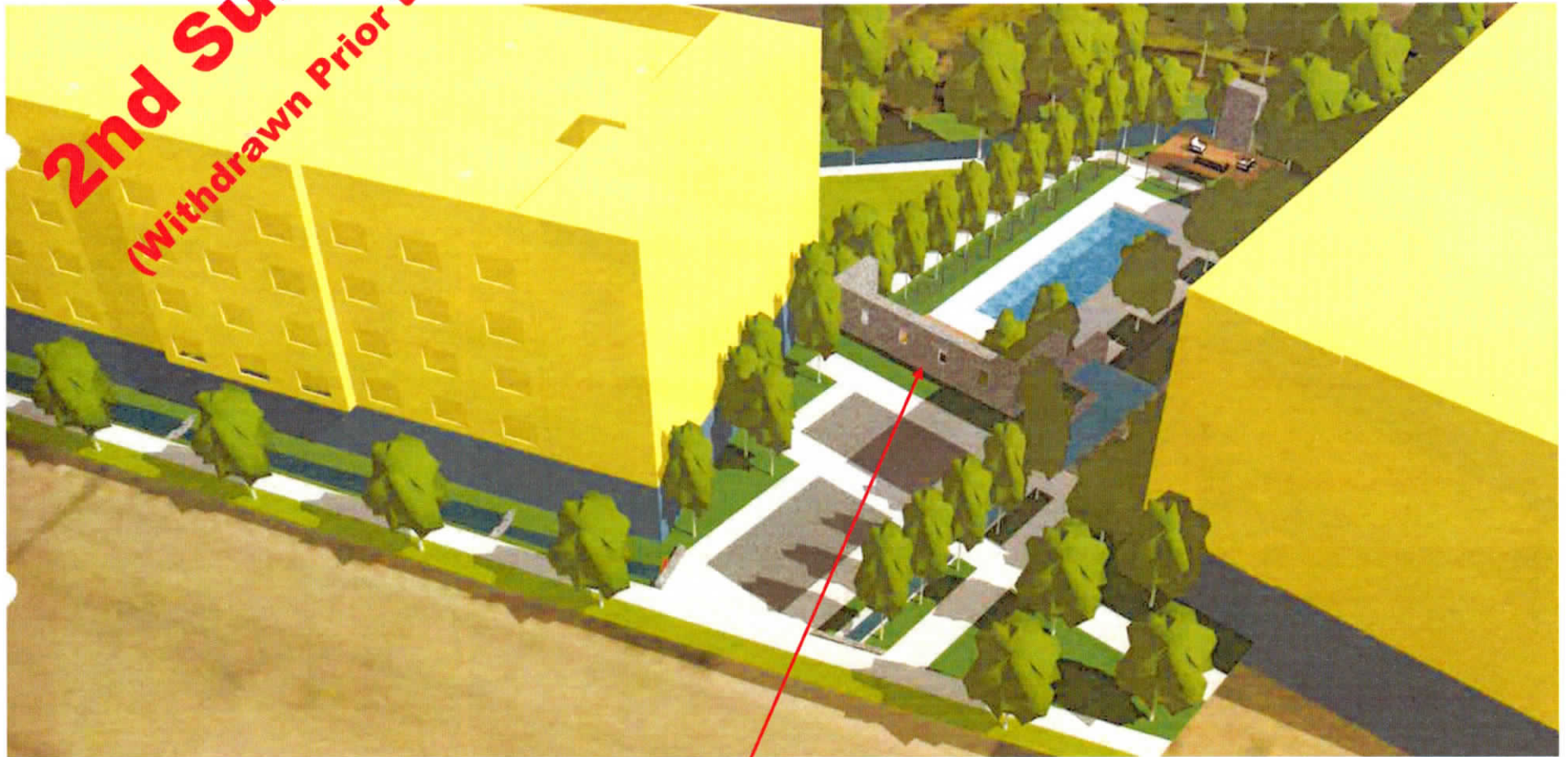


2nd Submittal
(Withdrawn Prior to HPC)

Existing Ruin Location

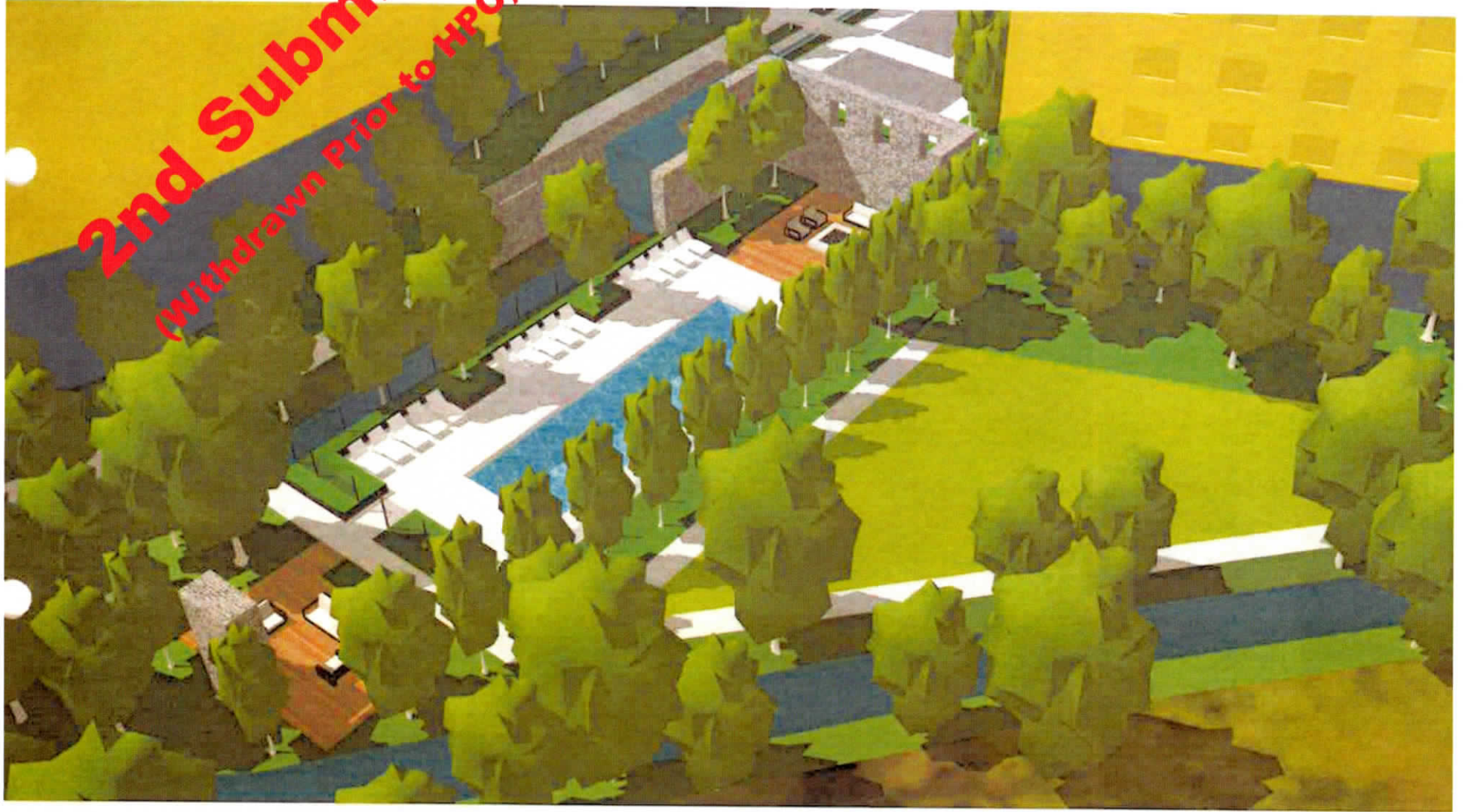


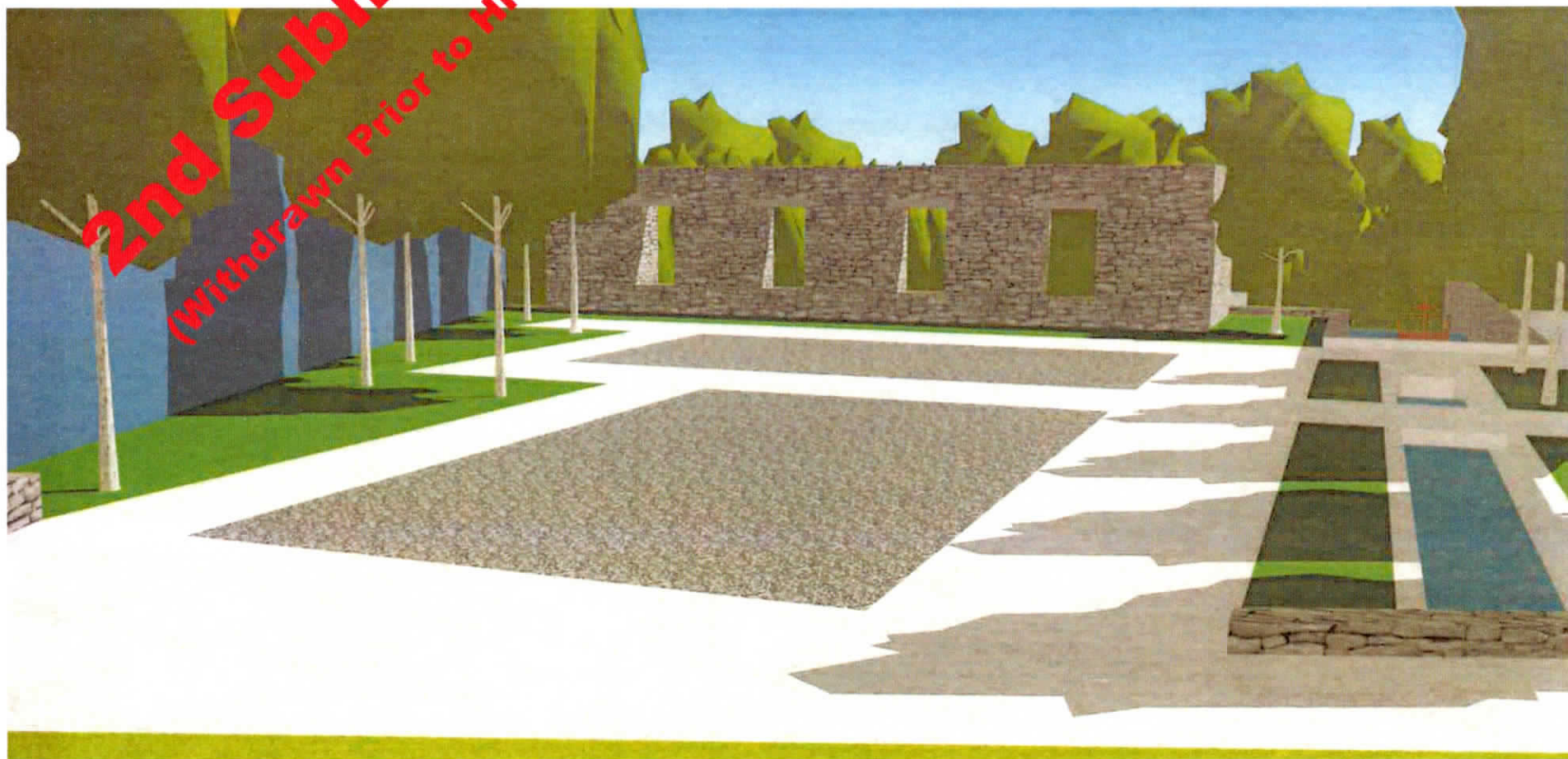
2nd Submittal
(Withdrawn Prior to HPC)



Existing Ruin Location

2nd Submittal
(Withdrawn Prior to HPC)





3rd Submittal



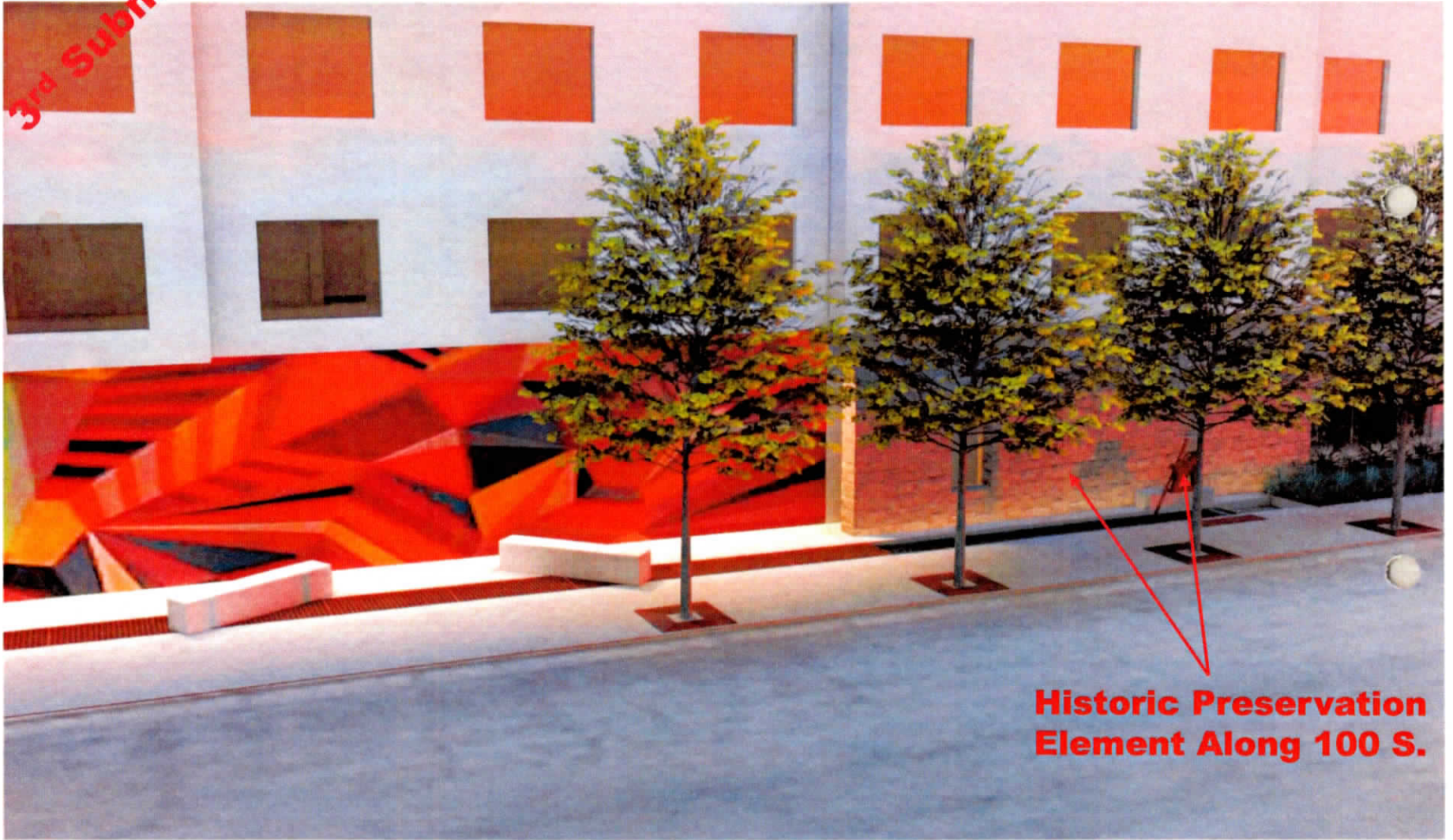
3rd Submittal



3rd Submittal



3rd Submittal

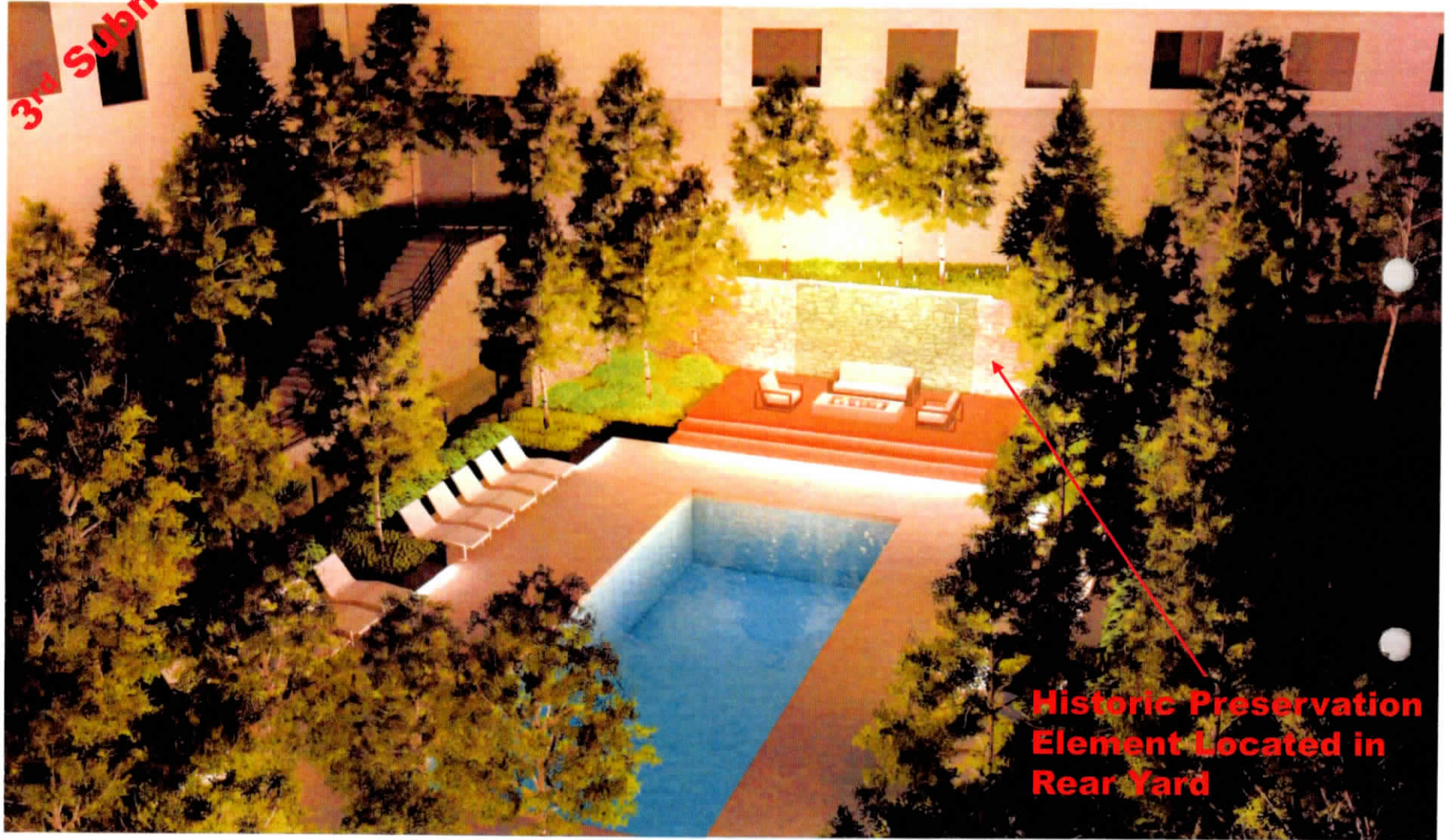


**Historic Preservation
Element Along 100 S.**

3rd Submittal



3rd Submittal



**Historic Preservation
Element Located in
Rear Yard**

3rd Submittal

**Historic Preservation
Element on 100 South**

**Historic Preservation
Element Located in
Rear Yard**

