OMB No. 10024-0018

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x' in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Borden Company Plant

other name/site number Cache Valley Condensed Milk Company; Borden Western Milk Condensory

2. Location

street & town 290 South 400 West ☐ not for publication

city or town Logan ☐ vicinity

state Utah code UT county Cache code 005 zip code 84321

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Borden Company Plant
Name of Property

Logan, Cache County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
	3	structures
		objects
1	3	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE: processing

Current Function
(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Commercial Style

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
roof BUILT-UP
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

☒See continuation sheet(s) for Section No. 7

8. Description

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

☒ **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.

☒ **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.)

Property is:

☐ **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 of age or achieved significance within the past 50 years.

Areas of Significance
(enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance
1904-1952

Significant Dates
1904, 1907, 1912, 1916, 1922-1925, 1945, 1952

Significant Persons
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

☒See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 #

Primary location of additional data:
- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other Name of repository:

☒ See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property 2.79 acres

Latitude/Longitude Coordinates
(Place additional boundaries of the property on a continuation sheet.)

Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1. Latitude: 41.726301° Longitude: -111.845065°

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

BEG AT SW COR BLK 8 PLT B LOGAN CITY SVY & TH N01º46'14"E 355.0 FT TO PT 158.74 FT S OF NW COR SD BLK TH S88*32'05"E 231.27 FT TO WEST EMBANKMENT OF LOGAN NORTHWEST FIELD CANAL TH ALG CANAL IN 3 COURSES: S11º17'02"E 65.41 FT TH S48º11'51"E 49.83 FT TO PT 99.0 FT E OF W LN OF LT 3 SD BLK TH N81º28'46"E 53.35 FT TH S01º35'48"W 28.0 FT TO ABANDONED N R/W OF UIC RR TH S88º29'36"E 136.5 FT ALG SD LN TO CENTER OF SOUTHWEST FIELD IRRIG CO CANAL TH ALG CANAL IN 5 COURSES: S01º35'18"W 3.12 FT TH S48º35'05"W 32.14 FT TO N LN OF LT 7 TH S50º35'41"W 85.21 FT TH S36º19'12"W 57.52 FT TH S07º56'23"W 112.88 FT TO S LN OF BLK 8 AT PT 300.3 FT FROM SE COR SD BLK 8 TH N88º32'03"W 340.97 FT TO BEG CONT 2.79 AC

Property Tax No. 02 - 034 - 0002

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are those that were historically and continue to be associated with the plant building. The legal description was retrieved from the Cache County Recorder's website in April 2021.

☐ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky, Preservation Documentation Resource

organization prepared for Borden Holdings, LLC date July 15, 2021

email kbro@kbropreservation.com telephone 801-913-5645

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets
Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.
Photographs: Representative photographs of the property.
Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Borden Holdings, LLC; Contact: Tony Johnson

email tony.johnson@amlutah.com

street & number 255 South Main Street, Suite 100 telephone 435-753-3904

city or town Logan state UT zip code 84321

Narrative Description

Summary

The Borden Company Plant, built in five phases between 1904 and 1945, is a two-story brick factory building and warehouse at 290 S. 300 East in Logan, Utah. The building is constructed on a concrete foundation with a membrane roof. The exterior walls are yellow-pink brick, including both masonry walls and brick veneer. The brick is laid in common bond with headers every seventh course and flush mortar joints. The utilitarian building has a limited amount of architectural detail, mostly brickwork in the Victorian and Early Twentieth Century styles. Because the building was built on a steeply sloped site, the second level extends over higher land at the northwest corner of the property. The 1904 section was originally T-shaped with intersecting gable roofs. The first expansion of the plant partially encased the original building with two-story brick additions to the south and west elevations (circa 1907). The building was extended a second time in 1916 to the west with a two-story expansion doubling the original square footage. A one-story wing was built at the southeast corner in 1922. The extant auxiliary additions (boiler, shop, washroom, smokestack) are located at the north end. These additions were built by 1925. In 1945, the building underwent a major (mostly interior) remodeling and upgrade. After the plant equipment was removed in 1952, the interior was mostly used for storage. Exterior modifications between the 1960s and 1990s included dock alterations, non-historic replacements for windows and doors, blocked and enlarged openings, changes in signage, and attached metal paint sheds. After a period of vacancy, a modest rehabilitation cleaned up the exterior in 2010. An adaptive reuse project was completed in 2020 using state and federal historic preservation tax credits. The rehabilitation removed non-historic additions, preserved the extant historic windows, installed new metal daylight factory windows to match existing, and seismically retrofitted the smokestack. The interior was divided into 51 loft-style apartments. The only major modification visible on the exterior was the addition of apartment doors in the southeast wing. The former plant is the only building on the 2.79-acre site. There are three non-contributing structures: a treehouse (circa 2010) and two multi-vehicle carports (2020). The property is surrounded by a residential neighborhood with a few historic industrial buildings nearby. The exterior of the building retains its historic integrity for the period between 1904 and 1952.

Exterior

The first milk factory constructed at the site was built in 1904. It was a 1½ to 2-story brick building with a stone foundation and intersecting gable roofs [Figure 1]. Around 1907, the original building was partially encased with extensions of the south and west elevations. On a 1911 Sanborn Fire Insurance Map, the 1904 footprint can be seen as the northeast section with the circa 1907 extension to the west and south [Figure 2]. The extension is currently visible as center section of the south elevation (façade). The modest Victorian features of the building are best viewed on the façade, which has segmental-arched rowlock brick window hood moldings, at both the main and upper levels. There are three courses of corbelled brick just below the parapet. The corbelled parapet originally wrapped around the building but has been obscured by later additions [Photograph 1]. The center roof slopes slightly to the east behind the parapet. Prior to the recent rehabilitation most of the window and door openings on the south elevation were replaced with aluminum and later blocked with plywood [Figures 7 & 8]. One of the upper window openings has been blocked with brick since the 1970s.

During the recent rehabilitation, the brick was cleaned and repaired, a new membrane roof was installed, and the broken coping replaced. The Victorian-style wood window on the main level was retained with new glazing, the east window became a glazed unit entrance, and the former non-historic loading doors became a glazed main entry to the building. On the upper level, the blocked window was retained and the Victorians-style windows were reglazed with daylight-factory style metal windows to match the rest of the building. The historic sheltered dock was removed in the 1990s. In its place, a metal brise soleil has been installed across the entire façade [Photograph 2]. There is a new wood replacement penthouse for roof access, which is visible only from the east side.

The west half of the building is a two-story section added in 1916 [Figure 3]. This north-south block addition doubled the original two-story space, lengthened the façade by fifty feet, and squared the northwest corner as seen on a 1930 Sanborn map [Figures 4 & 5]. The brickwork is identical with a seam where the two sections meet [Photographs 1, 2 & 9]. The original parapet was raised to provide a stepped parapet and a continuation of the corbelling visually unifying the parts. The addition originally had a built-up roof. The fenestration of the west addition features flat window lintels. The main and upper levels of the façade addition originally had daylight factory windows with metal sashes [Figure 4]. By the time of the recent rehabilitation, only one original façade window was extant, although damaged. One main level window was converted to a door (circa 1960s). The west elevation is primarily the 1916 two-story addition, which was built at the point where the topography slopes downward from north to south, and east to west. The concrete foundation appears raised along the west elevation. The elevation is divided into fourteen bays divided by colossal brick piers. The five north bays are slightly wider than the bays to the south. At the north end of the building, a monitor of daylight factory metal-sash windows is visible on the roof. The monitor has daylight factory windows on all four sides with brick corners. There are large daylight factory style windows in four of the five larger bays on the second level of the south elevation. The main level has similar windows in four of the narrower bays. The three large loading doors in the central bays were originally windows that were enlarged (circa 1960s). Seven of the narrower bays feature a round opening just under the cornice line, which appear to have held fans for ventilation.

During the recent rehabilitation, the windows on the main level were rehabilitated and the door opening was reglazed as a unit entry. The upper-level window façade openings were filled with daylight-factory-style windows similar to the extant windows on the west elevation. All of the historic metal-sash windows were retained. Additional windows were added to four main level blank bays with replacement windows to match the historic windows [Photograph 9]. The three loading doors were removed and the openings replaced with unit entries surrounded by multi-light windows [Photograph 7]. The round openings on the upper level were unblocked and reglazed [Photographs 8 & 9]. The monitor was rehabilitated with no major modifications [Photograph 8].

Due to the slope of the site, the north elevation appears to be one story high; however, the 1904 center and 1916 west sections have two full stories. Prior to the recent rehabilitation most of the lower section was not visible due to a build-up of soil to accommodate the loading dock. In the 1980s, a corrugated metal painting shed was attached to the north elevation next to the rear dock. For the adaptive reuse, dirt was excavated next to the center section to provide outside access to the main level units. A balcony was created to access the second level units. New doors and windows were created for these units. The former loading dock doors were modified as a north entrance foyer with access to the parking lot. The large hole left by the removal of the paint shed was partially filled with brick around one unit's entry door [Photograph 6].

A second addition was built around 1922 at the southeast corner, perpendicular to the main building façade. The addition is a tall one-story wing separated into eight bays by colossal piers on the long elevations. Each bay originally featured a five-light horizontal metal-sash window with concrete sills. On the east elevation of the addition are four bays with large loading doors in the middle two bays and horizontal windows in the flanking bays. The north elevation of the addition is similar to the south with horizontal windows and one metal door at the main level. During the recent rehabilitation, unit entries were added to each of the bays on the south and north elevations [Photograph 3 & 10]. This was the only major exterior modification to the building. On the east elevation, the former loading doors were filled with multi-light windows. All of the horizontal windows were retained and reglazed. As part of the rehabilitation, the former concrete loading dock across the entire south elevation was repaired and resurfaced with concrete. The dock is slightly curved at the east end to accommodate the rail spur that ran in front of the building. A section of the rail spur has been partially restored. The brise-soleil-style canopy was installed along the full width of the dock to shelter the main and unit entrances [Photograph 1].

Sometime between 1925 and 1929, several smaller additions were made to the projecting northeast corner. These included a one-story brick washroom, the expansion of the coal/boiler rooms, and the construction of the smokestack. These brick additions also features daylight-factory windows. As noted above the north elevation appears as one-story due to the slope at the northwest corner of the property. The recent rehabilitation included the removal of the paint shed, the rehabilitation of all extant metal windows, and the filling of the east-facing loading doors with multi-light rolling overhead doors [Photographs 5 & 6]. The small courtyard and between the washroom to the south and the stack room to the north was modified as a public entrance for the east elevation [Photograph 11]. The washroom was adapted for use as a communal laundry, pet washing station, and bike storage. The stack room was rehabilitated as a clubhouse with public restrooms on two levels. The round red brick smokestack is located in the center of the clubhouse room. The stack rises approximately 82 feet with the word BORDENS facing west outlined in black brick [Photograph 25]. The smokestack is a landmark feature of the complex. It was retained, cleaned and seismically retrofitted.

Interior

The center and oldest section of the plant addition, built in 1904 and 1907, has approximately 17,000 square feet of space divided between the two floors. A one-story coal bin/boiler room was at the northeast corner. The T-shaped end was divided into four rooms for receiving, condensing, sterilizing, and can storage [Figure 2]. The north dock was used for receiving wagons. One small room was devoted to printing labels. The center section was a large packing room. The south end was a warehouse with access to a loading dock for outgoing wagons. The interior of the section was modified slightly during the subsequent construction phases between 1916 and 1929. A shop was built at the north end. The sterilizing room remained intact, but the south half of the building was modified for can and label storage. On the interior, the support system is wood with square vertical timbers and beams of six 2x12s. In the 1980s, the interior was reinforced with several steel posts and I-beams in order to support more weight on the upper floor.

Over the decades, all milk plant machinery was removed and the spaces partitioned for different uses, but the interior brick, concrete floors, and timber/I-beam structural members were preserved. During the recent rehabilitation, all non-historic partitions were removed and an 18-foot-wide section of the interior was converted to a corridor [Photograph 12]. The space is completely open except where entrance foyers were needed to the north (2nd floor) and south (main floor), and where historic fire suppression equipment was left for viewing (north end of the main floor). The corridors have concrete floors and the foyers are tiled. The original brick wall is visible on the west side of the corridor. The original openings were retained, however additional openings were created to access the apartments in the west section of the building. On the east half of the oldest section's main floor, the space was divided into nine apartment units, two of which have an upper loft half the size of the units [Photograph 21]. Six additional apartments are on the second floor. The units at the north and south ends feature exterior access.

Two intersecting corridors were created in the north half. One wider corridor to access the east entrance foyer and a narrower corridor on both floors to access the new clubhouse space in the stack room. Prior to the rehabilitation, the building only had two narrow staircases. A closed wood staircase in the 1904 section and a metal open staircase in the 1916 section. Neither of these staircases met current code and were removed. Two new wide and open metal stairs were installed in the north and south halves of the main north-south corridor providing access to both of the two-story sections of the building [Photograph 13]. The corridors are decorated with graffiti art in a nod to the building's period of vacancy [Photographs 12 & 20].

When the west section was built in 1916, the plant's square footage and capacity nearly doubled. The north end became the new receiving room. Just to the south, the large space with monitor lighting became the pan room. The south two-thirds of the addition was the sealing room and can storage. The milk plant office was moved to the southwest corner of the main floor [Figure 4]. The interior support system included a combination of steel posts and wood timbers, with a few structural I-beams added later. During the recent rehabilitation, the main floor of the west section was divided into ten units, two with lofts [Photographs 14 & 23]. The units at the northwest and southwest corners have exterior access. Because the second level has a higher ceiling, twelve of the thirteen units have a second-story loft that is half the size of the unit. Three units near the north end have a third-story room in the roof monitor space [Photograph 24]. Seven of the units feature the round fan openings, now glazed [Photograph 22].

The circa 1922 southeast wing features a support system of timbers on the interior. The one-story addition was used as a warehouse and has a high ceiling. In 2010, the southeast one-story addition was rehabilitated and used for receptions. For the recent rehabilitation, the space was divided into nine units, all of which have lofts, approximately half the size of the main floor area. The east half is divided into quadrants with a total of four units [Photograph 15]. Each of these units has two exterior entrances with one room that could be a workspace. The west half is divided into five units. Two of these units are small, one with a north exterior entrance and one with a south entrance. Because the washroom addition blocks the north elevation, three of the units run the full north to south length of the wing, with a rear exit into the former washroom addition and a front entrance in the south elevation [Photograph 16].

The final building phase included the expansion of the boiler room and the construction of the smokestack on the interior of the building circa 1925. The 82-foot stack replaced a shorter stack. The washroom addition and the north shop were built around the same time. During the recent rehabilitation, four additional units were created in the northwest quadrant of these auxiliary spaces, two on the main level and two on the upper level. The four units have exterior access to the north, but no loft space. The stack room was divided into two levels with a metal staircase, making three staircases in the building. The stack is visible on both levels [Photographs 18 & 19]. The edges of the new second-level deck are independent from the original walls, so that the new full-glass height rolling garage doors can be opened and the original windows are visible [Photograph 5]. There are public restrooms (both levels), roof access, a custodial closet, and the leasing office next to the clubhouse (stack room). The washroom addition is divided into a communal laundry, dog-washing station, and bike storage.

There is a lot of variety in the configurations of the 51 apartment units as an adaptive reuse project. The apartments are one or two bedrooms, with some bedrooms fully enclosed and others in the open lofts. Some larger units have two bathrooms, one on each level. Extant historic features are visible throughout the units. All the masonry walls were left exposed. New partition walls were covered in sheetrock and painted white, keeping them distinct from the historic walls. Existing timber and metal support posts were left exposed, or in some cases partially visible within the sheetrock walls. The wood and I-beam horizontal members are exposed as well as most of the ceiling joints. The floors are concrete except for a few wood floors, a few tiled bathrooms, and the new loft bedrooms, which are carpeted. The kitchens feature concrete counters, plain black cabinets, and stainless-steel sinks and appliances. The units have individual furnaces and water heaters, and most have stackable washer-dryer sets.

Site

The building sits at the southwest corner of a roughly square-shaped parcel of 2.79 acres [Map #1]. In 1904, the site originally featured wagon roads to the south and north docks. A tail race was located approximately 150 feet east of the building where a pump house was built. By the mid-1920s, a siding from the Oregon Short Line Railroad, which connected Logan's business district to the main north-south line along 600 West. The OSR siding paralleled the extended south dock. The 1930 Sanborn maps show three additional railroad spurs: one to the north dock, one to the coal pile, and one to a conveyor between the boiler and the washroom. The three spurs were removed in the 1970s. Although the railroad was not in use by the 1990s, a remnant of the south dock siding was left intact. The tail race is also defunct but remains a part of the bermed landscaping. The pumphouse was demolished in the 1960s, but a non-historic treehouse (circa 2010) was built in one of the mature trees along the tailrace. During a clean-up of the overgrown site in 2010, the weeds were removed, saplings were planted, parking strips were xeriscaped, and the driveways were covered in gravel. A log fence structure and gate was built at the southeast corner (300 South). A chain link gate was installed at the northwest corner (400 West) with chain link fencing between the building and the north property line. During the recent rehabilitation, the gates and fences were removed, but a small section of the log structure was left to highlight the remnant of the railroad siding. The concrete retaining wall at the northwest corner of the building was retained and the fence along the north property line was retained. New deciduous trees were planted in the parking strips.

The landscaping around the building was modified substantially during the recent rehabilitation. The two driveways were paved with asphalt. Two multi-vehicle carports were built with seamed metal shed roofs for the residents' cars. These structures are included in the resource count as non-contributing structures. They do not obstruct views of the historic building [Photograph 5]. In the courtyard areas formed by the east elevations, new sidewalks were poured to connect the various entrances. Lawn and trees were planted in the courtyard. Recreational areas include bicycle racks, a basketball standard, and a concrete firepit with benches. A tree-like sculpture was created from bits of metal found on the property. On the north elevation, a metal rail and a concrete retaining wall separate the parking lot from the below-grade excavation for the lower-level units. On the south elevation (façade), a bridge was built from the former loading dock over the rail siding to the public sidewalk. The Borden Company Plant is in a primarily residential neighborhood with a few other industrial buildings nearby [Maps #2 & #3]. The smokestack remains an important landmark in the neighborhood.

Narrative Statement of Significance

The Borden Company Plant in Logan, a two-story brick processing plant, was built in phases between 1904 and 1945. The property is locally significant under Criterion A in the area of Agriculture for its association with the history and development of the dairy industry in Cache Valley. The plant in Logan was one of the two earliest and largest of the five canned milk plants built in Cache Valley in the early twentieth century. These plants processed and shipped condensed and evaporated milk throughout the Intermountain West. The oldest section of the Borden Company Plant was originally built by a prominent Logan citizen, Lorenzo Hansen and others, under the name the Cache Valley Condensed Milk Company in 1904. It was sold to the Borden Company, a national entity, in 1912. The Borden Company expanded the operations and ran the plant until 1952. The period of significance spans the use of the building as a canned milk plant from 1904 to 1952. During this period, the Borden Company Plant provided an important market for local dairy farmers at the south end of Cache Valley. It was also a significant source of employment for Logan's residents. The historic name has been chosen because the community continues to refer to the building by its Borden name and because of its landmark smokestack with "Bordens" prominently displayed. Under Criterion C in the area of Architecture, the commercial-style building was an important large-scale dairy processing facility, which used warehouse technology to make the transformation from a local horse & buggy concern to a regional rail and trucking enterprise. Although the milk processing machinery was removed nearly seventy years ago and the building recently adapted into an apartment block, the Borden Company Plant retains its historic integrity and is a landmark in its west Logan neighborhood.

Criterion A: Agricultural Significance of the Borden Company Plant

The Borden Company Plant in Logan, Utah, is nominated under Criterion A for its significant contributions to the development of the dairy industry in Cache Valley in the first half of the twentieth century. Lorenzo Hansen was the first businessman to offer wholesale prices to Cache Valley farmers and produced the first condensed milk in the state at the creamery he built in Logan in 1895. When Hansen and his partners organized the Cache Valley Condensed Milk Company and moved operations to the corner of 300 South and 400 West, the building was the largest agricultural processing plant in Logan. In 1912, the Cache Valley Condensed Milk Company sold the plant to the nationally known Borden Company. As the Borden Company grew in prominence in the Cache Valley's dairy industry, the plant doubled in size and processing capacity in 1916. After a second expansion in the mid-1920s, the official name was painted on the west elevation: Borden Western Company Milk Condensery, Utah Plant Number 1.

The economic impact of the Borden Company Plant on rural Cache Valley and the city of Logan was substantial. The Borden operations provided a reliable cash crop to the region's dairy farmers. As the largest milk processing facility in the south end of Cache Valley, the Logan plant purchased raw milk even in winter when the output of a typical dairy farm was low. The price offered for milk and butterfat was advertised daily in the local newspapers. Borden bought milk even during the depression years with only a slight dip in prices. Prices rose again after the depression and especially during the World War II years as the plant produced canned milk to help support the war effort. The industry only began to decline in Cache Valley when technology for the refrigerated transport and storage of fresh milk emerged. Even after the plant closed in 1952, the building retained its ties to the dairy industry as the warehouse for the Cache Valley Dairy Association until 1976. The Association even referred to the building as the "Old Borden Plant" in advertising its location rather than an address.

An article in the *Salt Lake Telegram* in 1922 provided some statistics for the Borden Company Plant's contributions to the economy of Cache Valley during the height of its productive period. The article noted that the "Farmers of Cache Valley receive $40,000 every month for products sold throughout the entire west."[1] In addition, twenty-one teams and drivers were employed in bringing milk to the plant from 700 farmers in Cache Valley. In 1922 the plant employed fifty-five Logan residents to produce 33,000 cans of milk every day. Payroll for the drivers and plant employees was an additional $7,000 per month. During its heyday, the Logan plant's size and output was rivaled only by the Sego Milk Company in Richmond at the north end of the valley.[2]

The agricultural significance and legacy of the Borden Company Plant extends beyond its contributions to the economy during the historic period. The prosperity of Borden and the other canned milk plants in the first half of the twentieth century provided an impetus and ongoing support for Utah State University's teaching and research in dairy technology. Based in Logan, Utah State was established as the land grant Utah State Agricultural College in 1888. In 1904, the same year the Borden Plant was constructed, the college sponsored its first traveling lecture series, which happened to be focused on dairy production. By the early 1920s, Utah State students were studying "fluid milk processing, ice cream manufacture, dairy engineering, cheese manufacture, butter making, dairy facility inspection, and dairy product judging."[3] Today, Utah State University offers a degree in Animal, Dairy, and Veterinary Sciences. Although the canned milk industry is no longer linked to Cache Valley farmers, Cache County is still Utah's leader in the dairy industry producing fresh milk, cheese, butter, yogurt, and ice cream; a legacy built partially on the success of the Borden Company Plant in Logan.

Criterion C: Architectural Significance of the Borden Company Plant

The Borden Company Plant is significant under Criterion C in the area of Architecture as an example of a multiphase agricultural processing plant. The Logan building was an architectural rarity for Utah at the turn of the twentieth century: an example of a large-scale processing facility in a relatively rural community. In many respects, the building is similar in design to turn-of-the-century factories and warehouses in Utah's larger cities. Warehouse is a term for a building type introduced circa 1885 that was relatively expensive because of the structural components, yet simple and undecorated. The few elements that appear decorative, such as the brick pilasters, reflect the structural character of the warehouse rather than any particular style. Warehouses were one of the earliest buildings to stress utility and functional honesty in its architecture. The main elements were structural strength and access to natural light. The Borden Company Plant is notable for the several construction phases that transformed the building from a large factory to a massive processing plant: 1904, 1907, 1916, 1922, 1925.

The circa 1907 section of the plant has some Victorian brickwork but is mainly utilitarian. The 1916 section was integrated with the older section with a stepped parapet, but few other architectural features. The west elevation features colossal brick pilasters, which served to divide the wall into bays as well as stiffen the structure. The builders took advantage of proven warehouse technologies to provide natural light into the large interior spaces. For example, there are numerous multi-pane windows, often called daylight-factory windows, on the west and south elevations of the Borden plant. A monitor skylight was also used.

[1] *Salt Lake Telegram*, August 7, 1922.
[2] See Additional Historic Context for more information about other milk processing plants in the Cache Valley.
[3] Donald J. McMahon, "Famous Aggie Ice Cream" (Logan, Utah: Utah State University, [2009].

Because of the many varied industrial uses, fire protection was an important part of the evolving construction technology of the warehouse, factory or plant. Buildings of fire-resistant heavy timbers (natural timbers or glued-lumber posts) and thick brick masonry walls were common for the period. Mill construction, named because it was first applied to the textile mills of New England, consisted of heavy timbers and floors with thick planks. These solid masses could not burn freely and allowed time for fighting a fire if one occurred. This type of construction avoided concealed spaces between floors and in roofs. Mill construction presented convenient surfaces for attachment of pulleys, shafting and machinery. Heavy timber construction was better than turn-of-the-century iron or steel, which was shown to buckle and collapse under intense heat. The many phases of the Borden Company Plant use both wood posts and later steel beams and posts for support.

Though Logan was the county seat and largest city in Cache Valley by the early 1900s, the city had very few warehouses or factories, such as those ubiquitous near the railroads of Salt Lake and Ogden. Logan remained essentially rural in its industrial architecture. The Borden Company Plant was unique in its size for the period. The nearby Anderson Lumber Mill and the four knitting mills were less than a quarter of the size of the Borden plant. Unlike the Richmond plant, which was located on the outskirts of that community, the Borden plant in Logan was within the original town site. Its neighbors were and still are numerous Victorian cottages. The plant's location within the city eventually contributed to its relatively early closure as a milk plant but aided its conversion to other uses. The Borden Company Plant has excellent historic integrity in the qualities of location, setting, materials, and workmanship. The adaptive reused of the building as an apartment block necessitated several modifications, but the building still has good integrity in the qualities of association, feeling, and design. In other words, both on the interior and the exterior, the Borden Company Plant still reads architecturally as an early twentieth-century processing plant and warehouse. The building and its iconic smokestack has been preserved as a landmark in its west Logan neighborhood. The adaptive reuse has been approved as a federal and state historic preservation tax credit project.

Additional Historic Context for the Borden Company Plant:

On July 24, 1847, a small contingent of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) entered the Salt Lake Valley under the direction of Brigham Young. Within a few years, the entire Salt Lake Valley had been settled by thousands of Mormon pioneers, and incoming Mormon converts were directed to settle outside of the Salt Lake Valley. The first permanent settlement of the Cache Valley occurred in 1856 with the founding of Wellsville. More pioneers move north from Salt Lake City and in 1859 five more towns (Providence, Logan, Mendon, Richmond and Smithfield) were settled.

Logan quickly became the economic nucleus of the valley due to its central location and abundant water for milling and irrigation. The city was incorporated on January 17, 1866 and became the county seat. In 1888 a land-grant institution, the Agricultural College of Utah (now Utah State University) was founded. The Cache Valley proved extremely fertile and the dairy industry was particularly strong by the early 1900s, as the industry transformed from hired help processing on scattered farms and ranches, to specialized processing, manufacturing and marketing performed by regional companies near centers of shipping and employment. Particularly by the 1910s and 1920s, the region was a large producer of condensed and evaporated milk. Although the canned milk industry became less important after 1930, and particularly in the last half of the twentieth century, today Cache Valley continues as the state's leading manufacturer of dairy products. One of the first commercial creameries and cheese factories in the valley was established by Lorenzo Hansen (1858-1949) at Wellsville in 1889. He produced butter and cheese from his own herd and a few local farmers. As Hansen began buying more and more milk from Cache Valley farmers, producing raw milk came a reliable revenue stream. Lorenzo Hansen encouraged dairy farmers to keep milking their cows through the winter when they would typically let them go dry.

When Hansen eventually gained control of the local wholesale milk market and he built plants in Millville (1892), Logan (1895), and Hyde Park (1899). The Logan plant was a stone structure located at the corner of 100 South and 100 West near an extensive mill race operated by the Thatcher Company. The stone building was demolished by 1910. All of the above plants operated until 1904 when Hansen along with David Eccles (1849-1912) and Joseph Howell (1857-1918) consolidated the businesses and organized the Cache Valley Condensed Milk & Creamery Company. The company built a new plant in Logan, which produced both condensed and evaporated milk, and was located on a much large parcel of land at the corner of 400 West and 300 South. The company name was shortened in 1907 to the Cache Valley Condensed Milk Company as the company focused on its Honeysuckle brand of canned "evaporated cream." The plant was expanded sometime before 1911. In 1912, the Cache Valley Condensed Milk Company sold the plant to the nationally known Borden Company. The plant was officially known as the Borden Western Company Milk Condensery, Utah Plant Number 1. The Borden Company expanded and upgraded the operation substantially between 1912 and 1929. The expansion included the southwest portion of the tail race and would eventually be serviced by spurs and sidings from the two major rail companies (Oregon Short Line [later Union Pacific] and the Utah Idaho Central Railroad).

The Borden Company was founded by Gail Borden (1801-1874). Gail Borden was the first person to patent and market condensed milk, which he invented as a solution to the lack of pure, clean milk. After several of his first attempts to start a business, the New York Condensed Milk Company was founded in 1857. The factory was the "beginning of the Borden Company, today [in 1953] the second largest organization engaged primarily in the dairy business and the oldest such firm operating on a national level."[4] Primarily an east coast company in the last half of the 19th century, the Borden Company expanded into market increased its holdings. At the Logan plant, the Company produced Borden's unsweetened evaporated milk and Borden's Eagle brand of condensed milk.

By the 1920s, Cache Valley was specializing in the production of condensed and evaporated milk. The Logan's primary competitors during this period were the Wellsville Milk Company (also known as Morning Milk Company and later operated by Carnation Milk); the Amalga Cheese Plant, which also processed milk; the Utah Condensed Milk Company in Richmond (later owned and operated by the Sego Milk Company); and the Preston Milk Plant (built in Preston, Idaho, in 1927 by the Sego Milk Company). With the exception of the Preston plant, the milk companies had started as local concerns, which were absorbed or purchased by larger, regional and national entities. The small Wellsville building is currently intact, but vacant and boarded. The Amalga plant was partially destroyed by fire in 1974. The extant section is completely surrounded by a modern facility owned by Schreiber Foods, a dairy-based food company. The Richmond plant building is still intact and a small portion of it is used as an artisan cheese factory.[5] The Preston plant was partially demolished by fire in 1993 and later completed razed when a new fire station was built on the site.

As one of the larger plants, the Logan facility was one of the first in the valley to operate year-round, even in winter when the milk supply was usually lower.[6] The first shipments out of the plant left by horse and wagon, but within a few years railcars could be directly loaded from the sidings along the docks. The expansion of the 1920s was probably related directly to the increase of automobile traffic in the valley. Farmers could deliver the raw milk by truck, and the processed cans could be shipped either by rail or by truck depending on the destination. The Borden Company Plant produced both condensed and evaporated milk. Lorenzo Hansen remained the superintendent until his retirement in the 1930s. A newspaper article in the *Logan Republican* in 1922 described the plant's place in the community in glowing terms:

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[4] Comfort, Harold W., *Gail Borden and His Heritage Since 1857,* (New York: The Newcomen Society in North America, 1953: 11.
[5] A draft NRHP nomination was prepared for the Richmond plant in 2011, but the building has not yet been listed.
[6] Joel E. Ricks, ed., *The History of a Valley: Cache Valley, Utah-Idaho,* (Logan, Utah: Cache Valley Centennial Commission, 1956), 217.

> [T]he citizens of the wonderful Cache valley are immensely proud of the Borden company of Utah and of its superb product, manufactured, as it is, in one of the cleanest cities in the United States, located in one of nature's wonder valleys, amidst sanitary conditions that are ideal in their equipment for health and cleanliness. They realize most keenly of all what the big plant means to the city, valley and farmers who have been kept happy and prosperous through its presence and never ceasing activities in the most depressing periods.[7]

The article noted that the Borden Company contributed $47,000 a month to the economy of Cache Valley, dividing between $40,000 payments to approximately 700 dairy farmers and $7,000 a month to drivers and plant employees. Although the plant did not close during the Great Depression, by the late 1930s, as cooling and shipping technologies improved for fresh milk, the demand for canned milk decreased nationwide. In Logan, the Borden Company Plant faced tough competition. Around that time the Cache Valley Dairy Association, an entity comprised of mostly local farmers, considered buying the plant for $177,000.[8] The association wanted to install butter and powder equipment to make the plant more versatile, but the sale did not go through. The plant was considered antiquated and its location made it susceptible to high taxes. After the Cache Valley Dairy Association's Amalga Cheese Plant, was established in 1941, the association managed to draw a large number of dairy farmers away from the Borden plant. Most likely responding to an increased need for dairy products during World War II, the Borden Company updated the plant building in 1945, but the success was short lived. The plant went out of business and closed in 1952.

After a couple years of vacancy, the Borden Company sold the building to the Cache Valley Dairy Association with a bargain and sale deed for $50,000. Between 1954 and 1976, the Cache Valley Dairy Association used the building for a warehouse. By the 1970s, the building was used by the association for farm equipment and supplies, and as their service department. In 1976, the CVDA sold the building to the Stark Company, who in turn sold it in 1985 to Logan Coachworks, a horse trailer manufacturing company. The company moved to a new facility ten years later. Logan Coachworks sold the building in 1995 to Marlowe Goble and Barnwood Properties LLC. The building was used for storage until 2010 when a modest rehabilitation made the east wing available for receptions and events. On December 31, 2014, the property was transferred to Sunrise Holdings LLC, then to the current owner, Borden Holdings LLC. The owner completed an adaptive reuse project to rehabilitate the building using historic preservation tax credits in 2021. The new Borden Lofts features 51 one and two-bedroom loft-style apartment units with a warehouse aesthetic.

[7] *Salt Lake Telegram*, August 7, 1922.
[8] A.W. Chambers, *History of the Cache Valley Dairy Association*, unpublished TMs, circa 1948: 11.

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200 SOUTH
400 WEST
300 SOUTH
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100
200
Feet
N
Borden Company Plant
290 South 400 West
Logan, Cache County, Utah
MAP #1
Latitude 41.726301°
Longitude -111.845065°
Borden Lofts parcel
GIS data from Utah AGRC


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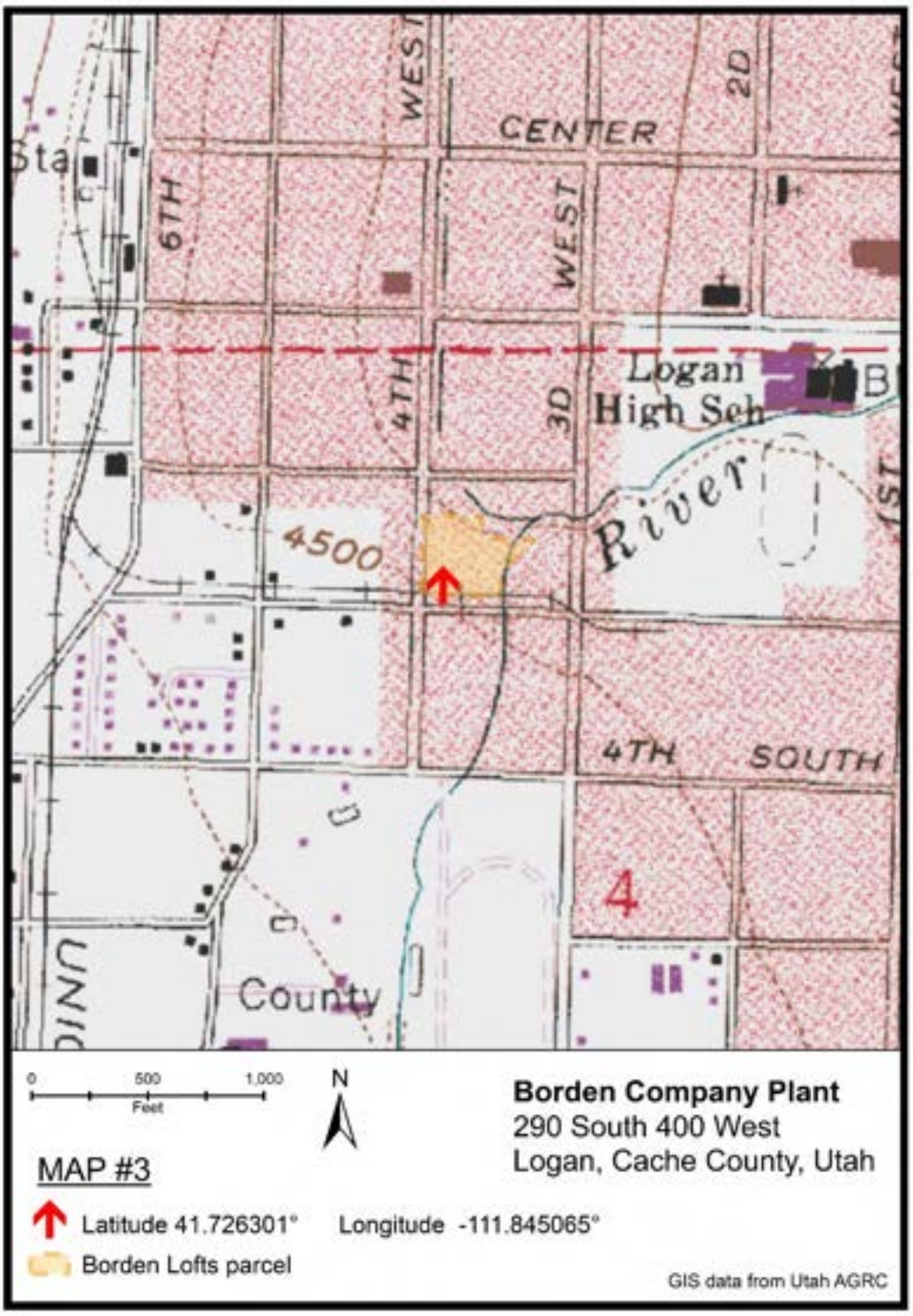
200
Feet
N
Borden Company Plant
290 South 400 West
Logan, Cache County, Utah
MAP #2
Latitude 41.726301°
Longitude -111.845065°
Borden Lofts parcel
GIS data from Utah AGRC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Borden Company Plant
290 South 400 West
Logan, Cache County, Utah
MAP #3
Latitude 41.726301°
Longitude -111.845065°
Borden Lofts parcel
GIS data from Utah AGRC


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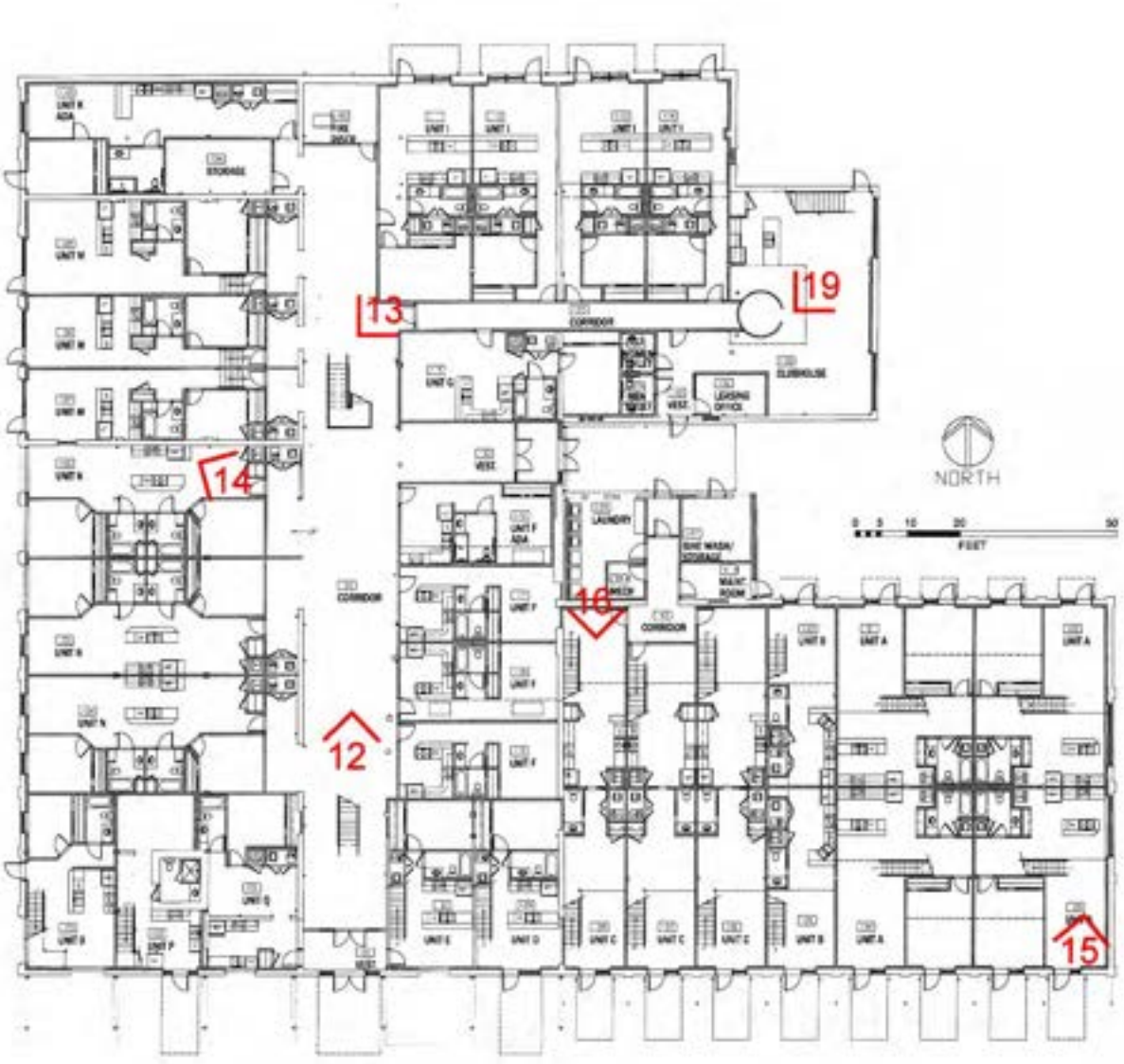
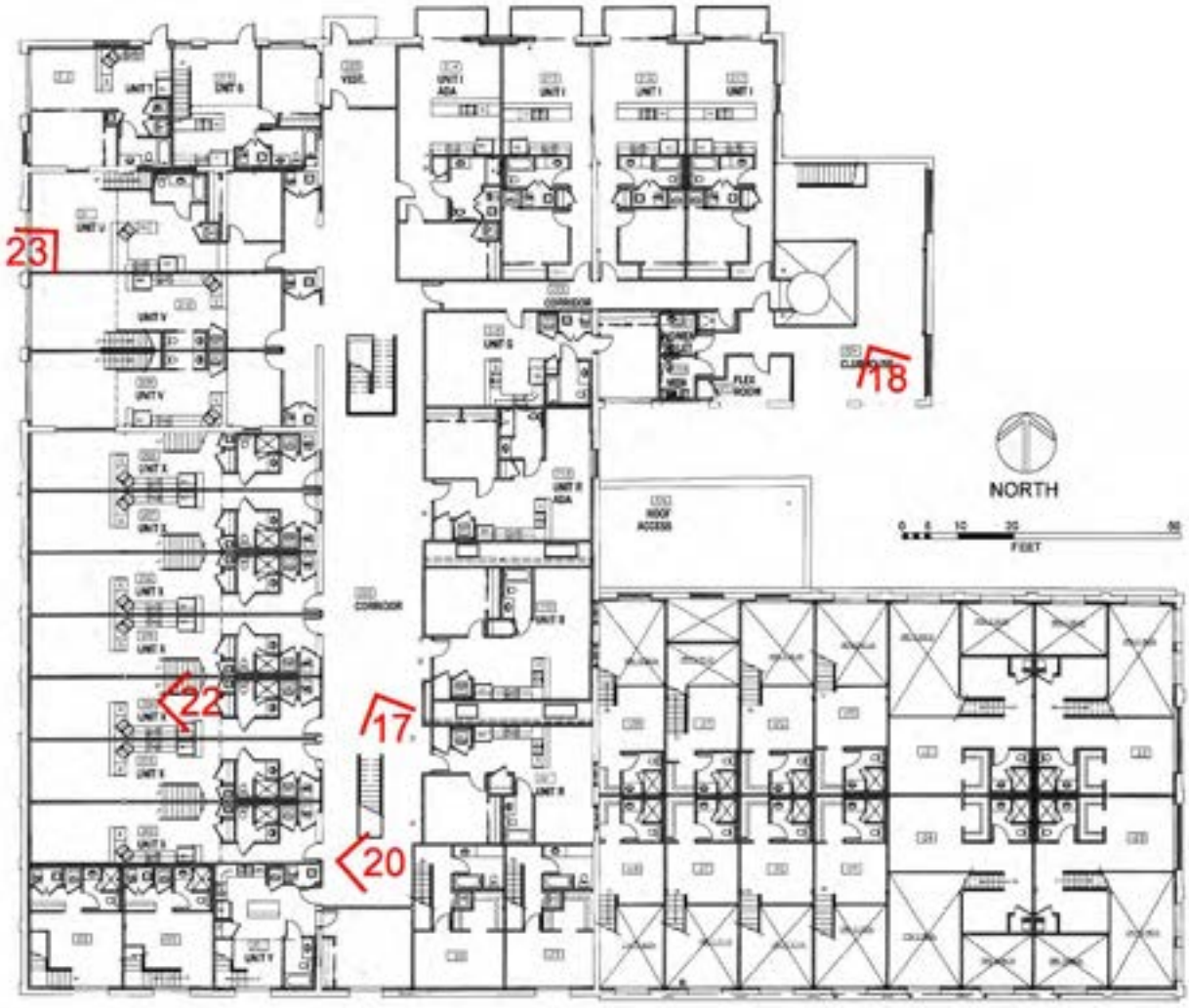
Logan, Cache County, Utah
GIS data from Utah AGRC



KEY TO INTERIOR PHOTOGRAPHS MAIN LEVEL

BORDEN COMPANY PLANT

LOGAN, CACHE COUNTY, UTAH



KEY TO INTERIOR PHOTOGRAPHS SECOND LEVEL

BORDEN COMPANY PLANT
LOGAN, CACHE COUNTY, UTAH

THIRD LEVEL

KEY TO INTERIOR PHOTOGRAPHS (LOFTS & MONITOR)

BORDEN COMPANY PLANT

LOGAN, CACHE COUNTY, UTAH

Common Label Information:

1. *Borden Company Plant*
2. 290 South 400 West, Logan, Cache County, Utah
3. Photographer: Korral Broschinsky
4. Date: January 19, 2021
5. Image files available at Utah SHPO.

Photograph 1
Borden Company Plant, west and south elevations. Camera facing northeast.

Photograph 2
Borden Company Plant, south elevation, west half. Camera facing north.

Photograph 3
Borden Company Plant, south elevation, east half. Camera facing north.

Photograph 4
Borden Company Plant, east elevation of southeast wing. Camera facing west.

Photograph 5
Borden Company Plant, east and north elevations of stack wing. Camera facing northwest.

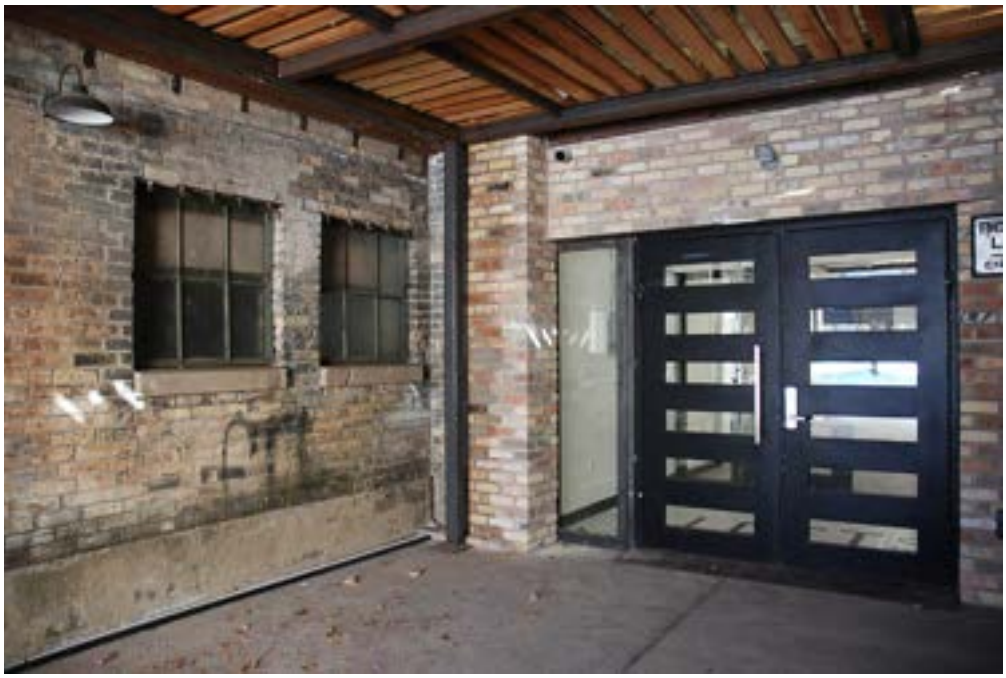
Photograph 6
Borden Company Plant, east and north elevations. Camera facing southwest.

Photograph 7
Borden Company Plant, north half of west elevation. Camera facing northeast.

Photograph 8
Borden Company Plant, west elevation, upper levels of north half. Camera facing east.

Photograph 9
Borden Company Plant, southwest corner. Camera facing northeast.

Photograph 10
Borden Company Plant, south elevation with view of rail siding. Camera facing east.



Photograph 11
Borden Company Plant, east entrance and washroom. Camera facing southwest.

Photograph 12
Interior, main level, corridor. Camera facing north.

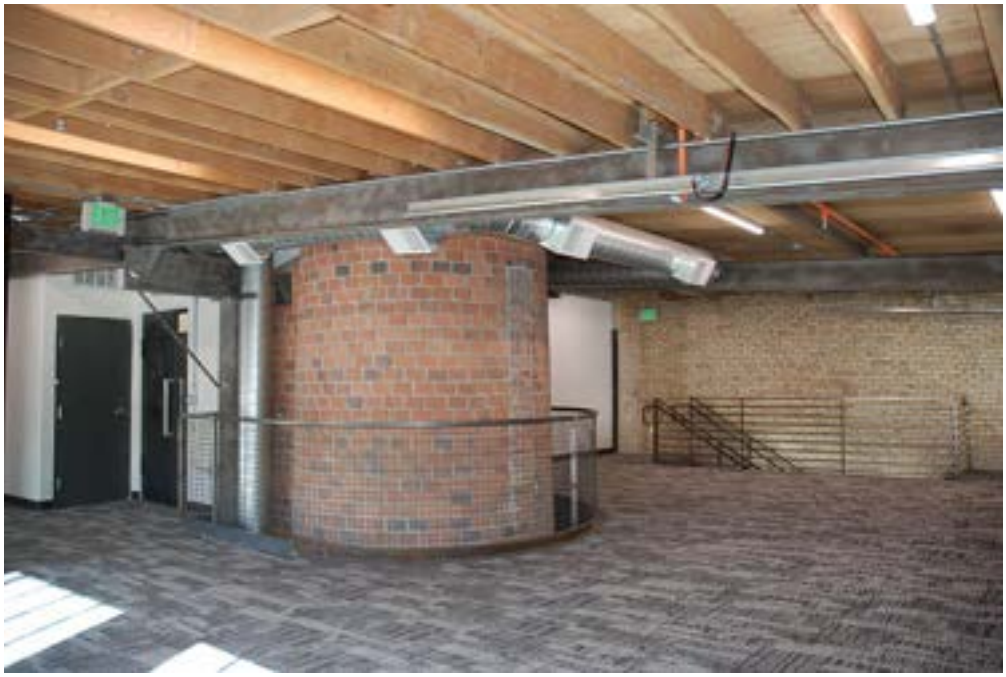
Photograph 13
Interior, main level, corridor and north stairs. Camera facing northeast.

Photograph 14
Interior, main level, Unit 106. Camera facing west.

Photograph 15
Interior, main level, Unit 123, living room to kitchen. Camera facing northeast.

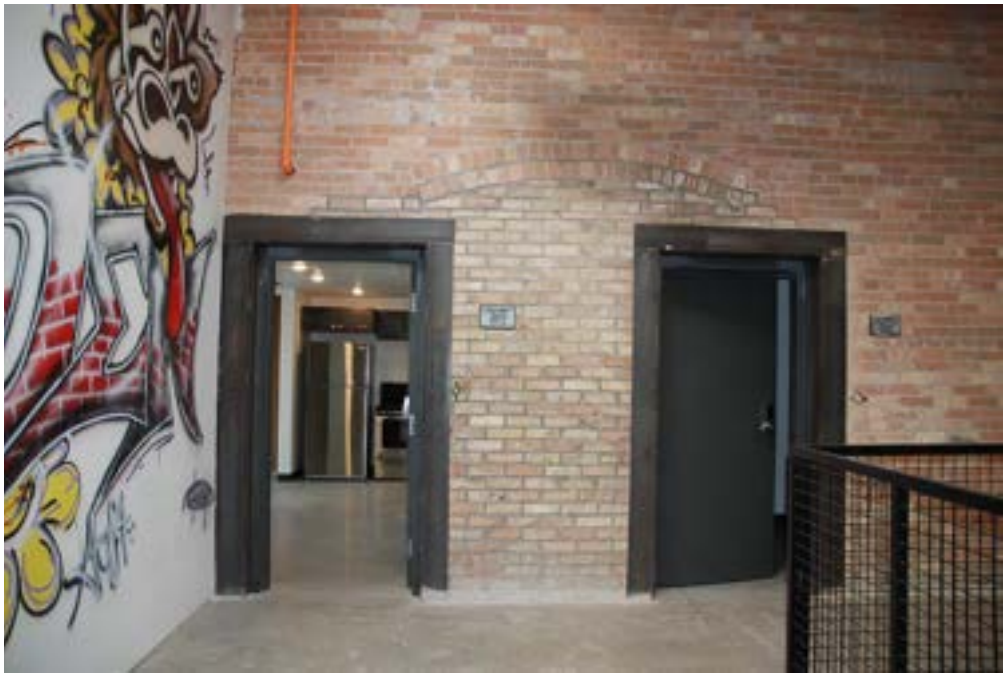
Photograph 16
Interior, main level, Unit 128, kitchen to living room. Camera facing south.

Photograph 17
Interior, second level, main corridor. Camera facing north.



Photograph 18
Interior, second level, clubhouse upper floor. Camera facing northwest.

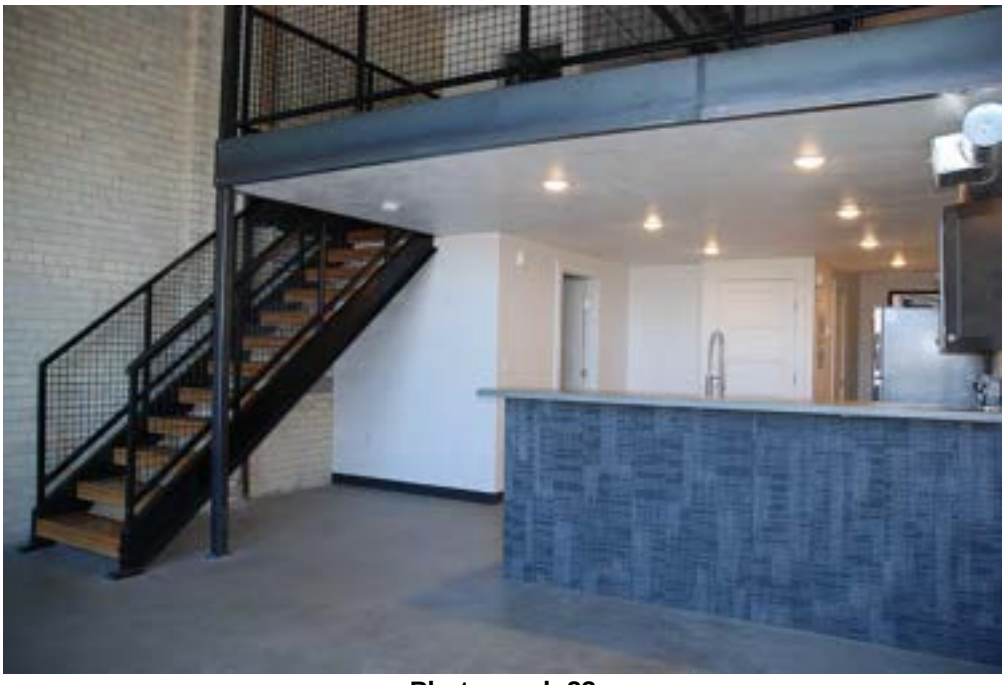
Photograph 19
Interior, main level, clubhouse, stack detail. Camera facing west.



Photograph 20
Interior, second level, entrance to Unit 201 and Unit 202. Camera facing west.

Photograph 21
Interior, second level, Unit 201, loft bedroom. Camera facing southeast.

Photograph 22
Interior, second level, Unit 204. Camera facing west.



Photograph 23
Interior, second level, Unit 211, living room to kitchen. Camera facing northeast.

Photograph 24
Interior, third level, Unit 211, monitor room. Camera facing northwest.

Photograph 25
Borden Company Plant, view of stack and roof.

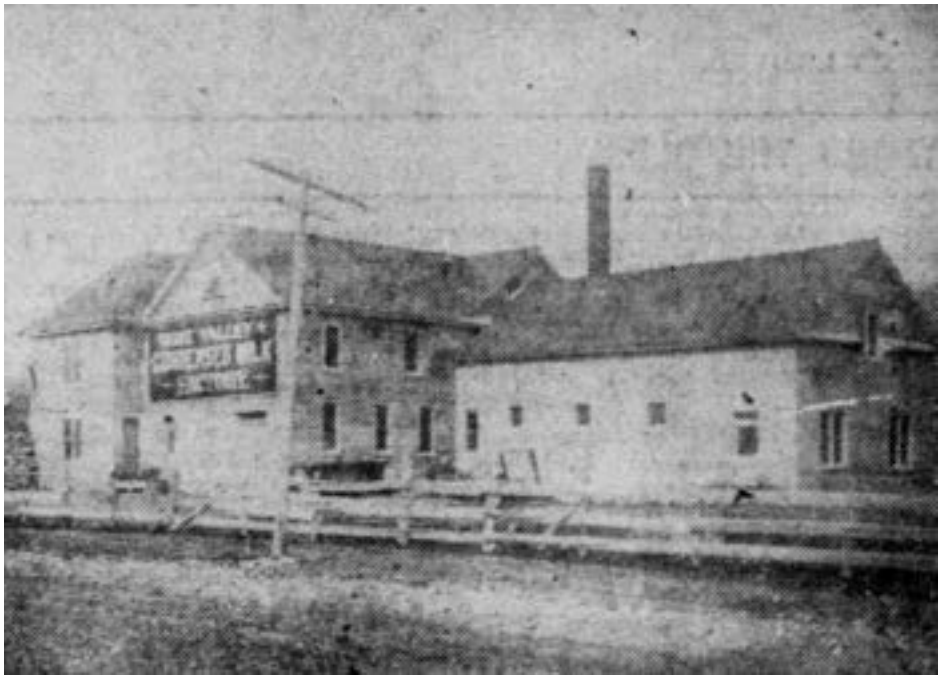


Figure 1
Cache Valley Condensed Milk Factory, south and west elevations. Camera facing northeast. Photographed for an article in the *Salt Lake Herald Republican* in 1906 (best available copy).

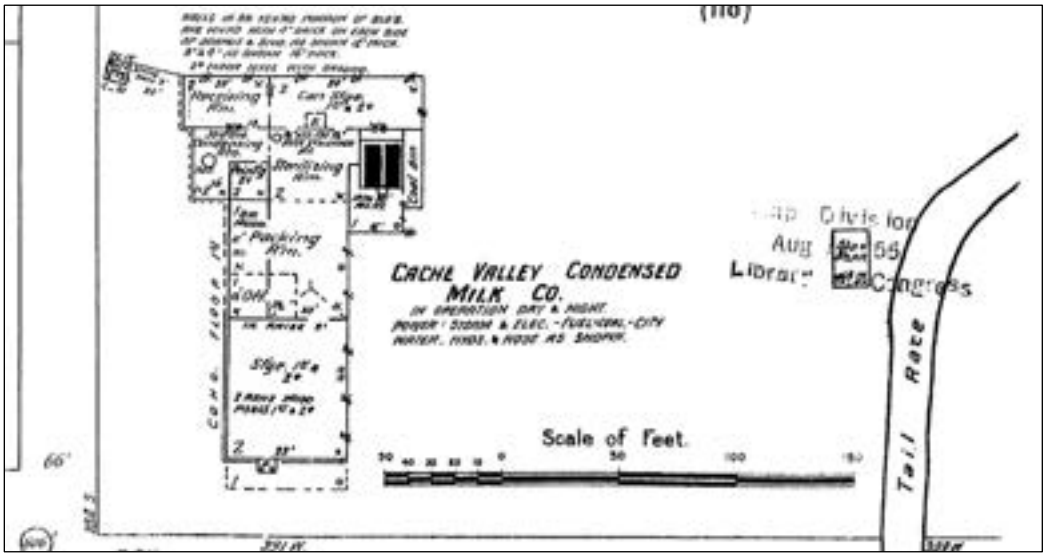


Figure 2
Cache Valley Condensed Milk Company as depicted on 1911 Sanborn Fire Insurance Map. Courtesy Salt Lake City Library.

Figure 3
Borden Condensed Milk Company, south and west elevations. Camera facing northeast.
Courtesy Tony Johnson photograph collection, circa 1917.

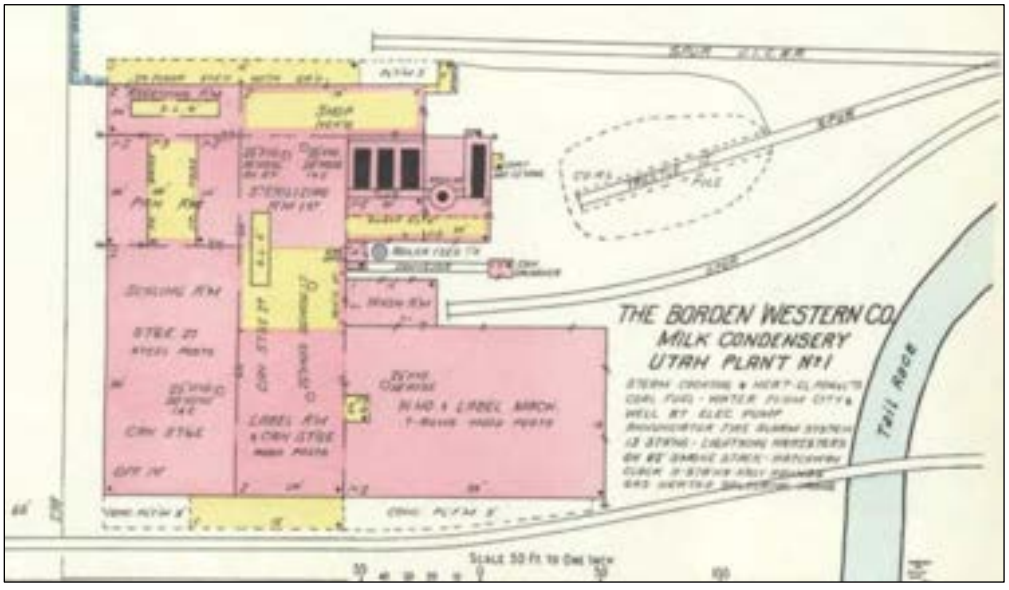


Figure 4
Borden Western Company Milk Condensery, Utah Plant #1
as depicted on 1930 Sanborn Fire Insurance Map of Logan.
Courtesy University of Utah, Marriott Library, Special Collections.

Figure 5
Borden Western Company Milk Condensery, Utah Plant #1, south and west elevations. Camera facing northeast. Courtesy Tony Johnson photograph collection, circa 1937.

Figure 6
Cache Valley Dairy Association, south and west elevations. Camera facing northeast. Cache County Tax Assessor's photograph, circa 1974.

Figure 7
Borden Company Plant, south elevation. Camera facing north.
Photographed in 2005 by author, pre-habilitation.

Figure 8
Borden Company Plant, south and west elevations. Camera facing northeast.
Photographed in 2014 by author, pre-habilitation.