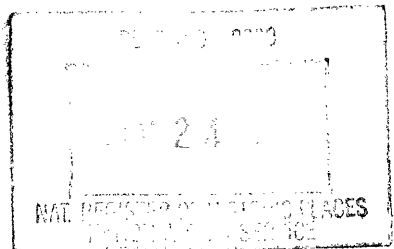


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1584



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 Sweet Candy Company Building

other name/site number _____

2. Location

street & town 224 South 200 West not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 035 zip code 84101

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] 11/8/2000
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:

- 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:) _____

[Signature]
Signature of the Keeper

12/28/00
Date of Action

Sweet Candy Company Building
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
1	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	Total

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

Number of contributing resources previously listed in the National Register

Historic Resources of the SLC Business District

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

INDUSTRY: manufacturing - confectionery
COMMERCE: business - offices

COMMERCE: business - offices

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Commercial Style - Two-Part Commercial Block

foundation CONCRETE

walls BRICK

CONCRETE

roof SYNTHETIC

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

Sweet Candy Company Building
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County and State

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.

Narrative Statement of Significance

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

Areas of Significance

(enter categories from instructions)

- INDUSTRY _____
- COMMERCE _____
- ARCHITECTURE _____
- _____
- _____
- _____

Period of Significance

1911-1950 _____

Significant Dates

1911, 1922 _____

Significant Persons

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A _____

Architect/Builder

Walter Ware & Alberto Treganza (architects) _____

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

Sweet Candy Company Building
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County and State

10. Geographical Data

Acreage of Property 1.16 acres

UTM References
(Place additional boundaries of the property on a continuation sheet.)

1 <u>1/2</u> Zone	<u>4/2/4/3/2/0</u> Easting	<u>4/5/1/2/7/8/0</u> Northing	2 <u>/</u> Zone	<u>/ / / / /</u> Easting	<u>/ / / / /</u> Northing
3 <u>/</u> Zone	<u>/ / / / /</u> Easting	<u>/ / / / /</u> Northing	4 <u>/</u> Zone	<u>/ / / / /</u> Easting	<u>/ / / / /</u> Northing

Verbal Boundary Description
(Describe the boundaries of the property.)
COM SE COR LOT 8 BLK 60 PLAT A SLC SUR; W 247 1/2 FT N 110 FT E 5 RD N 140 FT E 10 RD S 250 FT TO BEG.

Property Tax No. 15-01-254-023

Boundary Justification
(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Linda Burr and Utah SHPO Staff
organization University of Utah, Graduate School of Architecture date November 3, 2000
street & number 300 Rio Grande telephone (801) 359-2239
city or town Salt Lake City state UT zip code 84101

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 **black and white photographs** of the property.
- Additional items:** (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Eric L. Olafson
street & number 1227 East Gilmer telephone (801) 974-5100
city or town Salt Lake City state UT zip code 84105

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Sweet Candy Company Building, Salt Lake City, Salt Lake County, UT

Narrative Description

The Sweet Candy Company Building, constructed in 1911, is a four-story, two-part commercial block with a flat roof. This brick and concrete commercial factory was built to be simple and functional. The building has a post and beam structural system with three rows of posts running the width of the building. The original building, the north half, was designed by the architectural firm of Ware & Treganza.¹ In 1922, the building doubled in size as a result of a mirror addition to the south. In 1953, a four-story reinforced concrete addition was built in back of the building extending the south façade. The building retains most of its character-defining features.

The main (east) façade is symmetrical, consisting of eight bays of windows. On the upper portion, there is modest brickwork detailing on the pilasters dividing the bays, and dentil molding above the fourth story windows. Each set of windows in the north half consists of a large one-over-one fixed-sash flanked on either side by tall double-hung windows. The windows in the south half are similar, however, they consist of a large two-over-one fixed-sash flanked on either side by tall double-hung windows. The street level has large fixed-sash storefront windows with simple brick pilasters between them. The windows in the north half (1911) have two rows of three smaller panes over three larger panes. The windows in the south half (1922) have three smaller panes over three larger panes. The original storefront, with very tall display windows and four-part transom, was apparently replaced with the existing brick bulkhead storefront with the construction of the 1922 addition. This addition included window panels at ground level that have a simple raised line enhancement with flowers at each corner. It also created two entrances, one in each of the two center bays. The north one was for the office and the south one was for the factory. There is now only one recessed entrance that is in the bay just left of center. This entrance was created during a circa 1970 remodel of the front façade, at which time, the windows were replaced with bronze tinted glass in modern metal "storefront" sashes that are similar to the original configuration. At the same time, the window panels were removed from the two center bays and the windows were extended down to the foundation.

The north elevation has six bays of windows, each set consisting of two tall one-over-one double-hung windows that may be original. On the ground floor, the second bay from the front, the windows only come down halfway. Centered on this wall is a ladder fire escape. The majority of the windows in the west elevation are steel "factory sash" windows, but there are also some pairs of one-over-one double-hung windows. There is also a brick smokestack about a quarter of the way in from the left. The 1953, four-story, reinforced concrete addition covers approximately three-fourths of the 1922 addition's west elevation. It is flush with the south elevation and has a combination of different size window openings, all of which are smaller than the window openings of rest of the building. The brickwork of the 1922 addition's south elevation is similar to the brickwork on the main façade. The

¹ A similar building, also designed by Ware & Treganza, is located almost diagonally opposite at the corner of 2nd South and 2nd West, originally the Schram-Johnson Drug Co.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Sweet Candy Company Building, Salt Lake City, Salt Lake County, UT

steel "factory sash" windows in this portion of the building may be original. The modern loading dock (c. 1953) has been removed as part of a current renovation.

The building is being remodeled for use as office space. As part of the rehabilitation project, approximately fifty percent of the mezzanine (c. 1953) is being removed. Many of the original interior structural elements will remain visible. These elements include: large sliding fire doors between the 1911 and 1922 portions, maple floors, wood staircases, elements of a freight elevator, exposed sprinkler system, and a freight floor scale. All of the candy-making equipment and fixtures were removed by the Sweet Candy Company in 1999 when the company relocated. The interiors of the three upper levels are primarily open and free of walls to allow in more daylight. The steel posts and beams are uncovered and there are exposed wood floors throughout. The main level is divided into offices in the north section and open for shipping to the south. The basement originally housed a 6-ton ice machine, a freight elevator up through the sidewalk in front, and access to a coal-burning furnace at the back. Currently, the cement-floor basement is empty and without the aforementioned equipment. There is a triple-room coal repository to the back next to a newer oil-burning furnace. The historic cooler area retains its raised wood floor and insulated walls. The basement rooms will be used for a lunchroom and recreation areas.

The Sweet Candy Company Building is located on a city block on the west side of downtown Salt Lake City. Situated between the rail yards and the commercial part of the city, it is in a setting that has historically been a manufacturing and office area. The building faces east and is set next to the sidewalk, much like the other historic buildings in the vicinity.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Sweet Candy Company Building, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The Sweet Candy Company Building, built in 1911, is significant under Criteria A and C as part of the *Salt Lake City Business District* Multiple Resource Area. Under Criterion A, the building is significant for its association with the development of Utah's candy manufacturing industry. The historic use of the building spans a time when the candy industry was changing from a mostly hand made process to an automated system. The Sweet Candy Company Building is architecturally significant under Criterion C for being a well-preserved example of a candy factory built in Salt Lake City at the turn of the twentieth century. It is also significant as one of the projects of the locally prominent architectural firm of Ware & Treganza. Best known for their residential and institutional architecture, the firm also designed several prominent commercial and industrial facilities.

Sweet Candy Company

Leon Sweet founded a candy company in 1892 in Portland, Oregon.² When he started making candy, most of the mixing and molding was done by hand and only a few varieties of candy were made. After nearly ten years in Portland, Sweet sold his candy factory there and moved to Salt Lake City, Utah. In 1900, Leon Sweet and his brother Arthur bought three small plants and consolidated them into one operation that was called the Salt Lake Candy Company until 1906, when it became the Sweet Candy Company. The company moved to 224 South 100 West Street (now 200 West) in 1911.³ The architectural firm Ware & Treganza designed the building. In 1912, Leon Sweet introduced one of his first boxes of chocolates and named it "Pink Lady" after a popular light opera at the old Salt Lake Theater where he sold his candies.

In 1922, due to the increased interest in chocolate after World War I, the four-story building was doubled in size by mirroring to the south its style and shape. By 1927, the factory was touted as "one of the largest, most modern, and best equipped candy factories in the United States."⁴ This building was used from 1911 to 1998 for the production of candy and chocolates. Raw material for making candy and the chocolate dipping ingredients were brought by elevator to the top of the building and moved down, completed and wrapped, to shipping on the first level. Large copper kettles were used for candy making on the third and fourth floors, chocolate dipping was done on the second floor.

The Sweet Candy Company has been passed down through family ownership to this day. After Leon Sweet and his brother Arthur founded the company, Leon's son, Jack Leon Sweet, took the reins in 1950 followed by his son, R. Anthony Sweet in 1983. The Sweet Candy Company is a wholesale

² "Sweet Candy History." [Http://www.sweetcandy.com](http://www.sweetcandy.com). Sep. 15, 2000.

³ The previously used building located at 13-19 East 100 South Street no longer stands.

⁴ "The Home of Sweet's Salt Lake Chocolates." *Utah Payroll Builder* Oct. 1927: 264.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Sweet Candy Company Building, Salt Lake City, Salt Lake County, UT

manufacturer of candy that ships to chain stores, including Sears and Woolworth, and for display on racks in supermarkets. Unlike other candy manufacturers, the company has avoided the retail aspect of the business. Today, more than 250 Sweet's Quality Candy items are sold locally, nationally, and internationally. Some of the most popular products are salt-water taffy, lemon drops, rock candy, jellybeans, cinnamon bears, and chocolate-covered orange sticks.

January 1, 1999, the Sweet Candy Company relocated to a manufacturing and distribution center located several miles to the west, just south of the Salt Lake International Airport. The current owners of the historic Sweet Candy Company Building are remodeling the building for use as office space.

Candy Making in Utah

The first candy manufacturer in the state of Utah was Henry Wallace, a confectioner from England who came to Salt Lake City in 1862.⁵ The following year, he opened a candy store on Main Street. At that time, only hard candy, such as stick candy and drops, was made. These hard-boiled varieties were rolled out with machines and cut with knives and scissors. In the early 1880s, the steam plant began changing the way candy was being made. Henry A. Tuckett was the first candy manufacturer in Utah to utilize the steam plant. By 1901, there were nine wholesale and manufacturing confectioners in the Salt Lake City.⁶

The candy industry saw another significant change after solid milk chocolate was invented in Switzerland in 1876; by the early 1900s, candy makers in the U.S. were experimenting with chocolate bars. Business was so good that another large factory, the J.G. McDonald Chocolate Company, was located just a block away from the Sweet Candy Company.⁷ The sugar and candy industries became an important part of Utah's economy. In 1919, per capita consumption of sugar in Utah was higher than any other state in the Union with much of the sugar being consumed in the form of candy. "Of the candy manufactured during the year, 70 percent was consumed in the state and 30 per cent was exported."⁸ By the 1940s, candy, and especially chocolate, had become a common part of the American diet. This is evidenced by the hundreds of varieties of candy bars that were being manufactured⁹.

Architecture

⁵ Sweet, Leon. "Facts and Figures of the Candy Industry of Utah." Utah Payroll Builder. Salt Lake City: Utah Manufacturers Association. May 1926: 15.

⁶ Polk, R. L., and Company, Salt Lake City Directory: "Confectioners": 1901.

⁷ The J. G. McDonald Chocolate Company Building, 155-159 West 300 South, was listed in the National Register of Historic Places, March 29, 1978.

⁸ Warrum, Noble, ed., Utah Since Statehood. 1919: Vol 1:289.

⁹ Bates, Caroline. "Candy." Encyclopedia Americana. 1992: 539.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Sweet Candy Company Building, Salt Lake City, Salt Lake County, UT

The Sweet Candy Company Building is an example of warehouse architecture. Warehouse is a term for a building type introduced around 1885 to achieve the large interior spaces for the manufacturing and storage needs of the new commercial markets stimulated by the railroad industry. The warehouse was relatively expensive to build because of the structural components, yet often simple and largely undecorated giving the appearance of low cost and obvious utility.¹⁰ Because they were less ornate than other commercial buildings of the period, the warehouse was usually "separated from any recognized historical styles."¹¹ However, ornamentation and style was often used to establish hierarchies of space based on usage. A warehouse might have a stylish facade along the public street with plain walls to the rear where the more utilitarian functions occurred. The same was true of the interior. If a warehouse had any public spaces, they were distinguished from the utilitarian spaces by the use of finishing materials. Meeting rooms, showrooms, and administrative offices were usually plastered, and painted, with wainscoted walls and paneled columns; while in the warehouse area masonry and concrete was left bare and support systems were exposed.

Warehouses were developed during the Modern movement, which aimed at simplifying architecture of any type. The utility and functional honesty of warehouses were integral to the services they provided--the milling, packing, storing and warehousing that occurred in them daily. The first warehouses were built of heavy timber and brick mill construction. Later warehouses constructed with reinforced concrete brought industrial architecture even closer to the goal of a purely utilitarian design. Most were constructed using curtain walls, with concrete columns and piers as support elements

The Sweet Candy Company Building was designed by the locally prominent architectural firm of Ware & Treganza, one of the most prolific and successful architectural firms in Utah during the first two decades of the twentieth century. Although best known for their residential designs, they also designed numerous commercial and institutional buildings in Salt Lake City and throughout the state. Some examples of the firm's work include the Crane Company Building, the First Presbyterian Church, the Salt Lake Commercial Club Building, the Symns Warehouse, and several Carnegie Libraries located throughout the state.

Walter E. Ware was born in Needham, Massachusetts, on August 26, 1861. He learned architecture while working as a draftsman for the Union Pacific railroad in Omaha, Nebraska.¹² He settled in Salt Lake City in 1889, where he practicing architecture until he retired in 1949. Albert O. Treganza was born in Denver, Colorado, on March 24, 1876. After studying architecture at Cornell University he worked for a time in San Diego, California. He moved to Salt Lake City in 1900 and entered into

¹⁰Russell Sturgis, "The Warehouse and the Factory in Architecture." *The Architectural Record*, XV: 1 (January 1904), 1-17.

¹¹Russell Sturgis, "Factories and Warehouses." *The Architectural Record* XIV: 5 (May 1906), 368-375.

¹²"S. L. Architect 60 Years, 89, Succumbs." *Salt Lake Tribune*. April 22, 1951.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Sweet Candy Company Building, Salt Lake City, Salt Lake County, UT

partnership with Ware the following year.¹³ The partnership was dissolved in 1926, and Treganza left Salt Lake City two years later to work in Florida.

The Sweet Candy Company Building is a well-preserved example of the candy factories built in Utah at the turn of the twentieth century, internally and externally. Both the building and the company have had a significant role in the development of the candy industry in Utah. The historic use of the building spans a time when the candy industry in Utah was changing from a mostly hand made process to an automated system, and from a small selection of hard candies to a vast variety of candies. The building is a contributing historic resource of Salt Lake City business district.

¹³ Warrum, Noble, ed., Utah Since Statehood. 1919: Vol 3:277.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Sweet Candy Company Building, Salt Lake City, Salt Lake County, UT

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National Register of Historic Places Continuation Sheet

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Sweet Candy Company Building, Salt Lake City, Salt Lake County, UT

"Sweet Candy Company: building photographs: 1904, 1910, 1926. Salt Lake City: Utah State Historical Society.

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Warrum, Noble, ed. Utah Since Statehood. Salt Lake [City]: S. J. Clarke Pub. Co., 1919. Vol. 1: 289.

———. Utah Since Statehood. Salt Lake [City]: S. J. Clarke Pub. Co., 1919. Vol. 3: 277.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Sweet Candy Company Building, Salt Lake City, Salt Lake County, UT

Common Label Information:

1. Sweet Candy Company Building
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Tania Georgiou Tully
4. Date: October 2000
5. Negative on file at Utah SHPO.

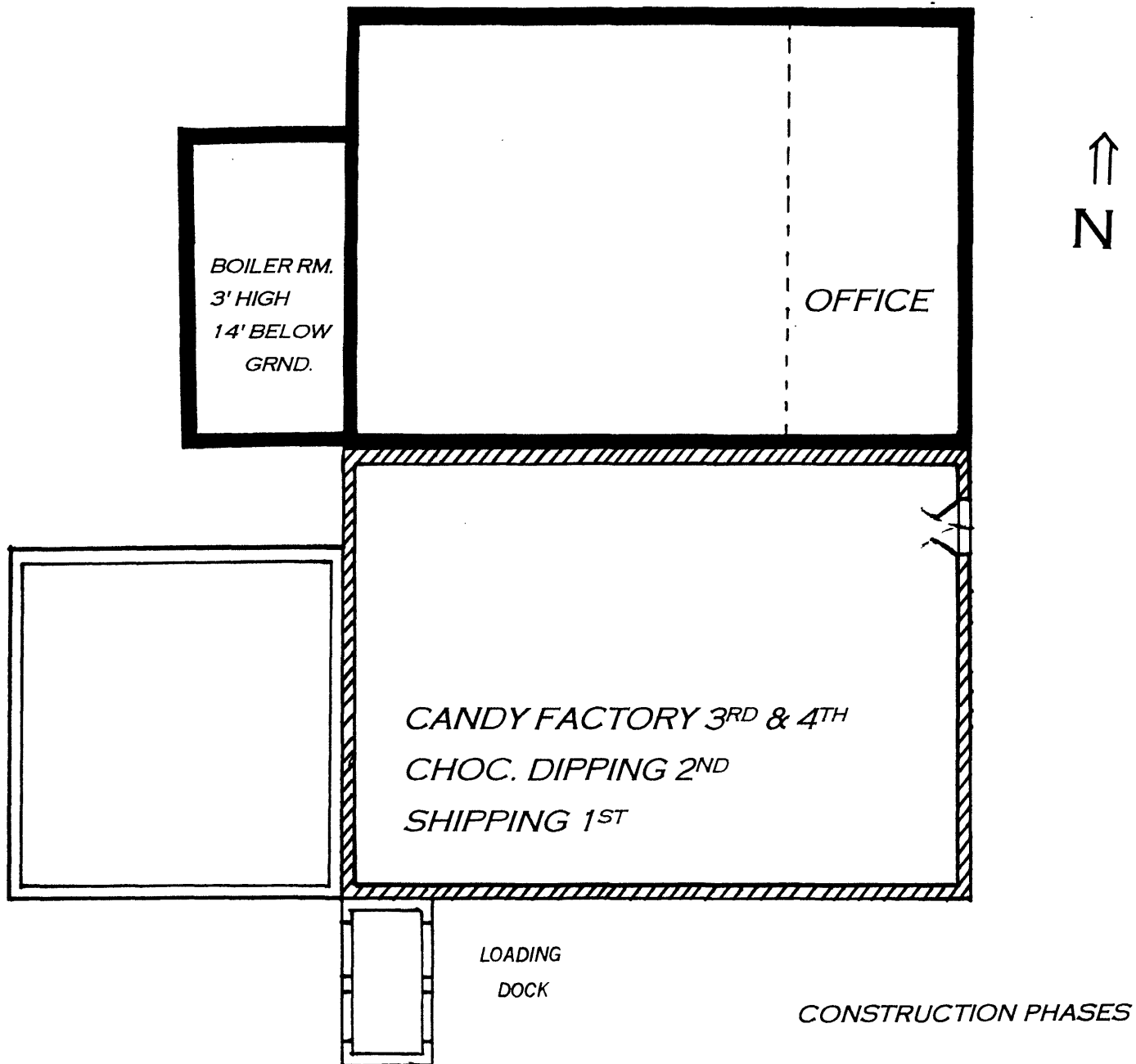
Photo No. 1:

6. North & east elevations of building. Camera facing southwest.

Photo No. 2:

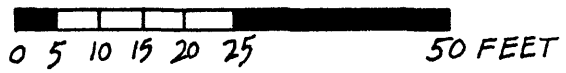
6. South & east elevation of building. Camera facing northwest.
-

SWEET CANDY CO.



CONSTRUCTION PHASES

- 1911
- ▨ 1922
- 1953

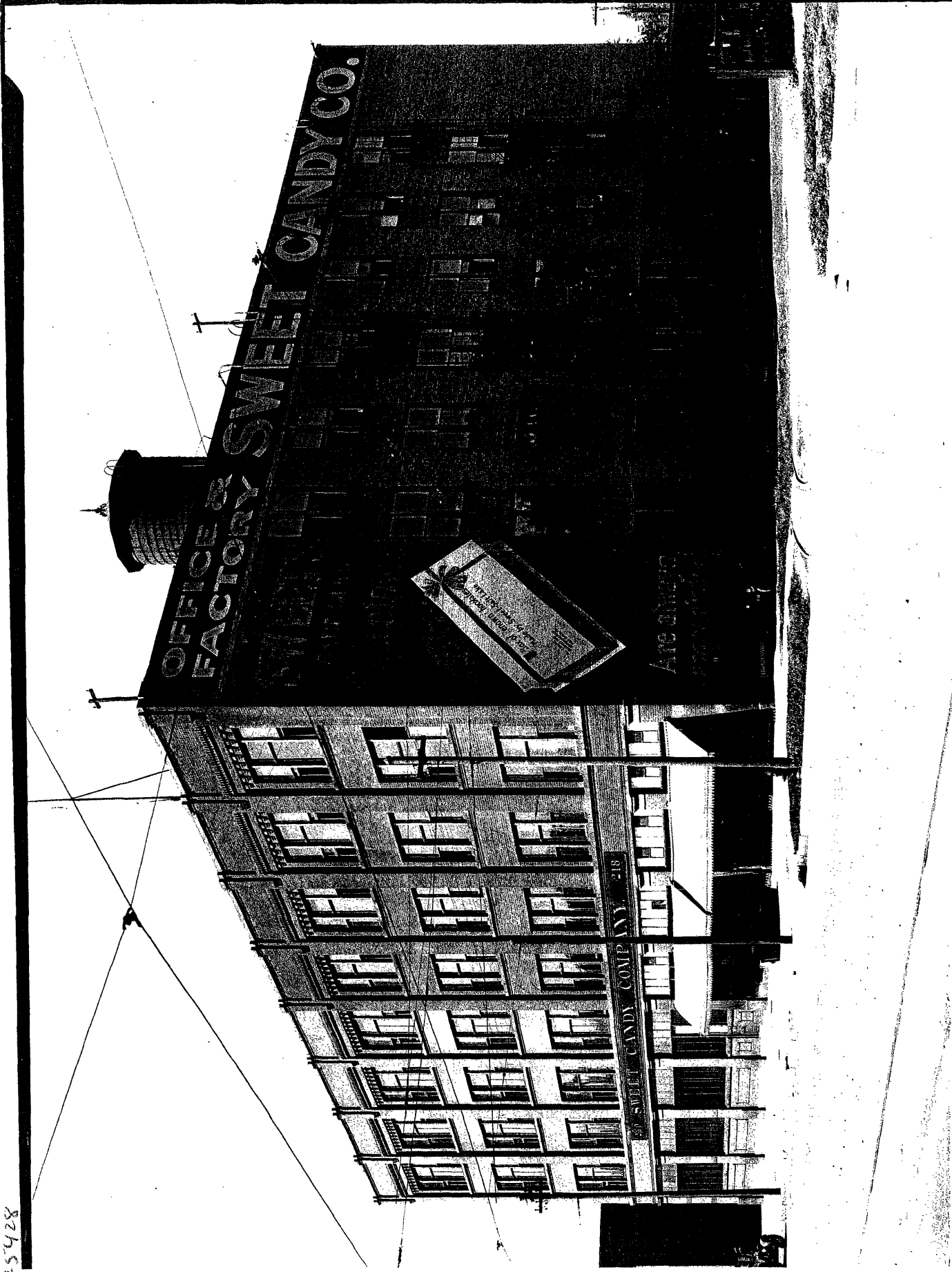


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Sweet Candy Comp

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December 22, 1910

Sweet Windy Company
p. 16

28809

