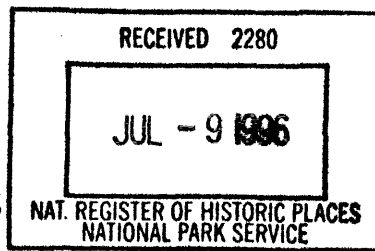


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places 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 Bateman Agriculture and Development Company
other names/site number _____

2. Location

street & number 198 East 8760 South N/A not for publication
city or town Sandy N/A vicinity
state Utah code UT county Salt Lake code 035 zip code 84070

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.)

Wah & Mat 6/27/96
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 this 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:)

Edson R. Ball 8-9-96
Signature of the Keeper Date of Action

Entered in the
National Register

Bateman Agriculture and Development Co.
Name of Property

Sandy, Salt Lake 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	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Name of related multiple property listing

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

Historic Resources of Sandy City

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: warehouse
AGRICULTURE: storage

Current Functions

(Enter categories from instructions)

AGRICULTURE: storage

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS
Commercial Style
RESIDENTIAL / vernacular

Materials

(Enter categories from instructions)

foundation STONE
walls BRICK (main bldg)
BRICK and WOOD (warehouse)
roof ASPHALT (built-up)
other METAL (warehouse)

Narrative Description

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

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

Bateman Agriculture and Development Co.
Name of Property

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all 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)

- ARCHITECTURE
- SOCIAL HISTORY
- _____
- _____
- _____

Period of Significance

1910

Significant Dates

1910

Significant Person

(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.)

X 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:

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

Bateman Agriculture and Development Co.
Name of Property

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

10. Geographical Data

Acreage of property .49 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/5/2/4/0 4/4/9/3/6/1/0
Zone Easting Northing

B / / / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / / / /

D / / / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

All of lots 9 through 12, Block 70, Sandy Sta. Plat.

Property Tax No. # 28-6-138-001

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries include the entire city lot that has been historically associated with the property.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Maxine Hanks, historian / Allen Roberts, architect / Utah SHPO staff

organization Hanks & Company / Cooper Roberts Architects date January 1996

street & number P.O. Box 1778 / 202 W. 300 N. telephone Hanks(801) 322-5640 / Roberts (801) 355-5915

city or town Salt Lake City state UT zip code 84110 / 84103

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. (SHPO)
A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- Photographs: Representative black and white photographs of the property. (SHPO)
- Additional items (Check with the SHPO or FPO for any additional items.) (slides at SHPO)

Property Owner

name Shirley Lamper

street & number 105 S. 100 E. telephone (801)

city or town Sandy City state UT zip code 84070

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.

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Bateman Agriculture and Development Company, Sandy, Salt Lake County, UT

Narrative Description

Built c.1910-11, Bateman Agriculture & Development Company is a single story commercial block structure composed of stretcher bond brick. A c.1930 brick and frame storage warehouse is attached to the south side and a c.1930 small wood frame dwelling is attached to the rear. An irrigation canal that appears to date from the historic period runs in front of the site under a wooden walkway.

The principal facade of the building is dominated by two brick piers on either end that extend approximately twelve inches above the parapet. Corbelling of the brickwork occurs at the top of the piers, on the parapet wall, and at the cornice line above the storefront windows. A large recessed advertisement panel spans the piers between the cornice and windows. A Spring Canyon Coal advertisement has been partially restored on the west elevation.

The interior counter locations have been altered, but overall the building remains remarkably intact. A bedroom and living room were incorporated into the original building block. The rear residential structure is a wood frame building with clapboard siding. It incorporates a gable roof with cornice returns, with a shed roof portion on the east side. The kitchen and utility porch are in this frame portion. The brick storage area on the east side includes a bedroom, bath and hall area. The large frame storage area to the south of the brick addition, probably originally a hay barn, is currently used to store equipment.

The principal modifications to the store front include the alteration of the kick plate and the loss of the transom windows. A small window has been added to the west elevation. Overall the building has maintained its original fabric and contributes to the historic qualities of Sandy City.

__ See continuation sheet

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Section No. 8 Page 2 Bateman Agriculture and Development Company, Sandy, Salt Lake County, UT

Narrative Statement of Significance

Built in 1910-11, the Bateman Agricultural and Development Co. is significant under criterion C as a distinct and important building type common to Sandy, the surrounding area, and throughout Utah between 1880-1910. One-part commercial block buildings were the most common commercial buildings constructed during this time period in Sandy. This structure is among the best preserved examples of buildings from Sandy's original commercial district built in Sandy by and for its residents during the Mining, Smelting, and Small Farm period of 1871-1910, and retains much of its original composition. It is one of six remaining commercial structures built during this period that helps define Sandy's historic character. The Bateman Agriculture and Development Company building retains its historic integrity and is being nominated as part of the multiple property submission, Historic Resources of Sandy.

Located twelve miles south of Salt Lake City, Sandy is at the crossroads of what was once a busy series of mining districts. Paralleling to a large extent the history of mining in surrounding canyons, Sandy's early history and development either boomed or declined based on these mining operations. Sandy's first major period of development, known as the "Mining, Smelting, and Small Farm Era, 1871-c.1910", closely coincided with the discovery and mining of precious metals in nearby canyons beginning in 1863, and with the arrival of the transcontinental railroad to Utah in 1869. Extending south from Salt Lake City, the Utah Southern Railroad reached the Sandy area in 1871,¹ placing Sandy at a crossroads between Salt Lake City, Bingham Canyon, and Big and Little Cottonwood Canyons. Railroad spurs were subsequently extended to the mouths of these canyons,² allowing materials to be shipped to and from the mining operations.

Since Sandy was a strategic shipping point it is logical that needed sampling mills and smelters were built in the area.³ Also in 1871 a 160-acre townsite was platted,⁴ and the construction of a "boom town" shortly followed. The boom period of the 1870s was short lived with the failure of several mining concerns which fed Sandy's economy,⁵ leading to the closure of several smelting and sampling concerns beginning in 1876. Mining, however, continued to have a large impact on the town in the

¹Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company, p. 276.

²Porath, Joseph H. "Materials gathered for a history of Big Cottonwood Canyon & Little Cottonwood Canyon" USHS Call #MSS, A, 435-16, p.17.

³Ibid, p.16.

⁴Rich, Roxie N. The History and People of Early Sandy. No publisher listed, c. 1975, p. 87. Copy located at Sandy City Planning Department.

⁵Robertson, Frank Co. Boom Towns of the Great Basin. Sage Books, Denver Co., 1962, pp. 72-23.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Bateman Agriculture and Development Company, Sandy, Salt Lake County, UT

years following this initial slow down.

While the dominant force in the economy of Sandy during the 1870s-90s was undoubtedly that of mining, the local agricultural community continued to develop. A series of wells and ditches were dug beginning as early as 1869 to supply the city, smelters, and farms with water. Early agricultural pioneers, who generally established small, family-type farms, were forerunners of a later agriculturally oriented lifestyle which was to dominate Sandy's economy. During the 1890s, despite a downturn in the mining industry, Sandy continued to establish itself as a permanent community in the Salt Lake Valley. New business enterprises came into being to support the local agricultural economy, new schools were built, and the city was incorporated in 1893.⁶ With the relocation of sampling and smelting concerns to other locations, Sandy's impact as a mining town diminished. Many of the mines that once supported Sandy's mining industry either played out,⁷ or their refining operations were relocated.⁸ Soon after the turn of the century Sandy had lost much of the mining component of its economy, marking an end to its initial phase of development. The agricultural component also shifted at this time away from small family farms toward larger, more specialized farming operations, inaugurating a new phase of development in the city.

The center of Sandy's initial settlement possesses a unique character due to several components. First, the width of the residential streets remain consistently smaller than many towns in Utah that were laid out with wide streets and ten-acre blocks. Although Sandy employed the grid pattern of development, the streets, other than the major thoroughfares such as Main, are relatively narrow. Secondly, the scale of the buildings are consistent. They are primarily one-story residences and commercial structures with modest footprints. Third, the earliest buildings, such as the subject nomination, are sporadically placed within the city's core. The buildings built prior to 1910 provide the streetscape with a strong sense of historic association as they are located among buildings that date from the 1920s, 30s, and 40s. The blending of pre-1910 buildings within the narrow streets of smaller-scale structures provide a distinctive quality to Sandy's historic core.

This building is located in the original historic square mile of old Sandy, an area first developed between 1860-1893 as a mining boom town, and further developed during a second phase of Sandy's growth (1893-1910). The Bateman Agriculture and Development Company building represents the architectural and economic development of Sandy beyond its original mining/pioneer character, during the agri-business phase between 1893-1910, in the heart of old historic Sandy.

⁶Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company, p. 280.

⁷"The Cottonwood Canyons." USHS Call # MSS, A, 4324.

⁸Bailey, Lynn R. Old Reliable, A History of Bingham Canyon, Utah. Tuscon, Arizona: Westernlore Press, 1988, p. 278.

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Section No. 8 Page 4 Bateman Agriculture and Development Company, Sandy, Salt Lake County, UT

ARCHITECTURE:

The one-part commercial block was a common building type in the late nineteenth and early twentieth centuries in Utah. They were often constructed with large plate-glass display windows for use as retail stores. "Block" was a common turn-of-the-century term for even the smallest of commercial structures. Commercial structures such as the Bateman Agriculture and Development Company building are single street-level structures that were common to smaller communities in the Western United States.⁹

HISTORY OF BATEMAN AGRICULTURE AND DEVELOPMENT COMPANY

Built c.1910-11, the Bateman Agriculture and Development Co. was constructed at 198 East 8760 South on the site of an 1899 sampling mill run by W. R. Scott, called the Scott & Anderson Sampling Mill. In 1903, the property was purchased and occupied by the Salt Lake Creamery Company. The property was purchased in May 1910 by William L. Bateman.

William Lehi Bateman migrated to Utah in 1850, and married Sophronia A. Watkins in 1870 in Salt Lake City. William, a veteran of the Black Hawk War, was a farmer with land and other interests in West Jordan, Utah. Between 1871 and 1899, William and Sophronia had thirteen children born in West Jordan. William served as a school trustee, road supervisor, juryman, and active church member.

The Batemans moved to Sandy in 1908 where, like many other residents, they juggled farming with business ventures. While still operating the farm in West Jordan, William and his sons developed a large farm with orchards and vineyards in east Sandy. In 1908, he purchased a house in the center of town (267 South 500 East, no longer standing) and became one of Sandy's most respected and prosperous citizens. An energetic and generous man, Bateman helped families emigrate from England to Utah. He was involved in city affairs, fed the homeless, and was "order keeper" at the silent movies.

The Bateman Agriculture and Development Co. was created to provide hay for the ranches in Texas and California. Later, when the demand for hay decreased, the Bateman's sold various grains and operated a coal yard.¹⁰ The store was located on the east bank of the canal, east of the railroad station.

In June 1912 the son, George Bateman, at age twenty-seven, was severely injured when a coal wagon overturned and crushed him. George, married only four years before and father of three, was paralyzed from the waist down for the remainder of his life. After William and Sophronia moved to Idaho in 1914, George Bateman took over the store and operated it from a wheelchair, with the help of his wife Melrhea Cushing and their three children. George and his family also lived in the back of the store.

⁹ Carter, Thomas, and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, University of Utah Press, p.60.

¹⁰ The 1911 Sanborn Map shows hay and grain as the principal use.

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Section No. 8 Page 5 Bateman Agriculture and Development Company, Sandy, Salt Lake County, UT

The Bateman Agriculture and Development Company was located one block from State and Main streets, in the heart of old historic downtown Sandy. The store was not only one of Sandy's most long-lasting and successful businesses, it was a civic center for political organizing and action. George established and led the Unemployed Council, an organization that fought for jobs, aid, commodities and housing; they staged mass protests and marches at the state capitol and in neighboring towns. The council often got into fist fights with anti-demonstration thugs hired by the local government. Bateman's store was a lively center for gathering, socializing and transacting business where the locals assembled daily to keep abreast of current events and exchange news.

George was the Sandy City Treasurer, held various civic positions, and performed tree spraying and other civic duties for Sandy City. He was well liked throughout the town for his social conscience and his ability to get things done. George ran the Bateman store until his death, January 22, 1938; his wife, Melrhea, continued managing it until 1941. She transferred the property in June 1976 to her son, Noal Cushing Bateman, and his wife, Beth. Noal served as city treasurer and the Mayor of Sandy from 1952-58 and was a prominent Sandy businessman and civic and church leader.

___ See continuation sheet

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National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

Bateman Agriculture and Development Company, Sandy, Salt Lake County, UT

Bibliography

Haws, David R., Intensive Level Survey, "Bateman Agriculture and Development Co."

USGS map of Midvale, Utah. (plat maps and Sanborn maps)

brief architectural description of property

brief history of property

brief family history

personal interviews

Historic Sites of Sandy

Pioneers and Prominent Men of Utah

LDS Biographical Encyclopedia

LDS Family Group Sheet, Family History Library, LDS Church.

LDS Church Archives

city directories

biographical encyclopedias

city/county histories

Utah State Historical Society

title search, Salt Lake county recorder's office

photographs of home

Interviews

Martha S. Bradley

USHS Historic Preservation Officer

Bradley, Martha S., Sandy City: The First 100 Years, Sandy City Corp, 1993, Sandy, Utah.

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Rich, Roxie N., The History and People of Early Sandy, c.1975.

Stone, Eileen, Walking Tour of Historic Sandy, Sandy City, Inc., 1991, Sandy Utah.

__ See continuation sheet

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Section No. PHOTOS Page 7

Bateman Agriculture and Development Company, Sandy, Salt Lake County, UT

Common Label Information:

1. Bateman Agriculture and Development Company
2. Sandy, Salt Lake County, Utah
3. Photographer: Allen Roberts
4. Date: May 1995
5. Negative on file at Utah SHPO.

Photo No. 1:

6. South elevation of building. Camera facing north.

Photo No. 2:

6. Northwest elevation of building. Camera facing southeast.

Photo No. 3:

6. Northeast elevation of building. Camera facing southwest.

Bateman Agriculture & Development Co.

