NPS Form 10-900	OMB No. 10024-0018
(Oct. 1990)	RECEIVED 2280 284
United States Department of the Interior National Park Service	
National Register of Historic Places	MAR 2 6 2008
Registration Form	NAT. REGISTER OF HISTORIC PLACES NATIONAL PARK SERVICE
This form is for use in nominating or requesting determinations for individual proper <i>Register of Historic Places Registration Form</i> (National Register Bulletin 16A). Com information requested. If an item does not apply to the property being documented, materials, and areas of significance, enter only categories and subcategories from to continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or com	plete each item by marking "x' in the appropriate box or by entering the enter "N/A" for "not applicable." For functions, architectural classification, he instructions. Place additional entries and narrative items on
1. Name of Property	
historic name Manti Motor Company Building	
other name/site numberUtah-Idaho Motor Company, Nell's Moto	r
2. Location	Press of the second states of
street name 87 North Main Street	not for publication
city or town Manti	vicinity
	e code 039 zip code 84642
state Utah code UT county Sanpet	<u>s code 039</u> zip code <u>04042</u>
3. State/Federal Agency Certification	
of Historic Places and meets the procedural and professional required property ⊠ meets ☐ does not meet the National Register criteria. In ☐ nationally ☐ statewide ⊠ locally. (☐ See continuation sheet for Signature of certifying official/Title Date Utah Division of State History, Office of Historic Preservation State or Federal agency and bureau	ecommend that this property be considered significant additional comments.) $\frac{3 / 15 / 08}{2}$
In my opinion, the property is meets in does not meet the National F comments.)	legister criteria. ([] See continuation sheet for additional
Signature of certifying official/Title Da	ate
Signature of certifying official/Title	lle
State or Federal agency and bureau	
4. National Park Service Certification Interest of the property is: Interest of the national Register. See continuation sheet. Interest of the determined eligible for the National Register See continuation sheet. Interest of the determined not eligible for the National Register. See continuation sheet. Interest of the determined not eligible for the National Register. See continuation sheet. Interest of the determined not eligible for the National Register. See continuation sheet. Interest of the national Register. See contend the national Register. Interest of the national Register. See contend the national Register. Interest of the national Register. See contend the national Register. Interest of the national Register. See contend the national Register. Interest of the national Register. See contend the national Register. Interest of the national Register. See contend the national Register. Interest of the national Register. See contend the national Register. Interest of the national Register. See contend the national Reg	the Keeper A. Ball 5.7.08

Manti Motor Company Building Name of Property Manti, Sanpete County, Utah City, County and State

Name of Property		City, County and State				
5. Classification	S DE STREAMER SAN		State of the second second	1000		
Ownership of Property (check as many boxes as apply)	Category of Property (check only one box)		y listed resources in the co			
		Contributing	Noncontributing			
⊠ private	⊠ building(s)	1	0	buildings		
public-local	district			sites		
public-State	🗌 site			structures		
public-Federal	structure			objects		
	object	1	0	Total		
Name of related multiple pro (Enter "N/A" if property is not part of a N/A		in the National Re	uting resources pre gister	eviously listed		
6. Function or Use		COST DESCRIPTION	STATE OF STREET, N	P. Barris Intelli		
Historic Function (Enter categories from instructions)		Current Fu (Enter categor	inction ries from instructions)			
Commerce/Trade: specialty store (auto sales/showroom)		Commerce/Trade: business (office)				
Commerce/Trade: specialty store (auto sales/snowroom)					
Commerce/Trade: specialty store (auto sales/snowroom)		g hall (reception center/re	ntal hall)		
Commerce/Trade: specialty store (auto sales/snowroom)		g hall (reception center/re	ntal hall)		
Commerce/Trade: specialty store (g hall (reception center/re	ntal hall)		
Commerce/Trade: specialty store (g hall (reception center/re	ntal hall)		
7. Description Architectural Classification		Social: meetin	g hall (reception center/rea	ntal hall)		
7. Description Architectural Classification		Social: meetin		ntal hall)		
7. Description Architectural Classification (Enter categories from instructions)		Social: meetin	ries from instructions)	ntal hall)		
7. Description Architectural Classification (Enter categories from instructions) LATE 19 TH & EARLY 20 TH CENTU		Social: meetin Materials (Enter categor foundation	ies from instructions)	ntal hall)		

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

Section No. 7 Page 1

Manti Motor Company Building, Manti, Sanpete County, UT

Narrative Description

Manti Motor Company (also known as Manti Motors), was originally constructed in 1916 as a one-story, onepart block commercial building with a concrete foundation, multi-wythe unreinforced load-bearing brick masonry exterior walls, and a flat roof. The roof structure consists of free-span wood trusses with wood joists and a wood deck. The original building is 50'-2" wide by 116'-0" deep, with two later additions. The first addition, constructed about 1920, is built of similar brick and is immediately south and set back 21 feet from the front of the original building. It is 29'-5" wide by 32'-4 deep. The date of the second addition is unknown, but is not from the historic era. It is a wood-framed structure with stucco, attached to the west of the first addition, and is about 29'-8" wide by 47'-11" deep. Also, a free-standing modern wood pergola has recently been added in front of the south addition to add an open air reception area. Though large, this freestanding structure is not attached to either the original construction or the circa 1920 addition except for a small retaining wall along the east and south side of the pergola space that abuts the wall of the original building. This is counted as a noncontributing structure.

Manti Motors is situated mid-block on the west side of Main Street with two-story commercial blocks from the same period to the north, and a vacant lot, now used for parking, to the south. The façade features three irregular bays with the main entrance in the center. A secondary single door entrance occurs at the north end of the façade. The original storefront system appears to have been constructed of wood, with transom lights above. The deteriorated original storefront has been replaced with a wood storefront system similar in appearance, with transom lights that mimic the original transoms.

The front one-quarter of the building was used for automobile showroom space, while auto repair/shop space occupied the remainder of the building at the rear. The original use of the circa 1920 addition is not clear, but it is likely that it was constructed for office space. The modern addition is used for storage. At one time gasoline was also sold from the site, with a gas pump at the curb, just north of the main building entrance.

The main entrance was purportedly used to move automobiles in and out of the showroom, and was wide enough for that purpose. There are several large, eight-over-twelve double hung wood windows in the shop area on the south and west elevations, with a single window on the north elevation. (The adjacent building to the north limited the number of windows on that elevation.) Although the later addition blocks the windows on the south elevation, they are still intact.

The exterior walls are a light beige brick, and the façade features some modest brick detailing, with several corbelled courses high on the wall that set off non-structural piers or pilasters, and a brick-framed recessed area above the transom windows that was used for signage. The parapet of the main façade features vertical projections at the center and ends of the building and appears to have had a metal coping painted in a contrasting color. The 1920 addition was constructed to match the appearance and detailing of the original construction, although the brick is slightly more pink in color. In 2007 the exterior walls were cleaned of several layers of

Section No. 7 Page 2

Manti Motor Company Building, Manti, Sanpete County, UT

paint that had been applied over the decades with a walnut shell blasting technique, and although not as abrasive as sandblasting, the surface of the bricks has been slightly pitted from the cleaning.

The unique roof structure consists of large primary wood trusses built-up of dimension lumber and steel tension rods that span the entire 50-foot width of the building. These, in turn, support interlaced secondary trusses at right angles that support dimension lumber joists and a wood deck.

The original floor was an unfinished concrete slab-on-grade. Due to its deteriorated condition, the slab was replaced by the current owner, in 2007. The new concrete floor has been stained and sealed in the original showroom area, while an epoxy finish has been applied to the concrete in the original shop area. The interior faces of the exterior walls were painted. The ceilings, where they occurred, consisted of tongue-and-groove wood bead-board. Because they were deteriorated, these ceilings have since been removed to expose the wood roof structure and framing anywhere that it was not already exposed.

Today the building is used primarily as a rented reception center and meeting hall, with the original showroom space as a main lobby and the original shop area for dining, receptions, dancing, etc. A portion of the showroom space has been converted to restrooms. The circa 1920 addition is used by the owner for business offices, with storage/stock room in the later addition. Although some interior updates have been made to the space, one still perceives the original use of the building on the interior.

Manti Motor Company Building Name of Property

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.)

Manti, Sanpete County, Utah City, County and State

Areas of Significance

(enter categories from instructions)

Architecture

Commerce

Period of Significance 1916-1930

Significant Dates 1916, c. 1920

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

Cultural Affiliation

Architect/Builder Lauritz Peder (L.P.) Miller

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):

	ermination of individual listing (36 been requested
	d in the National Register
	rmined eligible by the National
	ational Historic Landmark
	storic American Buildings Survey
	storic American Engineering
 designated a N recorded by His # recorded by His 	

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

Section No. 8 Page 1

Manti Motor Company Building, Manti, Sanpete County, UT

Narrative Statement of Significance

The Manti Motor Company Building, constructed in 1916 with a circa 1920 addition, is significant under Criteria A and C. Under Criterion A it is significant as the first automobile dealership in Manti and in the Sanpete Valley. Originally named the Utah-Idaho Motor Company, the business was the first established in Manti to specifically deal in automobile sales. It is noteworthy that even in a rural community of just 2,500 persons in 1916, certain businessmen could see the need for and the profits that could be generated from the young automobile industry. There were farm implement businesses in other towns that sold automobiles, but that was not their primary product. Three years after the company formed the name was changed to Manti Motor Company, and would remain so until circa 1930, when the dealership went out of business. The building is also architecturally significant under Criterion C as an early rural example of a building constructed specifically for sales and service of the rapidly growing automotive industry, both in Utah and across the country. The building is a fine example of the craftsmanship of a local designer/builder, Lauritz Peder Miller (L.P. Miller) and incorporates some unique truss work to span the large repair and showroom spaces. Miller designed and built houses for numerous prominent citizens in Manti and a number of substantial commercial and public buildings throughout the southern part of Utah. The Manti Motor Company Building is an important historical and architectural contribution to Manti's Main Street commercial district that is comprised of latenineteenth to mid-twentieth century architectural examples.

Historical Significance

On December 27th of 1915, Lewis Anderson, John Mellor, Ernest Madsen, Peter Dyreng, Quincy Crawford, Lewis Anderson, J.G. Crawford, Lawrence Lowry and John Lowry, all of Manti, met to form a new corporation, "to buy, sell, and otherwise deal in automobiles, auto trucks, and steam-, gas-, or electrically-driven vehicles of every kind" under the name of the Utah-Idaho Motor Company, Division Four. Corporate officers were Lewis Anderson, President; Quincy Crawford, Vice President; and Peter Dyreng, Secretary and Treasurer. Capital stock was valued at \$10,000, at \$100 per share.

In March of 1916, the corporation purchased a parcel of undeveloped land on north Main Street in Manti from N.H. Felt and his wife, Elvira, and began construction of a new building for the sales and service of automobiles. This would become the first automobile dealership in Manti. One of the founding shareholders, Lawrence Lowry, became the manager of the new enterprise. In April of 1919 shareholders voted to change the name of the corporation to "The Manti Motor Company." By 1920 capital stock was valued at \$50,000, divided into 500 shares at the par value of \$100 each.

The introduction of the automobile was important to this rural valley. Agriculture and sheep raising were the two most important industries in the valley. When automobiles and trucks came along it opened the area to greater markets and less isolation. In fact, the Manti Motor Company leased the first "bus" to the South Sanpete

Section No. 8 Page 2

Manti Motor Company Building, Manti, Sanpete County, UT

School District in order to bus children from far-away communities to the schools in Manti. This "bus" consisted of an automobile that had been altered to include extra seats.

Probably owing to hard times caused by the Great Depression, in 1930 the Manti Motor Company leased its building to the Independent Gas & Oil Company, and in 1938 the Manti Investment Company acquired the building through a tax sale. In 1940 the State Tax Commission transmitted the name of the corporation of The Manti Motor Company to the Secretary of State, due to the corporation's failure to file tax returns after 1937, and the Manti Motor Company effectively ceased to exist. (In 1973 the Office of Secretary of State issued a final Certificate of Involuntary Dissolution.)

From 1938 into the 1990s, the old Manti Motor Company Building changed hands on only a couple of occasions. From the 1940s until the current owner purchased it in 2006 the building continued as a Chrysler automobile dealership under the name Nell's Motor. There was also a service station and auto repair shops located in the building.

Interestingly, another business located in the building during the United States' involvement in the Vietnam War. This was a parachute manufacture, known as Sorenson Manufacturing Company. They made various types of parachutes, including personnel and large cargo parachutes. The company also used a building next door to this one and was in business until the end of that war. The building then went back in business as Nell's Motor.¹ In 2006 the current owner acquired the building and began extensive rehabilitation work to convert the building to its current use as office space and a reception hall.

Architectural Significance

The Manti Motor Company Building is designed in a sort of eclectic early twentieth century commercial style that somewhat evokes the Mission and Prairie School styles of the era. The building's architectural significance lies in its use as the first building in Manti, and possibly the entire Sanpete Valley, to be designed specifically as an automobile showroom and repair garage. The only other building at the time in Manti associated with the automobile was a local repair garage. Interestingly, there were a couple of wagon construction shops still in town at this time, as the automobile was only beginning to emerge in the rural areas of the state.

Laurits Peder Miller's unique design for the roof of the Manti Motor Company, without interior support columns, allowed for the unobstructed movement of cars and trucks within the building. The roof structure consists of site-built primary trusses that span the full 50-foot width of the building, with wood top and bottom chords, wood diagonal compression members, and vertical steel-rod tension members. At alternating panel points are secondary trusses with wood chords and wood diagonal members, at right angles to and interlaced within the primary trusses. The visual and structural effect is that of a space truss system, an innovation

¹ Information provided in a letter from William A. Mickelson, Manti City Recorder and Manti Certified Local Government.

Section No. 8 Page 3

Manti Motor Company Building, Manti, Sanpete County, UT

associated more with the middle to latter half of the 20th century. Today the structure is in excellent condition, with no evidence of excessive deflection or failure of individual members, a tribute to Miller's expertise.

Lauritz Peder Pederson was trained as a designer/architect and builder in his native Denmark. Upon his arrival in the US in the 1880s, he changed his name to Lauritz Peder Miller and became generally known simply as "LP" Miller. By 1917, in addition to being an active contractor, L.P. Miller was also the manager of the Manti Lumber Company. Miller was well known for the design and construction of late Victorian style houses for some of Manti's prominent residents, as well as numerous public and commercial buildings in central and southern Utah. Among his projects were the original Gunnison High School, the Union Pacific Railroad station and the Lunt Hotel in Cedar City, and the addition of the second story and steeple to the Mormon (Church of Jesus Christ of Latter-day Saints) tabernacle in Manti.

The Manti Motor Company Building adds an important historical component to the city's history as the first automobile dealership. Architecturally, the building in its rehabilitated condition enhances Main Street and provides a needed use in the area. The historical building

Section No. 9 Page 1

Manti Motor Company Building, Manti, Sanpete County, UT

Bibliography

- Antrei, Albert C.T. and Allen D. Roberts. A History of Sanpete County. Salt Lake City, Utah: Utah State Historical Society, 1999
- Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940: A Guide. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
- R.L. Polk & Co., Salt Lake City, Utah State Gazetteer & Business Directory, various issues, 1912-1922.

Sanpete Messenger. "Nell's Motors closes its doors in Manti, Cellular Health re-opens them." May 31, 2006.

Sanpete County Clerk. Articles of Incorporation Record Books, 1871–1875; 1886–1963 (microfilm). Research Center of the Utah State Archives & Utah State History, Salt Lake City, Utah.

Mickelson, William, A. Letter with historical information February 15, 2008.

Miller, Marilyn (granddaughter of L.P. Miller). Telephone interview. Manti, Utah, 2008.

The Church of Jesus Christ of Latter-day Saints. FamilySearch.org.

10. Geographical Data

Acreage of Property 0.74 acre(s)

UTM References

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

A 1/2	4/4/5/0/8/0	4/3/4/6/3/2/0
Zone	Easting	Northing

C /	11111	111111
Zone	Easting	Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Current property description (includes three previously separate lots recently consolidated to a single lot): BEG 55.5 FT S NE COR BLK 65, PLAT A, MANTI SURVEY; S 151 FT, W 214.50 FT, N 151 FT, E 214.50 FT TO BEG CONT .74 AC Original building lot: BEG AT A POINT 55.5 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 65, PLAT A OF MANTI CITY SURVEY: THENCE WEST 141 FEET, SOUTH 52.1 FEET, EAST 141 FEET, NORTH 52.1 FEET TO THE POINT OF BEGINNING

Lot of south addition: BEG. 107.6 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 65, PLAT A MANTI CITY, THEN WEST 214.50 FEET. THEN SOUTH 43 FEET THEN EAST 114.50 FEET THEN NORTH 43 FEET TO POINT OF BEGINNING

Property Tax No. S-1496

Boundary Justification

11. Form Prepared By

(Explain why the boundaries were selected.)

Boundaries are historically associated with the builiding and include the existing property description, including a vacant lot to the south, now used for parking for the current building usage.

See continuation sheet(s) for Section No. 10

name/title Kim Hyatt			
organization Kim A. Hyatt Architect	date February 21, 2008		
street & number 87 East 300 North	telephone 435.462.9207		
city or town Mt. Pleasant	state_UT zip code 84647		

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 David Hall	
street & number_P.O. Box 255	telephone 435.835.5867
city or town Manti	state UT zip code 84642

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.

Manti, Sanpete County, Utah City, County and State

11111 111111

11111 111111 D_/ Zone Easting Northing

B / Zone Easting Northing United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Manti Motor Company Building, Manti, Sanpete County, UT

Common Label Information:

- 1. Manti Motor Company
- 2. Manti, Sanpete County, Utah
- 3. Photographer: Cory Jensen
- 4. Date: March 2008
- Digital Images on file at Utah SHPO.

Archival Photographs (Printed at Utah SHPO using archival paper and ink)

Photo No. 1:

6. East elevation of building. Camera facing west.

Photo No. 2:

6. South & east elevations of building. Camera facing northwest.

Photo No. 3:

6. South elevation of building. Camera facing north.

Photo No. 4:

West elevation of building. Camera facing east.

Photo No. 5:

6. Partial north elevation of building. Camera facing southeast.

Photo No. 6:

6. Detail of front patio/pergola. Camera facing northwest.

Photo No. 7:

6. Interior detail of building. Camera facing southeast.

Photo No. 8:

6. C. 1930s photo of east elevation of building. Camera facing southwest.

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Manti Motor Company Building NAME:

MULTIPLE NAME:

STATE & COUNTY: UTAH, Sanpete

DATE RECEIVED: 3/26/08 DATE OF PENDING LIST: 4/16/08 DATE OF 16TH DAY: 5/01/08 DATE OF 45TH DAY: 5/09/08 DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000384

REASONS FOR REVIEW:

APPEAL: N I	DATA PROBLEM:	N	LANDSCAPE:	Ν	LESS THAN 50 YEARS:	N
OTHER: / N H	PDIL:	N	PERIOD:	Ν	PROGRAM UNAPPROVED:	N
REQUEST: N S	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N
COMMENT WAIVE	ER: N					
ACCEPT	RETURN	_	_REJECT	•	1.08 DATE	

ABSTRACT/SUMMARY COMMENTS:

Entered in The National Register of Historic Places

RECOM./CRITERIA	
REVIEWER	DISCIPLINE
TELEPHONE	DATE
DOCUMENTATION see attached com	nments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Manti Motor Co. Blog. Manti, Sanpete Co., UT



2) Manti Motor Co. Blog. Manti, sanpete Co., UT



Manti Motor Co. Blog. Manti, Sanpete Co., UT 3



Manti Motor Co. Blog. Manti, Sanpete Co., UT



Manti Motor Co. Blog. Manti, Sampete Co., UT 5



(Manti, Motor Co. Blog. Manti, Sanpete Co., UT











Manti Motor Co. Blog. Manti, Sampete Co., UT





State of Utah

JON M. HUNTSMAN, JR. Governor

GARY R. HERBERT Lieutenant Governor

TO:

Department of Community and Culture

PALMER DePAULIS Executive Director

State History

PHILIP F. NOTARIANNI Division Director

	RECEIVED 2280
	MAR 26 2008
NAT	REGISTER OF HISTORIC PLACES NATIONAL PARK SERVICE

Janet Matthews, Keeper, National Register of Historic Places

FROM: Cory Jensen, National Register Coordinator Utah State Historic Preservation Office

SUBJECT: National Register Nomination

day of March The following materials are submitted on this 12

for the nomination of the Manti Motor Company Building

to the National Register of Historic Places:

_____1_ Original National Register of Historic Places nomination form

_____ Multiple Property Nomination form

8 Photograph(s) (archival)

_____ Photograph(s) (supplemental)

_____1 CD-R w/Image Files

_____1 Original USGS Map

_____ Sketch map(s)/figure(s)

_____ Pieces of Correspondence

Other_

COMMENTS: Please review

For questions please contact Cory Jensen at 801/533-3559, or coryjensen@utah.gov



UTAH STATE HISTORICAL SOCIETY ANTIQUITIES HISTORIC PRESERVATION RESEARCH CENTER & COLLECTIONS

300 S. RIO GRANDE STREET, SALT LAKE CITY, UT 84101-1182 - TELEPHONE 801 533-3500 - FACSIMILE 801 533-3503 - HISTORY.UTAH.GOV