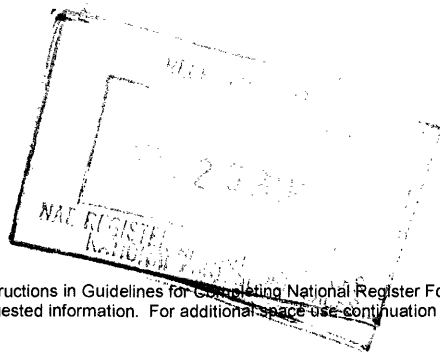


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United States Department of the Interior  
National Park Service

# National Register of Historic Places Multiple Property Documentation Form



This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries.

New Submission     Amended Submission

### A. Name of Multiple Property Listing

Historic and Architectural Resources of Draper, Utah, 1849 — 1954

### B. Associated Historic Contexts

(Name each associated historic context, identifying them, geographical area, and chronological period for each.)

Early Settlement Period, 1849 – 1876

Railroads, Mercantilism, and the Farming and Ranching Period, 1877 – 1917

Twentieth-Century Community Development and the Poultry Industry Period, 1918 – 1954

### C. Form Prepared by

name/title Korral Broschinsky/Preservation Consultant


organization prepared for the Draper Historic Preservation Commission date November 1, 2003

street & number P.O. Box 58766 telephone (801) 581-1497

city or town Salt Lake City state UT zip code 84158-0766

### D. Certification

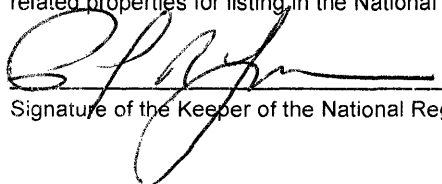
As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

  
\_\_\_\_\_  
Signature of certifying official

3/22/04  
\_\_\_\_\_  
Date See continuation sheet

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

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

  
\_\_\_\_\_  
Signature of the Keeper of the National Register

5/18/04  
\_\_\_\_\_  
Date

**Table of Contents for Written Narrative**

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	<b>Page Numbers</b>
<b>E. Statement of Historic Contexts</b> (If more than one historic context is documented, present them in sequential order.)	
Early Settlement Period, 1849 — 1876	<b>1</b>
Railroads, Mercantilism, and Farming and Ranching Period, 1877 — 1917	<b>2</b>
Twentieth-Century Community Development and Poultry Industry Period, 1918 — 1954	<b>3</b>
Post-Historic-Period Draper: Agrarian Outpost to Suburban Boomtown, 1955 — 2004	<b>4</b>
<b>F. Associated Property Types</b> (Provide description, significance, and registration requirements.)	<b>5</b>
<b>G. Geographical Data</b>	<b>13</b>
<b>H. Summary of Identification and Evaluation Methods</b> (Discuss the methods used in developing the public property listing.)	<b>14</b>
<b>I. Major Bibliographical References</b> (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	<b>15</b>

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

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Draper, Salt Lake County, Utah

## E. STATEMENT OF HISTORIC CONTEXTS

### Early Settlement Period, 1849 — 1876

The community of Draper was established in 1849 just two years after the arrival of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) to the Salt Lake Valley. The original settlement area extended from the eastern foothills to the Jordan River in the southeast corner of the Salt Lake Valley. Native Americans called the area *Sivogah* for the shallow mountain streams that flowed to the Jordan River. Migratory tribes camped in the area, but left no permanent structures. In 1847, Mormon leader Brigham Young sent men to pasture cattle and horses in the grassy land. The first permanent settler was Ebenezer Brown, his wife Phoebe, and their five children, who moved to the area in 1849 to raise cattle to emigrants on route to the California gold mines. The Brown family built a log cabin at the corner of 12650 South and Fort Street. By 1852, about twenty families had joined the Browns. The settlement was originally known as South Willow Creek. Between 1855 and 1856, a fort was constructed near the Brown cabin and most of the settlers (about 31 families) lived there. The fort site is where the Draper Historic Park is currently located.

In 1853, the residents of South Willow applied for a post office and registered their settlement as Brownsville in honor of Ebenezer Brown. The application was rejected because of an existing community with the same name. The settlement was renamed Draperville, after William Draper, the presiding church elder, and Ebenezer Brown became the first postmaster in 1854. Perry Fitzgerald operated the first store in one room of the log cabin he built in the fort. He also built a three-room log cabin on the banks of South Willow Creek. This cabin has been moved and restored and is on display at the Draper City Park. The first school building was an adobe structure built on the north wall of the fort. The 1850 census indicates most of the settlers were farmers or laborers. There was also a carpenter, a wagon maker, a miller and a carpenter. Skilled pioneers were assigned by President Brigham Young to locate in settlements needing particular services. Lauritz Smith, a blacksmith; Thomas Vawdrey, a shoemaker; and William Reynolds Terry, a teacher, were sent with their families to South Willow Creek.<sup>1</sup>

The settlement was temporarily abandoned during the Utah War of 1857, which may account for nine unoccupied dwellings on the 1860 census, but residents soon returned to their homes. The occupation of the U.S. army at Camp Floyd near Fairfield provided the Draperville community with economic advantages. The settlers sold cattle to the army, and became the recipients of much-needed tools and equipment at the end of the occupation. In the decade between 1860 and 1870, the population of Draper was more than doubled from about 200 to 480. Most were Mormon converts from the eastern United States, Canada and England. The Native Americans had mostly left the area, but the Burnham family had adopted a ten-year old Indian boy. The workers were farmers and laborers, and a few more specialized occupations. Lauritz Smith had an apprentice from France. His second apprentice, Niels Boberg, stayed to raise his family in Draper. George Clawson was a wheelwright. George Spillsbury was a master carpenter and joiner. Many owned large amounts of property. Isaac M. Stewart, bishop of the Draper Ward for 34 years, owned \$1,800 worth of land. In contrast, many were like Lovina Munro, a widow, who owned \$50 in property. During the 1860s, the Draperville residents created one of the best educational systems in the Utah territory. John R. Park, a young doctor working his way west as a farm hand, was persuaded to stay in Draper and teach the local school. Dr. Park became a famous educator and the first president of the University of Utah.

<sup>1</sup> Daughters of Utah Pioneers, Salt Lake County Company, *Tales of a Triumphant People: A History of Salt Lake County, Utah, 1847-1900*, (Salt Lake City, Utah: Stevens & Wallis Press, 1947), 19.

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Draper, Salt Lake County, Utah

By the 1870s, the development of Draperville was that of several loosely connected line villages along the major streets (today's Pioneer Road, Fort Street, 1300 East etc.) The log cabins and adobe houses were strung out along these streets as the settlers homesteaded looking for irrigable land. Several landowners organized a co-operative system of irrigation, and planning for the East Jordan Canal was begun. Residents planted Lombardy poplars for windbreaks and cottonwoods for shade trees along the streets. The settlers built community buildings of adobe such as a co-operative store and a meetinghouse (both near the fort site, neither is extant). The cemetery was fenced in 1874, and still remains an important feature in Draper's town center. The telegraph came to the community in this period and in 1871 the Utah Southern rail line arrived in Draper.

In 1876, the Draperville town site was surveyed. Because the community had been settled for more than two decades, the survey lines followed existing properties, which accounts for the odd shaped block in the plat and streets such as Fort Street that angle rather than run straight from the compass points. Development around the town center was sporadic, and the community continued to exist as radiating strings of large farmsteads. By 1880, the name of the community was shortened to Draper.

### Railroads, Mercantilism, and Farming and Ranching Period, 1877 — 1917

By 1878, the East Jordan Canal was under construction in Draper. With the completion of the canal, hundreds of previously dry acres were transformed in productive farms. The Draper Irrigation Company was founded during this period. Men worked on their farms, the canal, the railroad, quarrying granite for the Salt Lake Temple, and herding cattle and sheep. The sheep industry grew rapidly during this period, and several families owned herds of up to 2,500. The 1880 census records 87 families living in 85 dwellings. With the growth in population, more water and the railroad and improved roads, the mercantile industry began to thrive, especially after the Denver & Rio Grande Railway reached Draper around 1881. David O. Rideout opened the first general store around 1881. The Rideout store was not only a mercantile, but the second floor was known as the Rideout Hall where dances, theatrical productions and school classes were held for around thirty-three years. In 1910, Rideout and his store manager, S. J. Mickelsen came to an agreement that the Rideout store would continue to sell groceries and dry goods, while Mickelsen would establish a hardware and lumber business on his own. The town had two other mercantiles during this period, the M & M Store (remodeled) and White Brothers' (demolished). The community built a new brick school in 1883 (demolished) and a new brick meetinghouse was built on the fort site in 1903 (also demolished). Both before and after 1890, the year the LDS Church-sanctioned polygamy came to an end, many polygamist church leaders hid from U.S. marshals in Draper.

The early layout of the settlement was reinforced during this period. Institutional and commercial buildings were built near the platted town center and the railroad lines, but new residential construction occurred along the transportation corridors near water and the older farmsteads. Most of the homes were built by the second and third generation of Draper residents on parcels of family land. Eventually two additional schools, East Side and South Side, were built for the numerous children in the community in 1892. Eventually all the children attended the Park School, which served the community from 1898 to 1912 (demolished). The socio-economic range of the Draper citizens was great. While some sheep men were building substantial homes for large families, other families were still building two or three-room dwellings not much larger than the homes of the first Draper settlers.

A number of amenities came to Draper during this period, at least for the residents living closest to the town center. A few streets had coal lights at the turn of the century. The town center had electricity by 1912. Culinary water was piped in by 1907. In the early 1900s, factory work in the form of a creamery and a tomato cannery came to Draper. But the main commodities remained agriculture and livestock. Many farmers, and merchant David Rideout, were able to export produce to other communities. However, the 1900 and 1910 censuses

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include numerous specialized occupations: dressmaker, machinist, coal dealer, smelter worker, washerwoman billiard hall keeper, brick mason, etc. Mary C. Shipp, the town's obstetrician, is listed on the 1900 census. The size of the community shrunk slightly as neighboring towns, such as Bluffdale, were formed from areas previously considered part of Draper.

### Twentieth-Century Community Development and Poultry Industry Period, 1918 — 1954

In many ways, Draper during this period resembled other Utah communities. The automobile eventually replaced horse-drawn modes of transportation. Roads were paved. Electricity, culinary water and sewer lines were made available to all the residents of the community. The town built a newer and larger Park School. The LDS Church divided and the Draper 2<sup>nd</sup> Ward meetinghouse was built on the east side of the town on 1300 East in 1938. By the 1920s, the makeup of the community had changed slightly. While most were the descendants of the early settlers, there were some new arrivals. For example, several families of recent immigrants from Croatia are listed on the 1920 census. During the period, the addresses and street names (e.g. Main and Center) to the county's numerical system. Some of the family "lane" names, for example Boulter Street, are still in usage.

The biggest change to the economy and landscape came with the rise of the poultry industry. The 1910 census for Draper lists only two men in the poultry industry, farmer specializing in "fruits and poultry" and "chickens and poultry." By the 1920 census, a number of families had "chicken farms." Several factors may account for the rise. Twentieth century amenities such as electricity (1912) and piped culinary water to outlying farms (1915-1917) made it easier to raise poultry. One source suggests that daylight-savings time, approved by Congress on March 19, 1918, may have helped the Draper chicken business: "In winter months night lights were turned on in coops to give chickens more time to eat mash, wheat, calsite, and drink the continuous flow of water."<sup>2</sup> The Allen family built one of the earliest large-scale chicken ranches on their family farm at the south end of Draper near 1000 East and 13200 South (now partially developed).

Around 1918, eight farmers began to work co-operatively to buy feed and market eggs. In 1926, Draper Poultrymen Incorporated was organized. By the time of the 1930 census enumeration, the poultry business had grown so fast that over 90 workers were listed in the poultry industry. Between 1910 and 1930, the population of Draper had doubled, however, in the same time period, the percentage of workers in the poultry industry rose from a handful of scattered farmers raising chickens to nearly one-third of all workers in the town employed by the numerous chicken farms and three egg-feed processing plants. The poultry workers listed include numerous plant laborers, some with specialized occupations, such as floor manager, box maker, egg handler and egg candler (a person who tests the eggs by holding them up to a light). There were also several clerks and administrators listed on the census. In addition to those working at the "poultry plant," there were numerous poultry farms scattered throughout the Draper area. The S. J. Mickelsen Hardware Store and Lumber Yard supplied much of the lumber used to build coops in the community. The demand was so great that Mickelsen's daughter recorded the company had two miles of chicken coop under construction and turned over its inventory fourteen times in 1929.<sup>3</sup>

Draper's poultry business thrived despite a general downturn in the economy during the depression years. But the business was not without risks. In 1932, a disease went through chicken farms in Draper and wiped out entire flocks. Some producers lost everything and gave up the idea of producing and selling eggs.<sup>4</sup> That year, the

<sup>2</sup> *History of Draper, Utah, Volume Two*, 251.

<sup>3</sup> Gail Mickelsen Brown, *History of the S. J. Mickelsen Co., 1912-1984*, (Unpublished TMs, 1984), 5. Available at the Draper History Museum.

<sup>4</sup> *History of Draper, Utah, Volume Two*, 310.

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Draper Egg Producers Association was organized when several egg producers formed their own co-operative called the Utah Poultry and Farmers Co-Operative and affiliated with the Utah State Farm Bureau. The two companies were in fierce competition for many years. A third and somewhat smaller facility was Ballard Feed and Egg.

During the first half of the twentieth century, Draper was known as the "Egg Basket of Utah" mostly due to marketing copy such as "Egg Basket Quality Snow White Eggs" produced and packed by the Draper Egg Producers Association. Evidence of the poultry industry showed up in other areas of community life. In the 1930s, Henry S. Day started an automobile dealership in a facility known as the "Poultry City Service Studebaker."<sup>5</sup> Draper's co-operative egg economy was so successful that community leaders from throughout Utah visited Draper and used it for a model for co-operatives in their communities. The city gained national prominence when eggs from Draper were shipped to servicemen overseas during World War II.

According to one Draper historian, at one point, "almost everyone had chickens," a fact nearly corroborated by Draper's numerous poultry-related outbuildings.<sup>6</sup> The homes from the period reflected the relative economic status of Draper's residents. Some like, Joseph and Mina Mickelsen, were able to built substantial and comfortable homes. Joe Mickelsen was a founding member of the Draper Egg Producers Association and their elegant 1929 brick bungalow was recently restored at 782 E. Pioneer Road. Other like Ben and Helga Ennis, had setbacks, and eventually converted a chicken breeder coop at 12958 S. 1300 East to their primary residence in 1923. During the depression years, the poultry industry provided work for many residents, but their homes still reflect the "make-do" construction philosophy of the era. Because of its relative isolation, Draper did not experience a post-war construction boom, but there was slow and steady growth throughout the historic period.

### **Post-Historic-Period Draper: Agrarian Outpost to Suburban Boomtown, 1955 — 2003**

There was tranquil lull in Draper's development between the 1950s and the 1980s. The poultry industry declined as competition from places like California made the ventures less profitable. New homes were built mostly for newcomers to Draper's remarkably still-pastoral landscape. Growth was inevitable and in 1977 Draper City was incorporated with offices in the 1912 Park school. Within a few years much of the area had been annexed into the city limits for planning and zoning purposes. By the late 1980s, Salt Lake's spreading suburban sprawl had reached Draper. The population of Draper grew from 5,521 in 1980 to 27,740 in 2001. New subdivisions are appearing throughout the community on what was previously farmland. Town planning has mostly kept new commercial development confined to 12300 South (which leads from Draper to Interstate 15), and in the Draper Parkway development area north of the historic town center. While the vast majority of historic residences are occupied and well-maintained, many of the outbuildings on the large parcels of farmland between the primary streets. The town center has a new municipal building built on former farmland adjacent to the historic town center. Preservation of the remaining historic resources has become an important concern for many residents.

<sup>5</sup> *History of Draper, Utah, Volume Two*, 314.

<sup>6</sup> Ruth Day McGuire Miller, *My Roots Run Deep: Looking Back at Draper, Utah*, ([n.p.] 1977), 101.

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## F. ASSOCIATED PROPERTY TYPES

A reconnaissance level survey of Draper's historic buildings was prepared in August 2001. This survey included a total of 606 buildings. The survey data was combined with previously entered data in the Utah Historic Sites Database to generate a report for 851 buildings within the city boundaries. The buildings are concentrated in the historic city center and along major transportation corridors. A large number of recent housing developments are not included in the data report. Of the 851 Draper properties listed in the database, 222 were evaluated as "A" or "B" properties and therefore eligible for the *National Register of Historic Places* as contributing buildings. The data included 176 "C" properties, which are historic buildings that have been altered to the point of ineligibility and considered non-contributing. There were 453 buildings that were less than fifty years old. These buildings are non-contributing "D" properties (out-of-period). The relatively high number of non-contributing properties together with the scattered locations of contributing properties demonstrates the appropriateness of the Multiple Property Nomination format rather than a district for the Draper community. The following statistical data on materials, styles and types were generated for contributing (A and B) properties only.

### Summary Statistics DRAPER ARCHITECTURAL AND HISTORIC RESOURCES

<b>Evaluation/Status</b> (851 total)	<u>Contributing</u> 26% (222)	<u>Non-contributing (Altered)</u> 21% (176)	<u>Out-of-Period</u> 53% (453)			
<b>Original Use</b> (Contrib. Bldgs only)	<u>Residential</u> Single-family 86% (187)	<u>Commercial</u> 1% (3)	<u>Institutional</u> 1% (3)	<u>Agricultural</u> 9% (19)	<u>Other</u> 3% (6)	
<b>Construction Materials*</b> (Contrib. Bldgs only)	<u>Adobe</u> 3%	<u>Brick</u> 48%	<u>Concrete</u> 5%	<u>Stone</u> 3%		
	<u>Wood</u> 21%	<u>Veneers</u> 23%				
<b>Architectural Styles*</b> (Contrib. Bldgs only)	<u>Bungalow</u> 47%	<u>Victorian Styles</u> 17%	<u>Period Revival</u> 5%	<u>Classical/Picturesque</u> 16%	<u>WW II/Modern</u> 13%	<u>Other</u> 2%
<b>Construction Dates</b> (Contrib. Bldgs only)	<u>1850-1876</u> 5%	<u>1877-1917</u> 35%	<u>1918-1954</u> 34%			

\*Total exceeds 100 percent due to the number of buildings constructed of more than one style, or with more than one material.

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## I. Name of Property Type: Dwellings

## II. Description:

The survey data lists 187 contributing/eligible residential properties, approximately 86% of the contributing buildings. Most are concentrated near the historic town center and along the early transportation routes currently known as Fort Street (960' East), Pioneer Street (12400 South), 1300 East, and 13200 South. Though many eligible residences are located with the twelve blocks of the Draperville town plat, the first town plat was surveyed after the rural patterns of development had already been established and eligible residential properties can be found scattered through out the city limits. According to the data there are no historic duplexes or apartment blocks in Draper, which is not unusual considering the town's rural history. There is at least one anecdotal account of a family living on the upper floor of one of Draper's few commercial blocks, but this appears to be an anomaly and similar accounts would need to be documented individually. Likewise no historic hotels were built in Draper, though perhaps some large, early homes may have boarded travelers or lodgers and may also be documented individually.

### Early Settlement Period, 1849 – 1876

Residential properties from the first contextual period (1849-1876) represent 5% of contributing buildings. As with most early historic dwellings in Utah, the architecture was of an ephemeral nature due to expediency in construction. A temporary (log cabin, dugout, tent, wagon-box) house would serve only until a more permanent structure could be built. In Draper, the first homes were log cabins or dugouts built near or within the fort. Some of the cabins may have been moved to farmsteads or town sites. Cabins were often relegated to use as outbuildings once the family had built more substantial dwellings. The Perry Fitzgerald Cabin, built circa 1850, became a barn after the family built a brick home in the 1860s. The three-room cabin is currently located in the Draper City Park. It was moved from its original site and reassembled in the park around 1990. Some early cabin homes may be incorporated within altered and enlarged structures or relegated to outbuilding status.

There are several at least four extant adobe dwellings in Draper, others may exist within altered or enlarged structures, possibly covered with stucco, siding or other veneers. Adobe was the most common building material in Utah's settlement period. This is true in Draper where numerous examples have been documented. These adobe houses have classical massing and details, and are usually hall-parlor types. Alterations to these early homes are common. The house at 13312 S. Fort Street is an example with a historic (period revival) update. There are also several examples of early fired-brick and frame dwellings with adobe brick used as a lining material.

Within this period are a few early fired-brick examples. Two homes, the Fitzgerald house at 1144 E. Pioneer Road, and the Burnham house at 12735 S. Fort Street, were built in the mid to late 1860s, and claim to be the oldest brick homes in Draper. Both have adobe-lined walls. These brick dwellings include several types: hall-parlors, central-passages and double-cells. The dwellings are most often one or one and a half stories tall. Some early brick residences have been covered in stucco or plaster. Stone, especially sandstone and granite, was used for foundations and sills. Frame examples from this period are rare. Stylistically the homes are modestly classical. Decorative elements range from Greek Revival cornice returns to the more picturesque Gothic Revival dormer windows and Italianate brackets and bays. Later examples have Victorian Eclectic ornamentation such as the Terry house at 1229 E. Pioneer Road, a two-story Victorian cross wing built in 1873. Lean-tos and additions are common for this period.



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These buildings will be associated with the first settlers of Draper and their immediate descendants. Because these dwellings were constructed before the town site was platted, they are found along the major transportation corridors. They will be associated with the earliest farmsteads, though only few associated outbuildings from the period have survived. The dwellings will be constructed from indigenous materials, using vernacular versions of the classical and picturesque styles by the original owners or early local builders-craftsmen.

### Railroads, Mercantilism, and the Farming and Ranching Period, 1877 – 1917

The second contextual period was at a relative high level of construction activity with 35% of contributing buildings. These residences are found throughout the community, although they are concentrated mainly near the town center and along the main transportation corridors. There are several homes in Draper, which started as adobe dwellings and were later expanded in brick during this period. Examples include the Price house at 13156 South Fort Street (built 1858-1890s) and the Jorgenson house at 12183 South 800 East (built circa 1875-1895). The most common house type of the period is the cross wing with 33 examples. Other types include the central block with projecting bays, side-passages, four squares and early bungalows. These houses vary considerable in size, ranging from one to two-and-one-half stories tall. Most are one-and-one-half stories. These houses were constructed of locally made brick with stone foundations. There are several frame examples with drop-novelty or shiplap siding.

The majority of these houses fit within the stylistic category: Victorian Eclectic, with the variations of classical, picturesque, as well as Victorian. Wood was the primary material used for decoration, however stone and brick ornamental elements are also found in keystones, sills and relieving arches. Modest examples include the Sarah Burnham house at 12485 South Fort Street, a one-story brick cross wing, dating from about 1900, and the Boberg house at 12345 South 900 East, a one-story brick hall parlor, built in 1891. The Green-Stokes house at 12450 South 900 East is also a simple cross wing covered in stucco in the 1920s (a second cinder-block wing was added in 1959). The Nielsen-Rideout house at 12449 South Fort Street, a hall parlor in the 1880s and expanded in 1900 and 1916, is a one-story brick house that features an elegant interior.

Prosperity, especially for those in the sheep industry, allowed a number of families to build imposing residences of brick in the 1890s and early 1900s. Several, like the National Register-listed Meek house, are located on Fort Street. These homes are two to two-and-one-half stories tall with Victorian Eclectic and Queen Anne ornamentation. Other examples include the Green house at 12542 South 900 East (circa 1900), and the Ennis house at 1482 E. 13200 South (circa 1895). The National Register-listed J. R. Allen house at 1047 East 13200, a four square built in 1899, was designed by noted Utah architect, Richard Kletting. This period also include several early examples of the bungalow. One is the Craftsman-inspired Allen house at 926 East 12650 South, built in 1912-1913.

The residences of this period will be associated with the first settlers of Draper, their immediate descendants, and a few later settlers. Because of Draper's relative isolation, many children of the early settlers married within the community and stayed to raise their own families. There are numerous family connections between houses of the period. These residences are found throughout the city limits, but mostly near the town center and as infill on divided family farms along the transportation corridors. Construction materials for homes would easily shipped by rail to Draper during this period. This period is associated with the rise of the professional builder and architect, however many of these dwellings were designed and constructed by local builders or original owners, often using pattern books of the period.

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Draper, Salt Lake County, Utah

### Twentieth-Century Community Development and the Poultry Industry Period, 1918 – 1954

The bungalow, which represents one-third of the historic residences built during this period, became popular in Draper after 1915. Modest bungalows are mostly brick with some frame examples, however the larger bungalows are primarily brick. By 1918, concrete was used extensively as a foundation material. There is quite a bit of stylistic variation in Draper's bungalows. In most of Utah's larger cities, the modest brick bungalow with little or no decoration is ubiquitous and often built as tract housing. In contrast, bungalows in Draper are more unique in both plan and elevation and probably reflect the influences of local builders and owner-builders. The 2001 reconnaissance level survey identified several examples of the bungalow on Pioneer Road: 1547, 1555, 1567 and 1784 East Pioneer Road. The period revival cottage is represented by numerous contributing examples: 1764 East Pioneer Road, 982 East 12600 South, 12214 South 900 East.

Residential construction activity slowed down somewhat in Draper during the 1930s and 1940s; however there are several good examples of World II era cottages. At the southern end of the Salt Lake Valley, Draper did not experience the post-war building boom found in other communities, and there are only a few examples of early ranch houses. Though the rate of new construction was slow, the economy was fairly strong, mostly based on the success of the poultry industry during this period. New homes were built individually according to the circumstances of their owners. The period revival Andrus house at 12332 South 970 East was the owner's "dream" house built in 1941.

Many homes were updated during this period. For example the Mickelsen-Smith house at 12614 South Fort Street was originally built in 1907-1908. In the 1930s, the frame and drop siding house was given a large rear addition and covered with composition shingles. In other cases, innovative families made do with alternatives. The Miller family made a garage into their primary residence at 408 East 12300 South in 1942. The Enniss house at 12958 South 1300 East represents a more unique example where a chicken brooder coop was converted to a residence in 1923. Houses from this period can be found throughout the community and appear as infill near the town center and along transportation corridors. Draper had several professional builders, such as Cyrus Vawdrey who built a number of bungalows, but most residences were still built by owner-occupants.

### III. **Significance:**

#### Early Settlement Period, 1849 – 1876

Eligible dwellings from the Early Settlement Period will meet the registration requirements because of their traditional forms, floor plans, and materials. They will most likely be significant under Criterion A. If stylistic elements are present and integrity strong, a few may qualify under Criterion C. The presence of original interior details and contemporary outbuildings would strongly bolster significance. Because nearly every building owner in this period would be considered a "founding" member of the community, Criterion B should be used sparingly.

#### Railroads, Mercantilism, and the Farming and Ranching Period, 1877 – 1917

Because they are more numerous than the previous period, eligible dwellings in this period should have good historic integrity. Most would likely be significant under Criterion A for their associations with the rise of ranching, farming and merchandizing as major economical forces. There are several exceptional

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examples of the craftsmanship that would qualify under Criterion C. The presence of original interior details and period outbuildings would strongly bolster significance for marginal resources. Criterion B should be used sparingly.

### Twentieth-Century Community Development and the Poultry Industry Period, 1918 – 1954

In order to qualify for listing under Criterion C, a house from this period must have good architectural integrity. Dwellings from this period represent the rise in popularity of the bungalow, marking the end of Victorian house types and styles. The highly individualized bungalow designs created by Draper's local builders and citizens suggest a strong local builder tradition in a relatively isolated community. Most houses from this period would be significant under Criterion A for their association with the early twentieth-century development and rise of the poultry industry in Draper. The significance of resources with marginal integrity may be strengthened by the presence of extant outbuildings associated with the poultry industry. Criterion B should be used sparingly.

#### IV. Registration Requirements

In order for a property to be eligible for the National Register within the Draper MPS under the Dwellings property type, it must meet the following criteria.

1. The building must have been constructed between 1849 and 1954. The building must be linked to the development and history of Draper, and this association must be reflected in materials, type, style, or construction method.
2. The building must retain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Changes to the building over time may be locally significant to the development phases of the community's history, and may be considered when evaluating the integrity of the buildings. Properties from the first period are relatively scarce and may survive as remnants, outbuildings, or possibly incorporated in a later house or outbuilding. For these reasons, restrictions pertaining to integrity would be slightly more lenient in applying the registration requirements to buildings from the first period.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through. For example, dormers or additions, particularly on side or rear elevations, where scale does not obscure the original roofline and primary elevation could possibly be acceptable alterations. Additions to structure should appear sensitive to and distinguishable from the original construction.
4. Historic window and door opening must remain discernable. Modified openings may be acceptable if original openings are readable and the opening to wall-mass ratio is maintained. Acceptable examples include bricked-in openings where the outline remains visible, or re-glazing multi-pane window with a single pane if the window form and other architectural features of the house remain intact.

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5. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline. The removal or covering of architectural detailing may be acceptable if the majority of other historic features are retained. Such removal or covering could render the building ineligible if such details were the building's primary architectural characteristic.
6. Porches, as a primary defining feature of historic homes that are often replaced due to deterioration, will be considered to meet the registration requirements if the overall scale and placement of an out-of-period porch is congruent with the historic porch, and the non-historic porch does not detract from the historic features of the house.
7. Easily removable non-historic features, such as canopies, would not render a building ineligible.
8. In order for a building to be eligible under Criterion C, the building must be a good example of a particular type or style of architecture, or a good example of the work of local builders or craftsmen. Properties that are unique should be evaluated individually for architectural significance.

I. **Name of Property Type: Commercial and Institutional Buildings**

II. **Description:**

Subtype: Commercial Buildings

Historic commercial buildings account for only 2% of the total buildings and vary considerably in age, type and style. There are no extant commercial buildings from the first contextual period. Although there are a few commercial buildings from the second period, most have been altered. For example, the two-part brick block built in 1912 as the S. J. Mickelsen Hardware Store at 12582 South Fort Street was given a new storefront in 1954, but the site includes a number of associated commercial buildings. Another example, the M & M Store-Whetman Auto down the street was recently renovated in 1999. Because of the poultry industry, there are more commercial buildings in the third period that are potentially eligible for the National Register. Notable examples include the Utah Poultry Producers' building at 12215 South 900 East (built in 1933) and the Draper Poultrymen Plant complex 1071 East Pioneer Road (built between 1920 and 1967). The modestly Moderne-styled Draper-Pearl Theater at 12366 S. 900 East, built in 1938 with a 1944 addition, is the only example of a cultural-recreational historic building in Draper.

Subtype: Institutional Buildings

The 2001 reconnaissance level survey of Draper identified only two extant historic institutional buildings. The first is the Draper Park School, built between 1912 and 1913, and listed on the National Register in 1980. The other example is the Draper 2<sup>nd</sup> Ward LDS meetinghouse at 12883 South 1300 East, a classical revival church constructed in 1938.

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### III. Significance:

The existing commercial buildings in Draper do not have exceptional architectural significance, but would qualify under Criterion A for their association with community development in Draper during the last three period. The Draper 2<sup>nd</sup> Ward building would be eligible under Criterion A, and possibly Criterion C for architectural significance. The existing multiple property submission for *Mormon Church Buildings in Utah* would help provide context for this building.

### IV. Registration Requirements:

In order for a property to be eligible for the National Register within the Draper MPS under the Commercial and Institutional Buildings property type, it must meet the following criteria.

1. The building must have been constructed between 1849 and 1954. The building must be linked to the development and history of Draper, and this association must be reflected in materials, type, style, or construction method.
2. The building must retain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Changes to the building over time may be locally significant to the development phases of the community's history, and may be considered when evaluating the integrity of the buildings.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through. Additions to structure should appear sensitive to and distinguishable from the original construction.
4. Historic window and door openings must remain discernable. Modified openings may be acceptable if original openings are readable and the opening to wall-mass ratio is maintained. Acceptable examples include bricked-in openings where the outline remains visible, or re-glazing multi-pane window with a single pane if the window form and other architectural features of the building remain intact. Alterations made within the historic period may be considered eligible.
5. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline. The removal or covering of architectural detailing may be acceptable if the majority of other historic features are retained. Such removal or covering could render the building ineligible if that detailing were the building's primary architectural characteristic.
6. Easily removable non-historic features, such as canopies, would not render a building ineligible.

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**I. Name of Property Type: Outbuildings and Cultural Landscape Features****II. Description:**

Agricultural outbuildings and structures and their associated primary buildings constitute an important resource within the Draper community. Outbuildings associated with the first or second periods will likely be near historic primary residences, for example, the brick granary behind the Sarah Burnham house at 12485 South Fort Street. Outbuildings associated with the third period, including those associated with the poultry industry may be near primary dwellings or grouped together on a separate site. These buildings will represent a wide variety of style and materials. The poultry outbuildings are highly individualized in design and most likely built by owners. The primary materials are wood and concrete block. Most are simple rectangular structures with simple gable or shed roofs. They vary considerably in scale. The report for the 2001 reconnaissance level survey identified several sites with groups of resources throughout the Draper community. Examples of original dwellings currently in use as outbuildings should be evaluated individually. Other man-made landscape features such as irrigation ditches, head gates, fences, etc. are extant, but probably not eligible unless associated with other structures. Large-scale structures and features such as bridges, canals and rail beds should be evaluated individually for significance.

**III. Significance:**

Most outbuildings will be eligible associated with primary buildings under Criterion A. Outbuildings with high integrity, located on original lots, and documented relationships to a dwelling and other outbuildings will increase significance. Relocated outbuildings would not be eligible unless the move was in the historic period. Likewise cultural landscape features should have a high degree of integrity.

**IV. Registration Requirements:**

In order for a property to be eligible for the National Register within the Draper MPS under the Outbuildings and Cultural Landscape Features property type, it must meet the following criteria.

1. The building or features must have been constructed between 1849 and 1954. The building or feature must be linked to the development and history of Draper, and this association must be reflected in materials, type, style, or construction method.
2. The building or feature must retain sufficient integrity to depict the era in which it was constructed. This includes location integrity.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through.
4. Historic window and door opening that represent the original use of the building must remain discernable.
5. Historic materials should be maintained, and any alterations should be minimal and reflect the original usage of the buildings or structures.
6. The percentage of extant historic material may be an important consideration for this property type.

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### G. GEOGRAPHICAL DATA

The area covered by this Multiple Property Nomination is the entire area within the current Draper City limits. The historic properties are scattered throughout the area, though concentrated in the town center and along the main transportation corridors. Few extant resources are likely to be found within the city's most recent annexations and newer subdivisions.

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### H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The Multiple Property Nomination of *Historic Resources of Draper, Utah* is based on reconnaissance level surveys of the city conducted in 1985 and updated in 2001. The 2001 survey evaluated a total of 606 buildings. The survey was conducted as a standard survey within the city limits, but excluded certain areas of new development, which until recently were agricultural. Each historic building was marked on a survey map and corresponding information was entered in the Utah Historic Sites Database. This information includes location (some buildings are designated by estimated addresses), approximate year built, eligibility, building type and style, construction materials and number of associated outbuildings. In the survey, the historic time period for contributing buildings extends from the original settlement in 1849 to 1955. All common types and styles of architecture are found in the survey. They range from Classical-inspired vernacular houses to World War II-Era cottages and early ranch houses. Contributing commercial and institutional buildings represent late nineteenth and early twentieth-century development. The survey area also includes a large number of contributing outbuildings from the community's long agricultural period of development.

In this Multiple Property Nomination, the historic properties are grouped under four historic contexts that describe the development of Draper and its architecture. The contextual periods are as follows: (1) Early Settlement Period, 1849 – 1876; (2) Railroads, Mercantilism, and the Farming and Ranching Period, 1877 – 1917; (3) Twentieth-Century Community Development and the Poultry Industry Period, 1918 – 1954.

The commencement of the Draper, Utah Multiple Property Nomination will include four individual properties to be nominated. These include two residences (one from the first contextual period, and one from the third), and two commercial buildings (one from the second period and one from the third). These properties represent a variety of building materials and styles, and their owners and usage represent significant patterns of life in Draper's development as a community through all three contextual periods. Other nominations will be prepared and submitted as funding permits. Prior to this nomination six buildings (five residences and one school) were individually listed on the National Register.



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