

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Draper Poultrymen and Egg Producers' Plant

other name/site number Draper Poultrymen Inc., Draper Egg Producers Association, Intermountain Farmers Association

2. Location

street & town 1071 East Pioneer Road (12400 South) not for publication

city or town Draper vicinity

state Utah code UT county Salt Lake code 035 zip code 84020

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.)

Walter M. A. 3/22/04
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

W. M. A. 5/6/04
Signature of the Keeper Date of Action

Draper Poultrymen and Egg Producers' Plant
Name of Property

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

5. Classification

Ownership of Property

(check as many boxes as apply)

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

Category of Property

(check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3	6	buildings
		sites
3	1	structures
		objects
6	7	Total

Name of related multiple property listing

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

Historic Resources of Draper, 1849-1953

Number of contributing resources previously listed in the National Register

NA

6. Function or Use

Historic Function

(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE: processing

AGRICULTURE/SUBSISTENCE: storage

COMMERCE/TRADE: warehouse

Current Function

(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE: processing

AGRICULTURE/SUBSISTENCE: storage

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: warehouse

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Commercial Style

MODERN MOVEMENT

Materials

(Enter categories from instructions)

foundation CONCRETE

walls CONCRETE, METAL

roof ASPHALT, BUILT-UP, METAL

other

Narrative Description

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

See continuation sheet(s) for Section No. 7

Draper Poultrymen and Egg Producers' Plant
Name of Property

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

8: Description

Applicable National Register Criteria

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

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 # _____

Areas of Significance

(enter categories from instructions)

AGRICULTURE

COMMERCE/TRADE

SOCIAL HISTORY

Period of Significance

1926-1954

Significant Dates

1926, 1932

Significant Persons

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Cyrus Vawdrey; Builder;

Others, mostly unknown

See continuation sheet(s) for Section No. 8

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

Draper Historic Preservation Commission

See continuation sheet(s) for Section No. 9

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Draper Poultrymen and Egg Producers' Plant, Draper, Salt Lake County, UT

Narrative Description

The Draper Poultrymen and Egg Producers' Plant is a agricultural processing complex of mills, warehouses, and grain bins located at 1071 East Pioneer Road (12400 South) in Draper, Utah. The complex is on a triangle-shaped parcel of 4.33 acres wedged between two rail lines to the north and Pioneer Road to the south. It is located just north and east of the Draper town center. The plant buildings are mostly connected and arranged linearly parallel to the railroad tracks. The older buildings formerly had docks and openings to the tracks, however today, the north elevations are mostly blank and little activity occurs there. The front of the complex faces south toward Pioneer Street where the truck docks and scales are located. The plant consists of three contributing buildings: a mill (1945), the retail store (circa 1931), and the boiler (circa 1954). The three round metal grain bins at the east end of the complex are contributing structures (built 1945 to 1950). The complex includes six out-of-period buildings: three warehouses (1969, 1974 and circa 1970), a mill (1967), the mill warehouse (1967) and a truck shop (circa 1960). The loading bin connected to the 1967 mill is a non-contributing structure. Several of these buildings were constructed after a fire in March 1967 destroyed the center section of the plant complex. Despite the presence of several non-contributing buildings, the historic buildings are in good condition and represent an important era in the history of Draper's economy.

At the center of the complex is the retail store building. This building was probably built in phases beginning in 1931 and completed by 1940. The footprint is roughly square with the north elevation angled to the tracks. The façade has a loading dock under a canopy. The building is brick on a concrete foundation. It has a flat built-up roof. The building is approximately 13,000 square feet with one-third of the space devoted to a retail feed and farm equipment store. There is a small office in the center. The rear portion is a warehouse. The warehouse has a basement, which was the original candling room and is accessed by a long concrete ramp. Portions of the original exterior details of the building are visible on the interior of this and the adjoining building. Extant features include basement windows and some lettering.

Adjoining the east elevation of the store is the mill warehouse. This concrete-block building is probably the most architecturally interesting building in the complex; however it was built in 1967 after the historic period and is currently non-contributing. In an era when warehouses were primarily square boxes, this building is an unusual example of the modern maxim "form follows function" for the building's 7,886 square feet of space. The building has a high open interior. At the rear is an open space lit by steel-sash warehouse windows. The dock area is angled to the southwest. The east section uses a mezzanine area for the various machinery and conveyors used to bag feed. It connects directly to the mill to the east. There is also a 1,700 square-foot tool shed-shop at the southwest corner.

The mill itself is divided into two four-story sections with approximately 9,500 square feet at the main level. The west two-thirds of the building was constructed in 1967 after the fire. This section is a combination of concrete floor and reinforced concrete frame, corrugated metal with integrated metal grain bins and elevator apparatus. To the south is the loading bins structure. The mill uses a gravity system to process the feed grain at various levels. The interior space is four stories tall and compartmentalized according to function. This section

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Draper Poultrymen and Egg Producers' Plant, Draper, Salt Lake County, UT

is connected to a 1945 concrete section of the old mill, which survived the fire. This section at the east end is also four stories tall and constructed of poured concrete with louvered warehouse windows. The concrete block boiler building sits just south of the mill. It is a one-story building constructed in 1954.

Connected to the east of the mill are the three round grain bins. Two were constructed in 1945 and enlarged in 1949. These bins are three stories high and made of corrugated steel plates. The penthouse, an enclosed catwalk, and the elevator apparatus probably date from the 1940s, but some portions may have been added during the 1967 rebuild. The third silo-bin is a separate structure, built circa 1950. It is slightly taller with a peaked roof and sits at the east end of the property.

Most of the non-contributing space is devoted to two large warehouses located along the tracks west of the retail store. The first of the frame and corrugated metal warehouses was built in 1969. It is connected to the west end of the store and sits on a concrete foundation above grade level. There are loading doors to the north facing the tracks. The warehouse has a very low pitch to the roof. The 1969 warehouse is 23,114 square feet of open space. The 1974 warehouse to the west is nearly identical, only slightly smaller at 14,942 square feet. The warehouses are interconnected so it is possible to walk on the interior of the complex from the 1974 to the 1945 mill.

The warehouse located at the west end is not attached to the rest of the complex. Differing accounts make building difficult to date. It is commonly called the old barn, but probably dates to the 1970s. The building is rectangular at the south end and angled to match the tracks at the north end. It is a frame building constructed of trusses and posts similar to a barn with side aisles. Both the simple gable roof and walls are currently covered with corrugated metal. The building sits on a concrete pad. The 7,788 square feet of space is completely open. The main doors are on the east elevation.

Currently, the only other associated building is the truck shop in the southwest corner of the property. This concrete block building was built in the 1960s. It has a flat built-up roof and a concrete foundation. The building includes shop space, a dock and an office annex, which is covered with siding on the west elevation). Two other buildings near the property are non-historic and have not been associated with the poultry business.

The 4.33-acre site is roughly arrow-shaped and located between the tracks and Pioneer Road. The two transportation corridors converge and cross just to the east of the property. The east end (where the property comes to a point) is covered with gravel and used for parking vehicles. To the north, the property ends with the buildings at the rail right-of-way. The open space between buildings is bordered by high chain link fencing. The south section of the property is paved with asphalt from the buildings to Pioneer Road. This area is used mainly for loading and unloading, and for store patron parking. There is additional parking to the west of the truck shop office annex. There is no landscaping except for some weed grass and shrubs along the rail corridor.

The Draper Poultrymen and Egg Producers' Plant is located just north and west Draper's historic city center. The city center historically and currently consists of a mix of residential, commercial, and institutional buildings (including the city cemetery). The new Draper municipal building was recently completed just south of the

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Draper Poultrymen and Egg Producers' Plant, Draper, Salt Lake County, UT

Draper plant complex on what was previously farmland. A new library will soon be constructed just east of the city hall. For the most part, the historic buildings have been maintained with new infill being mostly residential. An empty field currently separates the plant from a recent strip mall development to the north. Despite the construction of newer buildings, the Draper Poultrymen and Egg Producers' Plant can be seen from every part of the former agricultural outpost and is a contributing historic resource in Draper.

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Draper Poultrymen and Egg Producers' Plant, Draper, Salt Lake County, UT

Narrative Statement of Significance

The Draper Poultrymen and Egg Producers' Plant is a complex of nine buildings and four structures, built in phases between 1920 and 1974. Located at 1071 East Pioneer Road (12400 South) in Draper, the property is significant under Criterion A, for its association with the development of Draper in the first half of the twentieth century. The property is eligible under the Multiple Property Listing, *Historic Resources of Draper*, primarily within the historic context, *Twentieth-Century Community Development and Poultry Industry Period, 1918-1954*. The plant complex was jointly owned by the Draper Poultrymen Inc. and the Draper Egg Producers Association. It was operated as a poultry, egg, and feed processing plant from the 1920s to the 1960s. The plant is currently owned by the Intermountain Farmers Association (IFA) and is used as a feed processing facility, and a feed and farm equipment retail store. The plant is a complex of mills, warehouses, store, shop, office and grain silo-bins. Though several buildings in the complex were built outside the historic period, the buildings and structures constructed within the historic period represent the poultry business, the single most important economy in Draper in the first half of the twentieth century. Sources estimate that nearly one-third of Draper's workforce was associated with the poultry industry during the peak years between the 1930s and the 1950s. Just as the plant dominated the economic history of Draper for almost fifty years, the four-story-plus complex dominates the skyline of the former farming community and is a significant part of the city's historic resources.

History of the Draper Poultrymen and Egg Producers' Plant:

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 Draper settlement was originally known as South Willow Creek, but sometimes called *Sivogah*, the native name for the area. Five families were the first settlers, but were soon joined by relatives and friends. The early settlers raised cattle to sell to emigrants on route to the California gold mines. Between 1855 and 1856, a fort was constructed and most of the settlers lived there. By the time the Utah Southern Railway reached the South Willow Creek area in 1871, the community was a thriving though somewhat scattered collection of farmsteads with a population of around 480. In 1876, a town site was surveyed for the community, by then known as Draperville. The name was later shortened to Draper. The farming (grains and fruits) and ranching (sheep and cattle) community grew steadily. After the arrival of the Denver & Rio Grande Railway 1881 several industries had been established near the rail corridor and a thriving mercantile industry was established.

Part of the land on which the Draper Poultry plant is located was originally deeded to Peter A. and Olivia Jensen Nielsen in 1881. The Niensens were Danish immigrants who settled in Draper in 1866. Another part was owned by James Zebulon and Julia Ann Wadsworth Fitzgerald Stewart. Julia A. Stewart was a Draper native who grew up in a house on Pioneer Road. After the railroad corridor was established, the Stewarts sold their parcel to Peter P. and Martina C. Sorensen. The Nielsen land was eventually acquired by Benjamin R.

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Meek, in 1892 the year Benjamin married one of the Nielsen daughters, Olivia Alfreda. Benjamin Meek was one of the most prosperous sheep ranchers in Draper.

In 1902 and 1905, John R. Stockey acquired the Meek and the Sorensen parcels respectively. It was around that time the Twin Peaks Cannery was established at the west end of the Draper Poultry property. Little information is known about the cannery, but the main product was canned tomatoes.¹ The cannery was a complex of frame and brick buildings east of 1000 East, north of 12400 South, near the tracks. At the height of the canning season, at least 31 workers were employed at the cannery. It is not known when the cannery went out of business, but it may have been when Stockey sold the property in 1915 to N. J. Thorstenberg. By 1917 Thorstenberg sold the property to Robert J. and Nellie E. Withers.

During the time the cannery was in operation, the poultry business was established in Draper. The 1910 census for Draper lists only two men in the poultry industry, Wilford C. Vawdrey, a farmer raising "fruits and poultry" and John Sorenson, a farmer specializing in "chickens and poultry." By the 1920s, 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 (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."² 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.

Around 1918, eight farmers began to work co-operatively to buy feed and market eggs. In 1926, Draper Poultrymen Incorporated was organized. That year the old canning factory complex was converted to a poultry feed plant by Draper Poultrymen Inc. The contractor for the project was Wilford Cyrus Vawdrey (1883-1943). After switching from teaching to contracting in 1910, Cyrus Vawdrey built numerous homes in Draper and Sandy. He also did commercial work and may have worked on other plant buildings (such as the feed mill and the egg testing-storage plant) in the 1930s. The Draper Poultrymen bought the property from Robert J. and Nellie E. Withers on December 26, 1928.

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, including one owned and operated by a widow, Annie E. Snell. The S. J. Mickelsen Hardware

¹ Draper Historical Society, *Sigovah to Draper City, 1849-1977: the History of Draper, Utah, Volume Two*, (Salt Lake City, Utah: Agreka Books, [2002]), 204, 364.

² *Ibid*, 251.

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Draper Poultrymen and Egg Producers' Plant, Draper, Salt Lake County, UT

Store and Lumber Yard in Draper 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 1929.³

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.⁴ That year, the 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 Utah Poultry Co-op built near the railroad tracks north and west of the Draper Poultry plant in 1933.⁵ They were in fierce competition with the Draper Egg Producers for many years. A third and somewhat smaller facility was Ballard Feed and Egg run by Ross D. Ballard. It was located on 700 East south of the railroad tracks. Ross Ballard also served as the assistant manager of the Draper Poultrymen plant in the 1930s.

With the establishment of the Draper Egg Producers Association, Draper eggs became known prominently from Los Angeles to New York. Woodrow Mickelsen recalls one of the organization's successful marketing campaigns: "Some here may remember the slogan *Day Old Eggs from here to New York*, which really meant the egg that was laid this morning would be brought to the plant, graded, cased, and placed in a refrigerated railroad car and would start rolling towards New York all within 24 hours."⁶

The combined facility of the Draper Poultrymen Inc. and the Draper Egg Producers Association Inc. was a major enterprise. In a newspaper article detailing construction work on a new \$30,000 feed mill and \$20,000 egg-candling and storage plant, the reporter describes the company: "Begun in 1926 by a small group of Draper men, the Draper Poultrymen has grown to one which services more than 3,000 farmers and feed men in all parts of the state and does an annual volume of business estimated at almost \$2,000,000. More than 60 men are in its employ."⁷ If the demand for feed dropped off, the company would not lay off workers, but put them on rotating shifts until demand rose. The workers organized a local labor union in the 1930s.⁸ 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."⁹

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

⁴ *Ibid*, 310.

⁵ This brick building still stands at 12215 S. 900 East, but has not been associated with the poultry industry since the 1950s. It is currently a craft store.

⁶ Woodrow Mickelsen, *Contributions of the Mickelsen Family to the Economy of the Community of Draper*, (Unpublished TMs, 1982). [3]. Available at the Draper History Museum.

⁷ Newspaper article from the files of the Draper History Museum.

⁸ *Draper History, Volume Two*, 311.

⁹ *Ibid*, 314.

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Draper Poultrymen and Egg Producers' Plant, Draper, Salt Lake County, UT

According to one Draper historian, at one point, "almost everyone had chickens."¹⁰ 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. The company continued to prosper during the post-war economic boom. The company built a new mill and several large grain silos between 1945 and 1950. The Draper plant stored grain from several surrounding communities. A 1954 employee photograph shows a workforce of eighty-five, forty-five of them women. By the late 1950s, the poultry industry in Draper was on the decline, mostly due to competition from egg producers in California. The largest farms were able to stay in business, but the smaller ones folded. The Draper Poultrymen and Egg Producers' plant was sold to the Intermountain Farmers Association (IFA) in October 1963. The IFA immediately began to diversify into various types of feed and farm equipment. In 1964, IFA leased a building on the west end of the property to a cookie factory.

On the night of March 19, 1967, the center section of the complex (mill and storage plant) burned to the ground. The flames were over 150 feet high and could be seen throughout the Salt Lake Valley. The plant was partially rebuilt in 1967 by the Schocker Construction Company. Two large warehouses were added in 1969 and 1974. The IFA continues to operate the Draper plant as a mill and store, but may sell the property when the anticipated light rail line (TRAX) reaches Draper. The Draper Poultrymen and Egg Producers' Plant is a multiple-resource property with a long historic association with the development of Draper. The property is most significant for its association with the rise and fall of the poultry industry in the mid-twentieth century. The complex of buildings and structures is in good condition and contributes to the historic resources of Draper.

¹⁰ Ruth Day McGuire Miller, *My Roots Run Deep: Looking Back at Draper, Utah*, ([n.p.] 1977), 101.

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Draper Poultrymen and Egg Producers' Plant, Draper, Salt Lake County, UT

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Draper Poultrymen and Egg Producers' Plant, Draper, Salt Lake County, UT

Salt Lake Tribune.

Sillitoe, Linda. *A History of Salt Lake County*. Utah Centennial County History Series. Salt Lake County Commission and the Utah State Historical Society. Salt Lake City, Utah: Utah State Historical Society, 1996.

United States Census Enumerations, *Draper, Utah, 1900, 1910, 1920, & 1930.*

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Section No. PHOTOS Page 1 Draper Poultrymen and Egg Producers' Plant, Draper, Salt Lake County, UT

Common Label Information:

1. Draper Poultrymen and Egg Producers' Plant, Draper, Salt Lake County, UT
2. Draper, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: Summer and Fall 2003
5. Negatives on file at Utah SHPO.

Archival

Photo No. 1:

6. South elevations of 1967 warehouse and mills. Camera facing northeast.

Photo No. 2:

6. North elevations of bins and 1945 mill. Camera facing southeast.

Photo No. 3:

6. East end of complex and view of Pioneer Road. Camera facing northwest.

Supplemental

Photo No. 4:

6. North elevations of warehouses and store. Camera facing southeast.

Photo No. 5:

6. North and west elevations of non-contributing warehouses. Camera facing east.

Photo No. 6:

6. West elevation of truck shop and office annex. Camera facing east.

Photo No. 7:

6. South elevations of mills and bins. Camera facing northeast.

Photo No. 8:

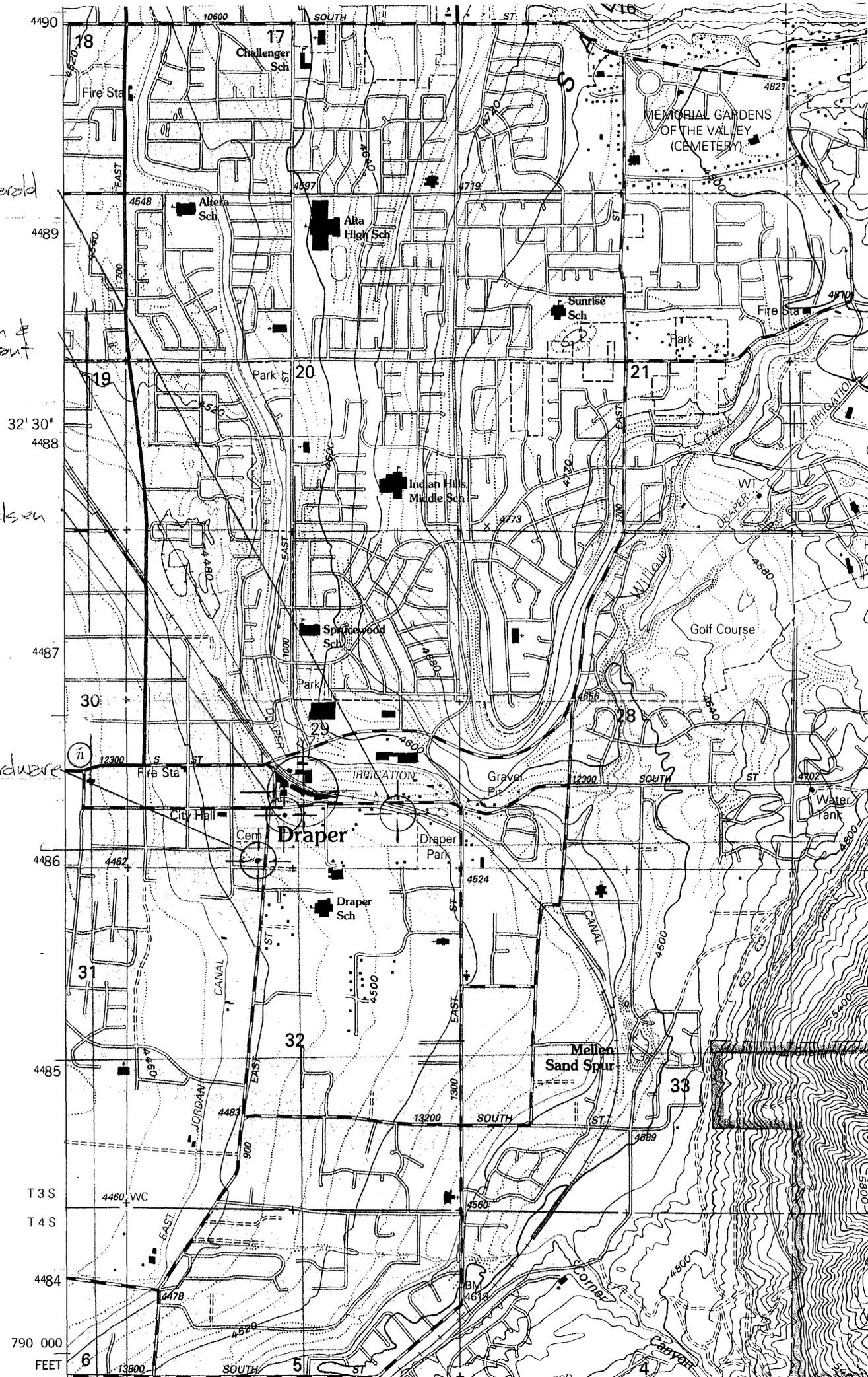
6. East elevation of complex with view of rail corridor. Camera facing west.

Perry & Agnes Fitzgerald
E. 42748φ
N. 448616φ

Draper Poultrymen &
Egg Producers Plant
E. 42702φ
N. 448626φ

Joseph & Nina Mickelson
E. 42692φ
N. 448616φ

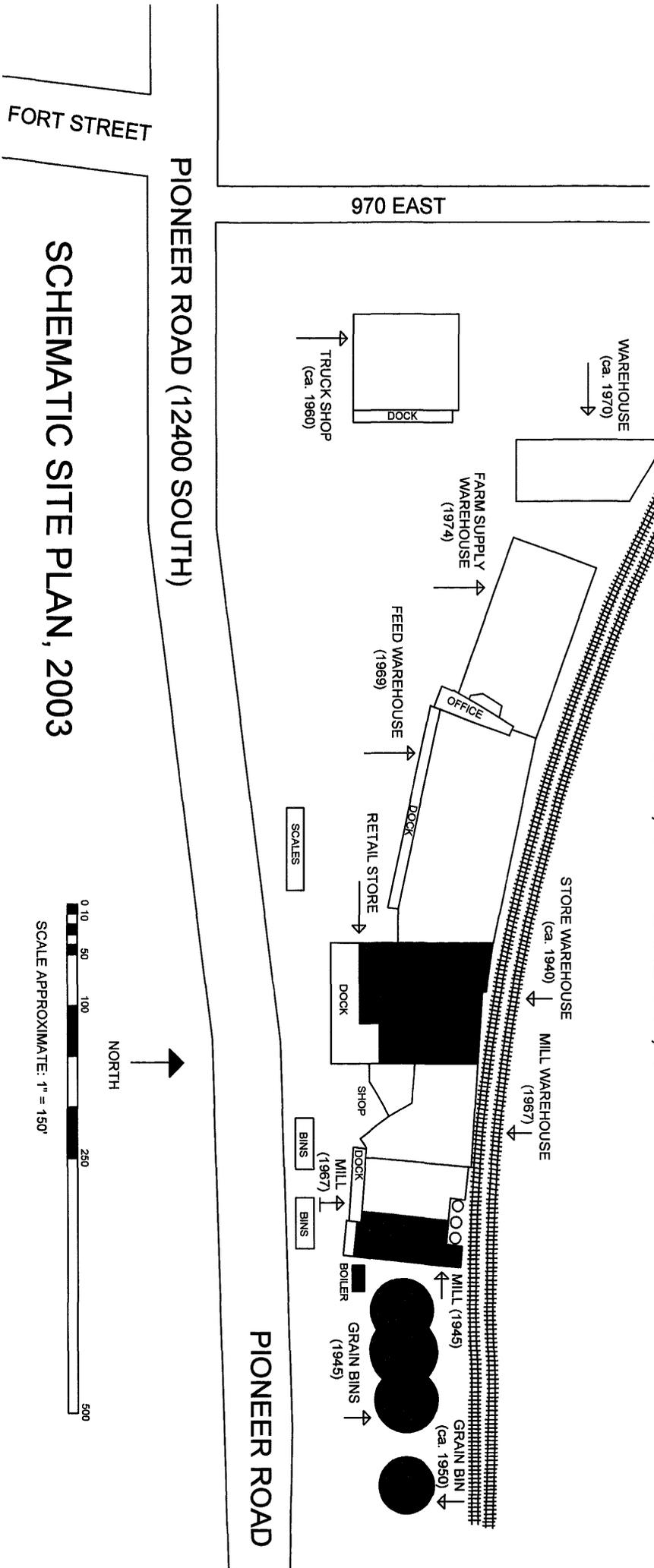
J. Mickelson Hardware
E. 4268φφ
N. 448594φ



790 000
FEET

DRAPER POULTRYMEN & EGG PRODUCERS' PLANT

1071 EAST PIONEER ROAD (12400 SOUTH)
 DRAPER, SALT LAKE CO., UT



SCHEMATIC SITE PLAN, 2003

