

**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 Utah-Idaho Sugar Factory

other name/site number West Jordan Sugar Factory

2. Location

street name 2140 West Sugar Factory Road not for publication

city or town West Jordan vicinity

state Utah code UT county Salt Lake code 035 zip code 84088

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature 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:

Signature of the Keeper

Date of Action

- 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:) _____

5. Classification

Ownership of Property
(check as many boxes as apply)

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

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
3	3	buildings
<hr/>		sites
2		structures
<hr/>		objects
5	3	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE: Processing

AGRICULTURE/SUBSISTENCE: Storage

Current Function
(Enter categories from instructions)

WORK IN PROGRESS

PERFORMING ARTS: Community Playhouse

7. Description

Architectural Classification
(Enter categories from instructions)

Other: Twentieth Century Commercial

Materials
(Enter categories from instructions)

foundation CONCRETE

walls BRICK, CONCRETE & METAL

roof ASPHALT SHINGLE & BUILT-UP

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

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.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(enter categories from instructions)

AGRICULTURE _____

INDUSTRY _____

INVENTION _____

Period of Significance

1916-1958 _____

Significant Dates

1916, 1917, 1938, 1950 _____

Significant Persons

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

E. H. Dyer Co. (warehouses); Garff-Ryberg Co. (silos) _____

Primary location of additional data:

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

West Jordan Museum _____

See continuation sheet(s) for Section No. 9

Utah-Idaho Sugar Factory
Name of Property

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

10. Geographical Data

Acreage of Property 6.62 acre(s)

UTM References

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

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

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

C / / / / / / / / / /
Zone Easting Northing

D / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

BEG 143.88 FT N & 1544.48 FT W, M OR L FR CEN SEC 34, T 2S, R 1W, S L M; S 69^27' W 1096.11 FT; N 31^19'20" W 62.45 FT; N 18^50'54" W 161.22 FT; N 16^ W 46.3 FT; N 69^27' E 275.05 FT; N 69^36'09" E 90.66 FT; N 70^53'28" E 80.44 FT; N 72^56'55" E 153.69 FT; N 70^13'58" E 185.18 FT; N 69^31'31" E 312.99 FT; S 20^57'27" E 209.97 FT; S 20^45'37" E 44.1 FT TO BEG. 6.62 AC M OR L.

Property Tax No. 21-34-151-008

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those historically and currently associated with the property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky / Preservation Documentation Resource; from drafts by Natalie Baker & Charles Tarver
organization prepared for the City of West Jordan date November 20, 2008
street & number P.O. Box 58766 telephone 801 913-5645
city or town Salt Lake City state Utah zip code 84158

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 City of West Jordan; contact: Charles Tarver
street & number 8000 South Redwood Road telephone 801 569-5062
city or town West Jordan state Utah zip code 84088

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

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

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

Narrative Description

The Utah-Idaho Sugar Factory is located at 2140 West Sugar Factory Road in West Jordan, Utah.¹ West Jordan is located approximately 13 miles southwest of Salt Lake City in Salt Lake County. The complex sits on a 6.62-acre parcel adjacent to the Union Pacific Railroad line. The site was once surrounded by farmland, but has been extensively developed for residential and commercial use, primarily in the last twenty years. A portion of the original sugar factory acreage has been developed as the West Jordan City Park. The sugar factory consists of three contributing buildings and two contributing structures. The buildings include the two-story brick packaging warehouse and boiler plant (built in 1916-1917; altered circa 1972), and two storage warehouses: one two-story concrete warehouse (built in 1917 with a 1946 dock) and one metal warehouse/shop (built in 1938). The structures are two concrete silos (built in 1950). The property also includes three small non-contributing buildings (circa 1975 to 2007) that have minimal visual impact on the site. Although several buildings and structures associated with the sugar factory were demolished after the factory closed in 1971, the complex retains much of its historic integrity from the factory's peak production years in the mid-twentieth century.² The period of significance for the complex is 1916 to 1958, which includes the construction phases of the extant historic buildings and structures. The complex is owned by the city of West Jordan. A portion of the complex is currently being used for as a community theater and the city has plans to renovate and develop the site as a cultural arts center.³

The contributing resources in the complex are aligned parallel to the railroad tracks, which run southwest to northeast along the south edge of the roughly-rectangular property. There is a chain link fence separating the property from the extant rails to the south and the city park to the north. The site has some recent landscaping at the west entrance, the property access from 2200 West. There is one mature tree and a few shrubs at the east end of the parcel, although the site is mostly asphalt driving and parking areas. The concrete silos are located roughly in the center of the property. The silo structures are attached to the former packaging warehouse and boiler plant, currently known as the East building. This building has a steel-sided addition at the east end (circa 1972) with a two-story addition rising above the east end of the brick building (added circa 1955). North and west of the East building is the two-story metal warehouse/shop, currently known as the North building (built 1938). South and west of these two buildings is the two-story concrete warehouse, known as the West building (built 1917). This building has a dock extending to the southwest with a metal addition (built 1946).

¹ Salt Lake County tax records list the parcel address as 2088 W. 8100 South.

² For a detailed description of the demolished buildings and structures formerly associated with the sugar factory site, please see the narrative history in Section 8 below.

³ One associated building, a circa 1955 concrete block research laboratory, is extant, but located on the adjacent parcel to the east. It is owned by West Jordan City, but is used as a facilities office and not part of the proposed cultural arts center, and therefore not included in this nomination.

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Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

Contributing Buildings

East Building / Packaging Warehouse and Boiler Plant

The oldest surviving building on the property is the East building. The East building has three distinct sections: the main portion built in 1916 and used originally as a packaging and storage warehouse, a one-story brick boiler plant at the northeast corner, and the metal addition connecting the two. The main portion of the East building was originally the west half of the sugar factory complex, which included the three- and four-story sugar processing mill, also built in 1916 and later demolished in 1971. The East building is a two-story warehouse building measuring approximately 67 feet by 143 feet with a simple gable roof covered in asphalt shingles. The building is supported on a steel frame with a series of king post trusses held together by gusset plates. The structural bays feature brick infill.

On the exterior, the East building reads as a brick building divided into eleven twelve-foot bays divided by brick pilasters on the north and south elevations.⁴ The building is on a concrete foundation raised about two feet above grade. The masonry is red brick laid in American (or common bond) with headers every seventh course. The mortar joints are flush. The building was painted white in the 1970s. The East building features three courses of corbelled brick at the cornice line between the colossal pilasters. The upper level features openings with segmental arched rowlock brick hood moldings and concrete sills in alternating bays. Most of the original daylight factory windows were removed and the openings filled with brick by the mid-1950s. The main level features several dock openings on the north and south elevations in alternating bays. These openings also featured segmental-arched hood moldings. Most have been filled in with brick or smaller doors. One bay on the south elevation has been enlarged with a roll-up door and concrete ramp (circa 1955). The only remaining windows are on both levels of the south elevation's east-most bay, in two upper windows on the north elevation, and at the apex of the west elevation. The west elevation is divided into five bays. It is partially obscured by an addition connecting it to the concrete silo structures (built circa 1955). This concrete block structure is visible from the north elevation, but on the south elevation has been covered with a two-story addition sheathed in seamed-metal panels (circa 1972) with a loading platform above the rail siding and concrete pad, probably originally a scale platform. The main portion of the East building has an asphalt shingle roof. There is a circa 1955 two-story metal-covered enclosure built above the east end of the packaging warehouse. It has a flat roof and no openings. The tower-like enclosure is braced on the east side by the extant west masonry wall of the mill's four-story section. The enclosure appears to have been built to cover some exterior equipment prior to the demolition of the mill.

Seamed metal was also used to sheath the garage addition to the east end of the building, built after the mill portion was dismantled in 1971. This addition is supported on a steel frame that is not visible on the exterior. The addition was built to provide large vehicle access and storage and features three large main bays with roll-up doors on the south elevation. There is a standard-size door and a fourth roll-up door on the east elevation. The roof is slightly raked and also covered in seamed metal. The garage addition connects the packaging

⁴ The complex was constructed at an approximate 60 degree angle to true north. For example, the south elevation of the East Building actually faces southeast. However, in this nomination, the elevations are described using one cardinal direction in order to simplify the narrative.

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warehouse to the boiler plant. The one-story boiler plant is a roughly rectangular brick masonry building measuring 23 by 97 feet. The brickwork is similar bond and arched openings to the packaging warehouse and likely also built in 1916. The boiler plant was built adjoining both the demolished mill portion and a second complex of buildings demolished in the early 1970s.⁵ The openings have been bricked in. It has a flat built up roof and is built on a concrete foundation. There are two metal chimneystacks on the east end. Concrete block has been used to extend both the east and west ends of the boiler plant building (circa 1970s).

The interior of the East building is divided into the packaging warehouse (9,618 square feet), the steel addition (4,118 square feet) and the boiler plant (2,174 square feet). The warehouse is mostly open with the truss work completely visible. The building was used primarily for packaging bags of sugar and for storage. There is an open mezzanine supported on a steel frame along the north side. Underneath the mezzanine level, concrete block has been used to partition the space (circa 1950s). There are a few later frame partitioned spaces, such as an entrance foyer and restrooms at the east end and an office on the west end of the mezzanine. There are two tanks formerly used by the sugar factory still extant on the mezzanine level. Other historic items include pipes and sliding metal (fireproof) doors. Two tanks are also found in the boiler plant portion. Most of the space is currently used for scenery and prop storage. The community theatre productions are staged in the steel addition. The theatre uses folding chairs on risers and temporary sets with the only modification made to the space being the black paint on the interior.

West Building / Upper Warehouse and Dock

The West building, known historically as the upper warehouse, was built in 1917. It is an early example of a concrete frame building with concrete infill.⁶ The simple gable roof is supported on a series of slender steel trusses. The exterior of the roof appears to be a mineralized rolled material over metal. The two-story upper warehouse has a rectangular footprint measuring 70 feet by 113 feet. The narrow end faces southeast toward the railroad track. The foundation is reinforced concrete and the exterior concrete has not been painted. The long elevations are divided into eight fourteen-foot bays. The narrow ends are divided equally into three bays. The concrete frame is visible as pilasters dividing the bays and as a cornice at the eave line. The tops of the pilasters are splayed. The upper level has horizontal openings with concrete sills in alternating bays. These were probably windows, but appear to have been enclosed with brick as early as the 1940s. On the main level there are six loading-bay door openings and one standard-size door (east elevation). Five of the six have roll-up doors. One opening on the north elevation is bricked in (circa 1940s). The interior of the warehouse is open with 7,747 square feet of open space. The floor is concrete. In 1946, a metal-enclosed dock was built on a raised concrete foundation near the southwest corner of the warehouse. The dock has a rectangular footprint of 20.5 by 50 feet with the narrow end facing the West building (upper warehouse). It has four loading doors on the north elevation and two on the south. Two of the original paneled wood doors are still extant, one on each elevation. The roof is a simple gable covered in corrugated metal. Sometime before 1959, a covered ramp (gangway) was built between the dock and the upper warehouse creating an addition to the warehouse. The

⁵ This complex of several buildings paralleled the mill and packaging warehouse. It included a lime kiln, machine shop, coal hopper/boiler plant, the pulp drying mill, and original pulp warehouse.

⁶ This building predates the most significant all-concrete warehouse in downtown Salt Lake City, the W. P. Fuller Paint Building (built in 1922, NR-listed 2005-09-15), by five years.

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Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

dock has 1,191 square feet of space. The upper warehouse was used for storing the largest bags of sugar prior to distribution.

North Building / Pulp Warehouse

In 1938, the North building was constructed running along the current north property line. This steel frame warehouse was known as the pulp warehouse where beet pulp was stored prior to distribution. The pulp warehouse has a roughly rectangular footprint measuring 50 feet and 60 feet by 211 feet. The west end is ten feet wider than the east end suggesting that the building may have been built in two phases; however, there is no other evidence to support two phases of construction and the building's footprint is the same as on the 1959 tax card. The concrete foundation is barely visible above grade. The building has a simple gable roof covered in corrugated metal panels. Similar panels sheath the exterior walls. There are no window openings. The west elevation has a large loading door (replacement) and a standard-size door. There are two smaller loading doors on the south elevation. The north elevation has no openings. The east elevation has two colors of metal and a filled-in loading door, possibly indicated a connection to the demolished older pulp warehouse complex. The North building has 11,713 square feet of open space with a concrete floor. There are elevated offices built of plywood at the southeast and northwest corners (circa 1980s).

Contributing Structures

Silos / Sugar Silos

The concrete silos are the most salient elements of the sugar factory complex. Although a connecting shaft and access shaft were built between the silos at the time of their construction in 1950, the silos read as distinct units from a distance and have therefore been counted as two contributing structures for the purposes of this nomination. The round concrete silos measure 54 feet in diameter and approximately 120 feet in height. They are connected by a rectangular concrete shaft measuring roughly 7 by 15 feet. The rectangular access shaft is located at the east end. It has a square footprint of approximately 12 by 12 feet and is approximately 135 feet high.

The silos have no openings with the exception of a door at the base of the connecting shaft and two windows at the top of the north elevations. There are pour pipes in each silo approximately 25 feet above the rail siding on the east elevation. The concrete foundation is raised. The width of the poured concrete is two feet at the base tapering to nine inches at the top of each silo. The access shaft has seven levels of windows facing east. Each silo has a 1,990 square foot footprint. On the interior, there are several levels with hatches in between. The lowest level houses mechanical equipment. The roof is built-up with access via a ladder.

Non-contributing Buildings

The site includes three non-contributing buildings. All are small and have minimal visual impact on the historic resources and overall site integrity. The oldest is a concrete block shed (10 by 10 feet) with a corrugated metal roof that sits near the tracks at the southeast section of the property. This shed, built circa 1965, was likely used

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Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

for equipment storage. Just to the northeast near a concrete pad is a small plywood-covered building with a shed roof (circa 1975). This building has a single door and window, and was formerly used as the scales office. The newest building on the site is a manufactured shed (circa 2007) placed on the site near the theatre for temporary use as dressing rooms.

Summary

The Utah-Idaho Sugar Factory in West Jordan is a historic complex of three buildings and two structures. The historic buildings, ranging in date from 1916 to 1938, are in marginal-to-good condition. The silos, built in 1950, are in excellent condition. The complex retains its integrity from the historic period, 1916 to 1958. The sugar factory complex, with its large buildings and 120-foot high silos, has long been a physical landmark in the community and is a contributing historic resource of West Jordan, Utah.

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Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

Narrative Statement of Significance

The Utah-Idaho Sugar Factory in West Jordan, Utah, is a large industrial complex, built in phases between 1916 and 1955. It is significant under Criterion A as one of the best remaining examples of Utah's sugar industry in the twentieth century. The production of beet sugar was a very important early industry and contributed substantially to Utah's economy for nearly a century. The Utah-Idaho Sugar Company was the largest and most profitable of Utah's beet-sugar producers. The West Jordan sugar factory was the only successful sugar factory in the Salt Lake Valley and became one of the company's regional centers of production after the company's first plant in twenty miles south in Lehi, Utah, was closed in 1924. The West Jordan sugar factory gained prominence for the various research facilities housed on site where scientists developed disease-resistant and increasingly productive strains of sugar beets. The West Jordan complex was second only to the sugar factory at Garland, in northern Utah, in the length in time of continuous operation and the amount of sugar produced. After the closure of the factory in 1971, the West Jordan facility continued as a storage and distribution center until 1980. The complex includes three historic buildings and two historic structures built within the period of significance from 1916 to 1958. The Utah-Idaho Sugar Factory, currently undergoing adaptive reuse as a cultural arts complex, is a contributing historic resource of West Jordan and represents the contribution of the Utah-Idaho Sugar Company to the history of Utah.

History of the Utah-Idaho Sugar Factory in West Jordan

The community of West Jordan was settled in 1848 when Mormon pioneer Joseph Harker moved to the west bank of the Jordan River, one year after members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) first settled the Salt Lake Valley. Within a year several families had joined Joseph Harker. In 1850, two brothers, Archibald and Robert Gardner, built a millrace from the Jordan River to present-day 7800 South for the operation the area's first sawmill. Other families clustered to the area and several new industries (flour mill, woolen mill, tannery, etc.) were built. The settlers completed a stone meetinghouse chapel southwest of the mill site in 1867, which became the de facto community center for many years.⁷ Beginning in 1872, a series of canal projects in Salt Lake Valley provided the means for agricultural growth and more settlers. At the turn of the 20th century, West Jordan farmers were among the largest producers sugar beets for Utah's emerging beet sugar industry. After the factory was built in 1916, West Jordan became a regional center of beet sugar production and innovation in Utah. The city of West Jordan was incorporated January 10, 1941, with a population of less than 2,000. Competition and other economic factors eventually forced the closure of the sugar factory in 1971, but by that time West Jordan was at the beginning of a suburban population explosion. The population of West Jordan jumped from 4,221 in 1970 to 27,192 in 1980. The city is now a thriving bedroom community in the Salt Lake Valley with a current population of about 102,000. Most of the agricultural land use has been phased out in favor of residential subdivisions and commercial development, but for nearly a century the economy of West Jordan was highly dependant on the sugar beet.

⁷ Gardner Mill and the West Jordan Ward "Rock" Meetinghouse are currently the only resources in the city listed on the National Register of Historic Places. They were listed in 1982 and 1995 respectively. The original mill burned down, but was rebuilt and has been redeveloped as a restaurant and retail center. The meetinghouse is owned by West Jordan and is available for rental.

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Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

Self-sufficiency was important to the early Mormon settlers of Utah. Sugar was one of the most expensive commodities and Mormon leader, Brigham Young, urged settlers to experiment with producing sugar locally. The church sponsored an early sugar factory built on Salt Lake City's southeast bench, later known as Sugar House, in the 1850s.⁸ The factory ultimately failed. In 1870, a man named Ebenezer Herrick Dyer (1822-1906) successfully produced sugar from beets in California. After carefully studying the technological advances of these early sugar producing enterprises, the Utah Sugar Company was formed in 1889, largely financed by the LDS Church. In 1891, the company contracted with the E. H. Dyer Company to build a \$400,000 beet sugar factory in Lehi, Utah. The first successful strike of white granulated sugar from black molasses occurred just after midnight on October 16, 1891. The Lehi factory processed 10,000 tons of beets to produce 12,500 one-hundred pounds bags of sugar during its first production season. Despite high demand, the factory did not show a profit until 1897. Encouraged by success in Lehi, community leaders urged farmers to plant sugar beets. A high birthrate combined with underemployment in the state produced "an abundance of boys to thin, weed, and harvest the beets, as well as many men to work in the factories."⁹ Advances in irrigation techniques and improved farming methods developed by scientists at the Utah State Agricultural Experiment Station in Logan, Utah, helped increase the profitability of beet cultivation. The Utah Sugar Company merged with other entities to become the Utah-Idaho Sugar Company in 1907, commonly known as U & I Sugar.

Building on the expertise of the Lehi factory, a total of seventeen sugar factories were built in Utah. In 1915, the rival Amalgamated Sugar Company, formed to combine three of the earliest factories.¹⁰ The Utah-Idaho Sugar Company built or acquired factories in the following Utah communities: Lehi (1891-1924), Garland (1903-1979), Elsinore (1911-1942), Payson (1913-1940), Layton (1915-1959), West Jordan (1916-1971), Spanish Fork (1916-1950), Brigham City (1916-1943), Moroni (1917-1937), Delta (1917-1927), Springville (1918-1940), and Gunnison (1918-1960).¹¹ None of the factory complexes have survived completely intact. As each factory ceased operation, the mill portion would be dismantled and the equipment moved to a different location. Remnants survive in Lehi (warehouse, stack), Garland (silo), Spanish Fork (factory, office, and stack), Delta (office/clubhouse), and West Jordan (warehouses, silos, research laboratory). In Elsinore, the extant warehouse and office/housing buildings were preserved and listed on the National Register 6/17/1980.

In the late nineteenth century most of the beets traveled from farm to processing plants by rail. However in the late 1890s, Utah-Idaho Sugar Company decided to expand the capacity of the Lehi plant by building beet cutting facilities where juice would be extracted and piped to Lehi. Bingham Junction (now Midvale, West Jordan's neighbor to the east) was chosen as the location for Salt Lake Valley farmers. A beet cutting station was built on Sugar Street (present-day 7200 South) around 1900. The pipeline worked well for a few years, but the alkali soil eventually caused the pipes to leak and made the venture unprofitable. The Bingham Junction

⁸ The Sugar House factory was demolished in the late nineteenth century. A replica now stands at Salt Lake's This is the Place State Park. An early effort in Provo, Utah, also failed.

⁹ Leonard J. Arrington, "The Sugar Industry in Utah," in *Utah History Encyclopedia*, ed. by Allan Kent Powell, (Salt Lake City, Utah: University of Utah Press, 1994): 534-545.

¹⁰ Amalgamated Sugar Company ran factories in Ogden (1898), Logan (1901) and Lewiston (1905-1971), Utah. There were also early sugar factories in St. George and American Fork, Utah.

¹¹ Leonard J. Arrington, *Beet Sugar in the West*, (Seattle: University of Washington Press, 1966). The company operated six factories in Idaho, five in Washington, two in Oregon, one each in Nevada, Montana, South Dakota, and Alberta, Canada.

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Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

plant was closed in 1909.¹² When sugar prices began to rise at the onset of World War I, the United States government encouraged the production of domestic sugar. The Utah-Idaho Sugar Company responded by building eight new sugar factories, including one in West Jordan, part of a two-factory construction contract awarded to the E. H. Dyer Company. The contract amount was \$719,000 for the factory complexes in West Jordan and Spanish Fork.

Farmers in Salt Lake Valley, and even Tooele County, were excited by the prospect of the new sugar factory, expecting it to be “a fine inducement for farmers to go into sugar beet culture.”¹³ Construction at the West Jordan site began in October 1915 on property purchased from Hugh J. Cannon at 8200 South and 2000 West. The construction crew came mostly from West Jordan. The factory was completed in time for the 1916 growing season. In its first year of production, West Jordan produced more sugar than the Lehi plant produced in its first eight years. In the West Jordan district’s first season, 846 growers planted 6,132 acres of beets, harvested 57,118 tons, and the factory produced 95,972 bags of sugar. The original capacity of the West Jordan complex was 500 tons. By 1920, capacity was expanded to 900 tons and production had nearly doubled to 185,045 bags of sugar.

Although they experienced successful production rates at the West Jordan facility, the Utah-Idaho Sugar Company dismantled eleven other plants—five of them in Utah—between 1910 and 1928 due to “Curly Top” disease. The company’s first factory in Lehi ceased operations in 1924 and the beets formerly processed there were split between to Spanish Fork or West Jordan.¹⁴ West Jordan continued to expand in the 1920s and 1930s. About a block southeast of the complex, the company built a small bungalow neighborhood to house workers.¹⁵ The 1938 tax assessment counted over a dozen buildings and structures on the site. These included the factory/mill and packaging warehouse complex, the concrete warehouse, and the lime kiln/shop/boiler plant/pulp dryer complex to the north. Smaller buildings includes a dormitory (called the “old hotel”) later converted to a research laboratory, a bungalow-type office, two syrup tanks, pump house, bag house, implement storage shed, dump rack, and water flume.¹⁶ The large metal pulp warehouse was built in 1938. The site also included the rail line of the Copper Belt Railroad (later the Denver & Rio Grande Western, Bingham Branch), the beet piling rows and a coal pile.¹⁷ Historic photographs show trees and landscaping along the south side of the factory building.

West Jordan was among six U & I factories that completely ceased production in 1934 due to a devastating infestation of Curly Top disease. Curly Top is a beet sugar blight caused by insects, primarily the beet leafhopper carrying the Curly Top virus. The blight is exacerbated by drought and can decimate an entire crop. Because the West Jordan factory was closest to the Salt Lake City home office of the Utah-Idaho Sugar Company, the site was chosen to be a research facility. Scientists working on the experimental farms and in the

¹² It is not known when the building was demolished.

¹³ *Tooele Transcript*, May 28, 1915.

¹⁴ The Spanish Fork factory was struggling to stay open by World War II. It ceased operation in 1942 and the equipment dismantled in 1949-1950.

¹⁵ About twenty of these bungalows are extant, although some have been altered. Some may be eligible for the National Register, but the neighborhood is too far removed from the sugar factory complex to be considered part of this nomination.

¹⁶ The majority of these smaller buildings and structures were demolished between 1971 and 1978.

¹⁷ The line now belongs to the Union Pacific Railroad. No trace remains of the Salt Lake and Utah Railroad (known as the Interurban or Orem Line) that ran parallel to Redwood Road on the east side of the sugar factory property.

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Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

laboratories in West Jordan bred disease resistant varieties of sugar beets. Another type of research conducted in West Jordan was the development of a monogerm sugar beet. Monogerm seeds produced one beet plant rather than several reducing the labor needed to thin the beets. The West Jordan scientists worked on monogerm hybrids between discovery of the plants in 1948 and the first breeding and development program in 1955. By the spring of 1958, the company had produced two-million pounds of the new seed and was the first company in the sugar industry to convert its entire planting area to monogerm.¹⁸ West Jordan scientists also worked on the essential task of producing a monogerm hybrid that was resistant to Curly Top and other diseases.

For three-quarters of a century, the economy of West Jordan was largely dependant on the sugar beet industry. In general, the factory employed approximately twenty workers for the entire year. However, in the 1920 and 1930 census enumeration lists, many more West Jordan residents listed the sugar factory as their primary place of employment. The word "laborer" is commonly used in the 1920 census enumeration. By 1930, a large number of workers were specialized, listing their occupation as machinist, chemist, foreman, etc. During the processing season, over two-hundred workers were employed at the plant. West Jordan resident, Nola Duncan, remembers that the processing season was usually accompanied by a "sickly-sweet syrupy smell" that drifted to her home from the factory over two miles away.¹⁹ There are no exact numbers of the farmers in West Jordan who planted sugar beets, but it is likely that a majority of the 1,000 farmer who annually produced beets came from the surrounding community. Although there were several large farms, some residents may have planted just a few acres to help with property taxes, which were due about the same time as the beet sugar checks arrived. Peggy Comstock was one of the relatively few full-time workers at the West Jordan sugar factory. She began working at the factory in 1944, where she "stitched up sugar sacks, swept the factory floor and repaired broken down-equipment."²⁰ She later landed a higher-paying job in the research laboratory. She retired from the company in 1980 when the warehouse finally closed.

The sugar beet industry was a boon to West Jordan agricultural economy because of its relatively high return for each acre planted. The work was difficult. Each spring at the start of the summer vacation, every boy and girl who wanted to work was hired to thin the beets: "Twenty rows, 650 feet long, were a grueling day's work for a seasoned thinner. For the first few days, the thinners had difficulty straightening up because their aching muscles complained about the back-breaking work. A thinner could earn from two to four dollars a day, putting in an eight-hour shift."²¹ In the fall, school was recessed for a two-week "beet vacation" during which all available youth went into the fields to harvest the mature beets. For many years, the Jordan High School mascot was the "beet digger."²² The older youth would use a machete-like beet knife with a four-inch hook on the end. The hook was used to pull the beet from the soil while the "topper" knife was used to cut the top from the beet. When a sufficient quantity of beets had been topped, they were loaded onto wagons or railcars, and later trucks, for transport to the factory. Mark Klotovich started working at the factory at the age of 14 in order to save money for his first car: a dark-green 1951 Chevy. Klotovich remembers taking a pick and shovel to break up the chunks of white sugar stored in the silos. He also remembers sugar-clot fights with the other

¹⁸ *Beet Sugar*, 151.

¹⁹ Nola Duncan, interview by author, September 11, 2008.

²⁰ Rosemary Winters, "Memories of Utah's long-faded sugar production era are oh so sweet," *Salt Lake Tribune*, March 9, 2008.

²¹ *The History of West Jordan*, 52.

²² Scott Crump, *The First 100 Years: A History of Jordan School District*, (Sandy, Utah: Jordan School District, 2005).

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teenage workers: "If you got hit in the face, it stung."²³ Mark Klotovich later worked in the factory to supplement his income as a public school teacher. His wife, Elaine, worked at U & I's headquarters in downtown Salt Lake and processed the company's last payroll in 1981.

Every year, the local newspaper would advertise for beet thinners, harvesters, and plant workers for the annual sugar beet campaign.²⁴ During World War II, labor shortages forced some factories to close, and in the post-war period, fewer youth were willing to do the laborious work in the beet fields. At the West Jordan factory, the local labor force was augmented by migrant workers from Mexico.²⁵ Better mechanized harvesting techniques developed in the mid-twentieth century also helped to finish the harvest before the first frost.

The harvest season usually began around the first of October. The processing season typically lasted from between 50 to 100 days. Factory workers were needed to transport the beets and load them onto the conveyor for slicing and pressing. Bruised, wilted or frozen beets had to be sliced immediately, while undamaged beets could be stored for a time. The beet juice was extracted by pressure and heat. The remaining pulp was dried and stored in a warehouse to be processed for cattle feed. Sugar was extracted from the beet juice by several stages of filtering, evaporation, vacuum and chemical means. White sugar was eventually produced in the centrifugal and finished in the granulator. Workers at the West Jordan factory monitored the process at each step. The processed sugar was packaged into bags ranging from teaspoon-sized packets for table use to one-hundred pound sacks. The bags were loaded onto wagons, trucks and railroad cars for distribution. As many of its contemporaries ceased production in the 1940s and 1950s, the West Jordan plant was constantly in the process of expansion and machinery upgrades in order to process beets for an ever-widening growing district. Production capacity reached a peak in the 1960s with the West Jordan facility processing 1,700 tons of beets per day. The most salient evidence of this increased production was the massive concrete sugar silo structures built in 1950 by the Garff-Ryberg Construction Company. In 1951, the company added an ion exchange plant to make edible syrups. Other improvements to the site as noted in the 1959 tax assessment includes larger docking doors and loading platforms, larger capacity scales, new metal sheds for maintenance shops and equipment storage, and a new concrete block research laboratory/office.

In the late 1960s, the West Jordan factory began to struggle with various factors, such as the loss of tariffs on imported sugar and governmental waste pollution regulations that would require the installation of costly equipment in the aging facility. The West Jordan factory ceased production in 1971. The processing equipment was sold, which necessitated the demolition of the mill portion of the factory. The Utah-Idaho Sugar Company continued to use the buildings as a storage and distribution center. By 1978, the LDS Church had taken over the factory, using the silos to store wheat for the church's welfare program. The LDS Church sold a large portion of the property to the City of West Jordan in 1991. The 6.62-acre parcel where the factory complex stands was sold to the city in 1994. The former experimental farmland and piling grounds are now part of a city park, the research lab is a city facilities office, the metal warehouse has been used to store vehicles and equipment, the concrete warehouse has been used as a police dog training center, and several cellular antennae have been installed on the silos. A community theater has been operating in the East building's garage addition for several years. The city has plans to continue developing the buildings and property as a cultural arts center.

²³ *Salt Lake Tribune*, March 9, 2008.

²⁴ See various *Midvale Sentinel* issues published between 1918 and 1968.

²⁵ *Murray Eagle*, October 1, 1948.

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Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

Summary

The U & I sugar factory in West Jordan is historically significant on many levels. It was the company's second longest and largest producer of sugar, processing more than four million tons of sugar beets and manufacturing more than eleven million one-hundred pound bags of U & I sugar. The West Jordan location was one of five regional centers for the company and was the successor to company's first profitable factory in Lehi. For the historic period between 1916 and 1958, the West Jordan sugar factory achieved local and state-wide significance for advances in the areas of Agriculture, Industry and Invention. The resources Utah-Idaho Sugar Factory in West Jordan have good historic integrity and contribute to the history of West Jordan and the sugar beet industry in Utah.

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Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

Common Label Information

1. Utah-Idaho Sugar Factory
2. West Jordan, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: September 6, 2008
5. Digital images on file at Utah SHPO.

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

Photo No. 1:

6. South elevation of East Building and Silos. Camera facing northwest.

Photo No. 2:

6. West elevation of West Building. Camera facing east.

Photo No. 3:

6. South elevation of East Building. Camera facing north.

Photo No. 4:

6. West and south elevations of North Building. Camera facing northeast.

Supplemental Photographs

Photo No. 5:

6. South elevation of East Building and Silos. East elevation of West Building in background. Camera facing northwest.

Photo No. 6:

6. South elevation of East Building (east end). Camera facing north.

Photo No. 7:

6. East and north elevations of East Building and Silos. East elevation of North Building. Camera facing southwest.

Photo No. 8:

6. North elevation of East Building. Camera facing southwest.

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Utah-Idaho Sugar Factory, West Jordan, Salt Lake County, UT

Photo No. 9:

6. North elevation of East Building. Camera facing southeast.

Photo No. 10:

6. North elevation of East Building and Silos (connection). Camera facing south.

Photo No. 11:

6. South and east elevations of West Building. Camera facing northwest.

Photo No. 12:

6. View of site and complex from Sugar Factory Road. Camera facing west.

Photo No. 13:

6. View of site and complex from west. Camera facing northeast.

Photo No. 14:

6. View of site and complex from southwest. Camera facing northeast.