

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received

JUN 11 1984

date entered

JUL 13 1984

1. Name

historic Provo West Co-op

and/or common

2. Location

street & number 450 West Center St. not for publication

city, town Provo vicinity of congressional district 01

state Utah code 049 county Utah code 049

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Utah Appliance Company, c/o Mr. Glen Werner

street & number 732 East 3950 North

city, town Provo vicinity of state Utah 84601

5. Location of Legal Description

courthouse, registry of deeds, etc. Utah County Courthouse

street & number University Avenue and Center Street

city, town Provo state Utah

6. Representation in Existing Surveys

title Utah Historic Sites Survey, Provo has this property been determined eligible? yes no

date Summer 1980 federal state county local

depository for survey records Utah State Historical Society

city, town Salt Lake City state Utah

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Provo West Co-op, built ca. 1866, is a two story flat roof building with a brick exterior and an adobe and wood interior core. The adobe and wood core of the building is the original section of the building built ca. 1866. The brick exterior facade dating from ca. 1890 was added by the Provo West Co-op prior to going out of business. It is three bays wide and one bay deep. Much of its original architectural integrity has been retained. While it cannot be determined how much of the design of the first floor has been changed, the recessed entry, framed by Tuscan columns on pedestals, is characteristic of nineteenth century commercial design. The transom above the display window is currently covered by a plywood sign, but that change is reversible. A cornice, accented by a heavy scroll type of ornament at the corners, divides the first floor from the second. The window area of the second floor is recessed slightly and contains three sets of paired double hung sash windows, each pair being separated by an upright bar with Victorian Eclectic detailing on it. Above each set of paired windows is an arch with typical Victorian Eclectic ornament and a segmented brick arch tops off the whole unit. Dentils and consoles are symmetrically aligned on the cornice which terminates in heavy geometric consoles at the corners of the building. The adobe and wood core can only be seen with difficulty from the rear of the building because a retaining wall has been built behind several buildings on that portion of the block. The brick has been painted. The original interior space of the adobe building remains unchanged, and only minor changes have been made to the nineteenth century commercial facade. Because of the addition of the brick exterior and the late 19th century facade the building no longer retains its original integrity. It does however, maintain the integrity that the building had achieved by the about 1890 and reflects a significant attempt to integrate the Co-op building with other commercial buildings of the day.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates ca. 1866 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The Provo West Co-op Building, built ca. 1866 and remodelled ca. 1890, is historically significant as the oldest extant example of the first stores that were developed in the cooperative merchandising movement sponsored by The Church of Jesus Christ of Latter-day Saints (L.D.S.) of the late 1800s. The cooperative system was devised by L.D.S. church leaders in order to encourage trading among church members and to combat the increasing outflow of financial resources to non-Mormon businesses. The church-wide cooperative movement had its start in Provo with the formation, in 1869, of the Provo Co-operative Institution (demolished in 1912) which was later known as the East Co-op. The West Co-op was established later that same year in this building, which had been purchased from A. J. Stewart, a Provo merchant, who had built it about three years earlier. Cooperatives were subsequently established in almost every Mormon community, and Z.C.M.I., Zion's Cooperative Mercantile Institution, which was Salt Lake City's co-op venture, has continued in name to the present, though now a standard retail outlet. The cooperative movement marked a significant phase in Utah's commercial development, but changing economic and politics eventually brought an end to the movement in the 1890s.

Provo was settled by members of The Church of Jesus Christ of Latter-day Saints (Mormons) in 1849. During the town's early years its commercial system was based on barter.¹ During this time local Provo merchants operated mainly as middle men by transporting goods from Salt Lake City to Provo to exchange for agricultural products. This is because they had little cash or other means of obtaining credit with which to purchase their own goods. For this reason most of the agricultural products they collected went to Salt Lake City merchants who took these products east to purchase goods. In 1853 Andrew J. Stewart opened Provo's first store in his home. The building he later built on Provo's Center Street was the first store of any importance in Utah County and later, in 1869, became the Provo West Co-op.² During Utah's settlement period very few Mormons were in business because of the Mormon held stigma against profiteering. As a result of this feeling, most of Utah's merchants were "Gentiles" (Mormons refer to all not of their faith as Gentiles). Merchant distrust developed further in 1857 when President Buchanan sent troops to Utah to put down a rumored rebellion. When Mormons became aware of this army marching to their territory they considered themselves at war. Peaceful terms were reached before the army entered the territory but most Mormons believed that Gentile merchants had been involved in the "Utah War" by encouraging Washington officials to send the army to the territory. The army marched through Salt Lake City and headed south to the western shore of Utah Lake and established Camp Floyd. The location was a few miles northwest of Provo. The presence of the army became profitable for Provo area merchants in a couple of ways. They supplied goods to the army, usually agricultural, and when the army left in 1869 Provo merchants were able to buy \$4,000,000 worth of goods for \$100,000.³

9. Major Bibliographical References

Arrington, Leonard J. Great Basin Kingdom, Lincoln: University of Nebraska Press, 1958.
 Jensen, J. Marinus. History of Provo, Utah. Provo: New Century Printing Co., 1924.
 Scott, Odell. "Economic History of Provo, 1849-1900." M.A. Thesis, Brigham Young University, 1951.

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Provo Quadrangle

Quadrangle scale 1:24,000

UMT References

A

1	2
---	---

4	4	3	3	7	0
---	---	---	---	---	---

4	4	5	3	7	5	0
---	---	---	---	---	---	---

 Zone Easting Northing

B

--	--

--	--	--	--

--	--	--	--	--	--

 Zone Easting Northing

C

--	--

--	--	--	--

--	--	--	--	--	--

D

--	--

--	--	--	--

--	--	--	--	--	--

E

--	--

--	--	--	--

--	--	--	--	--	--

F

--	--

--	--	--	--

--	--	--	--	--	--

G

--	--

--	--	--	--

--	--	--	--	--	--

H

--	--

--	--	--	--

--	--	--	--	--	--

Verbal boundary description and justification Beginning at a point 116 feet east of SW corner of Block 71 Plat A of Provo City Survey; thence N 99 feet, East 24 feet, South 99 feet, West 24 feet to point of beginning.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Jill Thorley-Warnick, Researcher

organization Utah State Historical Society date April 26, 1984

street & number 300 Rio Grande telephone (801) 533-6017

city or town Salt Lake City state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature A. Kent Powell

title A. Kent Powell, State Historic Preservation Officer date May 25, 1984

For NPS use only

I hereby certify that this property is included in the National Register

J. Beth Gussner date 7/13/84
 Keeper of the National Register

Attest: date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 2

Profits for Utah merchants continued to increase with the help of a greater number of markets for agricultural goods, improved transportation systems, and organization brought about by the Civil War.⁴ However, the barter economy prevailed and farmers usually did not receive much profit from their crops and the profits that merchants were making became a source of resentment. Thus, in the early 1860's anti-merchant feelings in Utah grew. Brigham Young told church members to, "Cease paying exorbitant prices demanded by disinterested persons...and hundreds of thousands of dollars may be saved annually by the saints."⁵ Such feelings developed into an effort to fix the price of grain and other produce. Under church leadership the Utah Produce Co. was organized for the purpose of buying up all the flour in the territory. By this action the company hoped to control the price of flour by monopoly. The effort was not successful and soon failed.⁶

By 1868 the railroad was well on its way toward Utah. Many in Utah feared that after the railroad was completed the territory would be inundated with goods that would enable "outsiders" to make even greater profits off the Mormon people and possibly assimilate Mormon means and property and gain control of the "Mountain Kingdom".⁷ Church leaders felt something needed to be done to protect Mormon interests and began exhorting members to be self-sustaining. This, according to church president, Brigham Young, meant that "'a Latter-day Saint should not trade with an outsider.'" ⁸ A softening process was needed to help change church members' ideas about merchants and prepare them to accept merchandising among themselves. The process began with sermons addressing the situation in the church's 1868 General Conference. These sermons were supported by editorials in the Deseret News and a series of local meetings held in every congregation in the territory. The ground work of sermons and local meetings was effective in changing Mormon ideas about merchandising and prepared the way for acceptance of the cooperative system. In Provo Brigham Young pleaded with Mormons to trade among themselves and suggested that they do this by setting up a system of cooperative merchandising. Peter Stubbs, a prominent Provo businessman, tells how the idea of Mormons trading with Mormons caught on.

...in consequence of a system of cooperative merchandising being introduced by Prest. Young about this time, [1868] we [he and his partner Robert C. Kirkwood] suffered reverses in business and ultimately failed. This was brought about by a spirit of excitement that held sway during the start of the movement, the idea became general to support nothing but cooperative stores. I had shown my willingness to support the new movement by subscribing \$500 in stock in the store but so intense was the effort to support the new movement that my store was under a boycott as it were.⁹

Samuel S. Jones, a Provo merchant and orthodox Mormon, who was in business with Ben Bachman, a Gentile, saw the impact that cooperative merchandising would make and knew that success lay in that direction. Thus in the autumn of 1868 after a Sunday School meeting Jones approached a fellow Mormon, David John, about the possibility of cooperative merchandising. The two immediately discussed the subject with their stake president (leader of an ecclesiastical division), A.O. Smoot. Then on December 4, 1868, after several conferences, a

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 3

meeting between A.O. Smoot, S.S. Jones, David John, and other interested citizens was held and a preliminary organization for a cooperative store was drawn up. Subscriptions at this meeting amounted to nearly \$5,000 and increased to \$17,000 during the remainder of the month. At a January 5, 1869 meeting the institution was named the "Provo Co-operative Institution."¹⁰

Brigham Young was pleased that the Provo merchants were initiating a system of cooperative merchandising. He told them,

This is one step in the right direction to bring up to our legitimate position before God. This step is safe and will serve to unite the brethren....This co-operative system I think will win....When this company is once established, I want the brethren to stop trading at Salt Lake, and to trade at their own store in Provo. Goods can be brought down from Salt Lake City and sold cheaper than you can buy it in Salt Lake. It may leave our merchants out, but if it does we cannot help it. We have given them opportunity for years, but they will not do it, so if they are left out in the cold it is their own fault.¹¹

Brigham Young showed his support further when he and Apostles (high level leaders of the Mormon church) Richards, Cannon, and Smith attended the February 8, 1869 meeting of the institution's stockholders. At this meeting Young suggested that the co-op buy its goods directly from the East and undersell the Salt Lake City merchants. He also purchased \$5,000 worth of stock.¹²

Young encouraged the Provo merchants because Salt Lake City Mormon merchants had organized a cooperative system, but, instead of putting the system into operation, they individually enjoyed the increase in business brought about by church exhortation to trade only with Mormons. By supporting the Provo institution Young gained bargaining power. Thus, with Young's warning that he intended to make the Provo Co-op into the parent institution for the churchwide cooperative system, Salt Lake merchants quickly acted and put the Zion's Cooperative Mercantile Institution (Z.C.M.I.) into operation. As a result, the Provo cooperative never went to the eastern states to purchase goods as planned. Apparently goods were purchased from Z.C.M.I. instead.

Original goods and a place to conduct business for the Provo cooperative were purchased from H.W. Lawrence who offered his merchandise at cost--\$22,880.³⁴-- and his building worth \$10,400 for \$10,000. Lawrence accepted a down payment of \$3,000 on his goods and building.¹³

Provo's cooperative system took a new direction when the women of the Relief Society (women's organization of the Mormon church) were asked to take part in the movement. The women approved the proposal and immediately began consideration of ways they might start a cooperative business. The first plan was to establish a store in each of Provo's four wards (ecclesiastical division). However, at a meeting between Relief Society officers and the four ward leaders on March 24, 1869 it was decided that only one store would be established until experience and capital might be gained. Stock in the enterprise was sold and the building built by A.J. Stewart on the west end of Center Street was purchased. The original cooperative store took stock in the new store and S.S. Jones was made manager. At first the new store was

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 4

referred to as the "Female Store" and the "Women's Co-op" but was later known as the "West Co-op". The original cooperative became known as the "East Co-op". The West Co-op was incorporated in January 1871 while the East Co-op was incorporated in April of that same year.

The two stores operated separately but each was intended to serve the same purpose. The bishops (leaders of wards) of Provo thought it imperative that the people trade exclusively at the cooperative stores. Bishop Andrew H. Scott's remarks at a meeting on March 24, 1869 reveal this purpose. He said, "'If we do our duty these outside stores will fail and close out.'"¹⁴

Though most of the targeted merchants were driven out of business, Ben Bachman remained in business and actually enjoyed an increase in trade. In October 1869 representatives were sent to Bachman's to discover who traded at his store. It was reported that his increase in trade was due to the fact that he was extending credit while the Co-op was not. Included on the list of Bachman customers was a board member of the cooperative who had recently given him \$100 worth of business.¹⁵

The West Co-op had greater financial success than the East Co-op, mainly because its original goods were transported on the railroad and, thus, purchased at a lower price than the East Co-op's original merchandise that had been purchased at a time when freight expenses had only begun to lower.¹⁶ Nevertheless, both stores succeeded. The West Co-op experienced immediate success. "By July 15, 1869, after about three months in operation, profits amounted to \$254.15"¹⁷ Dividends paid out ranged between 20% and 30%. The West Co-op paid higher dividends than the East Co-op because its original stock of goods had been purchased cheaper.

In the early 1870's a number of new cooperatives developed in Provo--the Co-op Boot and Shoe Store, Grist Mill, Pottery, Woolen Mills, Bricks, Stock-herd, Meat Market, Clothing and Tailoring, Drug Store. Mormon cooperatives were a partnership between church and business. Most Mormon cooperatives were not cooperatives in the sense that they were collectively owned and operated. Rather they operated more like companies and were cooperative in the sense that merchants who had operated independently began operating more closely with one another and under closer church supervision. "All of Provo's Mormon merchants became stock holders (merely by putting in their stores and goods), directors, superintendents, and clerks in the Provo Co-op Institutions."¹⁸ The Mormon movement was unique in the development of "ecclesiastical participation and influence and the broad basis of public support" and the payment of stock in return for labor, material and capital contributions. After Brigham Young's death in 1877 the ideals of cooperation began to die and Provo did not experience the development of any new cooperatives and Co-op businesses gradually went into private hands.¹⁹

Provo's West Co-op continued to be successful until the late 1880's when it began to experience problems that plagued it until 1892 when it failed in the general depression of 1891-95. The last meeting of West Co-op stockholders on December 28, 1892 listed the causes of failure as:

Purchase of the East Co-op stock in the West branch and consequent outlay of cash.

Failure of other institutitons which threw a surplus of goods on the market.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 5

General business depression.

The fire which destroyed the barn and machinery of the institutiton.

An investment in alfalfa which resulted in a heavy loss.

Bad accounts.

The improvements made.²⁰

The "improvements made" were apparently made to the building. Sanborn maps for 1880 indicate that the building had a frame facade while the map made in 1890 shows the building with a brick facade.

On February 8, 1892 an assignee's sale was conducted to sell the goods of the store to pay off its debts. The store was sold for \$6,674 to Simon P. and Andrew Eggertsen who possessed three-fourths of the institutiton's stock. They ran the store for several years. Andrew acted as manager while Simon apparently devoted much of his energy to education, serving as principal of Timpanogos Elementary School 1892-93 and the Franklin School 1894-1901 and 1911-1917.²¹

Though cooperatives in Lehi and Brigham City had been in operation before the Provo West Co-op, the Provo West Co-op is the oldest extant example of the first stores that developed in the Church sponsored cooperative movement.²² The building currently houses AA Used Furniture and is in good condition.

Notes

¹Ode11 Scott, "Economic History of Provo, 1849-1900," (M.A. Thesis, B.Y.U., 1951) p. 157.

² E.W. Tullidge, Tullidge's Magazine vol. III (Salt Lake City: Star Printing Co., 1885) p. 252.

³ Scott, p. 158.

⁴ Ibid p. 159.

⁵ Ibid, p. 160.

⁶ Ibid.

⁷ Leonard J. Arrington, Great Basin Kingdom (Lincoln: University of Nebraska Press, 1958)p. 298.

⁸ J. Marinus Jensen, History of Provo Utah (Provo: New Century Printing Co., 1924)p. 306.

⁹ Peter Stubbs, Autobiography of Peter Stubbs (unpublished manuscript, Utah State Historical Society, Dec. 22, 1903).

¹⁰ Jensen, pp. 307-8.

¹¹ W.P.A., Provo, Pioneer Mormon City (Portland, Oregon: Binford & Mort, 1942)p. 115.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 6

12 Jensen, p. 308.

13 W.P.A., p. 115.

14 Scott, p. 164.

15 Ibid.

16 Scott, p. 163.

17 Ibid.

18 Ibid, p. 165.

19 Ibid, pp. 165-66; Arrington, pp. 321 and 313.

20 Scott, pp. 171-72.

21 Marilyn McMeen Miller and J.C. Moffitt, Provo, A Story of People in Motion (Provo: B.Y.U Press, 1974)pp. 105-6.

22 Arrington, p. 297.

SOURCES

Arrington, Leonard J. Great Basin Kingdom. Lincoln: University of Nebraska Press, 1958.

Jensen, J. Marinus. History of Provo, Utah. Provo: New Century Printing Co., 1924.

Miller, Marilyn McMeen and J. C. Moffitt. Provo, A Story of People in Motion. Provo: B.Y.U. Press, 1974.

Scott, Odell, "Economic History of Provo, 1849-1900." M.A. Thesis, Brigham Young University, 1951.

Stubbs, Peter. "Autobiography of Peter Stubbs." Unpublished manuscript, Utah State Historical Society, Dec. 22, 1903.

Tullidge, E.W. Tullidge's Magazine. vol III. Salt Lake City: Star Printing Co., 1885,

W.P.A. Provo, Pioneer Mormon City. Portland: Binford & Mort, 1942.