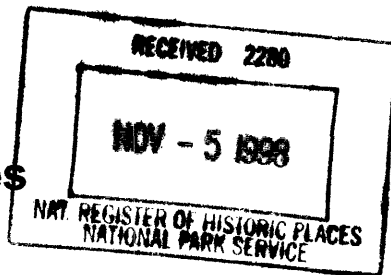


United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places 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 People's Co-op Building

other names/site number Niagra Skating Rink, Lehi Roller Skating Rink, Grass Furniture, Christensen Wholesale

## 2. Location

street & number 151 East State Street N/A not for publication

city or town Lehi N/A vicinity

state Utah code UT county Utah code 049 zip code 84043

## 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] 10/20/98  
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 this 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:)

\_\_\_\_\_

People's Co-op Building  
Name of Property

Lehi, Utah County, Utah  
City, County, and State

**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	Non-contributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

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

Historic and Architectural Resources of Lehi, Utah

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

COMMERCE/TRADE: department store  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

COMMERCE/TRADE: department store  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE VICTORIAN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation STONE: sandstone  
walls BRICK  
roof ASPHALT  
other METAL (cornice)  
\_\_\_\_\_

**Narrative Description**

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

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

# **National Register of Historic Places Continuation Sheet**

Section No. 7 Page 1

People's Co-op Building, Lehi, Utah County, UT

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## **Narrative Description**

The People's Co-op Building, at 151 East State Street in Lehi, was built in 1902-03 as a new mercantile building for the People's Cooperative Mercantile Institution, which had been already established at the site since 1872. The Co-op building was one of several buildings in the complex, including a lumberyard, coal yard, feed store, livery stable, harness shop, hotel, drugstore, and blacksmith shop. At this writing, the only remaining building that retains its integrity is the 1902 mercantile building.

Sanborn Maps show that the building was constructed on the site of the Co-op's former furnace, stove, and agricultural implements buildings. The new building was constructed immediately adjacent (southwest) to the original, 1878 mercantile building. As constructed, the new building included 22,000 square feet of space, encompassing mercantile departments and warehouse areas. Completed in the spring of 1903, the building was one of the first in Lehi to receive electricity. In addition, a Bell telephone system and pneumatic tube connection to other buildings in the complex were installed in the mercantile building.

The building was also the first in Lehi to have cement sidewalks. Adjacent to the sidewalks is an ashlar sandstone foundation dressed with a diamond pattern. Above the foundation rise walls of brick. The walls were possibly laid up by prominent local brick masons Andrew Fjeld and Charles Ohran. The Co-op is a larger example of the two-part block type of commercial building. Brick enframing walls flank the main section of the front (west) facade.<sup>1</sup> This section consists of a three bay street level section with large display windows and a middle clerestory section, also three bays wide, with translucent glazing. The brick upper half of the facade continues the three-bay pattern of the lower sections, with the central section stepped out and adorned with an oval cutout that once prominently displayed the Co-op logo. Atop the front facade is a pressed metal Classical cornice. A row of modillions stretches across the length of the building; coved blocks top the enframing walls. Finials were once placed atop the blocks, but have since been removed. Also removed is the brickwork that once stood above the central bay. These changes appear to have been made at roughly the same time (c.1960) as the installation of an aluminum "storefront" glass wall on the ground level of the main facade. A vinyl awning slightly obscures the effects of this aluminum storefront.

The remaining walls of the building are multicolored, unpainted brick. All of them are utilitarian and unadorned, as is common in a street-fronting commercial building. Several double-hung, wood-framed windows, are spaced along the rear (east) and south walls of the building. Many openings have been bricked up; a painted advertisement for the present tenants, Christensen's Wholesale has been applied over some of these bricked in openings and the adjacent wall on the east wall. The advertisement is visible from the nearby freeway.

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<sup>1</sup>Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940.

**United States Department of the Interior  
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# **National Register of Historic Places Continuation Sheet**

Section No. 7 Page 2

People's Co-op Building, Lehi, Utah County, UT

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The interior retains its original configuration, though most of the detailing has been obscured or obliterated in several renovations. Six substantial square columns divide the largely open interior and support the structure. These columns also support a second floor mezzanine, roughly ten feet wide, that runs around the perimeter of the room.

Although changes have been made that obscure some of the historic features of the building, the overall massing and primary architectural features that describe the Co-op building as a turn-of-the-century, Late Victorian, Classically-styled commercial building remain. The overall integrity of the building is sufficient to consider it eligible for National Register listing.

\_\_ See continuation sheet

People's Co-op Building  
Name of Property

Lehi, Utah County, Utah  
City, County, and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" on one or more lines 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" on all 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)

- COMMERCE
- INDUSTRY
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

1902-c.1940s  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1902-03  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Andrew Ejeld, Charles Ohran (designers/builders)  
\_\_\_\_\_  
\_\_\_\_\_

Name of repository:  
\_\_\_\_\_

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

People's Co-op Building, Lehi, Utah County, UT

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## Narrative Statement of Significance

The People's Co-op Building, constructed in 1902-03, is nominated as part of the "Historic and Architectural Resources of Lehi, Utah" Multiple Property Submission. It falls under the historic contexts "The Coming of the Railroad and Economic Expansion, 1871-1899" and "Modernization, Steady Growth, and the War Years, 1900-1940s." The Co-op building is historically significant as one of only two remaining architecturally intact examples of the cooperative store in Lehi and as the main branch of the store.<sup>2</sup> Begun on a wide basis throughout Utah in 1868 by members of the Church of Jesus Christ of Latter-Day Saints (LDS or Mormon Church), the cooperative merchandising system encouraged church members to mutually invest in a mercantile store. The members then bought (or often traded for) their necessities from the store. As a branch of the statewide store, Z.C.M.I., the People's Co-op was the largest and most successful mercantile in Lehi during the years of its existence, 1872-1937. The Co-op building was built as part of a large complex that included a lumberyard, coal yard, feed store, livery stable, harness shop, hotel, drugstore, and blacksmith shop. Currently, the only remaining building that retains its integrity is the 1902 mercantile building.

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The cooperative mercantile system, an integral part of the economic history of Utah, was first put into practice in Lehi. Israel Evans, son of Mormon Bishop David Evans, visited a cooperative mercantile in England while on a mission for the Mormon Church from 1853-57. Upon his return, he advocated for such a mercantile in Lehi. The outgrowth of this, the Lehi Union Exchange opened at 189 W. Main Street in 1868.<sup>3</sup> Within the larger framework of the LDS Church, Lorenzo Snow, then a member of the Church's governing body, the Quorum of the Twelve Apostles, was advocating a similar cooperative system. The co-op system was significantly expanded during 1868. In that year, Zion's Cooperative Mercantile Institution (Z.C.M.I.) was organized at Salt Lake City and Lehi's Union Exchange became a branch of that organization. The early success of Lehi's cooperative system was destined to be short-lived, however. As was the case in other Utah communities, the cooperative ideal fell victim to increasing competition from private concerns.

Completion of the transcontinental railroad in 1869 was an event that undoubtedly contributed to the demise of the cooperative system (which had been formally launched less than one year earlier). It also exerted strong influences upon the subsequent course of Lehi's history. The coast-to-coast transportation system ended Utah's geographic isolation. It made goods from the outside more readily available, created new markets for Utah-produced commodities, stimulated commerce and the development of new industries, and brought in more settlers together with more outside influences. In

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<sup>2</sup>The downtown branch building at 189 W Main Street only operated for four years before becoming Racker Mercantile.

<sup>3</sup>Van Wagoner, 123-124. The building was later replaced by the Main Street branch of the People's Co-op and is now part of the Lehi Main Street Historic District.

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## National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

People's Co-op Building, Lehi, Utah County, UT

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1871, the Lehi People's Cooperative Mercantile Institution (People's Co-op) was organized to take advantage of the railroad's arrival in Lehi, and to compete with the established Lehi Union Exchange.<sup>4</sup> Located on North State Street near the new railroad depot, the People's Co-op flourished, and soon drove the Union Exchange out of business in 1880.

By the end of the nineteenth century, the company was Lehi's largest merchant. Two branches, the "uptown" and the "downtown" locations, were supplemented by clothing, furniture, farming implements, livery, lumber, coal, shoes and harness departments. The uptown branch alone employed twenty-five "men and girls" and stocked more than \$75,000 worth of merchandise.<sup>5</sup> In the first two years of the new century, store manager William E. Racker supervised dramatic expansions of both the uptown and downtown stores.

In the spring of 1900 a new two-story brick building was begun at the downtown location (189 West Main St.). Shortly after that building was completed, construction began on a new 22,000 square foot building at the uptown site (151 East State St., this nomination). Construction was supervised by prominent local contractors and brick masons Andrew Fjeld and Charles Ohran. Fjeld and Ohran, along with additional partner Olaf Holmstead, were a successful partnership in Lehi from 1891 until 1911. Andrew Fjeld, a native of Lehi, apprenticed as a bricklayer in Lehi in the 1880s. In 1891 he teamed with Charles Ohran, who had come to Lehi to lay brick on the Lehi Commercial and Savings Bank Building.<sup>6</sup> Together with Olaf Holmstead, the pair constructed a sizable number of Lehi's homes and commercial buildings.<sup>7</sup>

Among the features the contractors built into the building were electrical wiring, a Bell telephone system, and a pneumatic tube connection to other buildings in the complex. All of these were technologies new to Lehi. Another Lehi first for the building were the concrete sidewalks, the first to be installed in the town, running along the Co-op's State Street frontage. The new Co-op building was completed and occupied in 1903. A new manager, Samuel I. Goodwin, was appointed the same year after William Racker was called on a mission for the Mormon church.<sup>8</sup>

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<sup>4</sup>Van Wagoner, 127.

<sup>5</sup>Van Wagoner, 127.

<sup>6</sup>206 E. State - nominated to the National Register in 1998 as part of the Lehi MPS.

<sup>7</sup>Van Wagoner, 223. Among others, Fjeld and Ohran are attributed with the following buildings: Lehi North Branch Meetinghouse (1190 N 500 West), Lehi Slaughtering Company Meat Market (101 W Main Street), Dr. E.C. Merrihew Building (72 W Main Street), and Dr. Robert E. Steel Building (60 W Main Street). All are part of the 1998 MPS "Historic and Architectural Resources of Lehi, Utah."

<sup>8</sup>For more information on Samuel Goodwin, see the Samuel I. and Olena J. Goodwin House National Register nomination. (1998)

United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

People's Co-op Building, Lehi, Utah County, UT

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In 1904, the People's Co-op sold its downtown branch and concentrated their resources into their new uptown location, at 151 East State Street. The following year the company divested itself even further by selling its livery business. In 1912, the Co-op bought the Union Hotel (built 1891-92), adjacent to the Co-op complex. The company remodeled the Union Hotel into a movie theater, the Royal, in 1914. In 1916, a gasoline pump and two 600 gallon tanks were installed in front of the mercantile.<sup>9</sup>

In spite of the gas pump, the automobile can be considered one of the factors in the People's Co-op's decline. It became easier to shop in other communities, including Salt Lake City, where selection and prices were often better. In addition, the Co-op faced increasing competition from a rising number of successful local merchants. The Great Depression ended any hopes of continued success for the Co-op. In 1937, Z.C.M.I., the parent company of the People's Co-op announced it was closing twenty branches, including the People's Co-op in Lehi. The Co-op complex was sold piecemeal to a number of different parties.

February 1939 "The Niagara" roller skating rink opened inside the former mercantile building. Advertisements advised Lehi residents to "Come to Niagara and watch the falls." This business lasted only a short time, though several other roller skating rinks occupied the building in the next several years, including the Lehi Roller Skating Rink. In July 1948, Grass Furniture opened in the building. The store lasted until 1955, after which a succession of other businesses occupied the space. In 1960, Christensen's Wholesale opened a warehouse in the building which has remained in the building up to the time of this writing (1998).



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# National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

People's Co-op Building, Lehi, Utah County, UT

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## Bibliography

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People's Co-op Building  
Name of Property

Lehi, Utah County, Utah  
City, County, and State

## 10. Geographical Data

Acreeage of property 0.47 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4 /2 /8 /1 /8 /0 4 /4 /7 /1 /9 /9 /0  
Zone Easting Northing

B 1 11111 111111  
Zone Easting Northing

C 1 11111 111111

D 1 11111 111111

### Verbal Boundary Description

(Describe the boundaries of the property.)

Commencing N 1 deg 32'W 132 ft & S 62 deg 36'E 207.5 ft from NW corner Block 88, Plat A, Lehi City Survey; N 27 deg 24'E 162.34 ft; S 58 deg 38'E 109.2 ft; S 47 deg 21'E 32.76 ft; S 27 deg 24'W 145.37 ft; N 62 deg 36'W 95.70 ft; N 27 deg 24'E 85 ft; N 62 deg 36'W 15 ft; S 27 deg 24'W 85 ft; n 62 deg 36'W 29.9 ft to beginning.

Property Tax No. 01:090:0014:003

     See continuation sheet(s) for Section No. 10

### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries include the entire city lot that has historically been associated with the property.

     See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Nelson W. Knight, Architectural Historian/Utah SHPO staff

organization Smith Hyatt Architects

date July 1997

street & number 845 S Main Street

telephone (801) 298-1666

city or town Bountiful

state UT zip code 84010

### 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/or 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 Rudy & Carolyn C. Zander

street & number 1185 Manor Circle

telephone (801) 768-3234

city or town Salt Lake City

state UT zip code 84124

**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 Reduction Project (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places  
Continuation Sheet**

Section No. PHOTOS Page 7

People's Co-op Building, Lehi, Utah County, UT

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**Photo No. 1**

1. People's Co-op Building
2. Lehi, Utah County, Utah
3. Photographer: Kim A. Hyatt
4. Date: June, 1997
5. Negative on file at Utah SHPO.
6. NW elevation of building. Camera facing SE.