

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91001717 Date Listed: 11/19/91

Franklin Co-operative Mercantile Institution
Property Name

Franklin ID
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Antoinette J. Rice
Signature of the Keeper

11/19/91
Date of Action

=====
Amended Items in Nomination:

Statement of Significance: The Period of Significance is amended to read: 1869-1890; 1923-1937.

This information was confirmed with Elizabeth Egleston of the Idaho state historic preservation office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

NPS Form 10-9000
(Rev. 8-86)

OMB No. 1024-0018

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National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Franklin Co-operative Mercantile Institution;

other name/site number: Pioneer Relic Hall 000440

2. Location

street & number: 113 East Main

not for publication: N/A

city/town: Franklin vicinity: N/A

state: ID county: Franklin code: 041 zip code: 83237

3. Classification

Ownership of Property: public

Category of Property: building

Number of Resources within Property:

| Contributing | Noncontributing | |
|---------------|-----------------|------------|
| <u>1</u> | <u> </u> | buildings |
| <u> </u> | <u> </u> | sites |
| <u> </u> | <u> </u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>1</u> | <u>0</u> | Total |

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. See continuation sheet.

Thomas J. Green 10-8-91
Signature of certifying official Date

Idaho State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register Autawilla place 11/19/91
 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): _____

h Signature of Keeper Date of Action

6. Function or Use

Historic: COMMERCE/TRADE Sub: department store

Current : RECREATION AND CULTURE Sub: museum

7. Description

Architectural Classification:

Greek Revival

Other Description: N/A

Materials: foundation stone roof wood: shingle
walls stone other wood

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: statewide.

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: architecture
commerce
social history

Period(s) of Significance: 1869 1941

Significant Dates : 1869 1923

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. X See continuation sheet.

9. Major Bibliographical References

X See continuation sheet.

Previous documentation on file (NPS): N/A

- 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 # _____

Primary Location of Additional Data:

- X State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

10. Geographical Data

Acreeage of Property: Less than 1 acre

UTM References: Zone Easting Northing Zone Easting Northing

| | | | | | | | |
|---|-----------|---------------|----------------|---|-----|-----|-----|
| A | <u>12</u> | <u>433760</u> | <u>4651820</u> | B | ___ | ___ | ___ |
| C | ___ | ___ | ___ | D | ___ | ___ | ___ |

___ See continuation sheet.

Verbal Boundary Description: X See continuation sheet.

Boundary Justification: X See continuation sheet.

11. Form Prepared By

Name/Title: Jennifer Eastman Attebery, Architectural Historian

Organization: Idaho State Historical Society Date: April 24, 1991

Street & Number: 210 Main Street Telephone: (208) 334-3861

City or Town: Boise State: ID Zip: 83702

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The Franklin Cooperative Mercantile Institution (FCMI) is a commercial building sited facing south on East Main Street in the Village of Franklin. It is located in a neighborhood of sparse, mixed residential and institutional development. The building's simple massing consists of a two-story, gable-roofed block with a rectangular plan that measures about 30 by 20 feet on the exterior. There are no wings, ells, or porches. The interior plan is equally simple: a single rectangular room which was once partitioned into one large front room and one small rear room.

The front wall of the building has a symmetrical three-bay arrangement created by centered double doors and windows on either side. The front wall forms a curvilinear false front masking the building's gable roof. The top of the wall is finished with an outset stone coping. Coping mortar is deteriorated to the extent that several stones are loose. Two wooden signs were added to the building in 1990 for the Idaho centennial celebration. At the top of the front wall is a sign depicting a beehive (symbol of the Mormon cooperative movement) and an all-seeing eye (another symbol used by the Mormons). Above the storefront is a sign with the legend "Franklin Co-operative Mercantile Institution." The storefront sign covers a lintel that has the inscription "Pioneer Relic Hall."

The FCMI is constructed of local stone that was cut with a rusticated finish on the front wall and with a dressed finish on the side and rear walls. The stone is soft and exhibits signs of wear from moisture, especially at the bottom of the walls. Mortar is worn away at many places in the wall. On the side and rear walls a cream-colored plaster has been applied over the stone. The front wall is laid in courses; the rear and sides, in irregular courses. Quoins at the two front corners are rusticated with dressed margins.

The roof is gabled with milled lumber rafters that are exposed at the eaves. Rafters are notched at the eaves and appear to rest upon milled wooden plates that carry the roof load to the side walls of the building. Rafters are unpainted. Roofing is wood shingle with metal ridge flashing. There is no sign of chimney or stovepipe holes, suggesting that the roofing is not original but rather a replacement in kind.

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Windows are all double-hung sash. Those on the front (south) wall are one-over-one-light. One window on the east exposure is six-over-six. All other window openings are covered with plywood; this includes a rear window on the main floor of the building. On the second floor there are four covered windows: two on the front wall, one on the north (rear) wall, and one on the west wall.

Window frames are plain milled lumber with the exception of window sills on the front wall of the building. These sills are fashioned of quartered timbers and, therefore, have a rounded profile.

The double front door is wood panel, and its surrounding wood molding is paneled also. Above the front door is a fixed window with four square panes. There is a concrete door sill. A rear door opening and a doorway on the west side of the building both have been walled in with stone matching the surrounding wall surface. Window and door frames, sashes, sills, and lintels are painted white.

The stone foundation is visible along the bottom of the side walls and consists of round river boulders.

The FCMI is a stylistic hybrid that reveals the gradual transition from Greek Revival to Italianate forms in the commercial and institutional architecture of southeast Idaho during the latter half of the nineteenth century. Even though the building's false front suggests the influence of the Italianate style, several other details in the building suggest the continuing influence of Greek Revival style. Greek Revival style is expressed in the building's simple massing, rather low roof pitch, overdoor lights, and eaves boards along the side walls. The eaves boards wrap around to the back wall to create returns. In combination with bargeboards along the rear gable, these returns suggest a pedimented gable. Eaves boards and bargeboards are unpainted.

The interior of the building appears to have had a few alterations. Plaster walls have been retextured, the ceiling sheetrocked, and the wood floor covered with linoleum. Wall plaster also covers the interior window frames. A partition about ten feet south of the back wall, which once separated the first floor into two rooms, has been removed. Along the west wall and part of the east wall a thin molding has been applied to the wall at about six feet in height from the floor elevation. The most impressive sight on the interior of the building is the very deep

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window openings, with their sides slanted inward to allow as much light as possible into the building. There is no access to the second story of the building; most likely an interior stair has been removed, as there is no evidence of an exterior stair. There is no means of heating the building, and there is no plumbing.

There are no other buildings on the property.

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The Franklin Cooperative Mercantile Institution is architecturally significant as an example of the stone craftsmanship of the Mormon pioneers of southeast Idaho and as a rare example of Greek Revival style. The building is historically significant for its association with a commercial and social experiment conducted by Mormon settlers in Idaho and Utah -- the cooperative movement. The building is also of significance for its association with early museum and historic preservation efforts in Idaho.

Studies of southeast Idaho architecture have turned up a close link between the architecture of this mostly-Mormon region and that of Utah, immediately to the south. This regional affinity is especially apparent in Franklin, which was established in 1860 as a base for the extension of Mormon settlement into the northern part of Cache Valley. In the buildings of Franklin the link with Utah architecture can be seen in the town's very early examples of stonework, which were executed by a group of English immigrant masons who were present in Franklin by 1870 when the first census was taken. The earliest of these buildings used details from the Greek Revival style, as found in the Doney house (1865) and the Lorenzo Hatch house (1872, listed in the National Register). Greek Revival is a style otherwise quite rare in Idaho architecture. Also characteristic are wood timber lintels and sills, coursed front wall construction and irregularly coursed side and rear wall construction, and the use of dressed quoins at the front corners of the buildings.

Historical documents indicate that Franklin has lost several of its early stone buildings, making remnants like the FCMI all the more important for their documentation of masonry techniques. The buildings that are no longer extant include, for example, a schoolhouse built in 1867-68, a Mormon meeting house built in 1867-68, the Stalker & Sons general store of 1869, and a number of early houses. Stone from these buildings was excavated near Franklin; the stone is locally designated "sandstone," but its soft appearance suggests that it may actually be tuff. (However, no chemical analysis has been done for this nomination.) By 1900 brick had become more widely available in Franklin and had supplanted stone as the substantial building material of choice.

The FCMI is also significant for its association with the Mormon cooperative movement as it was realized on a local scale. The cooperative movement began in 1868 as a church-organized experiment in cooperative economy. Under the movement church authorities established a network of cooperative general stores. In each region of this

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network, a central wholesale store sold goods to local retail stores. These local stores also acquired and sold merchandise from townspeople, often through barter. In the Salt Lake City (Utah) region, the central wholesaler was Zion's Cooperative Mercantile Institution (ZCMI). In the region that included Franklin, the Logan [Utah] Co-operative Mercantile and Manufacturing Institution was established in 1869 to sell to local cooperatives in Cache Valley.

The Franklin cooperative store was established in the same year. Its offices first were located in the Mormon meeting house vestry, but were soon moved to the stone store building. Mormon Bishop Lorenzo H. Hatch was the Franklin cooperative's first president. The cooperative absorbed more than just the retail operations in the town: the Mormon tithing office was operated through the mercantile, and the Female Relief Society bought shares in the cooperative. The initial capital stock was valued at \$2400.

The cooperative movement was expected to take over all previously private retail operations in Zion. However, the transition from a private, competitive economy to an institutional, cooperative economy was not unanimously supported among retailers and their customers. The FCMI provides a good example of the dissension that arose against the cooperative movement in local communities.

In Franklin, competitors with the FCMI arose during construction of the Utah Northern Railroad, which reached Franklin in 1874. In 1873 a rival Franklin cooperative store--called in some accounts the One-eyed Co-op--was the subject of a circle meeting of the Franklin priesthood in which the merchants involved in the rival cooperative were instructed by Brigham Young to act in obedience with church directives. The merchants sold out to the FCMI, and one of them--Samuel R. Parkinson--became manager of the FCMI. The FCMI also had at least one private competitor. Alexander Stalker was excluded from the Mormon church in 1874 for persisting in operating a store in competition with the FCMI and for trading with non-Mormons.

In spite of these dissenters, the FCMI was a successful institution throughout the 1870's. A part of its success rested upon a cooperative woolen mill which marketed its goods through the network of cooperative mercantiles and which provided local employment. In comparison with the FCMI's success at establishing a community economic institution, the United Order, another communitarian experiment promoted by the Mormons

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beginning in 1874, was unsuccessful in Franklin simply because of lack of interest.

By the early 1880's enthusiasm for cooperative ventures had waned. The FCMI ceased to be a cooperative in the 1880's, and Parkinson gradually bought up the store's stock. During the same decade the Mormon church relinquished its insistence upon a single cooperative store for retail distribution in local communities. Franklin merchants eventually merged into a voluntary union -- the Oneida Mercantile Union, formed in 1889 -- that included the FCMI as one of its members.

The FCMI is also significant for its later association with early Idaho efforts to preserve and present local history by restoring historic buildings. In 1923 the Idaho Pioneer Association purchased the FCMI from Uriah and Annie Wilkinson and established a relic hall in the building, where artifacts related to the settlement of Franklin were put on display. The Idaho Pioneer Association's acquisition and reuse of the FCMI as a museum marks one of the earliest examples of grassroots historic preservation in southeast Idaho. Statewide, acquisition and restoration projects had their beginning as early as 1909, when the Packer John Cabin near New Meadows was restored with a state appropriation. Sporadic projects were undertaken throughout the next three decades by the sons and daughters (of the pioneers) organizations that were forming as the pioneer period was passing. Not only was the FCMI acquisition one of the earliest such efforts in southeast Idaho, but also it was one of the earliest efforts to reuse an old building as a museum for artifacts unrelated to the building itself.

The FCMI remained in use as a relic hall until 1937, when a new relic hall was constructed next to it. Today the FCMI is used as an annex to the 1937 building, and it is open to tourists during the summer months. It is owned and managed by the Idaho Pioneer Association.

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Arrington, Leonard J., and Richard Jensen. "Lorenzo Hill Hatch: Pioneer Bishop of Franklin." Idaho Yesterdays 17, no. 2 (summer 1973), pp. 2-8.

Arrington, Leonard J. "Railroad Building and Cooperatives E. Ricks and Everett L. Cooley. Logan, Utah: Cache Valley Centennial Commission, 1956. Pp. 170-204.

Attebery, Jennifer Eastman. Building Idaho: An Architectural History. Moscow, Idaho: University of Idaho Press, 1991. Pp. 34-35, 142-43.

Beal, Merrill D. "Cache Valley Pioneers; the Founding of Franklin in 1860." Idaho Yesterdays 4, no 1 (spring 1960), pp. 2-7.

Beal, Merrill D. "The Story of the Utah Northern Railroad." Idaho Yesterdays 1, no. 1 (spring 1957), pp. 3-10.

Bird, Annie Laurie. "Portrait of a Frontier Politician." Idaho Yesterdays 2, no. 3 (fall 1958), pp. 12-22.

(Boise) Idaho Tri-Weekly Statesman. 7 November 1872. P. 2.

"A Brief History of Franklin; First Permanent Settlement in the State of Idaho." Franklin, Idaho: Idaho Pioneer Association, 1960.

Conversation with Gwen Gibson, 23 April 1991, Franklin, Idaho.

Diary of William Woodward, Utah State University Library, Special Collections, Logan, Utah. Microfilm on file at Idaho State Historical Society, Boise, Idaho.

Franklin County plat and deed records, on file at Franklin County Courthouse, Preston, Idaho.

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"Franklin; Who and What We Saw There New." Blackfoot Register. 23 October 1880. Pp. 4, col. 3.

Hart, Newell, ed. Hometown Album; A Pictorial History of Franklin County, Idaho--Horse and Buggy Days and Early Auto Era. Preston, Idaho: Cache Valley Newsletter, 1973. Plate 125.

"Mormon Migration and Idaho." Pamphlet accompanying an exhibit by the Idaho Population Project, Idaho State University, [1990].

Oregon, Washington and Idaho Gazetteer and Business Directory 1886-7, vol. 2. Portland, Oregon: R.L. Polk & Co., 1886. P. 743.

Photographs on file at Idaho State Historical Society, Boise, Idaho.

R.L. Polk & Co.'s Idaho Gazetteer and Business Directory 1891-92. P. 1302.

(Salt Lake City) Deseret Evening News. 6 January 1868. P. 4, col. 1.

Sanborn Fire Insurance Map, Franklin, Idaho, April 1929.

Taylor, Lester Parkinson. Samuel Rose Parkinson; Portrait of a Pioneer. Provo, Utah: The Claymont Co., 1977.

The Trail Blazer; History of the Development of Southeastern Idaho. Daughters of the Pioneers, 1930.

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VERBAL BOUNDARY DESCRIPTION

The nomination includes the Franklin Cooperative Mercantile Institution and the property on which it sits, commencing at the southwest corner of lot 3 in block 16 in the Village of Franklin, thence north 5 rods, thence east 5 rods, thence south 5 rods, thence west 5 rods to place of beginning, containing 25/160 acres situated in section 20 T16S R40E, Boise Meridian.

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BOUNDARY JUSTIFICATION

The boundary for the nomination includes that portion of land associated with the Franklin Cooperative Mercantile Institution that was acquired by the Idaho Pioneer Association for use as a pioneer relic hall, and is based upon current land ownership as described in deeds on file at Franklin County Courthouse.