

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: 89000453

Date Listed: 1/24/90

Brigham City Mercantile Store
Property Name

Box Elder
County

Utah
State

Brigham City MPS
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.

Patrick Andrews
for Signature of the Keeper

1/24/90
Date of Action

Amended Items in Nomination:

Architectural Classification: The architectural classification is listed as Late Victorian: Romanesque, Classical Revival. Classical Revival should be removed because it is not appropriate.

This information was confirmed with Roger Roger of the Utah State Historical Society by telephone.

DISTRIBUTION:

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

NPS Form 10-900
(Rev. 8/86)
Utah Word Processor Format (02731)
(Approved 10/87)

OMB No. 1024-0018

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 Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name Brigham City Co-op Mercantile Store
other names/site number First Security Bank

2. Location

street & number 5 North Main Street NA not for publication
city, town Brigham City NA vicinity
state Utah code UT county Box Elder code 003 zip code 84302

3. Classification

| Ownership of Property | Category of Property | No. of Resources within Property | |
|---|---|----------------------------------|-------------------------------------|
| | | contributing | noncontributing |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | | |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district | <u>1</u> | <input type="checkbox"/> buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | <input type="checkbox"/> | <input type="checkbox"/> sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | <input type="checkbox"/> | <input type="checkbox"/> structures |
| | <input type="checkbox"/> object | <input type="checkbox"/> | <input type="checkbox"/> objects |
| | | <u>1</u> | <u>0</u> Total |

Name of related multiple property listing:
Mormon Architecture in Utah, 1847-1936;
Historic Resources of Brigham City

No. of contributing resources
previously listed in the
National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x 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 x meets does not meet the National Register criteria. See continuation sheet.

Max J. [Signature]

12-21-89

Signature of certifying official

Date

UTAH STATE HISTORICAL SOCIETY

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.

 See continuation sheet

Patrick Andrews

1/24/90

 determined eligible for the National Register. See continuation sheet

 determined not eligible for the National Register.

 removed from the National Register.

 other, (explain:)

for Signature of the Keeper

Date

6. Functions or Use

Historic Functions

(enter categories from instructions)

Current Functions

(enter categories from instructions)

COMMERCE/department store

FUNERARY/Mortuary Site

RECREATION AND CULTURE/dance hall

COMMERCE/bank

COMMERCE/office building

RECREATION AND CULTURE/playhouse hall

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

LATE VICTORIAN
Romanesque
Classical Revival

foundation Stone - quartzite
walls Brick
Stone - quartzite
roof Asphalt
other Concrete

Describe present and historic physical appearance.

Constructed in 1890-91, the Co-op Mercantile Store is a three-story Victorian Eclectic commercial building with brick exterior walls on the primary facades and stone on the secondary facades. The eclectic design incorporates Victorian, Romanesque, and Classical Revival elements. Minor alterations and additions have been made to the building, but they do not significantly affect its historical integrity.

The building, which sits on the corner of Main and Forest streets, is a large 54 x 106 foot rectangular structure with three stories high and a basement. Along the sides parallel to Main and Forest streets, the walls are constructed of red brick with granite embellishments and concrete. Along the less-visible west (back) and north sides the walls are made of quarried stone.

This structure is a typical "Two Part Block" commercial design: the first part at street level includes large plateglass windows set between light colored concrete-plastered walls; the second part at the upper levels includes pairs of smaller windows spaced between engaged columns of red brick. All upper level windows have the original frames and sashes, and the first story windows have had only slight modifications. Granite embellishments include double arched window heads on the third floor and hoodmoulded window heads on the second floor. A prominent metal balustrade crowns the building and hides the flat asphalt roof.

Two minor additions have been built onto the back (west) side of the building. In 1975, a three-story enclosed fire escape enclosure was added to the building. This enclosure is only 15 feet wide and is made of round pebble rock. At the same time, a three-lane drive-through canopy made of moulded concrete was attached just south of the fire escape enclosure.¹ These additions are relatively small in scale, unobtrusively located on the rear elevation, and compatible in color to the quarried stone, yet they are distinctive as contemporary architecture and do not lessen the building's integrity.

The interior of the building has been modernized over the years, yet most of the original partitioning has survived. From 1901, the south half of the first floor has been continuously occupied by banking institutions which has left this section unpartitioned.² Doors with transoms are a feature of the second floor hallway, however the offices have all been modernized with lowered ceilings and paneling along the walls. The top floor has retained the height of the original ceilings and many of the earliest doors and mouldings. However, on the north side of this floor, the Box Elder Commercial Club decorated a large dance room with fluted columns, wainscotted walls, and fancy light fixtures.³ When Box Elder High School's Palace Playhouse took over this room in 1973, they incorporated most of this 1920 decor into their theatre which had an enlarged stage and 116 theatre seats.⁴

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Brigham City, Box Elder County, Utah.

Notes:

1. "Thanks to Bank's Decision; Show Must Go On . . . and It Will" The Box Elder News, June 8, 1975, p. 1.
2. Bradford, Kathy. "Histories of Four Co-op Buildings" manuscript copy at Brigham City Museum-Gallery, Brigham City, Utah. pp. 15-17.
3. Ibid. p. 17.
4. "Palace Playhouse" (Informational brochure about 1975-76 theatre season). Copy at the Brigham City Museum-Gallery, Brigham City, Utah. p. 1.

8. Statement of Significance

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

Applicable National Register Criteria x A B x C D

Criteria Considerations (Exceptions) x A B C D E F G

Areas of Significance

| (enter categories from instructions) | Period of Significance | Significant Dates |
|--------------------------------------|------------------------|-------------------|
| Industry | 1891 - 1895 | 1891, 1901 |
| Social History | 1901 - 1930s | |
| Religion | | |
| Architecture | Cultural Affiliation | |
| | NA | |

Significant Person

| | |
|----|--------------------------------------|
| NA | Architect/Builder |
| | St. James, Woods and Co. - architect |
| | Brigham City Co-op - builder |

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Completed in 1891, the Brigham City Co-op Mercantile Store is significant primarily for its association with the Mormon Church-sponsored Brigham City Mercantile and Manufacturing Association (the Co-op). The Co-op was a highly successful socio-economic system that dominated the local economy during most of its years of operation, 1864-1895. It was also a model for Mormon cooperatives established throughout the Utah Territory in the 1860s-80s. Most of the other co-ops failed quickly, and none approached the level of success attained in Brigham City. The Mercantile Store is one of only five remaining buildings associated with the Brigham City Co-op; only four of the five are eligible for National Register designation. The demise of the Co-op Store in 1895 marked the end of Co-op period and completed the transition of the town's economy from a cooperative system to one based on private enterprise. The period of private economic growth that followed the Co-op period lasted until the Depression of the 1930s. This building served as a bank during those years. The Co-op Store is also architecturally significant as the best example of Victorian Eclectic commercial architecture in Brigham City.

The Brigham City Co-op was an outgrowth of communitarian ideals that had been part of the Church of Jesus Christ of Latter-day Saints (Mormon) philosophy from its beginning.¹ In Kirtland, Ohio, on February 9, 1831, while the church was still in its first year, Church President Joseph Smith instituted the law of consecration requiring the people to turn over to the church any surplus property or possessions for the support of the poor.² The United Order, an economic cooperative system, operated for a time in Kirtland and then was discontinued.³

After the Mormons migrated to Utah from Nauvoo, Illinois, in the 1840s and 50s, church leaders encouraged the settlers in Utah communities to again implement the cooperative system. Part of the reason was to encourage patronage of Mormon enterprises rather than non-Mormon ventures, which were seen as a threat and

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intrusion in the Mormon settled region. Over 200 cooperatives were established and in operation in Mormon communities between 1868 and 1884 as part of the churchwide effort referred to by historians as the Cooperative Movement. Cooperatives were formed within the local Mormon wards (congregations) for community welfare purposes rather than mere profit. Their methods of operation ranged from businesslike joint-stock corporations to more communal arrangements where members shared everything.⁴ The Brigham City Co-op was an example of the joint-stock approach.

The earliest and most successful Mormon cooperative was in Brigham City. Lorenzo Snow, one of the founders of the town and a member of the church's governing Council of Twelve Apostles, established the Brigham City Co-op in 1864 with the formation of a co-op mercantile store.⁵ The Co-op went on to form 19 different departments encompassing commerce, industry, agriculture, horticulture, and construction. These departments employed most of the available workers in Brigham City for three decades. Though the Co-op operated until 1895, its first 15 years were its most successful. The demise of the Co-op was brought on by natural disasters, changing attitudes about the role of the Mormon Church in business, legal and financial attacks against the Co-op, and changing hierarchy within the church. One by one, all of Brigham City's cooperative departments were either abandoned or taken over by private interests. The Co-op ceased operation in 1895.

Only five Co-op buildings remain standing. They include the Flour Mill (1856), Woolen Mill (1869-70), Planing Mill (c.1876), Relief Society Granary (c.1877), and Mercantile Store (1891). The Woolen Mill has been extensively altered by later additions, though it still functions as a woolen mill. The 1856 Flour Mill predated the Co-op by eight years, but it functioned as a Co-op industry during the 1860s and '70s.

Just as in most other Mormon cooperatives, the mercantile business was the core enterprise in the Brigham City Mercantile and Manufacturing Association. The original association was established in 1864 by merely uniting private mercantile businesses already operating in the community into a cooperative system, eliminating competition for local patronage. Everyone had the opportunity to buy stock and share privileges and benefits. By 1869, the cooperative mercantile store had 200 shareholders and a capital stock of \$20,000. By 1870, the business had accumulated sufficient funds for the Co-op to begin building home industries.⁶ While profits from the co-op store funded construction of home industries, the business continued to flourish. By 1874, the mercantile enterprise was doing \$30,000 worth of business each year.⁷

The early and sustained success of the mercantile business apparently prompted Co-op leaders to focus their efforts to revitalize the Co-op on the construction of the new mercantile store in 1890-91. The Mercantile Store was the last building constructed by the Brigham City Mercantile and Manufacturing Association. It was completed on January 20, 1891, at a cost of \$30,000. Approximately one-third

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of the cost of the new building was paid for by tax monies returned to the Co-op after the federal government's crippling tax on Co-op scrip was repealed.⁸ Merchandise was moved from the old store (now demolished) to the new, which opened for business on May 25, 1891.⁹ The store was not as successful as Co-op leaders had hoped because of the depression of 1893 and competition from private businesses, which, though strongly discouraged in the 1860s and '70s, had started up again in the 1880s. A fire broke out in the store on December 19, 1894, and the mercantile business never fully recovered from the resulting financial losses. The mercantile store went bankrupt, and the Brigham City Mercantile and Manufacturing Association went into receivership on November 30, 1895.¹⁰

Typical of most Co-op buildings, the Mercantile Store was sold and converted into private use as the town shifted into its post-Co-op phase of economic growth. Other Co-op buildings that were taken over by private entrepreneurs include the Planing Mill, Woolen Mill, and Flour Mill, which was converted into a monument factory. The Mercantile Store was taken over by Deseret Savings Bank of Salt Lake City and deeded to the First National Bank Company on November 8, 1901.¹¹ All or part of the first floor has housed a banking business from that time to the present. On July 29, 1943, First Security Bank of Utah, N.A., bought the building from First National Bank of Brigham. The bank remains in operation today.¹²

The second floor was originally intended for offices and has housed the offices of realtors, abstractors, attorneys, physicians, dentists, insurance companies, and others up to the present time.¹³ The third floor of the original building had a 50 x 80 foot room to accommodate large groups for dancing and theatrical productions and was at one time used by the Commercial Club (later the Chamber of Commerce) who had a large assembly room sometimes used for dances. It is currently occupied by Palace Playhouse, a theatrical group from Box Elder High School.¹⁴ The second and third floors are still being used for activities close to what they were originally intended for. The main floor has housed a banking business from 1901 to the present (1989).

The building represents a locally significant example of Victorian Eclectic commercial architecture. Most of the other commercial buildings in town are smaller (one or two stories) and more utilitarian in design. Even though some of the more elaborate original features of the Co-op Store have been removed over the years, such as pediments and urns on the parapet, the building is still the most expressive example of commercial architecture in the community. Its overall appearance is enhanced by its siting on the most prominent intersection in town, Main and Forest Streets, across the street from the county courthouse and city hall.

Architect of the Mercantile Store was the Ogden, Utah, based firm of St. James, Woods & Company.¹⁵ It was apparently a short-lived firm, since there is no information available on St. James. Francis C. Woods, on the other hand, is known for a number of projects in northern Utah during the late nineteenth and early twentieth centuries. Woods studied architecture in London, England, before coming

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to the United States in 1889. He began his Utah practice in Ogden in 1890. F.C. Woods and Company employed three designers, including Woods. Listed among the buildings Woods designed are the St. Joseph's and Presbyterian churches in Ogden, the Madison and South schools in Ogden as well as many schools in Weber County, Utah, and throughout Idaho; the Idaho Insane Asylum; and the Oneida and Bingham county courthouses in Idaho. Woods is especially noted for three buildings: the Sacred Heart Academy, the William Eccles House, and the Healy Hotel, all in Ogden.¹⁶

Though this building was owned and used by the Mormon Church, its significance is based on its historical importance, as documented above, rather than mere religious association. Therefore, it meets Criteria Consideration "A", as outlined in the National Register guidelines, which specifies the conditions under which religious properties may be designated.

Notes:

1. Williams, Clyde J., compiler, The Teaching of Lorenzo Snow. (Salt Lake City, Utah: Bookcraft, 1981), pp. 166-67.
2. Smith, Joseph, Doctrine & Covenants of the Church of Jesus Christ of Latter-day Saints, containing revelations given to Joseph Smith, the Prophet. (Salt Lake City, Utah: The Church of Jesus Christ of Latter-day Saints, 1981), Section 42, verses 30-32.
3. Ibid. Section 104.
4. Roberts, B. H., A Comprehensive History of the Church of Jesus Christ of Latter-day Saints, Century I, Vol. V. (Salt Lake City, Utah: Church Deseret News Press, 1930), p. 217.
5. Leonard J. Arrington, Great Basin Kingdom: An Economic History of the Latter-day Saints, 1830-1900 (Lincoln, Nebraska: University of Nebraska Press, 1966), pp. 293, 330.
6. Arrington, "Cooperative Community in the North . . . ," pp. 200, 201.
7. Ibid. p. 205.

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Brigham City, Box Elder County, Utah.

8. Arrington, Leonard J. "Cooperative Community in the North: Brigham City, Utah," Utah Historical Quarterly Summer, 1965. Volume 33. Number 3. p. 217.
9. The Brigham Bugler. May 23, 1891, p. 1.
10. Arrington, "Cooperative Community in the North . . . ," p. 217.
11. Abstract Records. Box Elder County Courthouse, Brigham City, Utah.
12. Ibid.
13. "It's Picture of Contrast". Box Elder News August 11, 1982; interviews with former and current occupants of second-floor offices.
14. Tour of First Security Bank building, March 28, 1987.
15. The Brigham Bugler, July 12, 1890, p. 1.
16. "Francis C. Woods," Architects File, Utah State Historic Preservation Office.

9. Major Bibliographical References

(see continuation sheet 9-2)

Previous documentation on file (NPS): See continuation sheet

 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:

 State Historic preservation office

 Other State agency

 Federal agency

 Local government

 University

 Other

Specify repository: Brigham City Museum and Gallery

10. Geographical Data

Acreage of property .46 of an acre.

UTM References

| | | | | | | | |
|---|----------------|------------------------|--------------------------|---|--------------|----------------------|----------------------|
| A | <u> 1/2 </u> | <u> 4/1/5/2/5/0 </u> | <u> 4/5/9/5/7/5/0 </u> | B | <u> / </u> | <u> / / / / / </u> | <u> / / / / / </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| C | <u> / </u> | <u> / / / / / </u> | <u> / / / / / </u> | D | <u> / </u> | <u> / / / / / </u> | <u> / / / / / </u> |

 See continuation sheet

Verbal Boundary Description (tax no. 03-098-0131)

Beginning at the Southeast corner of Lot 1, Block 21, Plat A of Brigham City Townsite Survey; thence North 114 feet, West 177 feet, South 114 feet, and East 177 feet to the point of beginning.

 See continuation sheet

Boundary Justification

These are the historic and present boundaries of the site.

 See continuation sheet

11. Form Prepared By

name/title Kathy Bradford, Research Specialist; Larry Douglass, Director

organization Brigham City Museum-Gallery date December 1989

street & number 24 North 300 West/P.O.Box 583 telephone (801) 723-6769

city or town Brigham City state Utah zip code 84302

JAN 03 1990

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Major Bibliographical References

Abstract Records, Box Elder County Courthouse. Brigham City, Utah

Arrington, Leonard J. "Cooperative Community in the North: Brigham City Utah"
Utah Historical Quarterly Summer, 1965. Volume 33 No. 3.

Interviews with former and current occupants of second-floor offices.

"It's a Picture of Contrast." Box Elder News August 11, 1982.

Roberts, B.H., A Comprehensive History of the Church of Jesus Christ of Latter-day Saints: Century I, Volume V. (Salt Lake City, Utah: Deseret News Press, 1930), p. 216-225.

Tour of First Security Bank building, March 28, 1987.

The Brigham Bugler May 23, 1891 p. 1.

doc. 0487p

55

54

53

120



USB

27

48'

Instn Genl.

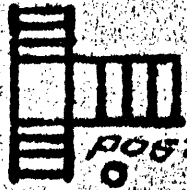
WOODEN

Who. Dept. 2-3rd

WOODEN

1" HYD X 100' - 1" HOSE

POSTS



POSTS

1 X

PLATFM.

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1 X

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26

99'

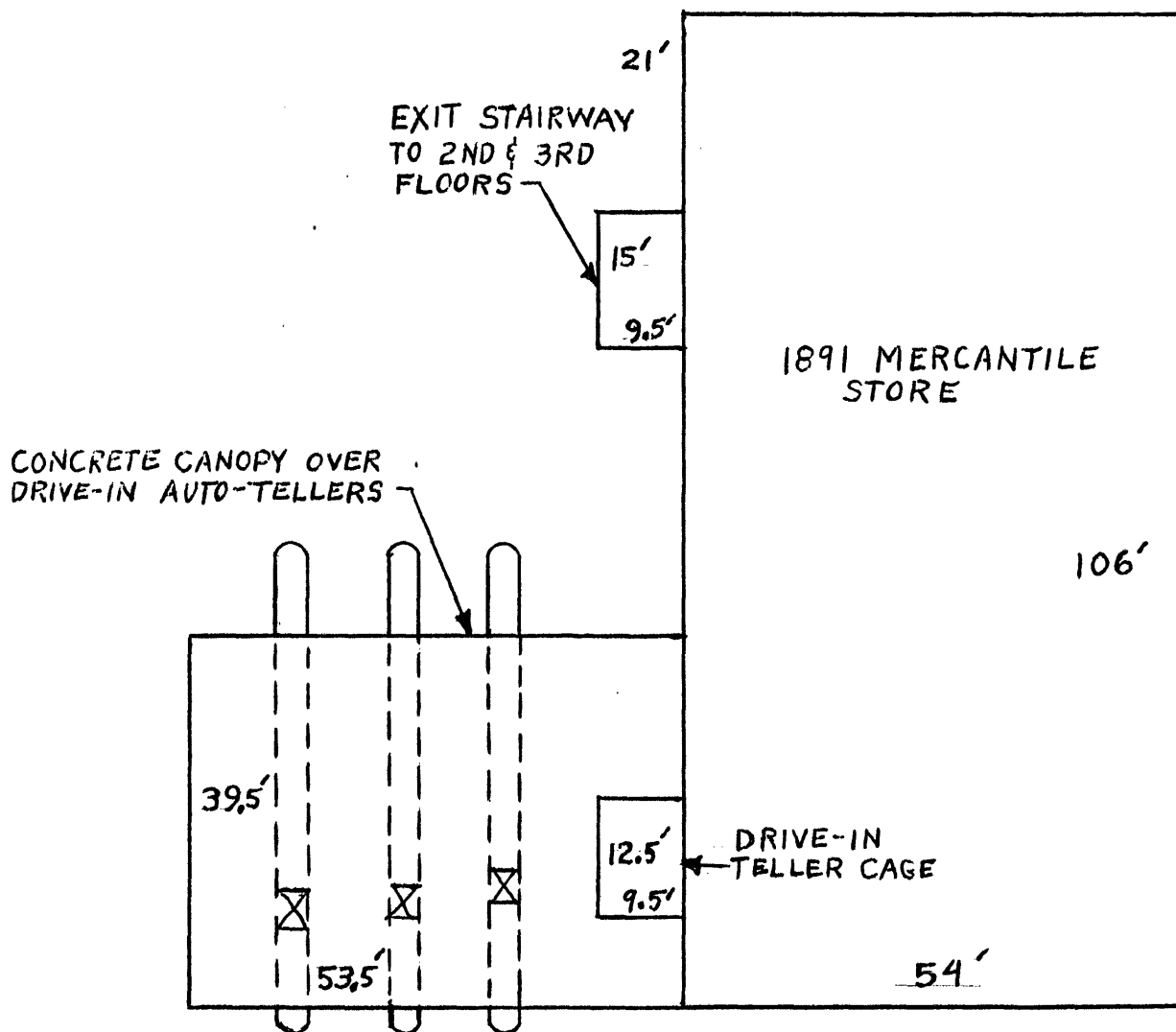
60-105

Sanborn Map Company
Brigham City, Box Elder Co., Utah
October 1907 p. 5

Originals Available at University of Utah Special Collections
Salt Lake City, Utah

Mercantile Store of the B.C.M. & M.A.

MERCANTILE STORE of the BRIGHAM CITY CO-OP



SCALE: 1" = 20'

DRAWN BY: LARRY DOUGLASS DATE: 12-14-88

REVISED VERSION OF BOX ELDER COUNTY ASSESSOR'S MAP