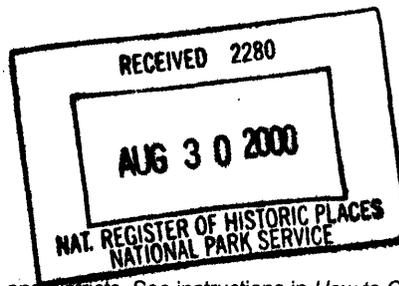


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1176



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Wales Co-operative Mercantile Institution

other name/site number Wales Commercial Mercantile

2. Location

street & town 150 North State Street

not for publication

city or town Wales

vicinity

state Utah code UT county Sanpete code 039 zip code 84667

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.)

Walter S. Martz  
Signature of certifying official/Title

7/27/2000  
Date

Utah Division of State History, Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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:) \_\_\_\_\_

Edson R. Beal  
Signature of the Keeper

Date of Action

9/29/00

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

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

**Category of Property**  
(check only one box)

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

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

N/A

**6. Function or Use**

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

COMMERCE: department store = general store

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

VACANT: soon to be the town hall

**7. Description**

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

LATE VICTORIAN: Victorian Eclectic

**Materials**  
(Enter categories from instructions)

foundation      CONCRETE

walls              BRICK: sandrolled

                         BRICK: pressed

roof                ASPHALT: shingles

other

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

Wales Co-operative Mercantile Institution  
Name of Property

Wales, Sanpete County, Utah  
City, County and State

**8. Description**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**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

SOCIAL HISTORY

**Period of Significance**

c.1894-1950

**Significant Dates**

c.1894

c.1926

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

See continuation sheet(s) for Section No. 8

**Primary location of additional data:**

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

See continuation sheet(s) for Section No. 9

**10. Geographical Data**

**Acreage of Property** .25 acres

**UTM References**

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

1 1/2 4/4/5/4/6/0 4/3/7/0/8/8/0  
Zone Easting Northing

2 / / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / / /  
Zone Easting Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

Beg 8 Rds N SW Cor Lot 2, Blk 15, Plat A Wales Survey, N 5 Rds, E 8 Rds, S 5 Rds, W 8 Rds to beg.

Property Tax No. 19555

**Boundary Justification**

(Explain why the boundaries were selected.)

The boundaries are those that have been historically associated with the property.

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Tania A. Tully/Preservation Specialist

organization Utah SHPO date July 14, 2000

street & number 300 Rio Grande telephone 801-533-3527

city or town Salt Lake City state UT zip code 84101

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

**Property Owner**

name/title Wales Town Corp.

street & number PO Box 4274 telephone \_\_\_\_\_

city or town Wales state UT zip code 84667

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

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

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Wales Co-operative Mercantile Institution, Wales, Sanpete County, UT

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### Narrative Description

The Wales Co-operative Mercantile Institution (Wales Co-op) building, constructed c.1894, is a one-story, brick, Victorian Eclectic, false-front commercial building. The façade (east) is characterized by the rectangular storefront and recessed entry. Although currently covered with plywood, the glass storefronts remain intact, as do the original double doors. Victorian detailing includes the brick corbelling on the cornice, decorative metal pilasters around the windows, and the wood block dentils above the windows. The flat panel in the upper portion of the storefront is typical of commercial buildings of this era. Evidence of previous signage remains.

Behind the façade, the building is a simple painted brick gable roof building. According to tax records, the front portion is made of sand-rolled brick and the rear of pressed brick. Although not as visible painted, a c.1935 tax photo shows the c.1926 rear addition. The rear portion of the roof is hipped. There are no windows on the sides of the front portion of the building<sup>1</sup>, but there is evidence of an old denim-jeans advertisement painted on the south side. The rear has three four-pane clerestory windows and one double-hung on each side. There is also evidence of the basement windows, though some were eliminated during the recent stabilization of the building. The metal sheet roof replaces the original asphalt shingles. There are two chimneys at the rear of the building. There is also a 30 foot by 25 foot contemporary metal shed attached to the rear of the structure that will be removed during the upcoming rehabilitation. This shed replaced a wood lean-to that was on the rear at least through the 1950s or 1960s.<sup>2</sup>

The interior of the store is open except for a small enclosed portion at the rear, where the double-hung windows are. The walls are covered with white wood shelves reaching halfway to the top of the approximately 14 foot walls. The shelves probably date from the 1926 expansion of the building.<sup>3</sup> The floors are the original wood.

The building now stands essentially on its own with no adjacent buildings. A granary that once stood with the building until at least 1966 has been demolished. To the south is the town park, once home to the meetinghouse<sup>4</sup>. To the north is a house that sits over fifty feet back off from the street, and to the east is the fire building. Despite, or perhaps because the building sits alone, the integrity is maintained. It is the only remaining commercial structure in the town and it retains its integrity. It will be rehabilitated into the town hall and library using CLG funds.

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<sup>1</sup> At least one window in the front portion was bricked over by the 1930s as seen in a c.1935 tax photo

<sup>2</sup> Formerly located on the rear was a ramp and double-door entrance into the basement for the co-op's Model T delivery truck. Thomas Rees, Personal Recollections, August 2000.

<sup>3</sup> Thomas Rees, Personal Recollections, August 2000.

<sup>4</sup> This former building can be seen in the tax photo.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Wales Co-operative Mercantile Institution, Wales, Sanpete County, UT

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### Narrative Statement of Significance

Constructed in 1894, the Wales Co-operative Mercantile Institution is significant under Criterion A as a representation of the cooperative movement in Sanpete County and Wales. It is the oldest of only two remaining commercial building in Wales, Utah, and one of only seven remaining co-ops in the county. 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 and was intended to encourage trade among church members and help decrease the flow of financial resources to non-Mormon businesses. Members bought (or often traded for) their necessities from the store. Operating from 1871 until 1968, the Wales Co-op was the only commercial outlet in town, serving as grocer, general store and gas station.

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Wales, Utah began in 1854 after the discovery of coal. Welsh converts to the LDS church settled here in 1857 at the request of Brigham Young. They mined coal, lived in dugouts and called the town "Coalbed." In 1866, like many other Sanpete County communities, the people of Wales moved themselves and their cabins to Moroni due to Indian raids. They returned in 1868 and created a branch of the LDS church. In 1869, when a post office was established, the town was renamed Wales. The town was platted with the traditional Mormon town plan in 1873. Due to the coal mining operation, the first railroad into the county arrived in Wales in 1875. By the 1880s the community subsisted on farming as better quality coal was found elsewhere. Wales did not incorporate until 1908, more than 50 years after its initial settlement. In 1898 the population was about 500<sup>5</sup>, compared to 187 in 1999.

Located 10 miles south of Fountain Green and 8 miles west of Highway 89, Wales is out-of-the-way and has never been a commercial center. Its primary commercial establishment has been the Wales Co-operative Mercantile that was established in 1870.<sup>6</sup> Before the co-op was started, John Price was the local merchant. He kept goods in boxes under his bed, and people traded him produce for the "necessities and notions."<sup>7</sup>

When the co-op was formed, each man in town contributed five dollars, which Jonathan Midgley took to Salt Lake City for groceries. In addition to managing the co-op, Midgley ran the post office. John Rees, who helped settle Wales and served as presiding bishop of the Wales LDS Ward, a very prominent position, was probably also involved with the co-op.<sup>8</sup> In 1874, Midgley moved to Nephi, turning over both operations to John Price, one of the original mining settlers. Price managed the store until his death when Henry D. Rees took over. A small adobe store was erected at that time.<sup>9</sup> By 1888, Alfred Lamb was the superintendent of the

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<sup>5</sup> W.H. Lever, *History of Sanpete and Emery Counties Utah*, (Salt Lake City: Press of the Tribune Printing Co., 1898), 546.

<sup>6</sup> Henry C. Lamb, "Correspondence." *The Deseret News*, Wednesday, April 13, 1870, Vol 19 p. 113.

<sup>7</sup> Daughters of the Utah Pioneers of Sanpete County, Utah, *These...Our Fathers: A Centennial History of Sanpete County 1849-1947*, (Springville, UT: Art City Publishing and Daughters of the Utah Pioneers of Sanpete County, Utah, 1947), 215.

<sup>8</sup> Henry G. Langley, *Pacific Coast Business Directory - Utah Territory, 1871-73*

<sup>9</sup> Ibid.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Wales Co-operative Mercantile Institution, Wales, Sanpete County, UT

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Wales Co-Operative Mercantile Institution, which according to the *Utah Gazetteer*, were "Dealers in General Merchandise and Shippers of Country Produce."<sup>10</sup> No manager was listed in the 1892-93 Gazetteer.

In 1894, the Co-op was enlarged and incorporated. It is believed that this is when the current cooperative building was constructed.<sup>11</sup> In 1898, the co-op carried dry goods, groceries and farm machinery as well as having started a creamery.<sup>12</sup> The creamery, located one block north, remained in operation for many years, though it was gone by the 1930s.<sup>13</sup> By the 1930s the Co-op also carried gasoline, as seen in the tax photo. According to title search, both Conoco and Continental Oil held leases on the property. Personal recollections also mention scales on the south side of the building in the roadway that were used to weigh all farm loads such as hay, grain, coal, wood, cattle, sheep and horses.<sup>14</sup> The Co-op remained in operation until 1968, and in 1970 the building was sold to the Town of Wales.

The cooperative movement in Sanpete County, as in much of the rest of Utah, began in the 1850s with the network of tithing offices. Tithing was an integral part of the LDS church and its settlements and was used as a way to finance local and church-wide projects, as well as to help sustain the poor. This, along with each settlement's diverse populace, helped keep communities relatively independent economically. The LDS church encouraged the development of skills needed to produce the items needed for a community. Cash was scarce and goods and services were traded. In Wales, the tithing yard was located beside the cooperative.<sup>15</sup>

This system developed into the cooperative mercantile in the late 1860s with nearly every community in Sanpete County having one. The cooperative mercantile system, an integral part of the economic history of Utah, was first put into practice in Brigham City in 1864.<sup>16</sup> Under the aegis of the LDS church, Zion's

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<sup>10</sup> *Utah Gazetteer and Directory of Salt Lake, Ogden, Provo & Logan Cities*, 1888, part 2.

<sup>11</sup> Albert C.T. Antrei and Allen D. Roberts, *A History of Sanpete County*, (Utah State Historical Society and Sanpete County Commission, 1999), 415. In W.H. Lever's *History of Sanpete and Emery Counties Utah* (p.546), published in 1898, it is stated that the co-op was already incorporated.

<sup>12</sup> W.H. Lever, *History of Sanpete and Emery Counties Utah*, (Salt Lake City: Press of the Tribune Printing Co., 1898), 546.

<sup>13</sup> Helene Price, Personal Recollections, August 2000.

<sup>14</sup> Mathel W. Anderson, Personal Recollections, May 2000.

<sup>15</sup> Ibid.

<sup>16</sup> Leonard J. Arrington, *Great Basin Kingdom*, (Salt Lake City: Univ. of Utah Press, 1993 reprint) 324-326.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Wales Co-operative Mercantile Institution, Wales, Sanpete County, UT

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Cooperative Mercantile Institution (ZCMI) was established in 1868 in Salt Lake City, and branches quickly spread throughout the Utah Territory. The first co-op in Sanpete County was a ZCMI, though not all local cooperatives were ZCMI affiliates. Independent co-ops, such as the one in Wales, operated much the same as a ZCMI co-op, and the Wales Co-op even used ZCMI as its wholesaler.<sup>17</sup> In Sanpete County, each town was relatively independent economically. Cooperatives were also created for many ranching and farming endeavors, but they tended not to survive as long as the mercantiles did.<sup>18</sup> In most towns, the cooperatives eventually failed due to competition from private concerns. Due to its isolated location, this was not the case in Wales.

Since its closure in 1968, the Wales Co-op building has served as a fire station and a privately owned store. It is currently vacant, though plans are under way to rehabilitate it as the town hall and library.

In Sanpete County today, there are only 7 known co-operative buildings remaining, compared to the 14 that were in operation from 1868-1880.

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<sup>17</sup> Thomas Rees and Helene Price, *Personal Recollections*, August 2000.

<sup>18</sup> Albert C.T. Antrei and Allen D. Roberts, *A History of Sanpete County*, (Utah State Historical Society and Sanpete County Commission, 1999), 127-132.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Wales Co-operative Mercantile Institution, Wales, Sanpete County, UT

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- Price, Helene. Personal Recollections, August 2000. Mrs. Price is a long-time resident of Wales.
- Rees, Thomas. Personal Recollections, August 2000. Mr. Rees is a long-time resident of Wales.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Wales Co-operative Mercantile Institution, Wales, Sanpete County, UT

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### Common Label Information:

1. Wales Co-operative Mercantile Institution
2. Wales, Sanpete County, Utah
3. Photographer: Cory Jensen
4. Date: June 2000
5. Negative on file at Utah SHPO.

### Photo No. 1:

6. Southwest elevation of building. Camera facing northeast.

### Photo No. 2:

6. Northwest elevation of building. Camera facing southeast.

### Photo No. 3:

6. Southeast elevation of building. Camera facing northwest.

# Wales Cooperative Mercantile

Wales, Sanpete County, Utah

July 2000

-  c. 1925, Pressed brick
-  c. 1894, Sand Rolled Brick
-  c. 1980, Corrugated Metal

