

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Scipio Cooperative Mercantile Institution Building

Other names/site number: E. M. Brown General Merchandise

Name of related multiple property listing:

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

N/A

2. Location

Street & number: 130 N State Street

City or town: Scipio State: Utah County: Millard

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B C D

/SHPO

Signature of certifying official/Title:

Date

Utah Division of State History/Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Scipio Cooperative Mercantile Institution
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Category of Property

(Check only **one** box.)

Building

☒

District

☐

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

1

Noncontributing

0

buildings

sites

structures

objects

Total

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, General store

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY

OTHER: Temple form

Materials: (enter categories from instructions.)

Walls: BRICK; Foundation: STONE/sandstone; Roof: METAL/steel; Window/Door Trim:
WOOD

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Scipio Cooperative Mercantile Institution Building (Scipio Co-op) is a 1 ½ story vernacular classical temple-form commercial building located on a small corner lot on the main street of Scipio, Millard County, Utah. Construction of the building probably began in the late 1870s based on the use of square nails, and was opened for business in 1883. The rectangular building is constructed of fired brick, sits on a stone foundation, and has gables on the east and west (front) ends. The primary façade faces west on State Street with a column-supported hipped porch roof over double entry doors that are flanked by two large windows. There are two doors and a window on the north side, and one door and a window on the south side. The east gable end has a second-story door. The original shingle roof has been replaced with standing-seam metal. The ground floor interior consists of a main essentially original store room, a hardware storage area with a recently added restroom and granary at the rear, which has recently been retrofitted as the town post office. The second floor consists of a now-vacant residential apartment and grain dock with chutes. There is a stone-lined basement that is connected to the first floor with an interior stairway. The double-wythe brick walls are finished with lime plaster on the interior. The wood-frame partition walls and ceilings are finished with plaster and lath. The property is an open corner lot with lawn and various deciduous trees. The building has historic integrity in that it has not been remodeled and has only received minor repair and maintenance where needed.

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Narrative Description

The Scipio Cooperative Mercantile Institution store is a 1 ½ story commercial building located on a 0.15 acre corner lot on the main street of Scipio, Utah that was in continuous operation from 1883 to 1950. It is 60-feet long and 26-feet wide with brick gables on the east and west ends. The building now stands alone with no adjacent auxiliary buildings on the lot and is fenced on the north and west sides with cedar post and wire fencing. It is open to State Street and 100 North Street with a gravel lot along 100 North street for parking. Large deciduous trees on the north and east sides are voluntary and grounds are not maintained at this time.

Exterior

The building exterior is constructed of locally manufactured, low-fired brick laid in a common bond pattern (every seventh course being a row of headers) using locally quarried and manufactured lime mortar. The main structure rests on a stone foundation. The stones are mostly sandstone or quartzite boulders derived from the North Horn Formation of the Valley Mountains and fashioned in ashlar blocks for the front and random rubble on the sides and rear. Formerly covered with sawn shingles, the roof is now sheathed in standing seam metal. A brick corbelled chimney centered on the ridge projects from the roof 2/3 from the front of the building.. There were three skylights in the roof that are now covered by the metal roof. Two are located on the north side, one over the living room and the other over the bedroom of the upper story former apartment. The one on the south side is over the grain dock. The original white-painted wood raking cornice is still intact and metal rain gutters line both the north and south roof ends. All of the original window and door openings have been retained and feature wood lintels and sills, some being covered with a white-painted aluminum skin for protection. Each lintel is topped by a row of bricks laid in rowlock fashion.

The primary facade is on the west gable end that faces State Street and has a full-width hipped porch roof supported by four equally spaced chamfered wood posts. The building retains the original 9-foot-tall, 6-panel double doors topped by a divided-lite transom window. The doors are flanked by two original two-over-two, double-hung wood sash windows with wood shutters. There is a second-story compound three panel vinyl replacement window above the front porch that resembles the original. The center window retains the one-over-one configuration, while the flanking windows have been fitted with single panes of glazing. All of the fenestration on the primary façade retains the simple Greek Revival-influenced hood moldings. The decorative hoods are not found on any of the secondary elevations.

The south façade is a long brick wall only broken by a single door to the right side of the elevation that accesses the stairs and storage room and two windows that light the stairwell and basement—one partially below grade the other on the main floor. The wood door is a replacement in the same fashion as the original six-panel door and has a transom above. The original windows to the left of the door were replaced with the current vinyl sliders with faux muntins and both have attached metal security grids. This elevatioin still has remnants of ghost signs advertising Ute Mountain Chief, ZCMI, E.M. Brown, and Texaco. They are quite faded but

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still partially readable. A metal downspout from the rain gutter descends from the roof to the ground at the center of the elevation.

The east (rear) gable-end elevation has only a second-story door opening that was for uploading grain using a boom and pulley. The wood boom is aluminum wrapped and extends out approximately two feet from the wall above the doorway. The original, unpainted double doors are intact, but in poor condition. There are no other openings on this elevation. Two large metal parcel boxes were recently installed next to the wall for post office use, along with a concrete sidewalk that runs alongside the rear elevation.

The north façade is similar to the south but has two doors: one mid-façade that accesses the hardware storage and to the left of this that accesses the granary (now post office). Both the doors on this elevation are the replacement wood, six-panel doors with transoms above. Similar to the south elevation, the single window on this side has also been replaced by a vinyl slider with a metal security grid attached. A metal downspout from the rain gutter descends to the ground alongside the left of the window. With the addition of the post office a simple shed-roof awning was constructed above the entrance. This rests on two 4x4 wood posts. A concrete sidewalk/ramp was constructed to provide access to the post office from the rear parking lot.

Although the Scipio Co-op is not as architecturally ornate as many of the other larger town co-op buildings in Utah, it is probably the most historically intact remaining example and has the look of a small-town country store. The setting and physical appearance of the building are essentially unchanged (compare Photo 6 to Figure 1). A few minor alterations have been made on the building over the years, mostly for maintenance purposes. The worn wood front porch was replaced with concrete by E. M. Brown circa 1922. The original wood-shingle roof was replaced in 2002 with a standing seam metal roof, which covered over the original sky lights. In circa 1922, the original burgundy paint with white trim was repainted green and white, also by E.M. Brown (green and white is the current color scheme). Drip gutters and down spouts were added in 2017 to drain water away from the foundation. As noted above, some of the windows and doors have been replaced. The two side doors were damaged through vandalism and were replaced in 2017 with paneled wood doors similar to the originals. The front second-story windows, the two side windows, and the two basement windows had to be replaced as well, all with faux-paned vinyl windows. A powerline was installed around 2002 and a gas meter installed in 2019 on the south side of the building. These changes and repairs have little impact on the historical integrity of the overall building exterior.

Interior

The ground floor interior consists of a main retail store room at the west (front) end and a hardware storage area and granary located at the east (rear) end. The store room retains its historical appearance with wood counters and shelves on three sides, two wood chamfered columns and a gas-burning stove. Six replacement glass-shade pendant lights hang from the ceiling. Because of water damage, the original lath and plaster ceiling was removed and replaced with historic pressed tin panels that had been stored in the building. A wide, pressed tin

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decorative cornice also surrounds the storeroom. The single chimney that is supported on the wall between the storage room and granary is connected by a long length of stove pipe to the stove. The second floor is accessed by a dogleg stairway and consists of a living space with a large living room, a bedroom and, on the back end a grain loading dock with down-chutes. The double-wythe brick walls are finished with lime plaster and the wood frame partition walls and ceilings were finished with lath and plaster. The damaged lath and plaster was removed from the living area exposing all the roof trusses. There is a stone-lined basement with a dirt floor that is connected to the first floor with interior stairs.

Of importance to historical integrity is the essentially original main retail store room. It is a unique survivor in Utah. It has been rehabilitated as a time capsule with original support columns, counters, shelves, doors, rim-mounted door hardware, bins, Eastlake-style bin hardware and complex molding. Much of the interior wood faux graining on the doors and counters is worn but remains. Except for repainting to the original color, the only material change to the room was the removal of a badly water-damaged plaster and lath ceiling that was replaced with an antique tin ceiling in 2017. The pressed tin ceiling panels had been stored in a grain bin in the store (compare Photo 10 to Figure 2). Also, electric pendant lights were installed in 2017. An antique gas-burning parlor stove is being used in place of the original wood-burning stove that had been removed some time ago. The rest of the interior remains unchanged except most of the damaged plaster that has been removed (but not replaced at this time). A restroom has recently been added to the storage room behind the retail store. Temporary partitions in the granary have been removed and new temporary partitions have been constructed to accommodate post office boxes, a closet and office area for its new use as the local post office. The changes in the granary are being constructed in a way so that they can be easily removed without permanent alteration or damage to the interior surfaces.

Setting

The Scipio Co-op sits on a corner lot of a mixed commercial and residential section along the main highway that runs through this small rural town. The building faces west onto State Street and is bounded on the south by 100 North Street. The landscaping consists of grass and patches of bare earth or gravel which surround the building on all sides. There are a number of volunteer deciduous trees growing on the north and east boundaries of the property. A dirt driveway runs along the north side of the building from the street to the rear yard. A new gravel parking area is found on the south and east sides of the building. There are no other buildings on the property.

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8. Statement of Significance

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.)

☒

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- ☐ 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1883 to c.1950

Significant Dates

1883 (Co-op building open for business)

1922 (Sale of property to private owner)

c.1950 (Store closed and abandoned)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Thomas Jarvis Yates (Builder)

Andreas Peterson (Brick mason)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Scipio Cooperative Mercantile Institution Building, constructed and in operation by 1883 has local historical significance under Criterion A in the area of Commerce. Because it was originally owned and operated by a religious organization, Criteria Consideration A also applies. However, its significance is tied to the broader community impact and not for its religious affiliation. The building is a material artifact of the Church of Jesus Christ of Latter-day Saints' Cooperative Mercantile system that started in 1868 and was organized in Scipio, Millard County one year later. In part, the mercantile system was intended to provide access to needed goods to the community in general and encourage self-sufficiency in church members, which was especially important to rural communities in Utah Territory. The co-op was sold to a private party, E.M. Brown in 1922 who continued to run it as a general retail store until c.1950, when it was closed and abandoned. The period of significance is from 1883, when the Scipio Co-op first began in operation, to c.1950, when the store was closed for good. The building is in great condition considering its lack of use for so many decades—particularly the main retail store room, which is essentially in original condition. It is possibly the second oldest public brick building remaining in Scipio and the second oldest and most original co-op building remaining in Millard County, and possibly Utah.¹ The building has seen only minor alteration over time (most recently to accommodate a post office in the granary room at the rear of the building) and retains historic integrity in all aspects, and has recently been opened again as a retail store and museum.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historical Background of the Mormon Cooperative Movement

Because of the influx of non-Mormon merchants in the late 1860s into Utah Territory, which was enhanced by the connection of the transcontinental railroad in 1869 at Promontory, Mormon communities were vulnerable to unfair pricing by people that did not have the welfare of the Mormon communities in mind. This situation was addressed by church leaders by establishing the cooperative movement, which encouraged church members not to trade with the non-Mormon merchants, but rely on newly organized local branch stores that would be supplied by a

¹ The Jacob Miller Hotel is apparently the oldest brick building in Scipio, but is in poor condition. The Fillmore Co-op was the first co-op in Millard County, constructed in 1871.

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“parent institution.”² This parent institution was established on October 24, 1868 by Brigham Young as Zion’s Co-operative Mercantile Institution (ZCMI). Specific economic objectives of the movement were to stop price gouging by non-Mormon merchants, provide goods at fair and uniform prices to rural communities such as Scipio, promote local manufacture and consumption of goods for economic self-sufficiency and foster more economic equality among church members. Spiritual objectives included: “...heighten the spirit of unity and temporal oneness among church members....” and “...promote the kind of brotherhood without which the kingdom could not be built.”³

The Scipio branch of ZCMI started on March 20, 1869 in a church teachers meeting where Bishop Daniel Thompson introduced the idea of a cooperative store in Scipio. A board of directors was elected and \$500 in capital stock was subscribed with William Memmott elected as temporary superintendent. Mr. Memmott operated the co-op out of his home until the co-op formally became organized as the Scipio Cooperative Mercantile Institution, an independent retail branch of ZCMI.

Criterion A Significance: Commerce

The Scipio Co-op building is historically significant as an extant representative of the Church of Jesus Christ of Latter-day Saints’ mercantile system in early Utah. In addition, it was the first constructed brick-and-mortar store in Scipio, the second oldest remaining co-op building in Millard County, and the second oldest public brick building remaining in Scipio. The building is also a good surviving example of early Utah vernacular commercial architecture, manufacture and construction, and still retains historic integrity in all aspects.

The first recorded commerce in Scipio was merchandise sold from private homes. For example, in 1866, Henry McArthur sold merchandise from his own home.⁴ In 1868, a man known as Gold Digger Peterson arrived in Scipio with merchandise he freighted from California. Maria Sorensen sold his goods from her home. In 1869, a Scipio Co-op store was opened and this merchandise was temporarily sold from the home William Memmott and then from the home of Thomas Yates in the spring of 1870. Before 1879⁵ all non-local merchandise was hauled to Scipio by wagon. Because of increasing population and demand, the co-op store expanded into the more commodious Scipio Co-op building, which was the first brick-and-mortar store in Scipio. Starting around the 1890s, the co-op had to compete with at least three other stores, Jens Peterson Store, Thompson and Peterson Store, and the Scipio Mercantile (Merc). At this time merchandise was shipped to Juab, Juab County via the Utah Southern Railroad and then hauled south to Scipio by wagon.

² The information for the Mormon Cooperative Movement is taken from the Ephraim United Order Co-op National Register of Historic Places Nomination Form (NRIS #73001862).

³ Leonard J. Arrington, *Great Basin Kingdom, An economic History of the Church of Jesus Christ of Latter-day Saints 1830-1900*: University of Utah Press, Salt Lake City: Utah, 315.

⁴ From an unpublished hand-written History of Scipio by Nana Monroe.

⁵ Juab, Utah, was the end of the line of the Utah Southern Railroad in 1879.

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Because of the sparse populations and distances between settlements in Millard County, most Mormon communities needed and adopted the church-initiated cooperative stores. Most of these stores were established in already existing farm-related structures and in the homes of residents (in the towns of Scipio, Holden, and Kanosh). Other towns constructed small one- or two-room stores that were eventually purchased by residents or destroyed (in the towns of Fillmore, Hinckley, Oak City, and Meadow). Because of economic success, the co-op stores in Fillmore and Scipio moved into larger newly constructed buildings mainly financed by shareholders – Fillmore in 1871 and Scipio in 1883. Both of these buildings are extant. The one in Fillmore, still used as a privately owned store, has been remodeled and has little of its original historic integrity. The Scipio Co-op, along with all its merchandise was abandoned in 1950 and was unchanged until 2002, when a new owner purchased it and began the rehabilitating process.

Background History of the Scipio Co-op

The Scipio Co-operative Mercantile Institution was formally organized with Henry M. McArthur as manager and Thomas Yates as Superintendent. As stated, the co-op store was originally located in the home of Mr. Yates. In 1883, it was relocated to a new brick building located on the corner of the Yates Property. Mr. Yates had the building constructed for the co-op and deeded it to the Scipio Cooperative Mercantile Institution in 1885 for the consideration of \$75.00. An unrecorded management change occurred probably in 1899 when Orvil L. Thompson and Andreas Peterson assumed operation of the co-op, which became known as the “Thompson and Peterson Store.” After the death of Andreas Peterson in 1916, the co-op was operated for a short time under the name of “O. L. Thompson & Sons,” probably until 1921 when Mr. Thompson died.⁶ It is worthy to note that the co-op participated in the United Order from 1874 to 1875.⁷

The Scipio Co-op store became the main source of retail goods and necessities for the town of Scipio and surrounding farms and ranches, and was the distribution center for locally produced goods. Local trade goods mainly included eggs, grain and other farm products, especially bottled preserves. During 1898 to 1903, Scipio Co-op tokens and script were used to pay for these locally purchased items. The tokens and script were then used by costumers to purchase other items from the store. Non-local items were mainly purchased wholesale from ZCMI and other merchants, and sold retail to customers. Because of the large heated store room, the building became a center of daily socialization for town residents.

The Co-op building continued operating as a store after it was sold to a private owner and was no longer part of the LDS Church cooperative system. E. M. Brown purchased the store in a warranty deed from ZCMI in consideration of \$10.00 and assumed the store debt of \$8,000 in 1922, but receipts show he started operating the store in 1921, and did so for approximately ten years under the name “E. M. Brown General Merchandise.” From 1931 to 1941, the store then

⁶ Based on a surviving 1922 advertising calendar with the O. L. Thompson and Sons name.

⁷ From an unpublished hand-written History of Scipio by Nana Monroe.

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operated under the name of "Brown and Thompson."⁸ "Brown's Store" was then operated by Bevan Brown (a son) during and after World War II, possibly until circa 1950. The store sat vacant for some 50 years until 2002 when a metal roof was installed by the owner at that time, Mr. Donald Beese. During the period of vacancy, it was looted, vandalized, and received considerable water and animal damage. In 2016, the store was purchased by the current owner in large part to try and save the building because of its historical importance to Scipio. The goal of the restoration was to keep it as original as possible, especially the store room, which has essentially remained unchanged since 1883.

The Scipio Co-op building is situated on the State Street, the main street that runs through Scipio. Although a primarily a rural residential community, there are a few historic commercial brick buildings remaining on State Street in addition to the Co-op. These included an Art Deco-style movie theater that is now the Daughters of Utah Pioneers Museum, the Jacob Miller Hotel that is probably older than the co-op building and is now a private residence, the Scipio Garage with old gas pumps just identified as "Garage" that has been used for storage, and the Scipio Merc that is also a private residence. There is a new town Civic Center and the only operating business left is Larry's Scipio Garage that is open part time. The collection of commercial buildings in this section of town help in retaining the historical appearance and setting of this small, isolated community.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Anderson, David and Canfield, Kaylene, 2018, *News Clippings from Kanosh, Meadow, Holden, Scipio, Cove Fort, Utah*: Self Published in Columbia, S.C., not paginated.

Arrington, Leonard, J., 1993 reprint, *Great Basin Kingdom: An economic History of the Church of Jesus Christ of Latter-day Saints 1830-1900*: University of Utah Press, Salt Lake City, Utah, 534p.

Callister, Edith S. (Compiler), May 1977, *Andreas Peterson*. FamilySearch.org. Retrieved from <http://familysearch.org/photos/artifacts/529475>.

Day, Stella H. (Compiler), 1979, *Builders of Early Millard*, Biographies of Pioneers of Millard County 1850-1875: Sponsored by East Millard Company of the Daughters of the Utah Pioneers, 798 p.

Day, Stella H. and Ekins, Sebrina (Compilers), 1951, *Milestones of Millard*, A Century of History of Millard County, 1851-1951: Daughters of the Utah Pioneers of Millard County, 808 p.

⁸ Based on surviving store receipts.

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Lyman, Edward Leo and Newell, Linda King, 1999, *A History of Millard County*: Utah State Historical Society, Millard County Commission, 452 p.

Memmott, Thomas, February 20, 1890, *Historical Record of Scipio Ward* (1860-1890): Unpublished typed manuscript by the Clerk of the Scipio Ward, 37 p.

Miller, Russel I. et. al., no date, *A Bit of Millard County History*: An unpublished compilation of newspaper clippings, hand-written local histories, photos, and maps, not paginated.

Quarnberg, Don C.: Personal communication with George Lanier on 10/11/2019 on when the store closed. Don remembers the store being operated by Bevan Brown during and sometime after WWII.

Peterson, Hal: Personal communication with George Lanier on 10/15/2019 on when the store closed. Hal remembers the store being closed in 1952.

Thompson, LauRene, B. (Compiler), February 1979, *Henry Thompson*. Life Sketches. Retrieved from ourfamiliesroots.org/sketches/1895.htm.

Unidentified compilers, 1873-1994, Millard County Abstracts, Town of Scipio, Block 42.

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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☒ University

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Other

Name of repository: Harold B. Lee Library, Brigham Young University (MSS10),
Utah State University (USU_COLL395)

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 0.15

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|--------------------------|
| 1. Latitude: 39.246888° | Longitude: -112.1036317° |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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Verbal Boundary Description (Describe the boundaries of the property.)

Beginning 80 feet east of the southwest corner of Lot 2, Block 42, plat A, Scipio Townsite, north 43 feet, west 80 feet, north 8 feet, east 111 feet, south 51 feet, west 31 feet to the beginning. Also beginning 111 feet east southwest corner Lot 2, Block 42, Plat A, Scipio Townsite, north 51 feet, east 20 feet, south 51 feet, west 20 feet to beginning. Also beginning southwest corner Lot 2, Block 42, Plat A, Scipio Town survey, east 80 feet, north 43 feet, west 80 feet, south 43 feet to beginning. (S-1214-1)

Boundary Justification (Explain why the boundaries were selected.)

These boundaries are the current legal parcel for the property. The store was originally located on Mr. Thomas Yates' property without division. The north, west, and south sides are essentially the same as when Mr. Yates deeded it to the Scipio Cooperative Mercantile Institution. As the property was sold to more recent owners, small parcels were added to the east side, mainly to meet possible town and county regulations.

11. Form Prepared By

name/title: George Lanier / owner

organization: NA

street & number: 195 S. State Street

city or town: Scipio state: Utah zip code: 84656

e-mail: lanier222@frontier.com

telephone: 435-758-7677

date: July 16, 2020

Additional Documentation

Submit the following items with the completed form:

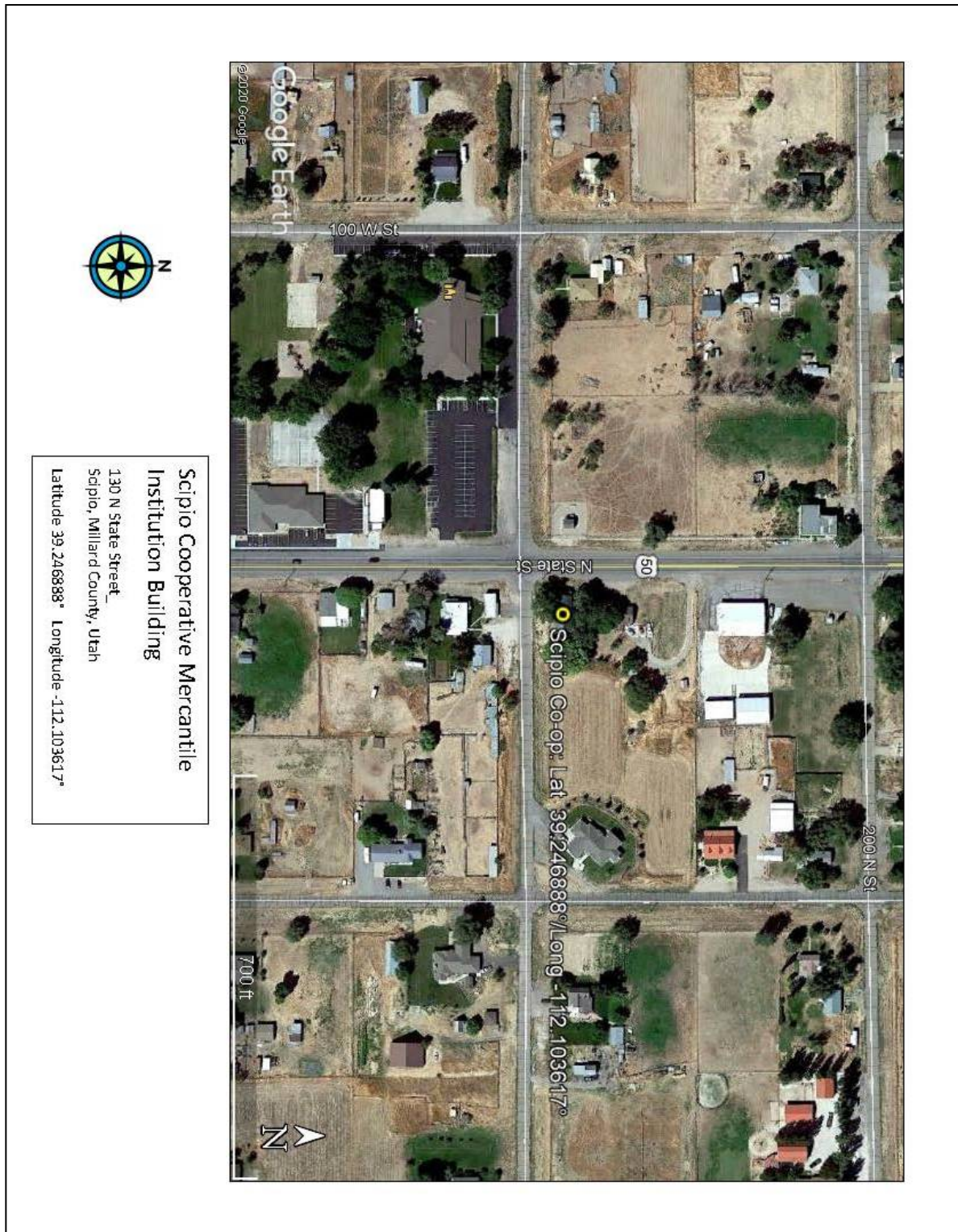
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Building

Name of Property

Millard, Utah

County and State

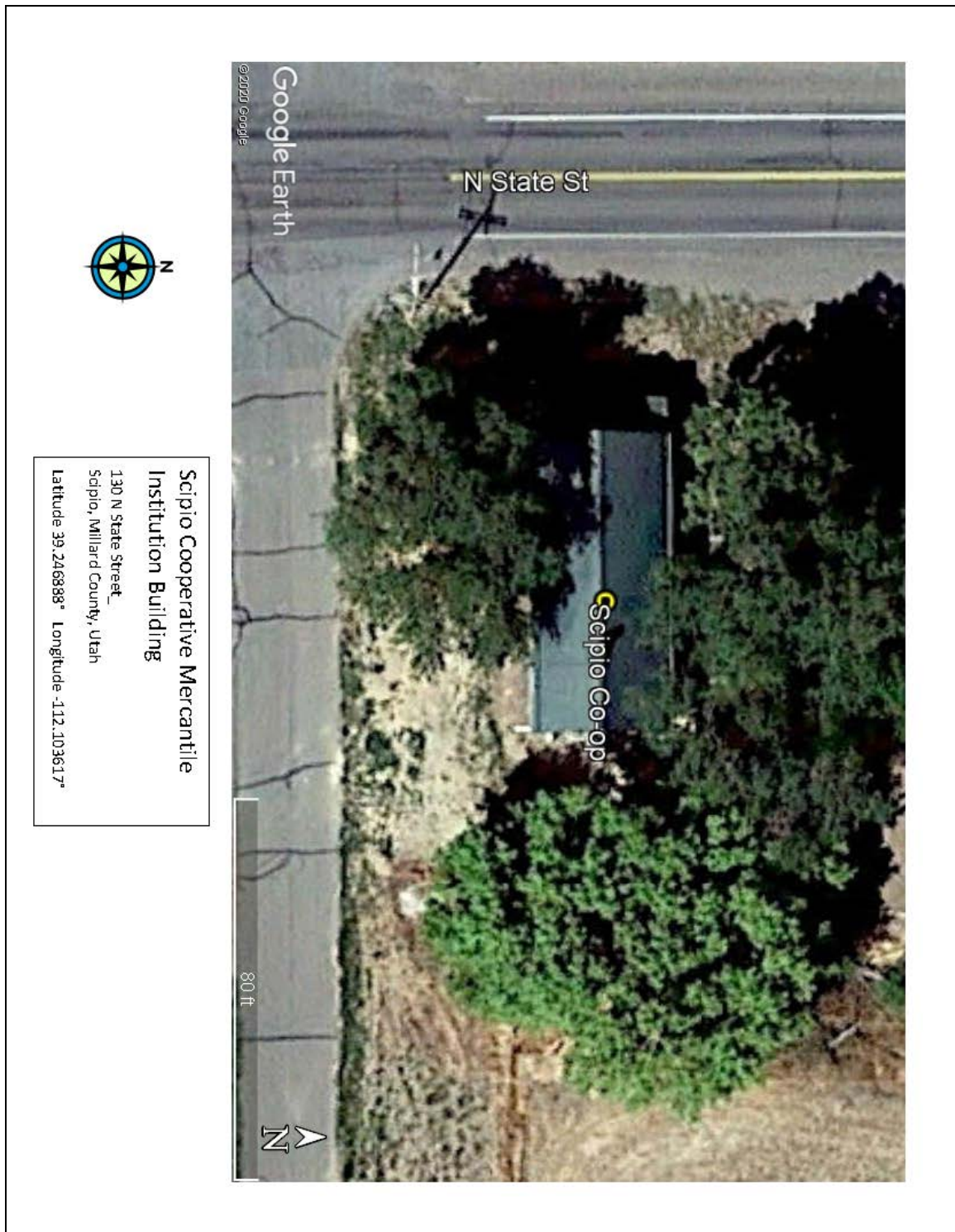


Scipio Cooperative Mercantile Institution
Building

Name of Property

Millard, Utah

County and State

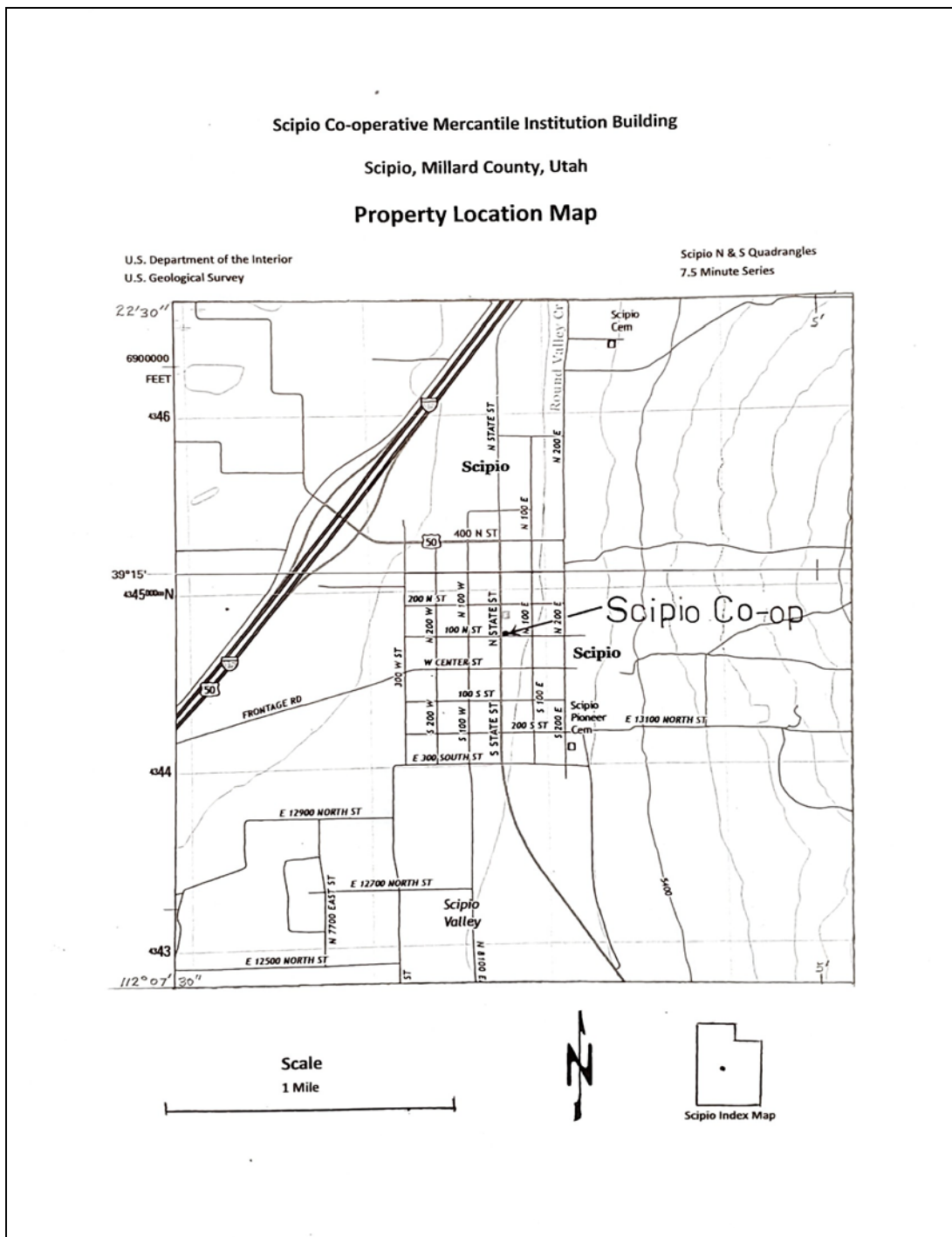


Scipio Cooperative Mercantile Institution
Building

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Scipio Cooperative Mercantile Institution
Building

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Millard, Utah

County and State

Photo Log

Name of Property: Scipio Co-operative Mercantile Institution

City or Vicinity: Scipio

County: Millard

State: Utah

Photographer: Cory Jensen

Date Photographed: May 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo 1 of 20: View of the West (front) elevation. Camera facing east.



Photo 2 of 20: View of the north and west (back) elevations. Camera facing southeast.



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Photo 3 of 20: East and north elevations. Camera facing southwest.



Photo 4 of 20: South and east elevations. Camera facing northwest.



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Photo 5 of 20: South elevation. Camera facing north.



Photo 6 of 20: South and west elevations. Camera facing northeast.



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Photo 7 of 20: Detail of south elevation ghost signs. Camera facing north.



Photo 8 of 20: Interior of retail space. Camera facing east.



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Photo 9 of 20: Interior of retail space. Camera facing northwest.



Photo 10 of 20: Interior of retail space. Camera facing northeast.



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Photo 11 of 20: Interior of retail space—tin roof detail. Camera facing up



Photo 12 of 20: Interior of storage space—restroom construction . Camera facing southeast.



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Photo 13 of 20: Interior of granary space—post office renovation. Camera facing southwest.

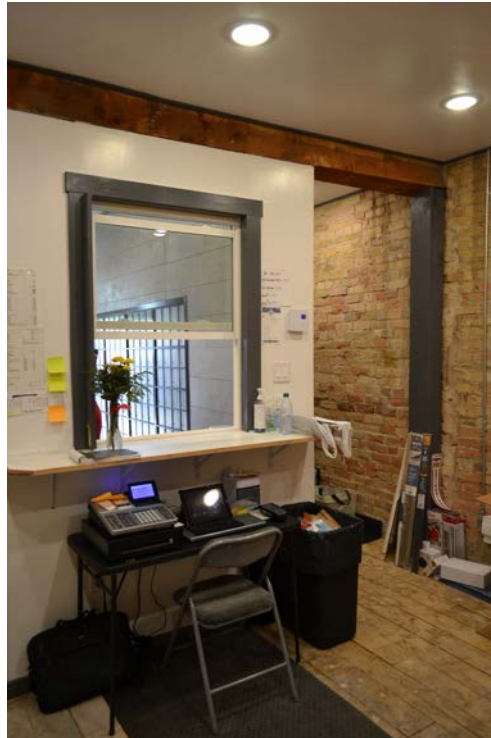


Photo 14 of 20: Interior of granary space—post office renovation. Camera facing northeast.



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Photo 15 of 20: Interior of granary space—mailboxes. Camera facing northeast.



Photo 16 of 20: Interior of cellar space. Camera facing southeast.



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Photo 17 of 20: Interior staircase detail. Camera facing west.



Photo 18 of 20: Interior of upper level granary. Camera facing northeast.



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Photo 19 of 20: Upper level living space. Camera facing southwest.



Photo 20 of 20: Upper level living space. Camera facing southeast.



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Figure 1 of 4: Circa 1910 view of the west and south elevations. Looking northeast



Figure 2 of 4: c.1910 view of the interior retail store. Looking northeast.

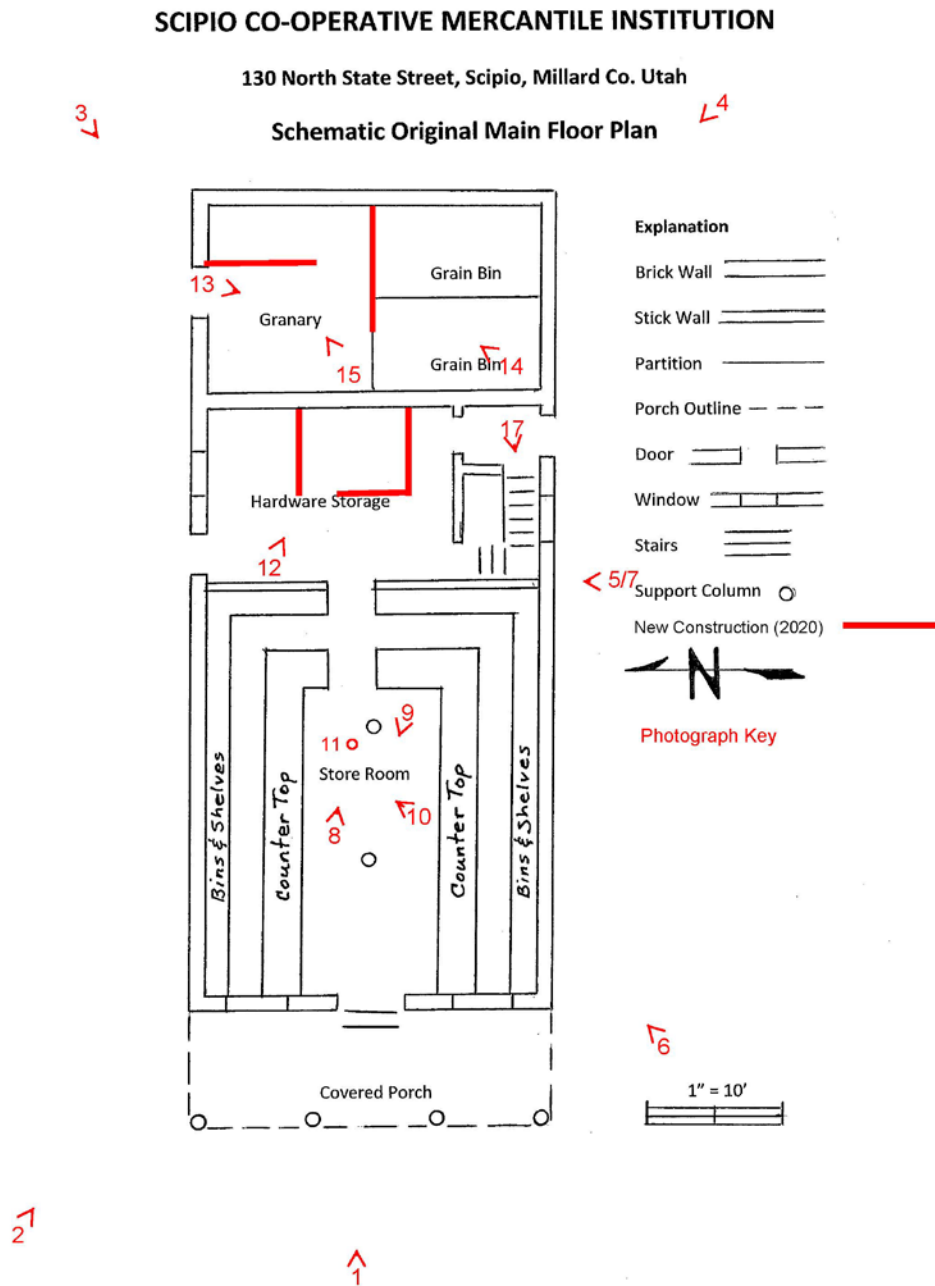


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Figure 3 of 4: Schematic, original main floor plan and photo key



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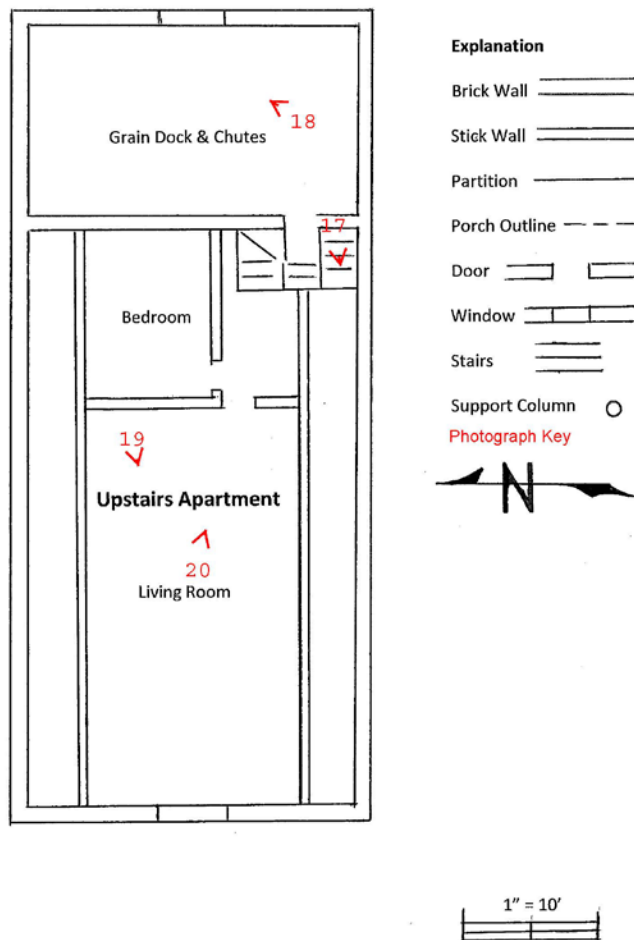
Millard, Utah
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Figure 4 of 4: Schematic, original second floor plan

SCIPIO CO-OPERATIVE MERCANTILE INSTITUTION

130 North State Street, Scipio, Millard Co. Utah

Schematic Original 2nd Floor Plan



Scipio Cooperative Mercantile Institution
Building

Name of Property

Millard, Utah

County and State

Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

Name: George Lanier and Lisa K. Lanier

Address: 195 South State Street (P.O. Box 560150)

City or Town: Scipio State: Utah Zip code: 84656

Telephone/email: 435-758-7677 / Lanier222@froniter.com

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.