

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 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 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

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1. Name of Property

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historic name: **Kane Ranch Headquarters**

other names/site number: **Cane Ranch Headquarters; Kane Spring Ranch Headquarters; Bar Z Ranch**

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2. Location

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street & number: **No #; app. 11 mi south of US 89A on Forest Road 8910** not for publication: N/A
city or town: **House Rock Valley** vicinity: N/A
state: **Arizona** code: **AZ** county: **Coconino** code: **005** zip code: **86036**

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3. State/Federal Agency Certification

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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. I recommend that this property be considered significant _____ nationally _____ statewide locally. (_____ See continuation sheet for additional comments.)

James W. Gammari AZSHPD
Signature of certifying official

13 NOVEMBER 2007
Date

ARIZONA STATE PARKS
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 commenting or other official

Date

State or Federal agency and bureau

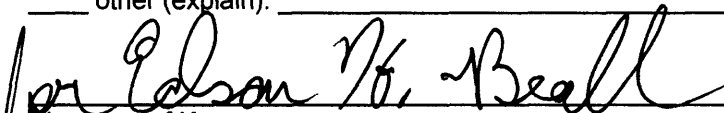
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4. National Park Service Certification

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I hereby certify that this 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): _____


Signature of Keeper

1.2.08
Date of Action

=====

5. Classification

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Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building
 district
 site
 structure
 object

Number of Resources within Property

| Contributing | Noncontributing |
|--------------|------------------|
| <u> 2 </u> | _____ buildings |
| _____ | _____ sites |
| _____ | _____ structures |
| _____ | _____ objects |
| <u> 2 </u> | _____ Total |

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing: N/A

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Category: DOMESTIC
AGRICULTURE/SUBSISTENCE

Subcategory: Single dwelling (ranch house)
Storage (root cellar)

Current Functions (Enter categories from instructions)

Category: DOMESTIC
AGRICULTURE/SUBSISTENCE
LANDSCAPE
WORK IN PROGRESS

Subcategory: Single dwelling (ranch house)
Animal (cattle) facility
Conservation area (ecological habitat)

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7. Description

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Architectural Classification (Enter categories from instructions)

Category: OTHER

Subcategory: National Folk

Materials (Enter categories from instructions)

Foundation: STONE/sandstone
Walls: STONE/sandstone
Roof: WOOD/shake
Other: N/A

Narrative Description (*SEE CONTINUATION SHEETS*)

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8. Statement of Significance

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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.)

A owned by a religious institution or used for religious purposes.

B removed from its original location

C a birthplace or a 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.

Areas of Significance

EXPLORATION/SETTLEMENT (Mormon colonization/settlement)
AGRICULTURE (Ranching)
ARCHITECTURE

Period of Significance

c1877-1957

Significant Dates

c1877 (construction of ranch house)

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance (SEE CONTINUATION SHEETS)

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9. Major Bibliographical References
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Bibliography (SEE CONTINUATION SHEETS 11)

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 # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of Repository: Grand Canyon Trust, 2601 N. Fort Valley Road, Flagstaff, AZ 86001

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10. Geographical Data
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Acreeage of Property __less than one acre__

UTM References (See accompanying USGS map for point reference)
Zone 12 410240E 4047220N

Verbal Boundary Description

The nominated property is a rectangular parcel measuring 90 feet north-south by 70 feet east-west, whose northwest corner is 27 feet directly northwest of the northwest corner of the root cellar and whose southeast corner is 27 feet directly southeast of the southeast corner of the ranch house porch. A fence defines the property on its east, south, and west sides. The property lies within Township 37 North, Range 4 East, Section 31, NE¼NE¼.

Boundary Justification

The boundary includes the headquarters building/ranch house and root cellar that historically have been part of the Kane Ranch Headquarters and that maintain historic integrity. The surrounding 40 acres, patented in 1929 as part of the ranch, have been excluded because they contain non-contributing resources such as a modern bunkhouse, a corral area that has lost historic integrity, and a water storage area (three cisterns) that has also lost historic integrity.

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11. Form Prepared By
=====

name/title: **Pat Haigh Stein**
organization: **Arizona Preservation Consultants** date: **January 2007**
street/number: **6786 Mariah Drive** telephone: **(928) 714-0585**
city or town: **Flagstaff** state: **AZ** zip code: **86004**

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Additional Documentation
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Continuation Sheets (attached)

Maps
A USGS map (7.5 minute series) indicating the property's location (**Cane, Arizona, Provisional Edition, 1988**)

Photographs
Representative black and white photographs of the property (**Photos 1-5**)

Other
Additional documentation: Two continuation sheets showing historical images.

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Property Owners
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name: **North Rim Ranch LLC (the members of which are Grand Canyon Trust and The Conservation Fund)**
street & number: **2601 N. Fort Valley Road** telephone: **(928) 774-7488**
city or town: **Flagstaff** state: **Arizona** zip code: **86001**

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 1 Kane Ranch Headquarters
Coconino County, Arizona

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DESCRIPTION

SUMMARY

The nominated property consists of the Kane Ranch Headquarters building (ranch house) and associated root cellar. The original part of the headquarters building, constructed circa 1877, is a one-story, two-room, side-gabled house with symmetrical massing, sandstone walls, a near full-width front porch, and cedar shake roofing. A three-room rear addition, constructed between 1892 and 1915, has sandstone walls with a shed roof above its northern two rooms and a saltbox roof above the southern room; roofing material consists of cedar shakes. The roof of the root cellar has collapsed and been removed, but the sandstone walls and floor of the building remain intact. The headquarters building and root cellar retain integrity of location, design, setting, materials, workmanship, feeling, and association, and strongly convey a sense of the property during its period of significance (circa 1877 to 1957).

Location and Setting

Kane Ranch is located in House Rock Valley within Township 37 North, Range 4 East, Section 31, NE $\frac{1}{4}$ NE $\frac{1}{4}$, in northern Coconino County, Arizona. House Rock Valley is defined on the north by the Vermilion Cliffs and Paria Plateau, on the east by Marble Canyon and the Colorado River, on the south by the northern reaches of the Grand Canyon, and on the west by the Kaibab Plateau. The valley lies in the Arizona Strip, a sparsely populated region of approximately five million acres that historically, culturally, and geographically relates more closely to Utah than to Arizona.

The nominated property is a private inholding surrounded by public land. Adjacent parcels are now administered variously by the State of Arizona, the Bureau of Land Management, and the USDA Forest Service. The ranch is accessible via dirt road (Forest Road 8910, aka Houserock Wildlife Area Road) that passes near the eastern edge of the property and intersects U.S. Highway 89A approximately 11 miles to the north. The same dirt road continues south past the ranch for another 8 miles before reaching the headquarters building of the House Rock Valley Wildlife Area. Three miles beyond that is Buffalo Ranch, an Arizona Game and Fish facility.

The term "wilderness" aptly describes the setting of Kane Ranch. Flagstaff, the county seat, lies approximately 150 miles to the southeast, on the far side of the Grand Canyon. For the past 135 years, the nearest settlement of any size has been Lee's Ferry, 30 miles northeast of Kane. Lee's Ferry was developed by the Church of Jesus Christ of Latter-Day Saints (LDS/the Mormons) in the 1870s to facilitate colonizing efforts from Utah into Arizona. Named for John Doyle Lee, who ran the facility from 1871 to 1874 following his involvement in the Mountain Meadows Massacre, the ferry served for 55 years as the only crossing point along several hundred miles of the Colorado River (Graham and Kupel 2000; Reilly 1999; Rusho and Crampton 1992). Many individuals who used the ferry during its long history—including explorers, colonists, cattlemen, promoters, scientists, and writers—also left their mark on Kane Ranch.

The ranch is situated at the mouth of a shallow limestone canyon. Springs occur approximately 2 miles upcanyon, on Forest Service land, and provide water to the ranch via pipeline. The springs played a major role in the development of the

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Coconino County, Arizona

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ranch headquarters at this location, being one of the only sources of reliable water in House Rock Valley (McOmie, Jacobs, and Bartlett 1915).

The United States Geological Survey spells the springs, canyon, ranch, and topographic quadrangle as "Cane," but that orthography is incorrect. The Mormon founders of the ranch named the locality in honor of Thomas Leiper Kane (1822-1883), military officer, abolitionist, and attorney who helped church leader Brigham Young plan and execute the 1870s colonization movement from Utah through Arizona to Sonora, Mexico (Peterson 1973). In 1877, around the time the ranch was founded, General Kane traveled from his home state of Pennsylvania to Utah to attend the funeral of Young and execute his will. Kane County in Utah (immediately north of Coconino County, Arizona) is named for the steadfast Presbyterian friend of the Mormons (Zobell 1965).

The headquarters building and root cellar lie at an elevation of 5600 ft on shrubland that declines gently toward the east. The property is treeless except for one mature locust growing near the southeast corner of the headquarters building. Both buildings face east, toward Marble Canyon and the Colorado River. Sweeping views, with no other buildings in sight, are afforded to the north, east, and south.

Description

Headquarters Building (*Photos 1, 2, and 3*)

The headquarters building/ranch house was constructed in two phases. The original portion, dating circa 1877, is a one-story, two-room, side-gabled house with symmetrical massing, sandstone walls, a near full-width front porch, and cedar shake roofing. In plan, the original portion of the house measures 18 ft east-west by 28 ft north-south, and its porch measures 25 ft 6 inches long by 7 ft 5 inches deep. The house foundation and walls are of ashlar sandstone with clay and concrete mortar. Walls are about 16 inches thick, with individual stones varying greatly in size.

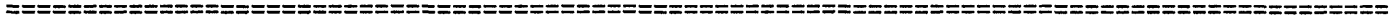
The principal (east) elevation of the c1877 house features a central, ledged batten door with one wooden-sash, single-hung, six-over-six window to each side. The same type of window occurs on the south elevation. The door, the east windows, and the south window have concrete sills and lintels. The initials "VT" are inscribed and painted above the door, referring to an early brand used at the ranch. One of the east window lintels has "KANE" written in paint, while the other bears the inscription "HN." The east and south windows not only have their original, functioning wooden shutters, but also panes of wavy, bubbled glass that appear to be original. The north elevation originally held a wooden-sash, single-hung, six-over-six window that was later removed and replaced with a slightly smaller, wooden-sash, 9-light casement. That window has a sandstone lintel and a wooden sill; the latter is inscribed "Larry M." and "[writing illegible] Kanab, Utah."

The gabled, shake-covered roof of the original building is of medium pitch. A sandstone chimney protrudes from its center. The entablature of the gable ends is composed of a fascia board, soffit, and frieze. This decorative millwork is believed to have been added to the building in the early 1890s as part of an effort to improve the property's appearance for visiting English dignitaries. The nearest source for such material would have been Marysvale, Utah, where Bowman Mercantile began stocking millwork around 1890 (personal communication, John Azar, 2006).

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Section 7 Page 3 Kane Ranch Headquarters
Coconino County, Arizona



The porch features a low-pitched, hipped roof supported by six 5-by-5 inch wooden posts. Cut nails as well as wire ones can be seen protruding from the porch beams. Three steps lead to the porch deck, the top of which rests about 30 inches above grade. The steps and deck are of poured concrete now, but were probably originally of wood. The porch currently lacks a balustrade; a circa 1934 photo indicates that the porch then had a simple balustrade consisting of a top rail, bottom rail, and few balusters.

The c1877 portion of the building is two rooms wide and one room deep. The southern room, measuring about 14 ft 7 square, historically functioned as the living room/kitchen/dining area. The northern room, measuring 9 ft 8 inches by 14 ft 7 inches, served as the bedroom. Flooring in the bedroom consists of 1-by-6 inch tongue-and-groove lumber of relatively recent installation. Bedroom walls and ceiling are paneled with original 1-by-6 inch tongue-and-groove lumber with simple crown molding at the intersection. Flooring in the living room consists of rough-sawn original subflooring sheathed with mid twentieth-century particle board covered with vinyl. Living room walls and ceiling are paneled with original 1-by-6-inch tongue-and-groove lumber. Chair rails encircle the living room at a height of 3 ft 6 inches; contrasting paint above and below the rails creates a wainscotting effect. Each room has a sandstone fireplace sharing a central, common chimney. Both fireplaces originally had sandstone hearths and fireboxes; however, the northern (bedroom) fireplace has been modified by lining the firebox with firebrick and installing a brick-and-concrete hearth over the original stone one. Both fireplaces have millwork mantelpieces, probably added during the house-improvement phase of the early 1890s.

The three-room rear addition to the house has sandstone walls with a shed roof above its northern two rooms and a saltbox (catslide) roof above the southern room. The ashlar walls, averaging from 18 to 20 inches thick, are set in mud and concrete mortar. Roofing material consists of cedar shakes. The exact date of the addition is unknown, but historical photographs bracket the construction between 1892 and 1915. A local rancher recalls that the rooms were originally used for storage.

A curious feature of the addition is its lack of interconnection to the original building, i.e., it has always been necessary to exit from the original part of the building before entering the addition. The main entrance to the addition occurs near its southeast corner. It has a wooden lintel, concrete sill, and a two-panel door with one large light. A 1915 photo indicates that this entrance originally had a solid batten door. A secondary entrance, located at the northwest corner of the addition, has a three-panel, single-light wooden door. This entrance was cut through the masonry wall of the addition during the historic period. The doorway provided convenient access to a log barn that was located near the northwest corner of the house during the early decades of the twentieth century. No trace of that barn remains today.

The addition has four windows, with one on the south elevation and three on the west elevation. The south-facing window and two of the western ones are wooden-sash, single-hung, six-over-six windows. The third window on the west elevation is a wooden-sash, 9-light casement identical to that on the north elevation of the original (c1877) building. Two of the four windows have shutters.

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Coconino County, Arizona

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The interior of the addition originally featured 1-by-6 inch tongue-and-groove flooring with joists resting directly on the earth. When dry rot and termites took their toll, the wooden floors of the central and northern room were poured with concrete. Today, only the wooden flooring in the south room can be seen, and is in poor condition. Walls and ceilings in all three rooms may originally have been plastered or unclad. Walls and ceilings are now covered with 1-by-6 knotty pine paneling that is likely post-1960, based on the style of the paneling and the company stamps it bears. The two walls dividing the three rooms are of frame, not masonry, construction. Each is fitted with a five-panel wooden door and a pair of wooden-sash, fixed, 6-light windows. A chimney indicates that a stove or other heating device was once present in the southern room.

Root Cellar (Photos 4 and 5)

Approximately 15 ft north of the headquarters building lies the root cellar, a semi-subterranean room measuring 13.5 ft north-south by 14.5 ft east-west. Its dry-laid, ashlar sandstone walls vary in thickness from 14 to 16 inches. The floor is made of flagstone on sand, and occurs about 5 ft below grade. The doorway is on the east side. A series of 11 wooden steps with 8-inch treads and 7-inch risers descend in a westerly direction into the chamber, with a 2 ft by 3 ft landing at the top of the stairs. Dry-laid ashlar retaining walls line the stairway entrance. Extending along the south interior wall of the chamber is a shelf made of a single pine board measuring more than 12 ft long, 20 inches wide, and 2 inches thick.

When the Grand Canyon Trust and The Conservation Fund purchased Kane Ranch in 2005, the roof of the building had collapsed. Volunteers with the Trust removed the fallen debris to reveal the underlying chamber. Details concerning the roof have been gleaned from that salvage activity as well as through direct observation of the building today. It is known that the wooden roof was front-gabled and of very low pitch. The roof was attached to the building along three log beams that rested on the north wall, south wall, and entrance lintel. The west gable end featured a 20 inch by 13 inch window, the wooden frame of which remains in place today. The wooden decking of the roof may have been earth-bermed to insulate the chamber and help preserve the perishables stored in it. Currently there are no plans to restore or rebuild the roof.

Although the exact date of construction of the root cellar is unknown, its materials and construction technique suggest that it was built around the same time as the headquarters building (circa 1877). The cellar served an important function at this remote ranch by storing food for the rancher and ranch hands between supply trips to Mormon farming communities, thereby reducing dependence on the outside (gentile) world.

Integrity

The headquarters building retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association. The original c1877 portion and the c1892-1915 addition remain remarkably unaltered on the exterior. The greatest changes have been the replacement of the north-side window with a smaller casement, the resurfacing of the wooden porch deck with concrete, the pouring of a concrete floor in two rooms of the addition, and the installation of knotty pine paneling in the addition. The historic house has never been plumbed for running water or wired for electricity. A propane tank, situated southeast of the house, runs a stove and refrigerator for the house. The building still serves as a

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ranch headquarters and house. The present owner, North Rim Ranch (comprised of The Conservation Fund and Grand Canyon Trust), uses it as a base of operation for a 610,000-acre cattle spread.

The root cellar retains sufficient integrity to convey a sense of its role as the storage facility for the ranch. Although the chamber has lost its roof, the beautifully intact sandstone floor and well-preserved walls and entrance enhance the historic character of Kane Ranch.

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Section 8 Page 6 Kane Ranch Headquarters
Coconino County, Arizona

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SIGNIFICANCE

SUMMARY

Kane Ranch Headquarters is eligible for the National Register under Criteria A and C. The property is significant under Criterion A for its association with the broad pattern of settlement and ranching on the Arizona Strip. Founded by Mormons circa 1877, the property became an important cattle ranch during the late nineteenth and twentieth centuries. In the early 1890s, the ranch played a key role in a scheme to develop sport hunting (recreational hunting) in the region. Kane Ranch later participated in an experiment to cross-breed cattle and buffalo. Although the "cattalo" experiment failed, it gave rise to the buffalo herd that thrives in House Rock Valley today. The property is significant under Criterion C because it embodies a type, period, and method of construction, being a fine example of nineteenth-century Mormon domestic architecture. The period of significance begins with the founding of the ranch circa 1877 and continues through the end of the historic period, 1957 (fifty years before the present). The level of significance is local.

Criterion A

The founding of Kane Ranch related directly to historical processes in Utah and the economic strategies of the LDS Church. In 1870, after Mormon-Indian confrontations had decreased, Church President Brigham Young visited the Arizona Strip to scout possible locations for raising the Church's rapidly increasing herd of tithed livestock. He was most favorably impressed by the water and grass found at Pipe Springs (ten miles south of the Utah-Arizona territorial border), where James Montgomery Whitmore had settled in 1865. Young formed the Canaan Cooperative Stock Company, with assets to be held jointly by the Church and individuals, and arranged to buy Pipe Springs from brother Whitmore. Young hired Anson Perry Winsor to manage the ranch and the Canaan Company herd (Lavender 1984).

Pipe Springs became the foothold for future movements of Church livestock into the Strip. Other Mormon cooperatives followed Young's lead. Prominent among them was the Orderville United Order (OUO), founded in 1875 and based in Orderville, southern Utah. The OUO was a corporation within the United Order of Zion, Young's economic restructuring movement that emphasized common action, simplicity in consumption, equality of members, and group self-sufficiency. Orderville's participants deeded all property, both real and personal, to the corporation and vowed to work for the common good. Orderville's devotees zealously labored for the first two years without wages or wage credits. By 1877 the community was producing surplus leather, furniture, and other goods; selling its wares to southern Utah towns; and building a capital fund with which to purchase additional land and equipment (Arrington 1954 and 1958). To its neighbors, the OUO seemed unstoppable, appearing to possess sufficient financial resources to control the whole region through the purchase of property and water rights (Altschul and Fairley 1989)

An overt sign of Orderville's success was its ever-increasing livestock herd. To provide forage, the OUO began grazing cattle and perhaps also sheep on the eastern Arizona Strip around 1877. Kaibab Plateau provided summer range, and House Rock Valley, winter range. The corporation claimed the few water sources of the plateau and valley, making its presence known through the construction of ranch houses. Kane Springs was one such resource (Pendleton 1939).

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Section 8 Page 7 Kane Ranch Headquarters
Coconino County, Arizona

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The OUO developed the stone building at Kane to serve as a domicile and ranch headquarters and to strengthen OUO's claim to the water there. While some authors (Coker 1978; Younghans and Rogers nd) contend that the Kane Ranch building was constructed in 1877, the preparer of this nomination has assessed these sources and has concluded that the work could have occurred a year earlier or later, given the chronology of OUO history in the eastern Arizona Strip. In the absence of unequivocal documentary evidence, a construction date of "circa 1877" is used in this nomination.

Cattle of the OUO were ubiquitous on the Strip by the late 1870s. Many bore the letters "VT," a brand of uncertain origin (the same letters appear above the door to the Kane Ranch house). While various researchers have postulated different meanings for the brand (Altschul and Fairley 1989; Gery and Smith 1915; Granger 1983), the simplest and most elegant explanation is that "VT" stood for "valley tan," referring to a leather product of the OUO's Valley Tannery at Orderville (Arrington 1954 and 1958; Spangler 2006).

The Church-owned New Canaan Stock Company also ran cattle in the region at the same time as the OUO. According to Spangler (2006), New Canaan operated in tandem with the OUO, rotating stock between the Kaibab Plateau in the summer and House Rock Valley in the winter. In 1877, the two cooperatives jointly developed House Rock Ranch (north of current US Highway 89A). If there was ever any practical distinction between the two corporations, it dissolved in 1884 when the Church transferred management of the struggling New Canaan corporation to the OUO (Arrington 1954; Lavender 1984).

While Mormons worked to settle the Arizona Strip and other reaches of the arid West, powerful groups elsewhere in the nation sought to strengthen federal controls over their society. The Edmunds Act of 1882 attempted to fortify an anti-polygamy law of 1862 by imposing heavy penalties for polygamy and disenfranchising those who believed in it. At first there was widespread feeling that the Edmunds Act was an unconstitutional intrusion by the government into deeply-held religious beliefs. In 1885, however, the Supreme Court upheld the law. United Order communities, many members of which practiced plural marriage, dissolved in the wake of the 1885 decision. The Orderville community began selling its assets later that year (Arrington 1958).

Anti-polygamy legislation was further strengthened in 1887 with passage of the Edmunds-Tucker Act. The act ordered: the forfeiture ("escheating") to the federal government of all Church property not tied to religious practices; seizure of polygamists' property; disinheritance of children of plural marriages; and abolition of woman suffrage in Utah, among other provisions. The Church responded to this attempt to destroy its temporal power by preemptively arranging the transfer of Church property to surrogates. The Church placed Edwin D. Woolley, the Kanab (Utah) Stake President, in charge of disposing of any remaining assets of the OUO in southern Utah and northern Arizona. Woolley found a willing "buyer" for the House Rock and Kane ranches in the form of John Willard Young, a son of the deceased Church President. The sale occurred in 1888 (Arrington 1958; Coconino County, Yavapai Chattel Mortgages 1:337; Spangler 2006).

According to Spangler (2006), Young embraced his new cattle enterprise with enthusiasm and capital. He placed Dan Seegmiller in charge of ranch operations and hired Woolley to be herd foreman. House Rock Ranch, in northern House Rock Valley, was along the wagon road to and from Lee's Ferry and the Arizona colonies; its location along the so-called

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"Honeymoon Trail" assured House Rock Ranch of regular mail service and frequent visitors. In contrast, Kane Ranch, in southern House Rock Valley, lacked such transportation and communication amenities. That did not stop its owner from developing a grandiose scheme involving the property.

With Seegmiller and Woolley as partners, the enterprising Young conceived a plan to develop a hunters' paradise for wealthy sportsmen. While on a Church mission to England in the early 1890s, Young convinced some British aristocrats to visit the Arizona Strip and experience a last frontier of the old west. Young sweetened the deal by enlisting William "Buffalo Bill" Cody (in England at the time with his Wild West Show) to serve as guide. In exchange for his participation, Cody would receive horses from Young for the Wild West Show (Anderson 1998; Reilly 1999).

The luminaries detrained at Flagstaff on November 3, 1892. Among them were Buffalo Bill; Major St. John Mildmay, Baronet; Colonel W. H. McKinnon of London's Grenadier Guards; Major John M. Burke, Cody's public relations man; Colonel Prentiss Ingraham, a well-known dime novelist; Johnny Baker, crack shot from the Wild West Show; Horton S. Boal, Cody's son-in-law and former ranch manager; R. H. "Pony Bob" Haslam, a Cody friend and noted Pony Express rider; Captain W. H. Broach, a Civil War veteran who would serve as photographer; and a French chef who would handle the group's culinary needs. Greeting the party were Woolley and Seegmiller, who would act as local guides. John W. Young was not present, having remained in London (Reilly 1999).

After a sojourn to take in local sights, the party departed Flagstaff on November 12th. What followed was a bone-jarring trip across desert, river, and more desert until the men reached Kane Ranch, Young's headquarters. Photographer Broach documented their stay there (see Additional Documentation Sheet, Historical Photo 1). Appearing in one of the photos was Anthony W. Ivins, who had just replaced Woolley and Seegmiller as manager of Young's spread. From Kane, the party visited choice hunting grounds on the Kaibab Plateau, Woolley's home in Kanab, and Seegmiller's own ranch in Skutumpah before going north to catch the Union Pacific. Despite good hunting and spectacular scenery, the Englishmen concluded that the Arizona Strip was too remote and inaccessible for commercial development, and declined Young's offer to invest in developing a sport-hunting camp (Anderson 1998; Reilly 1999).

The failure to attract investors left Young in financial difficulty. Using money borrowed from New York banks, he reorganized his operation as a corporation called the Kaibab Land and Cattle Company (Reilly 1999; Woodbury 1944). In November 1897, the company's holdings were sold to John M. Murdock and A. L. Fotheringham. Murdock quit-claimed his share to Ebenezer Gillies. In February 1899, Fotheringham and Gillies sold the property to Thomas S. Kingsberg, agent for Benjamin F. Saunders, a Salt Lake City businessman. Kingsberg then quit-claimed the property to Saunders and the latter's silent partner, Ora Haley of Wyoming and Colorado (Coconino County, Deed Books 4:564 and 9:480; and Reilly 1999).

By the turn of the twentieth century, Saunders was expanding his outfit, the Bar Z, at a rapid rate. He brought several thousand head of purebred Herefords to House Rock Valley and made plans to bring in thousands more. He initiated legal proceedings to try to acquire land patents to the springs needed for the operation. John Neal, a seasoned cattleman, was hired to be ranch foreman. When Neal retired in 1904, Saunders found an experienced replacement in the person of Charles Dimmick. Headquarters for the Bar Z was the old stone house at the mouth of Kane Canyon (Reilly 1999).

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Saunders soon became enmeshed in one of the most intriguing ventures of his career. In 1905 he collaborated with E. D. Woolley, James T. Owens, Frank Anscott, Ernest Pratt, and Charles Jesse "Buffalo" Jones in an experiment to cross-breed buffalo with Galloway cattle. It was hoped that the resulting hybrid, called "cattalo," would feature the best traits of both species: the buffalo's ability to survive the coldest winters and the Galloway's ability to produce high-quality meat and hides. When Jones secured a federal permit in 1906 to range buffalo east of the Kaibab Plateau, Owens drove 87 of the animals from the Union Pacific in Lund, Utah, to the Arizona Strip. Galloway cows were secured, and the experiment began (Anderson 1998; Easton and Brown 1961).

The "cattalo" scheme did not go as planned. The buffalo and Galloways bred reluctantly, deliveries proved difficult because of the persistence of the buffalo hump in the fetus, and male cattalo tended to be sterile. As the project languished, its investors attempted to recoup their losses by claiming livestock. Anscott took and sold the Galloways. Owens, Woolley, and Saunders initially got the buffalo, with Owens later buying out the animals of the other two men (see Additional Documentation Sheet, Historical Photo 2). Only Owens remained optimistic about the suitability of buffalo, if not cattalo, for House Rock Valley. He touted the virtues of the animal to Territorial Historian Sharlot Hall when she toured the Arizona Strip in 1911 (Hall 1975). Owens continued to raise buffalo on the open range of House Rock Valley until 1934, when he sold his stock to the government. The animals found today at Buffalo Ranch in southern House Rock Valley are descendants of his herd (Easton and Brown 1961; Spangler 2006).

Saunders meanwhile faced other challenges on the Bar Z. A thorn in his side was James S. Emett, operator of Lee's Ferry and small-scale cattleman. Emett was long suspected of rustling Saunders' Herefords. The situation climaxed in 1905 when Saunders received a report that Emett and his son had driven a Bar Z whiteface to the Emett ranch and butchered the animal. Saunders filed charges and retained Henry F. Ashurst, a prestigious attorney, to represent him. After several delays, the grand larceny case was tried in Flagstaff in the spring of 1907. The most influential testimony was given by a leading Flagstaff citizen who had been a guest of the Emmets on the date of the alleged crime and stated that the slaughtered cow bore Emett's, not Saunders', brand. After two days, the case went to the jury, which delivered a verdict of not guilty (Reilly 1999).

Before the trial ended, an aspiring writer named Pearl Zane Grey detoured in Flagstaff and took a keen interest in the case and the accused. Following the acquittal, Grey made the first of several trips to Lee's Ferry and the Arizona Strip, absorbing its lore like a sponge. When he wrote *The Heritage of the Desert* (Grey 1910), he based the heroic character of August Nabb on Jim Emett, and derived the villainous character of Holderness from Charles Dimmick, the Bar Z's foreman (Kant 1984; Reilly 1999).

At the conclusion of the Emett trial, Saunders is said to have declared that he would not do business in a country that condoned such thievery. The acquittal, deteriorating range conditions, and increasing government regulations likely contributed to his decision to abandon the Arizona Strip (Altschul and Fairley 1989; Reilly 1999; Spangler 2006). Saunders

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and silent partner Haley searched for a buyer and found one in fellow cattleman and Hereford breeder Edwin J. Marshall. Complicated transfers of the Bar Z brand, cattle, and ranch property to Marshall were conducted in stages from 1907 to 1909 (Reilly 1999).

The E. J. Marshall Corporation was a huge cattle operation with headquarters in Santa Barbara County, California, and large ranches in Texas and Chihuahua, Mexico. Marshall set up the Grand Canyon Cattle Company, incorporated in California, for the express purpose of buying out Saunders' and Haley's holdings on the Strip. His general manager was an astute Texan named Henry S. Stephenson. Charles Dimmick remained as ranch foreman, but Stephenson involved himself more in the operation of Grand Canyon Cattle as time went on (Reilly 1999). It was Stephenson who realized that control of Lee's Ferry was essential for getting the company's cattle to market. With assistance from Jim Emett, he successfully arranged in August 1909 for the Grand Canyon Cattle Company to buy the ferry from the LDS Church. A month later, Emett sold his interest in the Lonely Dell Ranch at Lee's Ferry to the same cattle company. Grand Canyon Cattle retained the ranch until 1925, but sold the ferry to Coconino County in June 1910 (Graham and Kupel 2000).

During the Grand Canyon Cattle Company era (1909 to the mid 1920s), Kane Ranch was a link in a livestock empire that dominated the eastern half of the Arizona Strip. Estimates of the number of cattle run by the company during that era range from 20,000 to 100,000 head (Rider 1985; Spangler 2006). The number likely peaked during the mid 1910s when wartime demands for meat were high; as Collins (1996) has noted, the crisis in Europe was very good to Arizona cattlemen.

A postwar collapse of the cattle industry led to the company's demise. E. J. Marshall was overextended: his bankers forced the liquidation of the Arizona Strip holdings (Reilly 1999). Starting around 1923 and extending into the late 1930s, Stephenson brokered a series of intricate transactions designed to break up the Grand Canyon Cattle Company and transfer its pieces to new owners.

In the case of Kane Ranch, Stephenson discovered that the land at the ranch headquarters was still owned by the government; the land had never been privatized (patented). Stephenson therefore arranged for a Dacotah or Sioux Indian named Margaret LaBalle (or LaBelle) Ortlely to exchange Indian scrip for that land. The federal government granted Ortlely a deed to the property on January 16, 1929. Three weeks later, she and her husband sold the property to the Grand Canyon Cattle Company for \$10. The cattle company transferred the property to Stephenson and an intermediate party (Genaro Fourzan). The latter, in turn, conveyed his share to Stephenson (Coconino County, Deed Books 57:165, 57:166, 58:489, and 62:131). It is doubtful that the Ortleys, both residents of Marshall County, South Dakota, ever saw Kane Ranch. The use of Indian scrip and dummy middlemen to obtain deeds to Arizona Strip acreage was not unusual. On the western Strip, cattleman Preston Nutter had perfected the technique (Collins 1996; Spangler 2006).

Stephenson sold Kane Ranch and other House Rock Valley properties to Hoyt Chamberlain of Kanab, Utah, in July 1939 (Coconino County, Deed Book 59:369). There is some evidence to suggest that Chamberlain acted on behalf of his uncle, Royal B. Woolley, although the possible reasons for such a maneuver remain unclear (Spangler 2006). Chamberlain and Woolley were both cattlemen, the former operating on a somewhat smaller scale than the latter. Title to Kane Ranch

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remained in Chamberlain's name until 1955, when it formally passed to Royal Woolley (Coconino County, Deed Book 70:537). Woolley ran his livestock in common with several other Kanab-area cattlemen who also operated on the Arizona Strip in the mid twentieth century (Spangler 2006).

The estate of Royal B. Woolley was probated in June 1974. His five children—Edwin R. Woolley, Sr., Ralph D. Woolley, Florence W. Holmstrom, Catherine W. Nichols, and Elizabeth W. Lamb—each received equal shares in Kane Ranch. A document filed with Coconino County indicates that the ranching operation at that time included BLM permits for the Kane Spring and Buffalo allotments, Arizona State Land Department leases for more than six sections of land, and a U.S. Forest Service grazing permit (Coconino County, Docket 510:712).

Kane Ranch still operates as a cattle outfit. In 2005 The Conservation Fund and Grand Canyon Trust jointly purchased Kane Ranch along with its neighbor to the north, the Two Mile Ranch. The present owner of record is North Rim Ranch, LLC, the members of which are the Fund and the Trust. Consolidation of Kane and Two Mile marks a return to single ownership of most, although not all, of House Rock Valley. North Rim Ranch uses Kane as a headquarters for its cattle operation, the goal of which is to manage livestock grazing with as light a hand as possible. The Trust and Fund hope to maintain and restore the ecological, cultural, and scenic values of the eastern Arizona Strip. Restoration and rehabilitation of Kane Ranch Headquarters is a high priority.

Criterion C

Kane Ranch Headquarters is significant under Criterion C because it embodies the distinctive characteristics of a type, period, and method of construction. It is a fine example of nineteenth-century Mormon domestic architecture.

The headquarters building exemplifies a form of "National Folk Housing" called the hall-and-parlor house (McAlester and McAlester 1984). Such homes consisted of simple side-gabled buildings--two rooms wide and one room deep--that derived from traditional British folk forms. Hall-and-parlor houses typically had, or early acquired, front porches. Living space was further expanded through a rearward addition. Expanded hall-and-parlor houses (with front porch and rearward addition) became popular throughout the United States in pre-railroad times, and were favored by Mormons and gentiles alike.

The salient trait that makes Kane Ranch Headquarters distinctively Mormon is its masonry construction. On a national scale, hall-and-parlor houses were generally of wood. Earlier ones typically had log or timber-framed walls; later ones usually had wood-framed walls. By contrast, Mormon homes of the 19th century West were almost invariably of brick or stone, a trait attributable to the availability of materials, the presence of competent masons, and the importance Brigham Young placed on durability (Comeaux 1981; Francaviglia 1970 and 1978; Hamilton 1995). In Mormon villages, masonry buildings created a sense of permanence. At rural outposts like Kane Ranch, masonry construction gave Mormon buildings a sturdy, almost fortress-like appearance in the wilderness.

An in-depth study of Mormon architecture and landscape reveals a further detail that pertains to Kane: Mormon architecture, even including wooden construction, featured warm tones and earthen colors (Francaviglia 1978). White was

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rarely used for domestic or religious architecture, except for trim. The builders of Kane Ranch had readily-available sources of construction-grade white limestone in the canyon behind the headquarters, yet chose to build with red sandstone, the nearest source of which was the Vermilion Cliffs, about ten miles away. The warm-toned hues of the sandstone ranch house and root cellar clearly reflected the cultural preference of their Mormon builders.

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Photographic Information

The following information is the same for all black-and-white photos accompanying this nomination:

1. Kane Ranch Headquarters
2. Coconino County, AZ
3. Pat H. Stein
4. November 2006
5. Arizona Preservation Consultants, 6786 Mariah Drive, Flagstaff, AZ 86004

6. View west, showing Kane Ranch Headquarters building/ranch house
7. PHOTO 1

6. View northwest, showing Kane Ranch Headquarters building/ranch house
7. PHOTO 2

6. View southwest, showing Kane Ranch Headquarters building/ranch house
7. PHOTO 3

6. View east, showing root cellar
7. PHOTO 4

6. View northeast, showing root cellar
7. PHOTO 5

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HISTORICAL PHOTOGRAPH 1



John W. Young's hunting party at Kane Ranch in 1892. Buffalo Bill Cody is pictured in center, leaning against hitching post, facing right (photo courtesy of the Utah State Historical Society).

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HISTORICAL PHOTOGRAPH 2



Jim Owens at Kane Ranch circa 1915. The building to the right of the ranch house was a log barn. No trace of it remains today (photo courtesy of Special Collections and Archives, Cline Library, Northern Arizona University).