

4812

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: Christensen, Herbert & Lillian, House

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. Location

Street & number: 980 Zion Park Boulevard

City or town: Springdale State: UT County: Washington

Not For Publication: Vicinity: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 X C ___ D

 Deputy SHPO 11.7.19	
Signature of certifying official/Title:	Date
<u>Utah Division of State History/Office of Historic Preservation</u>	
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

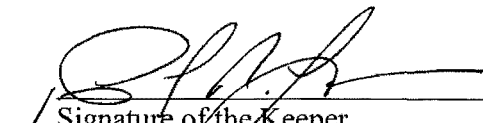
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4. National Park Service Certification

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

12/27/2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>3</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling
DOMESTIC: hotel
COMMERCE: bed & breakfast

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th & EARLY 20TH CENTURY REVIVALS:
English Tudor Cottage
LATE 19th & EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Craftsman, National Park Rustic
Other: Provincial Revivalism

Materials: (Enter categories from instructions.)

Principal exterior materials of the property: STUCCO, STONE

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 Herbert and Lillian Christensen House is a 1½-story period revival cottage constructed between 1930 and 1936. It is located at 980 Zion Park Boulevard in Springdale, Washington County, Utah on a curved section of highway leading to Zion National Park. The frame house is an eclectic mix of stucco, cobblestone, and sandstone. The style is a hybrid of English Tudor, Craftsman, and National Park Rustic influences. The house is distinctive and is referred to by locals and visitors as the “fairytale” or “storybook” cottage, which also makes it a modest example of Provincial Revivalism. The foundation is sandstone blocks and concrete. The stucco walls are accented with cobblestone tapered corners and window surrounds. The roof is covered in new wood shingles. The house is currently used as a bed & breakfast inn with the owners living in the basement. There are three non-contributing buildings on the property: cottage (constructed circa 1940, moved here circa 1990), cabin (circa 1980), and garage (circa 2002). The cottage and cabin are bedroom units for the bed & breakfast. The wedge-shaped parcel is 0.42 acres. The yard is landscaped around the buildings and includes a large gravel driveway. The Christensen House is a landmark in Springdale, not only for its unusual architecture, but also for its prominent location on the curve of Main Street, which was the historic civic and cultural center of Springdale. The Christensen House has received some interior remodeling, but from the street has excellent historic integrity in all seven qualities of integrity. It is currently known as “Under the Eaves Inn.”

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Narrative Description

Main House - Exterior

The house is 23 feet wide by 44 feet deep with the narrow end facing the street [Photographs 1-2]. The façade is angled to the southeast, but for the purposes of this narrative will be considered the east elevation [see Maps #1-2]. The house features a recessed porch at the southeast corner [Photograph 2]. On the rear (west) elevation, there is a projecting wing that is 12 feet wide by 5 feet deep. The house has a fully excavated basement with the sandstone foundation also visible on most of the interior basement walls. The sandstone blocks are similar in material and masonry techniques to the National Park Rustic buildings of nearby Zion National Park. The exterior walls are frame and covered with stucco on all four elevations. The ridgeline of the main roof is perpendicular to the street. There are two simple gable dormers on the south side and one on the north [Photographs 4 & 7]. The front and rear of the main, steeply-pitched roof is hipped with a simple gable over the projecting southwest corner. The rear elevation has a simple gabled roof and is flanked by the lower roof lines [Photograph 5]. The roof currently is sheathed in wood shingles as it was historically. All of the gables have bell cast eaves with simple wood cornices and decorative ball finials. The façade gable features cornice returns. A brick chimney is on the south side of the ridgeline in the center of the house.

Along with the steeply pitched roof, the façade ornamentation gives the house its historic “storybook” appeal [Figures 1-4]. Large sandstone slabs were used to create the porch’s staggered stairs. The wrought-iron rails are a recent addition. There are two courses of ashlar rock-faced red sandstone blocks above and between the basement windows. At the corners, the sandstone blocks are tapered outward to match the slope of the tapering cobblestone quoins, resembling piers, at the corners. The front window features a rock-faced sandstone sill and two smooth stone lintels. The two double-hung windows are separated and also flanked by a stacked stone block surround [Photographs 7-8]. The windows are the original three-over-one wood sash. Two decorative stone arches spring from impost blocks at the lintel ends. Each arch has a sandstone keystone. The green-painted stucco gable trim is accented by a vertical strip of wood (painted red) that splits into three lines in a minimalist form of false half-timbering.

The cobblestone corners and the wood details give the cottage a Craftsman look in an otherwise English Tudor-style residence. There is a row of cobblestones above the ashlar foundation along the north and south elevations. The house can also be classified as a “storybook” house, in the Provincial Revival style, for its stone surrounds, stone steps, cascading cobblestone corners, steep gables, and belcast eaves. The corner of the porch is supported on a unique hexagonal column on a half-height sandstone pier. Under the recessed porch, there are two doors, each with a stone lintel and surround. The doors are historic Victorian-style with oval lights that appear to be replacements for the original doors. Another three-over-one window is located under the porch [Photograph 9]. The north elevation features three similar three-over-one windows with stone surrounds. The dormer is covered in stucco with wood-strip ornamentation that mimics the façade. The dormer windows are one-over-one wood replacements (circa 1983, painted white). There is a row of cobblestones above the ashlar foundation along the north and south elevations.

The south elevation is very similar to the north, except there are more openings: four original windows and a door. To allow more light, the basement windows to the east and south were

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enlarged in 2010 and filled with wood sash replacements. Because of the sloping site, there are two windows on either side of the projecting rear wing where the sills are almost at grade. The rear wing has a stone course at the foundation level [Photograph 5]. There is a newer door with an oval light on the main level. In the upper level of the rear elevation, there is a Gothic-style window that was salvaged from a church and installed in 1983 (painted red and white).¹ The eaves are belcast, but there are exposed purlins behind the gable cornice. The metal fan-shaped *brise soleil* was installed in 2017. There is a canvas canopy along the south elevation shading a walled garden area [Photograph 6].

Main House - Interior

On the interior, the house has 1,084 square feet of space on the main floor, 1,084 square feet of space in the basement, and approximately 500 square feet of space in the upper floor. The interior has had several updates, beginning in the early 1980s when it was converted to a bed & breakfast. The front porch doors enter directly into the dining room (north) and the parlor/sitting room (south) [Photographs 9-10]. The parlor features a Victorian-era mirrored mantelpiece with a brick inset and a stone hearth (historic but moved from another location during a recent remodeling) [Photograph 11]. There is a large opening between the rooms with continuous hardwood floors. The updated kitchen is to the west with a small mudroom to the side door [Photograph 13]. At the rear of the main floor are two bedrooms, each with a private bath (Units #1-2) [Photograph 14]. Between the bedrooms is a short stair to the rear door and the staircase to the upper floor. The upper floor is a single open space except for the partitioned bathroom, which was finished in 1982-1983. There are sleeping areas at the gable ends with a kitchenette in the center (Unit #3) [Photograph 15]. The ceiling is nearly the full height of the attic. The basement was remodeled in 2010 for use as the owners' residence. In the rear half, near the stairs is an office space, bedroom and bathroom. The front half is an open living room with a stone mantel (not historic). The sandstone walls are exposed [Photograph 16].

Accessory Buildings

Two of the three non-contributing accessory buildings are currently used as units for the bed & breakfast. The other is a garage workshop. The oldest building is a frame cottage located just north of the main house. It is a one-story building that was moved from Zion National Park to this location around 1993. The tax assessor records provides a date of 1940, but other sources suggest the cottage was built in the 1920s or 1930s. The building at its present site is considered non-contributing due to the relocation and the new raised foundation, which has changed its character. The cottage has three units and is called the Garden Cottage [Photographs 17-18]. It has a footprint of 12 feet wide and approximately 24 feet long with doors at the narrow ends. There is a projecting wing in the center of the north elevation.

¹ Initially, there was a question regarding the date of the rear section—whether or not it was an addition. However, in a conversation the current owner had with Eldon Christensen (the son of the original owners who spent his early years in the house), Christensen described the rear section as he remembered it and it exists now as he remembers it. The only major change is the 1980s addition of the Gothic-style church window.

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The Garden Cottage sits on a concrete foundation with a rubble stone facing. A door to the basement is under the center projecting wing. The main roof is a simple with an intersecting gable over the projection. The roof is wood shingles. The walls are clad in shiplap siding with both vertical, diagonal and corner boards. The doors and windows are replacements (circa 1993). The south unit is accessed from a wood deck (Unit #4). The north unit has stone steps and a stone deck with a wrought-iron rail from the front yard and a newel post from the same church as the rear window in the main house (Unit #5). Each unit has a bathroom located in the projecting wing [Photographs 19-20]. The basement unit also has a bathroom (Unit #6).

Unit #7 is in a separate building on the sloping site above the back lawn [Photograph 21]. This building was a wood shop/shed prior to being converted to an art studio in 2002. It is called the Garden Cabin. The tax assessor provides a date of 2005 for this building, but it appears to have been on the property since the early 1990s. The original footprint was 11 by 16 feet. The walls are vertical wood siding. The building has non-historic horizontal windows and French doors. In 2010, a bathroom addition was built on west elevation when the art studio was converted to a bedroom unit [Photograph 22]. The third outbuilding is a frame garage that is also used as a shop and for storage [Photographs 23]. It has a simple gable roof covered in wood shingles. The shiplap siding is wood and the windows and doors are vinyl. The foundation is concrete and the building was added to the site around 2005.

Site

The Christensen House sits in the southeast corner of an irregular shaped parcel of 0.42 acres. The east half is a triangular piece that follows the path of Zion Park Boulevard [Maps #1-2].² Just beyond the boundaries, the north-south road turns sharply to the east. The front of the house is landscaped with lawn, trees and a fountain. The stone and wrought-iron fencing was added sometime before the 1980s. The south side yard is devoted to a patio garden. The rear yard is mostly lawn with mature trees and flower beds. The north half of the triangle is a gravel parking area. The north section of the parcel is divided between a steeply sloped rock garden path to the cabin unit and areas of less formal local plantings. Beyond the cabin is undeveloped land. The property includes several non-historic objects, such as a bird house, rain barrel, fountain, statuary, and signage, but none have been included as resources [Photographs 23- 24]. The neighborhood is a mix of historic and newer homes, businesses, and hotels.

² Zion Park Boulevard was historically called Highway 15 and also Springdale's Main Street. It is currently State Highway 9. Through the national park, it is also known as the Mt. Carmel Highway.

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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.)

- 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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1936

Significant Dates

1936

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Herbert Christensen, Builder
Albert Anderson, Designer

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 Herbert and Lillian Christensen House, built in 1936, is locally significant under Criterion C in the area of Architecture as the most ornate and unique example of a period revival-style “storybook” cottage in southwest Utah. The period of significance is 1936, the year construction was completed. The frame cottage, decorated with stone and stucco, is a highly individualized design using a mix of English Tudor, Craftsman, and National Park Rustic inspired details. The high artistic value of the Christensen House is validated by continuous recognition of the property as the Springdale’s “storybook” or “fairytale” cottage. Rather than constructing a typical period revival house of the era, the owner/builder, Herbert Christensen used his skills and imagination to build a practical family home influenced by the popular culture of “storybook” architecture, also known as Provincial Revivalism. The Christensen House is currently a bed & breakfast known as the Under the Eaves Inn.

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

Architectural Significance

The Christensen House, built in 1936, is architecturally significant as a hybrid product of several architectural styles. The owner/builder, Herbert Christensen, had experience building bridges and tunnels as a young man, but was not a contractor by trade. He obtained the design and much needed technical advice from his father-in-law, Albert Anderson. Niels Albert Anderson was born in Bellevue (now Pintura), Washington County, Utah in 1883. He started out as a rancher, but eventually found his contracting business was more lucrative during the depression years. The Springdale LDS Ward Chapel was one of his earliest large commissions and was built around the same time as the Christensen house. He also remodeled the St. George Church of Jesus Christ of Latter-day Saints Temple, including installing an elevator. During World War II, Anderson helped to build defense plants in Utah and the surrounding states. Albert Anderson died in 1948. The unique design for the family home in Springdale was likely influenced by seasonal workers or visitors to Zion National Park, as well popular styles and culture in the 1930s: the popularity of the English Tudor cottage, the materials and techniques of the Craftsman and National Park Rustic styles, and the imaginative examples of the “storybook” cottage, also known as the Provincial Revival movement, primarily found in California.

English Tudor Revival Architecture

The Christensen House is most easily classified as an English Tudor period revival-style cottage. The rise of the English Tudor and French Norman Revival in American in the 1920s and 1930s began with the popularity of the style by doughboys recently returned from Europe after World War I.³ In Utah, the English cottage or English Tudor cottage was the most popular of the period revival styles. Thousands of English cottages were built throughout the state, particularly in the urban areas of Salt Lake City, Ogden and Provo. The majority of urban examples were simple brick tract houses with a narrow asymmetrical façade and a deep footprint. Larger homes with elements of faux-half timbering were found in more affluent neighborhoods. In more suburban and rural parts of Utah, the English cottage style was used by local builders in individualized designs including a large number of frame and stucco examples.

The uniqueness of the Christensen House can be understood in the context of architectural surveys of St. George and Springdale in Washington County in the southwest corner Utah, which have identified 119 period revival cottages, of which nine are significant English Tudor stucco and stone examples. Because of the dry climate, stucco is more common in southern Utah. Six of the nine examples are fairly plain and clad partially with either historic or non-historic stone veneers. Only three in St. George have specific details in common with the Christensen House.⁴ A house at 410 N. Main, built circa 1935, is a boxy symmetrical example, featuring cobblestone rails flanking the front steps and stones randomly projecting through the stucco to simulate a weathered exterior. A house at 245 E. 300 South is asymmetrical with one steep gable that features a stone veneer base. This house has curving wood strips over stucco in the gable trim.

³ Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, (Salt Lake City, Utah: University of Utah Press, 1988: 145.

⁴ St. George is the largest city and county seat of Washington County. It is 45 miles from Springdale.

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The house at 375 E. Tabernacle Street sits on a sandstone block foundation and has random projecting stones in the stucco of the front chimneystack. This house features a Gothic arch front entry with a rubble stone surround similar to the Christensen House; however, the stonework is limited to the entry and the chimneystack. While these examples are distinctive in their respective neighborhoods, none exhibit the peculiar mix of styles found in the Christensen House. The Christensen House features the steeply pitched gables and faux half-timbering of the English Tudor style, but its architectural and artistic significance is in its mix of styles.

National Park Rustic, Craftsman & Provincial Revivalism

Growing up in Springdale in the 1920s, Herbert Christensen would have had ample opportunities to experience the National Park Rustic philosophy of natural materials on display in the architecture of Zion National Park. The tooling of the rusticated ashlar blocks of the sandstone foundation of the Christensen House is similar to the foundations, guardrails and other structures built by masons in Zion between 1917 and 1936. The cobblestone corners of the house was influenced by the prominence of natural materials in the Arts & Crafts movement, particularly the tapered (or battered) cobblestone corners, commonly found as piers in Californian Craftsman homes of the 1910s and 1920s.

Contextually, the architecture of the Christensen House can only be fully understood as a product of Provincial Revivalism in the first half of the twentieth century. Provincial Revivalism as a domestic architectural style has many synonyms: Storybook, Fairy Tale, Fantasy, and Hansel & Gretel. The storybook style was a minor phenomenon in California in the 1920s and 1930s. The most extreme examples have “intentionally uneven roofs, lots of cobblestone, doors and windows which may look mismatched.”⁵ One of the best-known examples is Harry Oliver’s Spadena House, commonly known as the Witch’s House (built in 1921 in Culver City and later moved to Beverly Hills). Harry Oliver worked as an art director and set decorator in Hollywood between 1919 and 1938.

The “Snow White” cottages, built by Ben Sherwood in 1931, are located near in the Los Feliz neighborhood of Los Angeles, near Walt Disney’s original studio. The eight cottages are believed to have house animators in the 1930s and been the inspiration for the dwarves’ cottage in *Snow White*, which was released in 1937, one year after the completion of the Christensen House. All of the stucco cottages have curving strips of faux-half timbering, but what is more remarkable are the tapered or battered quoins and piers made of stone seen in several of the cottages. The “Snow White” quoins are flagstone rather than cobblestone, but there is a definite similarity of design. Storybook architecture was not just confined to urban settings. Portions of the Wyntoon retreat in a northern Californian forest feature a number of fanciful buildings (Bear House, Fairy House, Cinderella House) designed by Julia Morgan for William Randolph Hearst in the 1930s. In context, the Christensen House was more practical than whimsical, more “Snow White” cottage than Witch’s House; but many of the elements of the architecture (e.g. cascading cobblestone, steep gables, belcast eaves, curving strips, and stone window/door surrounds, etc.) were influenced by storybook architecture. The Christensen House lacks the irregular windows and distressed exterior materials of pure examples of Provincial Revivalism, but the playfulness of the storybook style is on display and makes a house an unforgettable landmark in Springdale.

⁵ “Storybook Architecture” Wikipedia entry, retrieved July 15, 2019.

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Additional Historical Context

The Christensen House property was originally part of homestead patent obtained by Samuel K. Gifford in 1882. The patent was within the SE¼ of Section 29, Township 41 S, Range 10 W. This area was part of the original Springdale Townsite, which was plated in 1863 (later officially surveyed in 1904). The original settlers came in 1862 and Springdale was essentially a line village with homesteads on either side of the winding road into the canyon, unlike the typical early Utah gridded townsite plats.

By the early 1900s, Lot 20 within the townsite was owned by Samuel K. Gifford's son, Oliver D. Gifford. Oliver, in turn, deeded a portion of Lot 20 to his son, Samuel Kendall Gifford, soon after Kendall's marriage to Althera Gifford in 1916. The Giffords built a home at 998 Zion Park Boulevard that is still standing (altered). In November 1928, Oliver Gifford deeded a second parcel within Lot 20 to Kendall and Althera.

In August 1931, Samuel K. and Althera Gifford sold the 1.62-parcel to Lillian A. Christensen.⁶ Lillian Anderson Christensen was born on September 24, 1912, in Parowan, Utah. She was the daughter of Albert and Deslie Anderson. Lillian was educated in Washington County schools and graduated from the Brigham Young Academy in Cedar City. On December 12, 1931, Lillian married Herbert K. Christensen. Herbert K. Christensen was born in Springdale on August 25, 1906, the son of Samuel K. and Lora Ann Gifford Christensen.⁷ The couple moved to Springdale after their marriage. They lived with Lillian's parents at 948 Zion Park Boulevard while Herbert worked on their house. The first son, Albert Leon Christensen was born in 1933 in Orderville, Utah, at the home of Lillian's sister. A second son, Eldon Herbert Christensen, was born in 1939 in St. George, at Lillian's mother's home.

Lillian A. Christensen served as Springdale postmaster in the 1930s, taking over from Esther Gifford. According to Eldon Christensen, the post office was located in the front room of the house. The current owner, Joe Pitti noted from a conversation he had with Eldon,

He pointed out the two doors on the front porch and told me that the front living room was the Town Post Office. The left door on the front porch was its entrance. He shared that his mom, on occasion, would hang his bassinet/carrier from one of the many hooks on the ceiling meant for mailbags.⁸

Later, the post office moved to a small building that was located where the parking lot of the bed & breakfast is located today. Eldon also noted that Herbert K. Christensen began working on the house in 1930, but the property was not deeded to Lillian until 1936. The house was substantially completed and the family began living there in 1936, but still needed an outhouse and water from a well in the backyard for several years.

During the depression, Herbert was a foreman on the Mt. Carmel Tunnel through Zion National Park (a National Monument at the time). He was gassed by fumes from the digging machines and developed a kidney disease that plagued him the remainder of his life. His condition limited his work on the house and other employment, but Herbert served as a sheriff in Washington

⁶ The current legal descriptions use metes and bounds and only the earliest deeds refer to the townsite lot numbers.

⁷ One family record provides the middle name Knight, but Herbert's birth certificate noted "K" was a middle initial only.

⁸ Joe Pitti, interview with Eldon Christensen, email correspondence, July 2019.

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County. He also worked on home courses until he was able to matriculate to Brigham Young Academy in Provo (later Brigham Young University). While Albert Anderson designed the house, he did not work on it, but provided expertise and loaned tools to his son-in-law. Joe Pitti provided this description of Herbert's work on the house based on interviews he conducted:

Herbert constructed the house with some help on the more technical aspects, but mostly it was built pretty much on his own with one horse that he used to get sandstone blocks cut from the walls of the canyon mountainside. He would drag them back one by one, dressing the stone with a spelling hammer as needed and then dragging them into their final place.⁹

Lillian received her teaching credentials and taught elementary school in Hurricane, Utah. In 1945, the family moved to Provo, Utah County, where she also taught school. She taught at Brigham Young University in Provo where she obtained her master's degree. Lillian also received a doctorate in psychology at Case Western Reserve. Herbert K. Christensen also received teaching credentials. He was an assistant professor of secondary education at Brigham Young University and principal of the Brigham Young High School when he died at the age of 43, on January 21, 1950. Herbert K. Christensen was buried in the Springdale Cemetery. Lillian kept the family home in Springdale until 1956. She occasionally rented it to relatives, many of whom promised to pay rent, but didn't. Lillian was happy to sell the house to, when she sold it to Jasper Lee and Ruby B. Shay.

Lillian A. Christensen married Willard G. Smith in 1963. They moved to Salt Lake City where she taught at the University of Utah until her retirement. The Smiths returned to Provo after her retirement in 1977. In 1992, Lillian Christensen Smith was recognized as one of President Bush's Points of Light (#694 of 1,000) for her work with the Gathering Place, a treatment center for drug and alcohol addiction. Lillian Anderson Christensen Smith died on November 6, 1996 and was buried in the Springdale Cemetery. Eldon Christensen noted that "It was working with our father and grandfathers that my brother Albert developed a passion to build things and became an architect when he grew up."¹⁰

Jasper Lee Shay was born in Oklahoma in 1905. Ruby Biggs Shay was born in Kansas in 1901. The Shay family lived in Chula Vista, California, where Jasper operated a service station in Coronado. Their daughter, Maureen Shay Bottimore, recalls that her parents fell in love with the home on a trip to Springdale. They purchased it from Lillian A. Christensen on December 24, 1956. Maureen remembers the family vacationed in Springdale for several weeks each spring, summer and Christmas. In May 1958, Jasper Lee and Ruby B. Shay signed an escrow agreement with Carl DeVon and Lou Ann Hardy. Jasper Lee Shay died of a heart attack in 1959 while on vacation in Las Vegas with the family. It is not clear when the Shays stopped visiting the home in Springdale because Maureen remembered her family owned the property in the 1960s. Ruby remarried and died in 1970 as Ruby Shay Young in Chula Vista, California.

Carl DeVon Hardy was born in Springdale in 1935. Lou Ann Campbell was born in Garfield County in 1938. They were married in 1955. Carl Hardy worked for the National Park Service in Zion, Death Valley, California and Colorado. In 1961, Carl and Lou Ann sold the former Christensen house to DeMont and Wildeane Excell. Carl DeVon Hardy died in Denver in 1976.

⁹ Joe Pitti, "A Brief History of *Under the Eaves Inn*." Unpublished TMs, [2011].

¹⁰ Eldon Christensen, email correspondence, July 2019.

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Lou Ann Hardy married James Beatty in 1988 in St. George, Utah. The deeds to the Hardys and Excells were not recorded until 1971. DeMont Excell was born in Panguitch, Utah, in 1927. Wildeane Langston Excell was born in Springdale in 1933. DeMont and Wildeane were married in 1954. DeMont was a rock mason and worked at Zion National Park. He also raised pigs and worked as a chef in various Springdale restaurants.

DeMont and Wildeane sold the house to William B. and Wanda Argyle in March 1977 but transferred the deed to Wanda's name a month later. In October 1977, Wanda changed her name on the deed to Wanda Matthews, her former married name. Wanda was born Wanda Wilcox in Hurricane, Utah, in 1945. She married James P. Matthews in 1964. They had one daughter and later divorced. She married Scooter Jones in December 1982.¹¹ Wanda spent her early years in Virgin, Utah. After living in Florida, New York, Arizona and Alaska, Wanda returned to Utah to live in Springdale. She was an antique dealer and for a time used her home as an antique shop while she lived in the attic space. Around 1982 Wanda with the help of family and friends began converting the home into a bed & breakfast. Unfortunately, the project was not completed before her death in September 1983. In July 1984, the home was sold by her estate to her friend, Marcus R. Thomson, who finished the project.

In 1985, Under the Eaves opened to the public and has operated as a bed & breakfast since that time. In 1988, the property was sold to Kathleen Brown. In 1993, Kathleen Brown sold the house to Richard D. & Michelle J. O'Toole, who renamed it the O'Toole's Under the Eaves. Rick and Michelle O'Toole sold the bed & breakfast to Stephen J. and Deborah Masefield in 2002. The Masefield shortened the name back to Under the Eaves. Deb Masefield converted the woodshop to an art studio. Steve and Deb Masefield sold Under the Eaves to patrons, Joe Pitti and Mark Chambers, in 2009. Joe and Mark converted the art studio to another unit and remodeled the basement as their residence in 2010. As the current owners, Joe and Mark transferred the deed to their business entity, Arch Angel LLC, a nod to the many angels adorning the property.

¹¹ Wanda's obituary does not mention a marriage to William B. Argyle.

Christensen, Herbert & Lillian, House
Name of Property

Washington County, Utah
County and State

9. Major Bibliographical References

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

Architectural Survey Data for Springdale, Washington County, Utah. Report generated by the Utah State Historic Preservation Office, 2016.

Broschinsky, Korral. *Springdale, Washington County, Utah: Selective Reconnaissance Level Survey Final Report*, August 2016.

Christensen, Eldon. Email correspondence. July 2019.

Crawford, Nancy C. and Merwin G. Fairbanks. *A Pioneer History of Zion Canyon and Springdale to 1947*. Spanish Fork, Utah: J-Mart Publishing Co., 1972.

Daily Spectrum, The. St. George, Utah. Various issues.

Daughters of Utah Pioneers. *Heart Throbs of the West*. Salt Lake City, Utah: Daughters of Utah Pioneers, 1947 and 1951.

Pitti, Joe. "A Brief History of *Under the Eaves Inn*." Unpublished TMS, [2011].

Pitti, Joe & Mark Chambers. Miscellaneous photographs and files for 980 Zion Park Boulevard.

Pitti, Joe & Mark Chambers. Interview by author, Springdale, Utah, July 2018.

"Storybook Architecture." Wikipedia entry, retrieved July 15, 2019.

Utah Historic Quarterly. Various issues.

Washington County Daughters of Utah Pioneers. *Under Dixie Sun: A History of Washington County By Those Who Loved Their Forebears*. Panguitch, Utah: Garfield County News, 1950.

Washington County News. St. George, Utah. Various issues.

Christensen, Herbert & Lillian, House
Name of Property

Washington County, Utah
County and State

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
- Other

Name of repository: Springdale Historic Preservation Commission

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 0.42 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____(enter coordinates to 6 decimal places)

Latitude: 37.188244°

Longitude: -113.00977°

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone: 12

Easting: 322389

Northing: 4117630

Christensen, Herbert & Lillian, House
Name of Property

Washington County, Utah
County and State

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

Legal Description of Property:

SPRINGDALE CITY LOTS 11-20 (S) Lot: 20 BEG N89°59'33 W 999.97 FT ALG SEC/L & N 585.18 FT FM SE COR SEC 29 T42S R10W; TH N61°02'24 W 171.23 FT; TH N24°05'13 W 67.68 FT; TH N78°43'22 E 86.71 FT; TH S24°05'13 E 55.73 FT; TH S81°08'18 E 19.31 FT; TH N78°43'22 E 108.71 FT; TH S12°06'59 E 18.90 FT TO PT NWLY R/W HWY SR-9 BEING ON CUR LFT RAD PT BEARS S52°10'53 E 333 FT; TH SWLY ALG R/W & ARC CUR THRU CTRL ANG 13°34'30; 78.90 FT TO PT TNGY; TH S24°14'37 W 47.30 FT ALG R/W TO POB.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the same legal parcel that was historically associated with the house: S-22.

11.

Form Prepared By:

name/title: Korral Broschinsky
organization: prepared for Springdale CLG
e-mail: kbro@kbropreservation.com telephone: 801-913-5645
date: October 24, 2019

Property Owner information:

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

name: Joe Pitti & Mark Chambers, Under the Eaves Inn
address: 980 Zion Park Boulevard
city or town: Springdale state: Utah zip code: 84767

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.

Christensen, Herbert & Lillian, House
Name of Property

Washington County, Utah
County and State

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.)

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.

Photo Log

Name of Property: *Christensen, Herbert & Lillian, House*

City or Vicinity: Springdale

County: Washington State: Utah

Photographer: Korral Broschinsky, Cory Jensen

Date Photographed: April 6, 2016 (Photos 1 & 2), July 10, 2018 (photos 3-23);
June 20, 2019 (photo 24)

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

Christensen, Herbert & Lillian, House
Name of Property

Washington County, Utah
County and State



Photograph 1
View of residence, outbuildings and site. Camera facing west.



Photograph 2
East and north elevations of residence. Camera facing west.



Photograph 3
East elevation of residence. Camera facing west.



Photograph 4
North elevation of residence. Camera facing southwest.



Photograph 5
West elevation of residence. Camera facing southeast.



Photograph 6
South elevation of residence. Camera facing east.



Photograph 7
South and east elevations of residence. Camera facing north.



Photograph 8
East elevation of residence, window detail. Camera facing north.



Photograph 9
East elevation, door and window detail. Camera facing north.



Photograph 10
Interior, main floor, living room. Camera facing southeast.



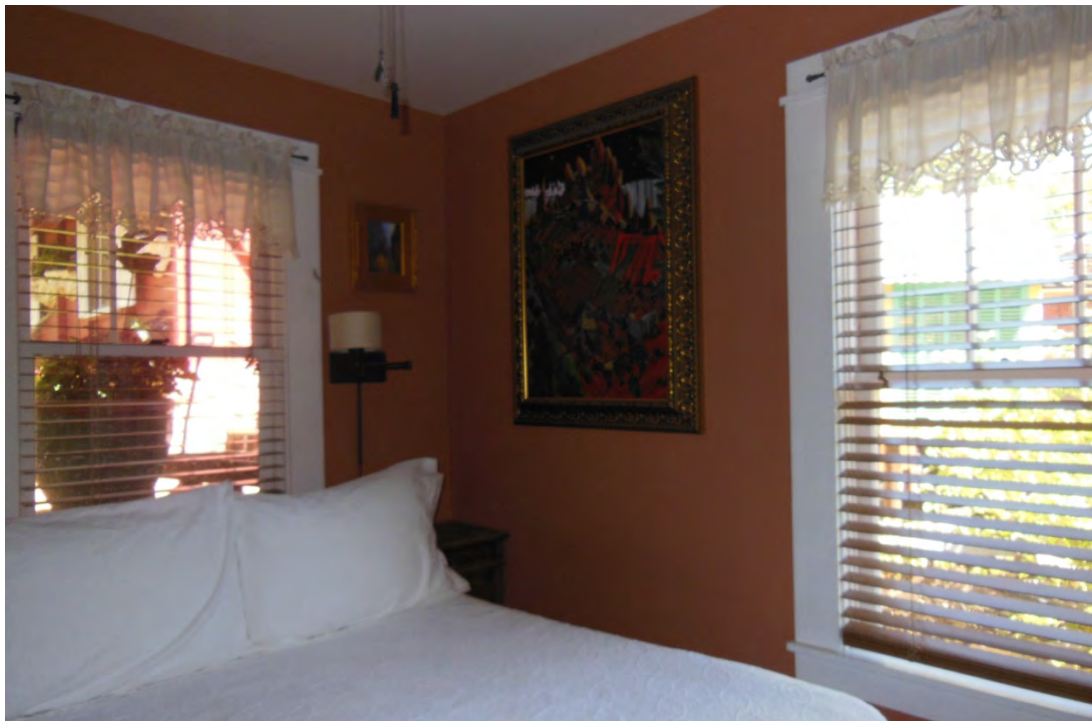
Photograph 11
Interior, main floor, parlor. Camera facing northwest.



Photograph 12
Interior, main floor, parlor fireplace. Camera facing north.



Photograph 13
Interior, main floor, living room to kitchen and hall. Camera facing west.



Photograph 14
Interior, main floor, north bedroom. Camera facing north.



Photograph 15
Interior, upper floor. Camera facing southeast.



Photograph 16
Interior, basement, living room. Camera facing south.



Photograph 17
West elevations of cottage. Camera facing west.



Photograph 18
North and west elevations of cottage. Camera facing southeast.



Photograph 19
Interior, cottage, south room. Camera facing northwest.



Photograph 20
Interior, cottage, north room. Camera facing southeast.



Photograph 21
South and east elevations of cabin. Camera facing west.



Photograph 22
Interior, cabin. Camera facing northwest.



Photograph 23

East and south elevations of garage/shed. Camera facing northwest.

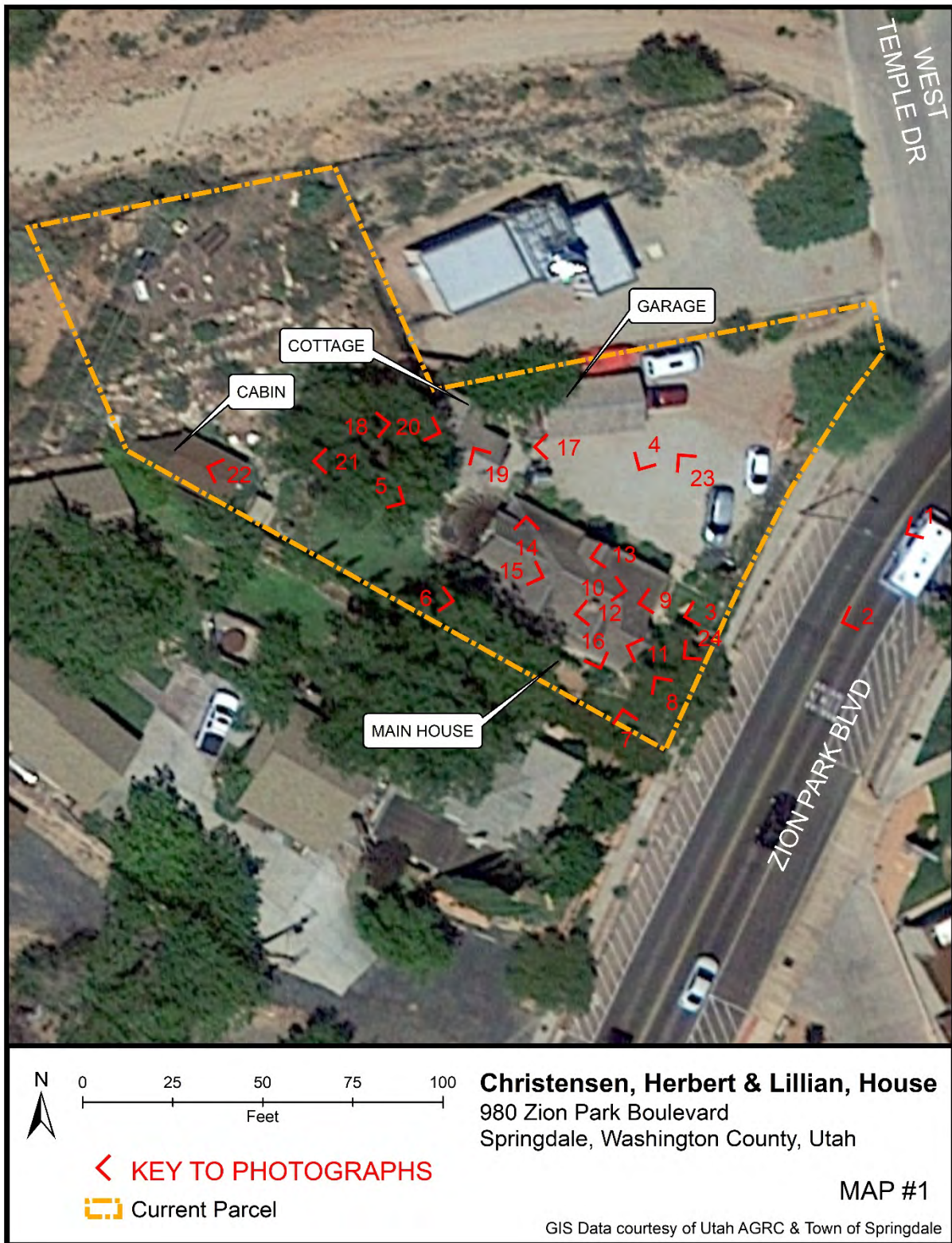


Photograph 24

Southwest corner of house showing stone detail. Camera facing west.

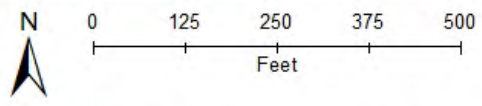
Christensen, Herbert & Lillian, House
Name of Property

Washington County, Utah
County and State



Christensen, Herbert & Lillian, House
Name of Property

Washington County, Utah
County and State



Christensen, Herbert & Lillian, House
980 Zion Park Boulevard
Springdale, Washington Co., Utah

Lat/Long: 37.188244° -113.000977°

MAP #2

Current Parcel

GIS Data courtesy of Utah AGRC & Town of Springdale

Christensen, Herbert & Lillian, House
Name of Property

Washington County, Utah
County and State



FIGURE 1

Christensen House in center

circa 1936 photograph

Springdale, Washington County, Utah

Father and son, Kendall and Avard Gifford are believed to be in foreground courtesy Town of Springdale



FIGURE 2

Christensen House

circa 1950 photograph

Springdale, Washington County, Utah

courtesy Town of Springdale

Christensen, Herbert & Lillian, House
Name of Property

Washington County, Utah
County and State



FIGURE 3

Christensen House
Springdale, Washington County, Utah

circa **1955** photograph
courtesy Joe Pitti and Mark Chambers



FIGURE 4

Christensen House
Springdale, Washington County, Utah

circa **1960** photograph
courtesy Joe Pitti and Mark Chambers



WEST
TEMPLE DR

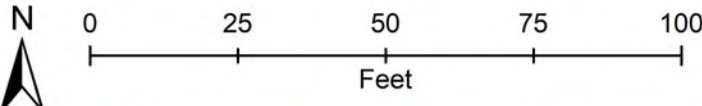
ZION PARK BLVD

GARAGE

COTTAGE

CABIN

MAIN HOUSE



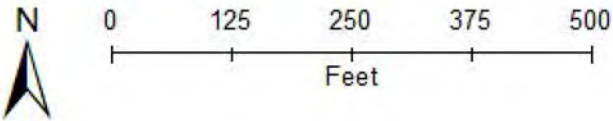
Christensen, Herbert & Lillian, House
980 Zion Park Boulevard
Springdale, Washington County, Utah

KEY TO PHOTOGRAPHS

Current Parcel

MAP #1

GIS Data courtesy of Utah AGRC & Town of Springdale



Christensen, Herbert & Lillian, House
980 Zion Park Boulevard
Springdale, Washington Co., Utah

➔ Lat/Long: 37.188244° -113.000977°

MAP #2

➔ Current Parcel

GIS Data courtesy of Utah AGRC & Town of Springdale



UNDER THE LEAVES
WINE & CHEESE

OPEN



UNDER
THE
EAVES
SUNNY DAYS
VACANCY





THE HOUSE WAS BUILT IN 1908 BY THE EARL OF DUNDAS

THE HOUSE WAS BUILT IN 1908 BY THE EARL OF DUNDAS

THE HOUSE WAS BUILT IN 1908 BY THE EARL OF DUNDAS





















WELCOME TO
UNDER
THE EAVES
INN AT ZION















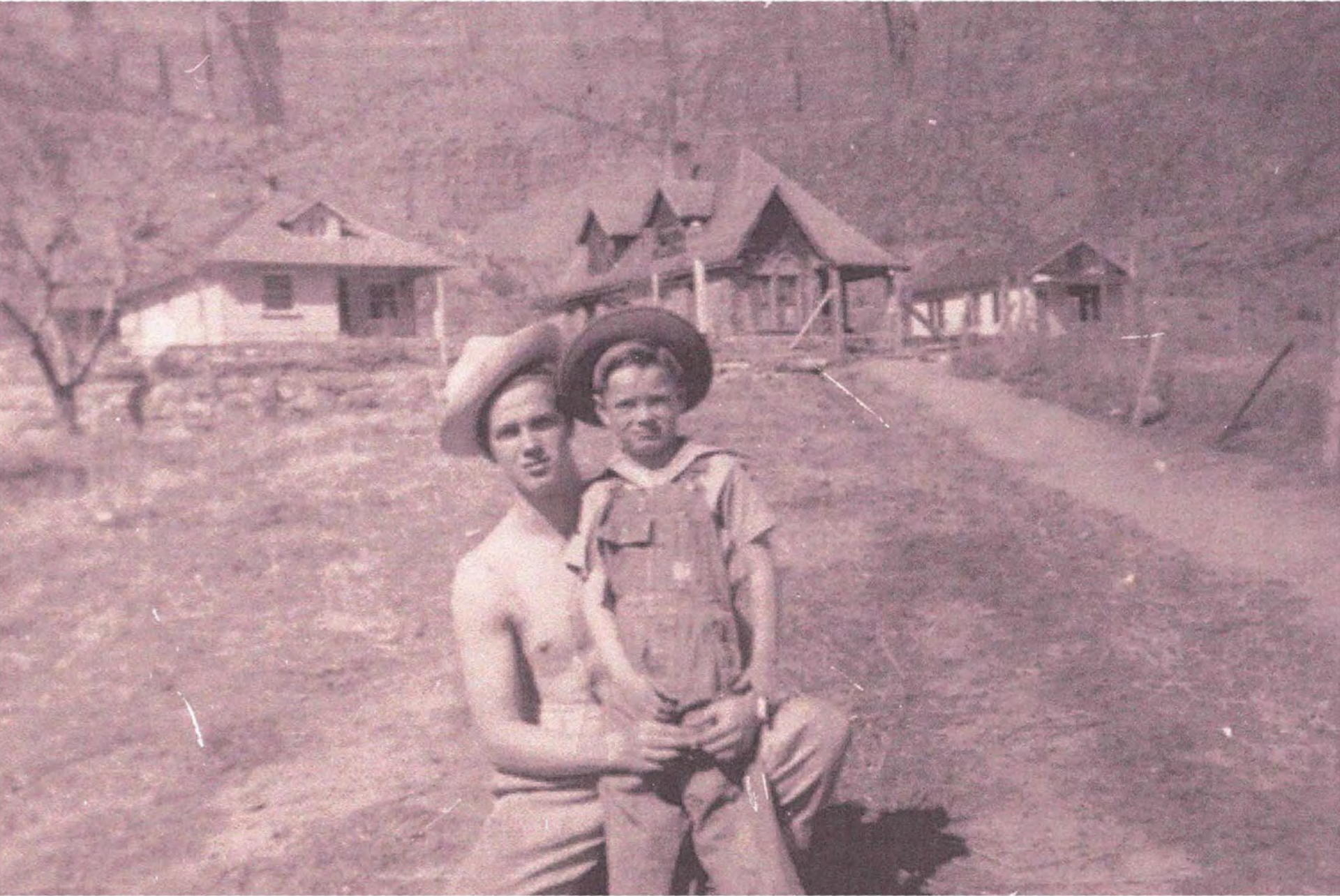




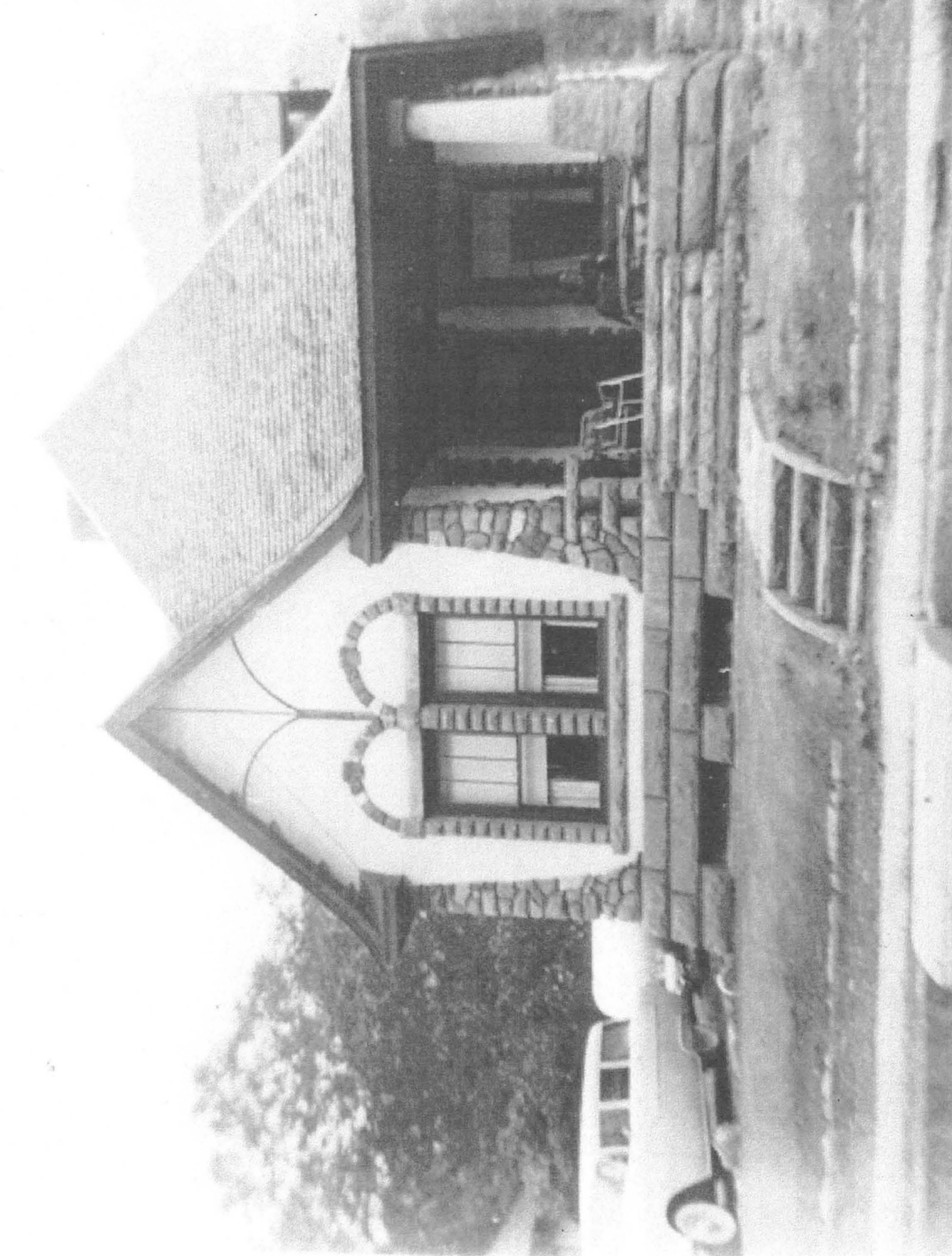














UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Christensen, Herbert & Lillian, House

Multiple Name:

State & County: UTAH, Washington

Date Received: 11/12/2019 Date of Pending List: 12/12/2019 Date of 16th Day: 12/27/2019 Date of 45th Day: 12/27/2019 Date of Weekly List:

Reference number: SG100004812

Nominator: Other Agency, SHPO

Reason For Review:

Accept Return Reject 12/27/2019 Date

Abstract/Summary Comments: The Herbert and Lillian Christensen House is eligible for listing in the National Register of Historic Places under National Register Criterion C (Architecture) as an excellent example of rustic Provincial Revivalism architecture. Set against the dramatic backdrop of the Mt. Kinesava foothills, great care went into the overall design of the home with the use of natural materials that complement the surrounding area. Overall, the 1936 home retains excellent integrity of materials, design, workmanship, feeling, association, setting and location. Over time, the original setting, based off of the historic photos, has been altered due to the completion of Hwy. 9 and the addition of houses and business in the local vicinity but this does not significantly detract from the overall integrity of the home.

Recommendation/ Criteria: Accept NR Criterion C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 12/27/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

NATIONAL REGISTER NOMINATION EVALUATION SHEET
Certified Local Governments / Historic Landmark Commissions

The following property is being nominated to the National Register of Historic Places and will be reviewed by the Utah State
Historic Preservation Review Board at its next meeting

PROPERTY NAME: Christensen, Herbert & Lillian House

ADDRESS: 980 Zion Park Blvd - Springdale, UT 84767

OK

Concerns

INTEGRITY: Major alterations or additions? New materials? Altered setting? Moved? etc.

OK

Concerns

DESCRIPTION: Is the property adequately described? Have contributing and non-contributing features been clearly identified?

OK

Concerns

SIGNIFICANCE and CONTEXT: Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?

OK

Concerns

FACTS AND SOURCES: Are the appropriate and best sources used? Are key dates and facts accurate?

OK

Concerns

SUPPORTING MATERIALS: Adequate photos, maps, drawings, etc.?

The Commission recommends that the property or properties appear to meet the National Register criteria and should be listed in the National Register.

The Commission recommends that the property or properties do not appear to meet the National Register criteria and should not be listed in the National Register.



Signature of Commission Chair (or Designee)

9-25-19

Date

Return to: Utah Historic Preservation Office
ATTN: National Register Coordinator
300 S. Rio Grande Street
Salt Lake City, UT 84101

Springdale Historic Preservation Commission
Name of Local Historic Preservation Commission



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts

 Utah Division of
State History

Don Hartley
Director
State Historic Preservation Officer



November 7, 2019

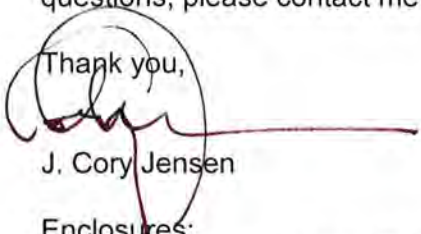
TO: Ms. Joy Beasley
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

FROM: J. Cory Jensen, National Register Coordinator
Utah State Historic Preservation Office

RE: Christensen, Herbert & Lillian, House, National Register of Historic Places
nomination

Ms. Beasley,

The enclosed disk contains the true and correct copy of the nomination form for the **Christensen, Herbert & Lillian, House** to the National Register of Historic Places. The other disks contain the photograph image files of the property in TIF format. Should you have any questions, please contact me at coryjensen@utah.gov or 801/245-7242.

Thank you,

J. Cory Jensen

Enclosures:

- 1 CD with PDF of the NRHP nomination form and correspondence/additional info
- 1 CD with digital images (tif format)
- 1 Physical transmission letter
- 1 Physical Signature Page, with original signature
- Other:

Comments:

- _____ Please ensure that this nomination receives substantive review
- _____ Property owners
- _____ Property owners who object
- _____ Other: