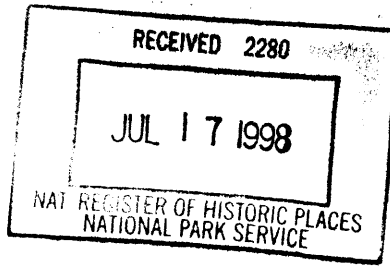


United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



Sub
Rev
1040

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.

1. Name of Property

historic name: **Krenz-Kerley Trading Post**

other names/site number: **Building 78; Old Mormon Laundry Building**

2. Location

street & number: **East side of Main Street; no number**

not for publication: N/A

city or town: **Tuba City**

vicinity: N/A

state: **Arizona** code: **AZ**

county: **Coconino**

code: **005**

zip code: **86045**

3. State/Federal Agency Certification

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.)

Thomas W. Somigli ARESAPO
Signature of certifying official

8 JULY 1998
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

=====
4. National Park Service Certification
=====

I hereby certify that this property is:
 entered in the National Register S. P. B. Ferguson 8/24/98
 ___ 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): _____

h _____ Signature of Keeper _____ Date of Action _____

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private (Navajo Nation)
- ___ 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> 1 </u>	<u> 1 </u> buildings
___	___ sites
___	___ structures
___	___ objects
<u> 1 </u>	<u> 1 </u> Total

Number of contributing resources previously listed in the National Register 0

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

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Category: COMMERCE Subcategory: Department store (trading post)
GOVERNMENT Warehouse-commissary

Current Functions (Enter categories from instructions)

Category: VACANT/NOT IN USE Subcategory: N/A
WORK IN PROGRESS

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

LATE 19th & EARLY 20th CENTURY REVIVALS/Colonial Revival

Materials (Enter categories from instructions)

foundation: STONE/limestone
roof: OTHER/composition shingle
walls: STONE/limestone
other: N/A

Narrative Description (*SEE CONTINUATION SHEETS*)

=====

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)

- X** 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 (Enter categories from instructions)

COMMERCE
POLITICS/GOVERNMENT

Period of Significance

1915-1946

Significant Dates

1915 (Construction as trading post)
1926 (Conversion to government warehouse)

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Krenz, Frederick D.

Narrative Statement of Significance (*SEE CONTINUATION SHEETS*)

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9. Major Bibliographical References

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Bibliography (*SEE CONTINUATION SHEETS*)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

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

Name of Repository: Tuba City Cultural Projects, Inc., P.O. Box 1570, Tuba City, AZ 86045

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10. Geographical Data
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Acreage of Property 0.42

UTM References (See accompanying USGS map for point references)
Zone 12 478490E 3998355N

Verbal Boundary Description

The property lies in the SE1/4 of the NE1/4 of the NE1/4 of the NW1/4 of Section 29, Township 32 North, Range 11 East, Gila & Salt River Meridian and is more particularly described as follows (see Figure 2):

Commencing at the 1/64 corner of Section 29, T32N, R11E, at a Bureau of Land Management Cadastral Survey Brass Cap dated 1962; thence N 89° 54' 00" W, 106.09 ft to the Point of Beginning of the herein described parcel of land; thence N 89° 54' 00" W, 135.11 ft; thence N 01° 15' 50"E, 138.40 ft; thence S 89° 54' 00" E, 132.30 ft; thence S 00° 06' 00" W, 138.35 ft to the Point of Beginning, being 0.42 acres in area. Surveyed June 5, 1995 by the Navajo Land Department, the Navajo Tribe, Window Rock, Navajo Nation, Arizona.

Boundary Justification

The boundary corresponds to that of a 0.42 acre parcel transferred in 1995 from the Bureau of Indian Affairs to the Navajo Nation at the request of Tuba City Cultural Projects, Inc. (TCCP), a non-profit group. The parcel contains two resources: a historic stone building (contributor) and a modern trailer (non-contributor).

=====
11. Form Prepared By
=====

name/title: **Pat H. Stein**
organization: **Arizona Preservation Consultants** date: **June 1998**
street/number: **2124 N. Izabel St., Suite 100** telephone: **(520) 214-0375**
city or town: **Flagstaff** state: **AZ** zip code: **86004**
 Revised from a draft nomination prepared by SWCA in 1995

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Additional Documentation
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Continuation Sheets (pages 7-22)

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location (Figure 1).
A sketch map indicating property boundary, plus contributing and noncontributing buildings (Figure 2).

Photographs

Historical photo (Photo 1)
Representative black and white photographs of the property (Photos 2 and 3).

Additional items

N/A

=====
Property Owner
=====

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

name: **The Navajo Nation**

street & number: **P. O. Box 308**

telephone: **(520) 871-4941**

city or town: **Window Rock**

state: **Arizona**

zip code: **86515**
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 7 Krenz-Kerley Trading Post
Coconino County, Arizona

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DESCRIPTION

SUMMARY

The Krenz-Kerley Trading Post is located on the east side of Main Street in the center of Tuba City, Arizona. The building has semi-cut, irregularly-coursed limestone walls, a rectangular plan, a full basement, and is of one story. Built by Fred D. Krenz in 1915 as a trading post, the building was sold to the Office of Indian Affairs (OIA) in 1925 and converted to a commissary and warehouse for that agency in 1926. Shortly after World War II, the OIA modified the building for use mainly as a laundry. The building later functioned variously as an apartment, library, shooting range, and movie set before a 1991 fire damaged its wooden elements. With a grant from the Arizona Heritage Fund, a non-profit group rehabilitated the building to its historic appearance. The property retains sufficient integrity of location, design, setting, workmanship, feeling, and association to render it eligible for the National Register.

Location and Setting

The Krenz-Kerley Trading Post is located in the center of Tuba City, a spring-fed oasis on the Kaibito Plateau. Tuba City is in eastern Coconino County, within the western Navajo Reservation (Figure 1). Flagstaff, the county seat, is 75 miles south via U.S. Highways 160 and 89. Window Rock, headquarters of the Navajo Nation, is 150 miles east via State Highway 264. Lying at an elevation of approximately 4900 ft, the city has a climate characterized by mild winters, warm summers, gentle winter precipitation, and torrential summer thunderstorms (Gregory 1915).

The trading post lies within the part of Tuba City that was a Mormon townsite from 1878 until 1903 (Judd 1965; Brugge 1972). The Mormons installed an irrigation system that watered fruit trees, Lombardy poplars, cottonwoods, and vegetable fields. Although the irrigation system is gone, many of the trees planted by the settlers still thrive, defining the verdant core of the city. The Krenz-Kerley Trading Post in recent decades has often been called "the Old Mormon Laundry Building" (see, for example, Threinen 1981) because of its townsite location, its masonry (stone was a material favored by Mormon settlers in northern Arizona), and recollections of it as a laundry facility. However, research conducted to prepare this nomination indicates that the building was constructed more than a decade after the Mormon era ended in Tuba City and that it did not become a laundry until after World War II.

The building faces west and is set back approximately 70 ft from Main Street (Bureau of Indian Affairs/BIA File N-4-10). The trading post is situated near the Tuba City Boarding School and the Tuba Trading Post, two institutions that figured prominently in its history (see Item 8). In the earlier decades of this century, a post-and-wire fence with castellated stone portals stood on Main Street near the Krenz-Kerley building, marking the entrance to the boarding school (Watson 1951). A cattle guard is now all that remains of that entrance.

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Section 7 Page 8 Krenz-Kerley Trading Post
Coconino County, Arizona

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Historical Appearance

When built in 1915, the trading post was a Colonial Revival-style building of one story with a full basement (Photo 1). Its rectangular plan measured 87.5 by 33 ft, with the long axis of the building oriented north-south. The building had a hip roof of medium pitch, with exposed rafter ends, wooden shingles, and north- and south-facing ridge dormers. On each elevation of the first story were double-hung, wooden, 2-over-2 windows. On each elevation of the basement were fixed, wooden, 2-light windows.

The main (west) elevation was symmetrical; the central entry was flanked to either side by four first-story windows and one basement window. The threshold of the entry stood about four feet above grade and was accessed by five concrete steps with a concrete-and-stone balustrade. The main entry was a transomed double door. The transom had two lights. Each door of the double door had a single large light, with a single wooden panel below. Each door light had four wooden or metal bars attached horizontally across it, probably to prevent breakage.

The other elevations of the building exhibited the following characteristics. The north elevation had two first-story windows, two basement windows, and a stone chimney capped with a long metal flue. The east (rear) elevation had four first-story windows and five basement windows. The south side had two first-story windows, one basement window, and a transomed single door. This door was accessed by means of five wooden steps leading to a large (approximately 8 by 4 ft) wooden landing. At the southeast corner of the building, next to the landing, was a wooden bulkhead door providing access to the basement.

The walls of the trading post were solidly constructed of semi-cut, irregularly-coursed limestone. The source for the limestone is not definitely known, but may have been the quarry in Moenkopi Wash that was used a decade earlier to build the Tuba City Boarding School (Chambers 1931). The walls of the Krenz-Kerley building were approximately 18 inches thick and bonded with a high lime mortar mix. The interior was plastered; the exterior was not. Each window had a sill (comprised of from seven to nine cut-stone blocks) and a flat arch (that is, an arch with a flat intrados/underside). Contrasting stone was used in only one instance: the main (west) entry had a flat arch comprised of sandstone.

Historical photographs indicate that the land parcel was of flat grade and had virtually no vegetation or landscaping (see Photo 1). There were at least two hitching posts, consisting of a long rail post along the south half of the main elevation, and a smaller post of unknown form near the northwest corner.

The original owner-occupant of the building, Frederick D. Krenz, was also its builder. It is not known where the South Dakotan acquired his building skills before applying them to the trading post in 1915. Also unknown are the names of the masons with whom Krenz undoubtedly worked; by 1915, skilled Hopi and Navajo masons could be found locally, although it was not uncommon to bring Anglo masons from as far away as Flagstaff to conduct specific jobs in Tuba City (Engel 1993; Northern Arizona Pioneers' Historical Society/NAPHS nd). Krenz's interest in masonry and building would prove slightly more enduring than his interest in trading. Selling his post in December of 1916, Krenz took and passed an examination six months later to become a construction specialist with the U.S. Engineers Corps (now the Army Corps of Engineers). Receiving the rank of First Lieutenant, Krenz served with Company A of the 6th Corps building hospitals in

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Coconino County, Arizona

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France and England during World War I (*Coconino Sun*/CS 9/28/17, 8:2; 4/19/18, 1:1; 11/18/18, 2:4; *Coconino County Official Military Register of Electors* 1918). After his discharge in 1919, Krenz moved to the Salt River Valley where he became a cotton farmer (CS 4/22/20, 16:1).

The OIA acquired the building in 1925 and made minor interior changes in 1926 to convert it into a commissary and warehouse. A weighing scale was installed at that time. The building retained its original exterior appearance through the end of World War II.

Post-Historic Modifications and Current Appearance

Shortly after World War II, the OIA made several changes to the building to adapt it for use primarily as a laundry. Ross Eubanks, then working for Plant Management at the Western Navajo Agency of the OIA, was placed in charge of the alterations (Eubanks 1995). Mr. Eubanks remembers that the interior was modified by removing approximately the northern 3/4 of the main floor to create a large, open, two-storied space for the laundry. On the remaining southern 1/4 of the first floor, an apartment was created which later (circa 1952-1953) became a town library for a short time. The southern 1/4 of the basement was partitioned into a storage area for the OIA; at various times, the government would use this for storing Civil Defense supplies. The rest of the building was devoted to the laundry facility.

The exterior was modified to reflect these interior changes. The main (west) entry was infilled, and steps leading to it were removed. Access to the small section of the remaining first story (at the southern end of the building) was accomplished through the southside door; original wooden steps and a landing at that door were replaced with concrete steps, a stone landing, and an iron rail balustrade. Access to the basement storage area was facilitated by changing the bulkhead at the southeast corner to concrete steps. To provide access to the laundry, a concrete ramp was built at the northeast (rear) corner, down which trucks could drive to make pick ups and deliveries. The building's chimney was also removed at that time.

In the 1970s, the space formerly used by the laundry was taken over by the local Junior Reserve Officers' Training Corps (ROTC). ROTC installed targets within the north end of the basement and used the former laundry space for sharp-shooting practice. Metal devices that anchored the targets can still be seen along the north interior wall.

In 1979, the Bureau of Indian Affairs/BIA (formerly the OIA) hired an architectural firm to assess the condition of the building and to evaluate the cost effectiveness to rehabilitate it. The architects (Lescher and Mahoney 1979) found the building "structurally questionable" and in need of substantial code update. From the study, the BIA concluded that it would be more cost effective to replace the building than to rehabilitate it. However, the BIA did not demolish the facility. Instead, it let the building remain in a state of benign neglect for the next 11 years.

The building was last used in 1990. During that year, Dark Wind Productions, a company owned by Robert Redford, rented the building to use as a movie set for the film "Dark Wind," based on a book by Tony Hillerman. Pursuant to the rental agreement, Dark Wind Productions removed asbestos from the building and remodeled its interior.

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The southern interior was remodeled into an office/jail-type movie set. The middle portion was converted into a living room set with a mock fireplace. The northern interior was made into a set resembling a Hopi pueblo (Western Reservation Agency 1991). The film crew finished shooting and boarded up the windows and doors in November of 1990. On March 17th of the following year, unknown persons gained access and attempted to build a fire in the mock fireplace. The resulting fire gutted the interior and burned the roof, windows, and doors, but left the exterior walls and wall details intact.

With a grant from the Arizona Heritage Fund, Tuba City Cultural Projects, Inc. (TCCP), a non-profit group, rehabilitated the building in 1997-1998. The firm of Rick Lewis Architects designed a rehabilitation plan that met the Secretary of Interior's Standards and Guidelines. Exterior walls were repointed with a high lime mortar matching the original mortar. To increase structural stability, the interior walls were treated with a cementitious substance broadcast over a metal mesh; the resulting interior surface now matches the original plastered interior in appearance. The new roof closely mimics the original one in form, pitch, exposed rafter ends and dormer detailing, but has composition shingles rather than wooden ones. Burned windows and doors have been replaced with copies of the originals. The main (west) entry has been faithfully restored by removing infill, adding double-door replications of the original doors, and rebuilding the front steps. The interior floor (dividing the basement from the main floor) has also been rebuilt. The rehabilitated building is scheduled to become the Tuba City branch of the Coconino County Library system.

Integrity

The Krenz-Kerley Trading Post still retains sufficient integrity of location, design, setting, workmanship, feeling, and association to render it eligible for the National Register (Thomas 1993). Even after the 1991 fire, the majority of the building's exterior -- the limestone walls -- remained intact. The rehabilitation project has stabilized the walls and has replaced burned features with accurate replications based on historical photographs. The integrity of the building is still strong enough to convey a sense of the historic events that make the building significant (Photos 2 and 3).

Contributing and Non-Contributing Resources

The boundaries of the property are those of a 0.42-acre parcel transferred in 1995 from the BIA to the Navajo Nation. Two resources occur on the parcel: the historic trading post and a modern trailer. The trailer was a bank (Great Western, then Citibank, followed by Norwest Bank) in the 1980s and early 1990s. It sustained smoke damage during the 1991 fire, became vacant for several years, and is now an office for the Property Management Division of the Navajo Nation. In this nomination, the trading post is counted as a contributing building and the trailer is counted as a non-contributing building (Figure 2).

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Coconino County, Arizona

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SIGNIFICANCE

SUMMARY

The Krenz-Kerley Trading Post is significant under criterion "A" for its association with two historic contexts: (1) early twentieth century trade and commerce in Tuba City, and (2) the development of the Western Navajo Agency from the early to the mid twentieth century. In historic times the building was important to the Tuba City area because it was first a trading post promoting commerce between Native Americans and Euroamericans and was then a government warehouse and commissary facilitating the distribution of goods to the western Navajo Reservation. The building is also important because it helped the Babbitt Brothers Trading Company survive a period of financial crisis in the late 1910s and early 1920s. The period of significance extends from the trading post's construction date of 1915 to the end of the building's use as a government warehouse in 1946. The recommended level of significance for the building is local.

Historic Context 1: Early Twentieth Century Trade and Commerce in Tuba City

The Krenz-Kerley Trading Post has a complex history, elucidated by describing a chain of events and processes that began approximately four decades before its construction.

Tuba City is a spring-fed oasis on the Kaibito Plateau, a windswept, dune-dotted tableland overlooking the Painted Desert. Tuba's springs provide some of the only reliable sources of palatable water over a vast expanse of desert and allow for the growing of crops with relative ease (Gregory 1915). Archaeological surveys have documented sites attesting to the locale's use in prehistoric times (Reagan 1920; Anderson and Gilpin 1983). Chronicles of Spanish explorers (summarized by Reagan 1920 and Brugge 1972) document the area's continued use by Native Americans in early historic times.

Euroamericans began to settle the area in the 1870s. Most were members of the Church of Jesus Christ of Latter-Day Saints (Mormons). Their interest in the oasis was part of a more general colonization effort directed toward northern Arizona Territory. Spreading south from Utah, the Mormons attempted to take their gospel to the Indians as they developed farming communities. Beginning in 1872-1873, parties visited Tuba's springs, which served as way stations along the Mormons' "Honeymoon Trail" into the Little Colorado River Valley (Peterson 1973; Rusho and Crampton 1981). In 1874, the colonists attempted to settle among Hopi living at the oasis in an agricultural village called Moenkopi. When relations between the Hopi and Mormons disintegrated, the latter group departed (Brugge 1972; McClintock 1985).

It was not until late 1875 that the Mormons successfully reestablished themselves at Moenkopi. By 1877, their colony numbered 25; in 1878, it grew to 27 (Brugge 1972). The settlers made grander plans for expansion and in the

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latter year laid out a townsite at Musha Springs. They named their settlement Tuba, in honor of Tivi, Moenkopi's leader, who had been their near-constant friend (Barnes 1960).

Additional Mormon development of the oasis occurred in 1879-1880 when John W. Young, son of church president Brigham Young, established a wool factory at Moenkopi (Smith 1964; Judd 1965; McClintock 1985). It was a "cooperative" mill in the sense that church capitalists furnished cash and machinery, while Native Americans provided wool in exchange for profit shares (Arrington 1958). This early experiment in commerce between Euroamericans and Native Americans failed. The latter lost interest in the venture, forcing the mill to close (McClintock 1985).

As the mill floundered, the Tuba City townsite continued to prosper, despite recurring problems between Mormons and the Hopi over water rights (Brugge 1972). By the turn of the century, Indian Agent Leo Crane counted about 21 Mormon families in the townsite (McClintock 1985; Greer 1994). They had installed an irrigation system, built cottages (often harvesting stones from nearby prehistoric sites), erected a meeting and tithing house, raised livestock, and successfully tended fields and orchards.

A government decree ended the Mormon occupation. On January 8, 1900, an executive order removed "from sale and allotment" more than 1.5 million acres of land bounded on the east by the Navajo and Hopi reservations and on the west by the Colorado River. The acreage became the western part of the Navajo Reservation (Kelly 1968; Bailey and Bailey 1986). Unfortunately for the Mormons, Tuba City lay within the expanded reservation area.

The Mormons were surprised to learn that they had no more than squatters' rights to their Tuba City land; it was unsurveyed public land that had never been opened to private entry and settlement (McLaughlin 1902). Although the settlers had no legal rights to the land, the federal government nonetheless agreed to pay them for improvements made upon it. The government dispatched James McLaughlin, Indian Inspector, to negotiate a fair price with the colonists. Accepting McLaughlin's recommendations, the government in November of 1902 paid a total of \$48,000 in exchange for 21 quit-claim deeds (McLaughlin 1902). The Mormons departed from Tuba in early 1903 (Judd 1965).

A special and significant exception was made in the case of Charles H. Algert. Algert was a Tuba City trader engaged in lively commerce with the Hopi, Navajo, and Paiute. Algert quit-claimed some of his improvements, but requested and received permission to keep his trading post and acquire title to the acreage surrounding it (McLaughlin 1902). The government granted Algert's request because he was known to be "an ardent supporter of the Gov't work in this section of the country" and because his work was considered helpful to the government's own efforts among the native peoples (Tuba City Letterbooks I.1, 11/12/02).

Algert thus remained at Tuba City, keeping his trading post and a latent claim to its associated acreage. In 1905, he sold his business to the Babbitt Brothers Trading Company, a Flagstaff-based firm founded in 1889 by Charles (C. J.), David, George, and William Babbitt. The Babbitts recruited Samuel S. Preston, an experienced trader, to be their

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 Coconino County, Arizona

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partner and manager (Greer 1994). In 1905-1906, Preston designed and supervised the construction of a two-story octagonal addition to the old Algert post (Brundige-Baker 1989; Engel 1993). The resulting building, named the Tuba Trading Post, still operates as a Babbitt trading post.

The Tuba Trading Post was extremely profitable under Preston's capable management. However, this did not mean that it held a monopoly in local trade with the Indians. On the contrary, competitors occasionally appeared who sought a share of this commerce.

One such upstart was Fred Krenz. In early 1915 he built "a rather pretentious stone building across the main street from the Tuba City Trading Post and just inside the main gate [of the Tuba City Boarding School]" (Richardson nd). The building was completed by early April and was in full operation by May (CS 4/9/15, 5:4 and 5/21/15, 5:3). The facility offered not only trade goods to Indians but also meals to travelers; John Flynn was Krenz's "chief chef" (CS 4/9/15, 8:1).

The Krenz Trading Post appears to have operated like others on the Navajo Reservation. The trader posted a liability bond; operated under a government license; and accepted raw materials (such as wool), crafts (such as rugs), and live animals (such as sheep) in exchange for coveted goods of the twentieth century. For Native Americans, trips to the posts were social events of some consequence. The business of trading kept customers there for most of the day as each awaited a turn at the counter. Not only manufactured items could be acquired at the trader's post: news and gossip could be acquired, government regulations could be learned, and open wounds could be stitched. In many senses, Indian traders were culture brokers between Native Americans and Euroamericans (McNitt 1962).

Little is known about Krenz's background or the degree of his success as a Tuba City trader. From Coconino County records and issues of the *Coconino Sun*, it is known that Krenz hailed from South Dakota, was a skilled builder, was a bachelor while living in Tuba, and often traveled to Albuquerque, Phoenix, and Flagstaff while running his post. So frequent were his trips that the *Sun* nicknamed him "the ubiquitous Indian trading poster of Tuba" (CS 3/17/16, 10:3). He apparently enjoyed the social life of Flagstaff, where he joined and participated in events of the Benevolent and Protective Order of Elks. He socialized and traveled with Sam Preston, a fact suggesting they were friendly competitors. That Krenz is not mentioned in McNitt's (1962) scholarly study suggests that his contribution as an Indian trader was not felt beyond the local level. The fact that he borrowed and never repaid over \$5500 from the Babbitt Brothers Trading Company suggests a lack of success in his profession (BBTC *Business Papers* 1918).

In December of 1916, Krenz sold the business to his friend H. K. Warren, a partner of the Babbitts at the Red Lake Trading Post (CS 12/3/16, 8:3). Shortly after the sale, the futures of the Krenz building and the Babbitts' Tuba Trading Post began to merge in a curious manner. Investigating the status of the land on which their *own* trading post stood, the Babbitts discovered that Charles Algert had never finished taking the legal steps to acquire title to it; therefore, the Babbitts did not own the land. At the Babbitts' urging, Algert, by then a trader in Fruitland, NM, returned to Arizona in the spring of 1917 to appear before government officials and make final proof on the land (CS 6/8/17, 12:3). Pursuant to the Homestead Act, Algert claimed a total of 82.5 acres, described as the S 1/2 of the N 1/2 of the NW 1/4; the N 1/2 of the S 1/2 of the NW 1/4; and the SE 1/4 of the NE 1/4 of the NE 1/4 of the NW 1/4, in Section 29 of Township 32 North, Range 11 East. The government allowed the claim to go forward, and issued Patent No. 624557 to Algert on April 11,

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Coconino County, Arizona

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1918 (National Archives, Algert Homestead Case File). Significantly, this acreage included not only the site of the Tuba Trading Post, but also that of the old Krenz Trading Post (which lay in the SE 1/4 of the NE 1/4 of the NE 1/4 of the NW 1/4).

In September of 1917, Sam Preston retired from the trading business and returned to his native Kentucky. The Babbitts replaced Preston with John P. Kerley, a young Irishman who had previously clerked at the Tuba Trading Post and had since managed the Babbitts' Tolchaco Trading Post. In May of 1918, C. H. Algert transferred title in his 82.5 acres of Tuba land to the Babbitts and Kerley. It was through this transaction (Coconino County *Book of Deeds* 53:489) that Kerley and the Babbitts came to own and control not only their own trading post and its land, but also the old Krenz Trading Post and its land. It was also by means of this transaction that the Babbitts acquired the only private inholding in Tuba City.

John Kerley used the Krenz building to support the activities of the Tuba Trading Post. In the early 1920s, Kerley temporarily moved the trading business into the Krenz building while the Tuba Trading Post was being repaired and re-outfitted (Richardson nd). With his Irish brogue, outgoing personality, quick wit, and rather poetic nature (he wrote a *Coconino Sun* column in rhyming couplets), Kerley strongly impressed those with whom he came in contact. Under his management, the Krenz building thus became known as "Kerley's Trading Post."

Temporary use of the Krenz building by Kerley in the early 1920s came at a critical time. Beginning in 1919, the Babbitt Brothers Trading Company -- which owned automobile dealerships, ranches, and department stores in addition to trading posts -- began to experience financial hardship, in part the result of unbridled expansion during the preceding decades (Smith 1989; Akbarzadeh 1992). So severe were its problems by 1923 that creditors appointed an independent manager, DeWitt Knox, to steer the company through troubled waters (Smith 1989). While many branches of Babbitts' lost money from 1919 through the mid 1920s, the Tuba trading business always posted profits. Use of the Krenz building during that period helped the business remain open during remodeling, and thus helped Babbitts' weather its financial crisis.

In 1923, the Tuba trading business of Babbitt and Kerley was incorporated independently as the Tuba Trading Post Company (Turley 1939). This was part of a general strategy by the Babbitts to split the assets of its various divisions so as to limit the liability of each division (BBTC *Business Papers* 1915-1924). By late 1924, the Tuba Trading Post building (the octagon) was repaired and re-outfitted, and the trading business was able to move from its temporary quarters in the Krenz building back to its original location. The Board of Directors of the Tuba Trading Post Company decided that the old Krenz building was no longer needed and resolved to sell it to the federal government (Coconino County *Promiscuous Records* 4:297). The sale culminated on March 25, 1925, for the price of \$12,500 (Coconino County *Book of Deeds* 53:489). Thus, through this transaction, the Krenz building and 2.5 surrounding acres (the SE 1/4 of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 29) passed from private ownership to the Office of Indian Affairs. The building's era as a trading post ended.

A postscript to this tale occurred in the spring of the following year. By April of 1925, John Kerley had become so indebted to the Tuba Trading Post Company that the Babbitts decided it would be in their best interest to accept Kerley's

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stock in the corporation in exchange for his indebtedness (Turley 1939). Kerley became an independent operator, establishing his own trading post down the hill from Tuba City at a spot that became known as Kerley's Valley. Kerley and his family maintained the post for several decades (Watson 1951; Vankeuren 1983). The Babbitts hired J. B. Stiles to replace Kerley as manager. The Tuba Trading Post Company continued to thrive and soon bought out a local competitor; in 1928, the Tuba Trading Post Company purchased C. D. Richardson's trading post, built in 1925 at the north end of Main Street (Coconino County *Bills of Sale* 8:456; Richardson 1986 and nd). The Babbitts closed that post two years later, thus eliminating a competitor and strengthening their own commercial position.

Historic Context 2: Development of the Western Navajo Agency from the Early to the Mid Twentieth Century

In 1926 the Office of Indian Affairs (OIA) converted the newly-acquired Krenz building into a commissary and warehouse (CS 9/21/26, 14:2). When it purchased the building in 1925, the OIA had planned to convert it into a hospital. However, when a special appropriation that year made it possible to construct a new hospital from the ground up, plans for the Krenz building changed in favor of a commissary and warehouse (CS 9/21/26, 14:2; Chambers 1931). The OIA designated the Krenz property as "Building 78," indicating that it was the 78th building under OIA control on the Navajo Reservation.

The need for the commissary/warehouse was the outcome of rapid government development on the western Navajo Reservation in the early twentieth century. The Navajo Reservation expanded westward in 1900 to include more than 1.5 million acres near Tuba City (Kelly 1968; Bailey and Bailey 1986). To administer this tract, the OIA in 1903 created a special administrative unit called the Western Navajo Agency (Threinen 1981). Tuba City was designated as its headquarters.

The mission of the Western Navajo Agency was to administer reservation trust land and promote the well-being of its residents. To address this mission, the agency provided various goods and services. Goods ranging from food to administrative supplies were stored in and redistributed from Building 78. The building thus played a significant role in helping the Western Navajo Agency carry out its functions.

An important function of Building 78 was to store and distribute goods for the Tuba City Boarding School, a facility directed by the Western Navajo Agency. The school was created by the Secretary of the Interior on January 6, 1903 from holdings vacated by Mormon settlers (Tiller 1988). Although no specific reason for the selection of this site was given, the availability of water and arable lands, the Mormons' success with agriculture, and the character of the townsite likely influenced this decision (Tiller 1988:5).

Serving mostly Navajo but also Hopi and Paiute children, the Tuba City campus evolved in the twentieth century from an industrial school to a more general education facility. At first, abandoned Mormon buildings were used as make-shift structures where industrial arts were taught. Soon, however, these were replaced with larger structures offering a variety of classes. In April of 1904, a Flagstaff construction firm named Wilcox and Rose obtained the bid to build five stone buildings. These included Buildings No. 3 (Tuba Hall), 5 (Manuelito Hall), and 6 (Castlerock Hall),

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constructed between 1904 and 1905 (Tiller 1988). By 1914 the campus included two dormitories, an instructional building, a dining room, and employees' quarters (Chambers 1931). Under the direction of Agency Superintendent Walter Runke in the 1910s, an administration building and a laundry were added (Chambers 1931).

After Runke's resignation in 1920, there followed two or three superintendents in quick succession. Each remained but a short time until the appointment of C. L. Walker in 1926. Under Walker's guidance, many new facilities were added to the school and agency. Walker's administration modernized the Tuba City water system, completed the boarding school auditorium, and converted the Krenz building to a commissary/warehouse in 1926; built a 50-bed hospital in 1927; constructed a telephone line from Flagstaff, a barn, three garages, and agency housing in 1928; installed a power plant, electric lights, a dining room/kitchen, a heating plant, and a public school in 1929; and constructed a new laundry, new boys' dormitory, another garage, and a machine shop in 1930 (Chambers 1931).

Building 78 continued to be a commissary and warehouse through the end of the historic period. Shortly after World War II, it was converted for use primarily as an agency laundry when a laundry on the boarding school campus (near the dining room/kitchen) was razed to make way for new construction. Post-historic uses of Building 78 and the alterations resulting from them are discussed in Item 7 of this nomination.

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Photographic Information

- 1) Krenz-Kerley Trading Post
- 2) Coconino County, Arizona
- 3) Photographer unknown
- 4) Circa 1915
- 5) Babbitt Brothers Trading Company, Flagstaff, AZ
- 6) View northeast. Main (west) elevation is to left; south elevation is to right.
- 7) PHOTO 1

- 1) Krenz-Kerley Trading Post
- 2) Coconino County, Arizona
- 3) Rick Lewis, AIA
- 4) June, 1998
- 5) Arizona Preservation Consultants, Flagstaff, AZ
- 6) View northeast. Main (west) elevation is to left; south elevation is to right.
- 7) PHOTO 2

- 1) Krenz-Kerley Trading Post
- 2) Coconino County, Arizona
- 3) Rick Lewis, AIA
- 4) June, 1998
- 5) Arizona Preservation Consultants, Flagstaff, AZ
- 6) View southeast. Main (west) elevation is to right; north elevation is to left.
- 7) PHOTO 3

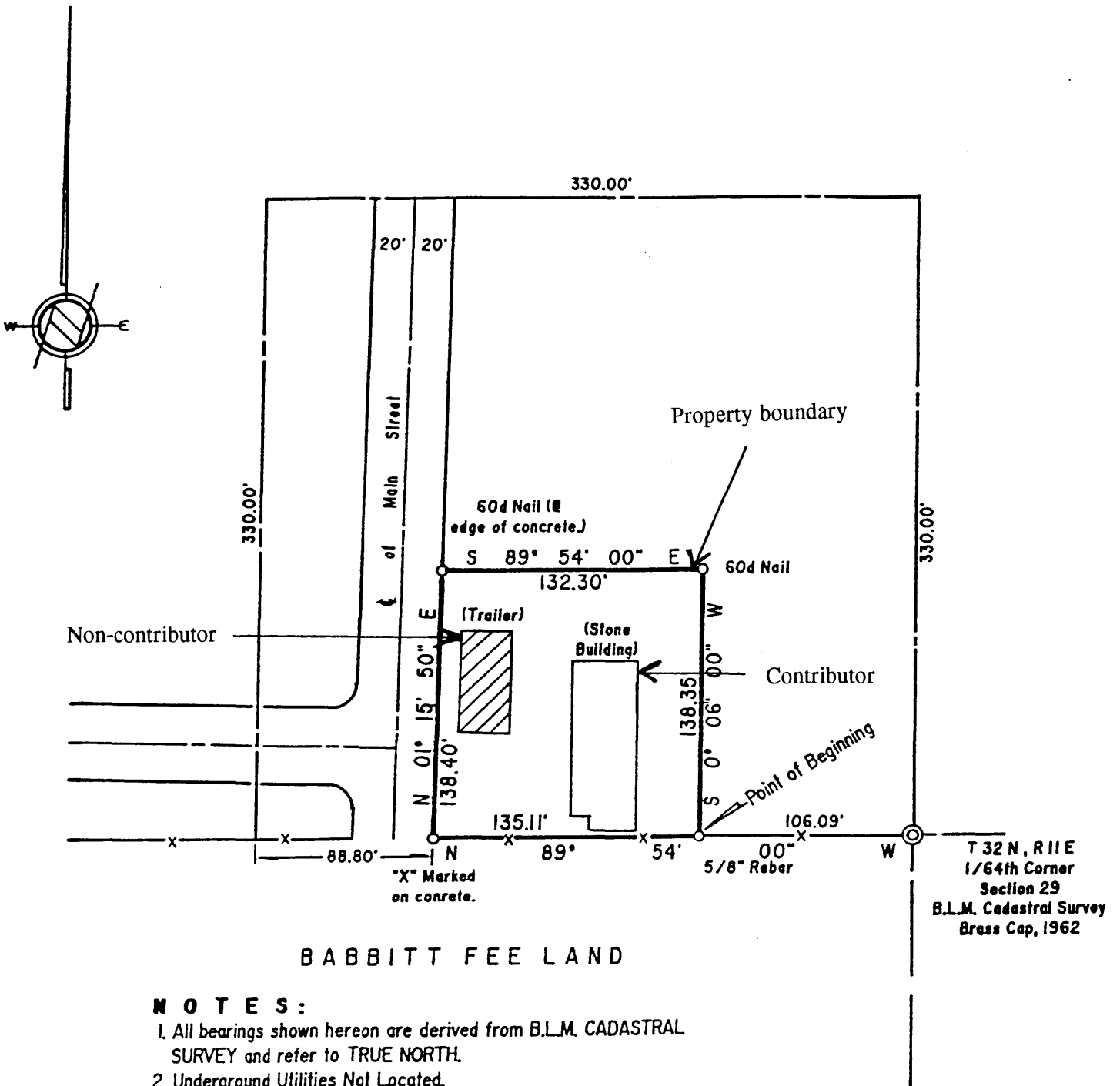


Figure 2. Boundary of the Krenz-Kerley Trading Post property, showing contributing building (historic trading post) and non-contributing building (modern trailer).