

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

SEP 20 1983

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Big House

and/or common Big House

2. Location

street & number N/A Main Rd. N/A not for publication

city, town Moccasin N/A vicinity of

state Arizona code 04 county Mohave code 015

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Dr. William and Mrs. Georgia Schmutz and Mr. and Mrs. William J. Forbes

street & number Box M

city, town Kanab N/A vicinity of state Utah

5. Location of Legal Description

courthouse, registry of deeds, etc. Mohave County Courthouse

street & number 4th and Spring

city, town Kingman state Arizona

6. Representation in Existing Surveys

title N/A has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

### SUMMARY/CONTEXT

The Big House, constructed ca. 1875, is located in the northwestern corner of Arizona in the small Mormon village of Moccasin. The community is located within the remote and sparsely populated region north of the Colorado River and south of the Utah border, an area commonly referred to as the "Arizona Strip". Moccasin is in the western half of the Kaibab Paiute Indian Reservation, four miles north of Pipe Spring National Monument, a National Historic Landmark commemorating the earliest Mormon immigration into the Arizona Territory (1870).

The main road into Moccasin enters from the south, turns west, and terminates near the Vermillion Cliffs and Moccasin Spring. The north side of the cul-de-sac is the setting for the Big House with its principal facades facing east and south.

### EXTERIOR

The Big House is a vernacular one and one-half story, wood frame, double-pen house type featuring three upper story dormers and a screened porch on the east and north elevations. There is a shed roofed addition across the rear elevation. The house measures approximately 38 feet in width and 33 feet in depth and is finished with several types of wood sheathing.

The east facade is dominated by a five-bay screened porch surmounted by a hip roof which is finished with corrugated metal panels. The east bay includes three vertical screened sections above a band of vertical tongue-and-groove boarding. Both the floor and the ceiling are finished with wooden boards. The porch extends around the house to the north, creating an asymmetrical appearance.

Projecting above the porch are three gabled wall dormers and a central corbelled brick chimney. Fenestration consists of one-over-one wood sash in each dormer and on the first floor. Two batten doors lead from the porch to the interior of the house. Simple moldings frame each opening, and the entire east wall is finished with clapboards.

The south elevation is finished with horizontal shiplap siding and is dominated by three window openings. Centrally positioned on the first floor of the main block is a sixteen light window which apparently replaced the original paired one-over-one sash unit in recent years. Centered within the gable end is a paired one-over-one sash unit with projecting sill and cornice moldings. This same original molding frames other windows and doors on the house although this historic woodwork has been removed in some locations. The porch projects out from the main wall on the east.

The rear (west) elevation is one story in height and is finished with horizontal shiplap siding. A wooden door provides access to the kitchen on the south end. Windows include a single fixed unit with a projecting sill in the center and, to the north, a one-over-one sash unit with projecting sill and cornice moldings.

The north elevation is dominated by the extension of the porch/bedroom on the first floor level. The porch section on the east is enclosed with screening above a lower band of vertical tongue-in-groove boarding. The bedroom extension includes a six-over-six sash window with simple molding and a projecting sill. A paneled wood door provides exterior

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access to the bedroom. A one-over-one sash window is offset in the gable end. Both the gable end and the bedroom ell are finished with vertical board and batten.

The roof, including the gabled dormers, is finished with wood shingles. The eaves project slightly and are articulated with a raking cornice and fascia board.

INTERIOR

Other than the installation of bathroom facilities in a first floor bedroom, the interiors of both stories are predominantly intact. The first floor is divided into four rooms. A fireplace is centrally located in the dining room, and a central, single-run stairway leads to the second level. The ceiling height on the first floor is nine feet.

The second floor consists of two bedrooms. The ceiling height on this level is seven feet. The floors on both levels are of wood, and all wall surfaces have a smooth plaster finish.

One outbuilding, a wood framed granary with a concrete foundation, is situated a short distance to the west (rear) of the Big House. This structure was erected ca. 1880 and measures approximately 18 feet in width and 12 feet in depth. The exterior walls are finished with vertical board and batten and are surmounted by a wood shingled gable roof. The granary features a cellar for the storage of vegetables and other food products.

INTEGRITY

Both the Big House and the granary exhibit a high degree of integrity. Due to the extreme remoteness of the community, the physical setting of the property has changed little since the buildings were constructed in the late nineteenth century. The only known modifications to the Big House are the installation of bathroom facilities in a first floor bedroom and the replacement of the original paired windows on the south elevation.

Both the Big House and the granary are in sound structural condition.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** ca. 1875

**Builder/Architect** Dellie Webb, Heber Ayers

### Statement of Significance (in one paragraph)

#### SUMMARY

The Big House, constructed ca. 1875, is significant for its association with the exploration and settlement of northern Arizona by Mormon colonists during the late 19th and 20th centuries. The Big House is also architecturally significant as a representative Mormon house type, typically found in Utah, which documents the diffusion of Mormon architectural values into the Arizona Strip when this area was being extensively colonized by Mormon settlers.

#### HISTORICAL BACKGROUND/CONTEXT

Mormon settlement in the American West was a result of severe religious persecution in the region of their initial colony in Nauvoo, Illinois. In 1847–48 a mass migration led them to the Salt Lake Valley in Utah. Shortly after their arrival, they initiated a carefully planned program of expansion and colonization in the adjacent territories. Their intentions were to open as much territory as possible to church members and to secure a corridor south to Mexico in the event that religious oppression in the region should begin to reach the levels experienced in the east.

From 1864 until 1884, church leaders sent colonists into the Arizona Territory from Utah. This led ultimately to the settlement of the valleys of the Little Colorado River and the Salt River. One of the first major establishments was in 1870 at Pipe Springs, Arizona, designated a National Historic Monument in 1923. Contemporaneous with the settlement of Pipe Springs, the small community of Moccasin was established four miles to the north adjacent to Moccasin Spring, a dependable water supply.

The main access route to the Arizona settlements in northeastern Arizona was a wagon road known as the Honeymoon Trail or the Old Mormon Wagon Road, which traversed the Arizona Strip country north of the Grand Canyon. It passed through House Rock Valley, paralleled the Vermillion Cliffs through Moccasin, and crossed the Colorado River at Lee's Ferry. It is within the historic context of Mormon migration and settlement and the establishment of Moccasin and other small communities that the Big House was constructed.

#### HISTORICAL SIGNIFICANCE

The Big House is directly related to the early settlement of Moccasin and, beyond this small community, to the exploration and settlement of the Little Colorado River Valley and the Salt River Valley in Arizona.

The Big House was built ca. 1875 by Dellie Webb and Heber Ayers, Mormon craftsmen, for the John Covington family. John Covington had been appointed local caretaker of the land by the United Order, a cooperative plan of the Mormon Church with headquarters in Orderville, Utah. Established in 1874, the United Order was based upon the concept of

(See Continuation Sheet)

# 9. Major Bibliographical References

See Continuation Sheet.

# 10. Geographical Data

Acreeage of nominated property 1.33 acre

Quadrangle name Colorado City, AZ

Quadrangle scale 1:62,500

UTM References

A 

1	2	3	4	2	4	10	8	16	0	15	10
Zone		Easting			Northing						

B 

Zone		Easting			Northing						

C 

Zone		Easting			Northing						

D 

Zone		Easting			Northing						

E 

Zone		Easting			Northing						

F 

Zone		Easting			Northing						

G 

Zone		Easting			Northing						

H 

Zone		Easting			Northing						

**Verbal boundary description and justification** BEG 419.76' S & 827.64' W of 1/4 COMMON TO SECS 31 32 N 128.04' TH N 81 DEG 03 MIN W 145.86' TH N 91.08' TH W 172.26' TH S 145.86' TH S 53 DEG DIMIN E 115.50' TH E 221.76' TO BEG ALL IN T41 R4 1.33 AC.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code

# 11. Form Prepared By

name/title Roman Malach, County Historian/Edited by Bill Perreault, Historian/Registrar, AZ SHPO

organization Mohave County Courthouse date August, 1983

street & number 3024 Snavelly Avenue telephone (602) 757-4456

city or town Kingman state Arizona

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Anna J. Schuber

title State Historic Preservation Officer date September 12, 1983

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I hereby certify that this property is included in the National Register

Meluna Byers  
Keeper of the National Register

Entered in the National Register

date 10/20/83

Attest:

date

Chief of Registration

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shared ownership of all property and had a lifespan of about ten years. The reasons for both its creation and demise were summarized by Joseph Fish, a leading Mormon pioneer: "It was gotten up for the purpose of uniting the people in their interest in temporal things, especially to prevent people from allowing the spirit of speculation to get possession of them and that we might have a more common interest in each others welfare. Most of the people it appeared were too selfish for this, while it was claimed that the order held some back that they did not have a chance to go forward ... The principles no doubt were correct but the people did not know how to work it out." <sup>1</sup>

The name "Big House" originated from the fact that at the time of its construction, only small, one room cabins existed in Moccasin. It served as the residence for the Covingtons until 1883 when Christopher B. Heaton was sent by the United Order to succeed Covington in the role of caretaker. With the demise of the United Order, the property was given to Heaton and his brothers. Christopher Heaton then moved to Mexico, perhaps to assist in the establishment of a refuge for those escaping punishment for the practice of polygamy. His brothers, Jonathan, Alvin, Fred, and Will Heaton then assumed responsibility for the Big House. After some trading, Jonathan became the sole owner in 1884. Jonathan and Lucy Heaton raised eleven children in the house.

Over the course of the next sixty years, the Big House was the site of much activity. Because it was a relatively large structure, community meetings, religious services, and various gatherings were held in it prior to the construction of a Mormon Chapel in Moccasin.

In addition to these local activities, the Big House also served as a stop for travelers on the Honeymoon Trail. This route received its name because young Mormon couples from settlements along the Little Colorado journeyed to the Temple in St. George, Utah, to be married. In fact, most travelers to and from St. George used the Big House as a rest stop. Records kept by the Heaton's indicate that in one month alone 110 guests and 35 horses were fed.

Today the house is unoccupied but is in the ownership of the Heaton's granddaughter, Georgia, who resides in Kanab, Utah. Plans for the restoration of the property are in the initial stages.

From its origin as a residence constructed by the United Order through its sixty year tenure as a rest stop on the Honeymoon Trail, the Big House played a direct role in facilitating the Mormon exploration and settlement of Arizona.

ARCHITECTURAL SIGNIFICANCE

In form, the Big House is a derivative of the saltbox, a style which originated in New England in the 17th century. Strictly speaking, however, the Big House is not a true saltbox in that, as it originated in New England, the saltbox form consisted of two full stories on the front with a one story rear. Also, the roof line on a saltbox, unlike that on the Big House, slants back from ridge in a continuous, unbroken line to the rear eaves.

1. The Life and Times of Joseph Fish, Mormon Pioneer, John H. Krenkel, Editor  
(cf. Bibliography)

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The one and one-half story Big House is a vernacular house type associated with Mormon settlement found commonly throughout Utah due to its acceptance by Mormons as a compact functional design. This design commonly included a bedroom ell which is present in the Big House. Within an Arizona context, however, it is significant as a rare house type with a very limited representation in communities of Mormon heritage.

Of particular interest are the three upper story flush wall dormers. These are commonly referred to as "Dixie Dormers", a term relating to the attempt by the Mormon Church to develop a cotton industry in portions of southern Utah. Such dormers appear frequently in the Mormon landscape of southern Utah. Again, the appearance of "Dixie Dormers" on residential properties in Arizona is a rarity.

The presence of this house type in the isolated community of Moccasin is significant as it represents the diffusion of Mormon architectural values into the Arizona Territory concurrent with the Mormon migration.

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MAJOR BIBLIOGRAPHICAL REFERENCES

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Francaviglia, Richard, oral interview, December, 1982.

Krenkel, John H., Editor, The Life and Times of Joseph Fish, Mormon Pioneer. Interstate Printers and Publishers, Inc., Danville, Illinois, 1970.

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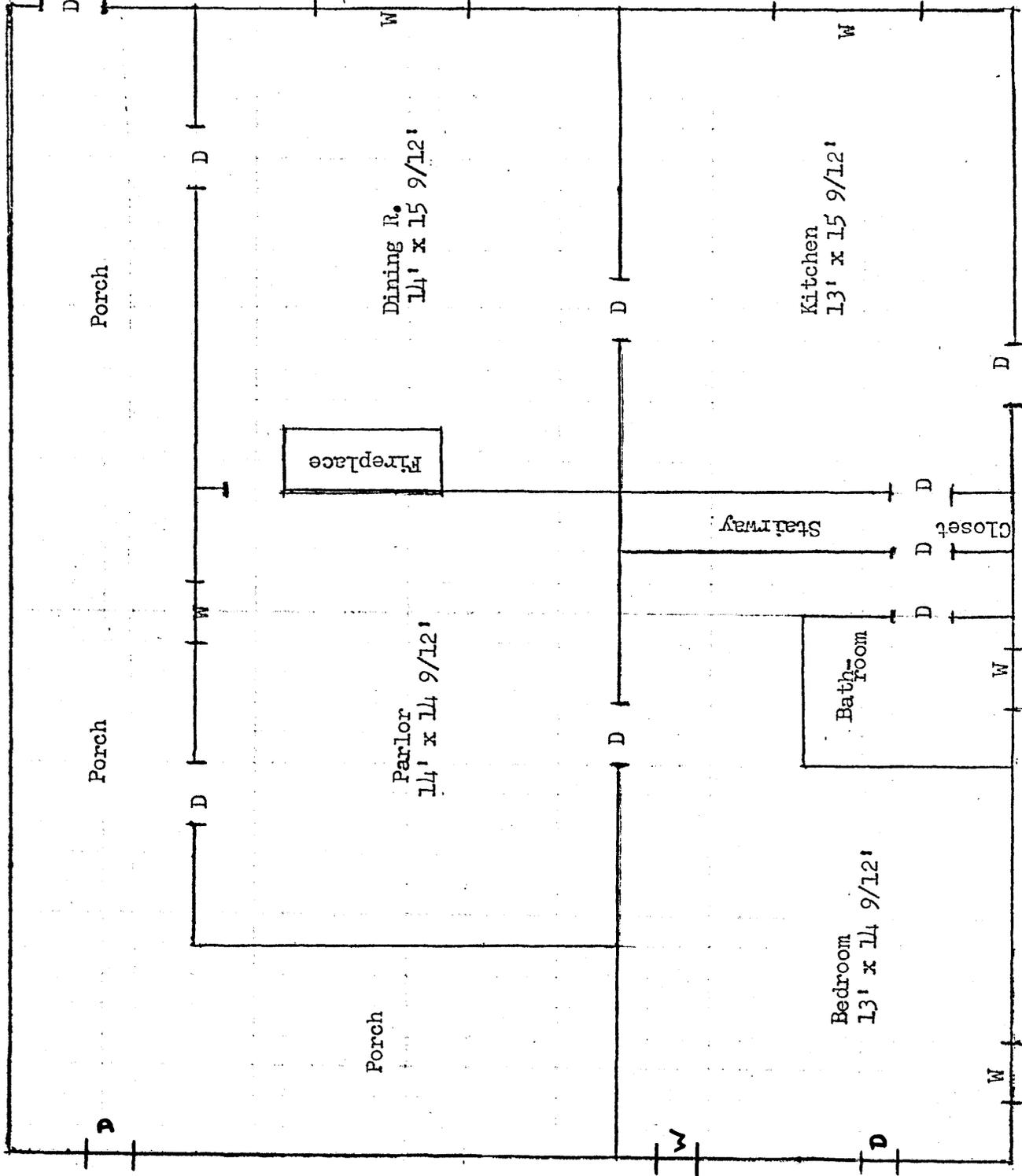
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Walker, Henry P. and Bufkin, Don, Historical Atlas of Arizona. University of Oklahoma Press, Norman, Oklahoma, 1979.

Big House - First Floor

1 square = 1 square foot, D - door, W - window



Big House - Second Floor

1 square = 1 square foot, D - door, W - window

Stairway has 14 steps

