

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 Knapp, Morgan A. and Clarissa R., House

other name/site number _____

2. Location

street & town 106 South 100 East not for publication

city or town Richmond vicinity

state Utah code UT county Cache code 005 zip code 84333

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

[Signature] Aug 20, 2004
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

[Signature] 10/2/04
Signature of the Keeper Date of Action

Knapp, Morgan A. and Clarissa R., House
Name of Property

Richmond, Cache County, Utah
City, County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

- public-local
- private
- public-State
- public-Federal

Category of Property

(check only one box)

- district
- building(s)
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing		Noncontributing		
1		2		buildings
				sites
				structures
				objects
1		2		Total

Name of related multiple property listing

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

Historic and Architectural Resources of Richmond, Utah, 1859-1954

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: single family

Current Function

(Enter categories from instructions)

DOMESTIC: single family

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Arts & Crafts

Bungalow

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT SHINGLE

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Knapp, Morgan A. and Clarissa R., House, Richmond, Cache County, UT

Narrative Description

The Morgan A. and Clarissa R. Knapp House, built in 1913-1914, is a one-story brick Arts & Crafts-style bungalow. The bungalow was the most popular house type in Utah between 1905 and 1925. The house has a rectangular footprint with a front porch under the east end of the hipped roof. The house is built on a stucco-covered concrete foundation and has an asphalt-shingled roof. The Knapp house is located at 106 South 100 East on a 0.44-acre parcel and the property includes two non-contributing outbuildings. The house is in excellent condition and contributes to the historic resources of Richmond.

The Knapp house faces east. The full-width porch is supported by tapered groups of four, square posts on half-height brick piers. The four piers are capped with painted concrete and sit on stucco-covered concrete plinths. The square-post balustrade between the piers is a 2001 replacement, but is similar to the original. The wood porch deck and concrete steps are original. There is a hip-roof dormer covered in square-butt shingles in the center of the façade. A similar dormer is in the north elevation. Exposed rafters are visible under the broad eaves and the dormer eaves. The yellow brick walls are laid in a running bond with flush mortar joints. The house has heavy concrete lintels. The windows are mostly wood-sash one-over-one, double-hung windows with exterior storm windows of aluminum. One of the best features of the house are the rare colored and leaded-glass Arts & Crafts-style windows. The larger windows feature an upper sash with Queen Anne-style colored lights. There are also leaded-glass transoms with a *fleur-de-lis* pattern in the center. The north elevation has three pairs of windows on the main level, the dormer and a basement window. The south elevation has three single windows and a full-glass door (not original) with a small concrete stoop to the east. The west (rear) elevation has a back door flanked by double-hung windows.

On the interior, the house has 1,142 square feet of space on the main floor and a partially excavated basement. The front door is off-center and leads to a living room. The parlor (now study) is to the south. Two bedrooms and a bathroom are also on the south side. The dining room and kitchen are on the north side. An enclosed back porch is in the northwest corner. The open porch deck was added in 2001. The property is a square lot of 0.44 acres.

The house is in the center of the corner lot surrounded by lawn and mature trees. The gravel driveway is in the rear. There is a garden plot on the south side near the shed. The shed is a non-contributing frame storage shed built circa 1995. There is also a new barn-shed (under construction) on the south side of the property. Both outbuildings are non-contributing. The Knapp house is located in a neighborhood that includes a mix of pioneer-era and early twentieth-century residences with some newer infill. For the most part, the older houses retain their large lots and semi-rural feel. The bungalow, though modest in size, is exceptional its architectural details and high integrity. The Morgan and Clarissa Knapp is a contributing resource in Richmond.

Knapp, Morgan A. and Clarissa R., House
Name of Property

Richmond, Cache County, Utah
City, County and State

8. Description

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more 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 # _____

Areas of Significance

(enter categories from instructions)

ARCHITECTURE _____

SOCIAL HISTORY _____

COMMUNITY PLANNING AND DEVELOPMENT _____

Period of Significance

1913-1954 _____

Significant Dates

1913-14 _____

Significant Persons

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Builder: Morgan A. Knapp _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Knapp, Morgan A. and Clarissa R., House, Richmond, Cache County, UT

Narrative Statement of Significance

The Morgan A. and Clarissa R. Knapp House, a brick bungalow built in 1921, is eligible for the National Register of Historic Places under Criterion A and Criterion C. The property is eligible within the *Historic and Architectural Resources of Richmond, Utah, 1859-1954* Multiple Property Documentation. The associated historic context is the *Dairy and Agriculture, and Early Twentieth-Century Community Development Period, 1904-1954*. Morgan A. Knapp, the first owner, was also the builder of the house. The property is also architecturally significant as an example of the Arts and Crafts movement in rural Utah as designed by a local builder. Though modest in size, the house Knapp includes a number of significant architectural details, including unusual Queen Anne-style colored and leaded glass, and a rare *fleur-de-lis* window design. The Knapp House property is in excellent condition and contributes to the historic resources of Richmond, Utah.

History of the Knapp, Morgan A. and Clarissa R., House:

The community of Richmond was established in 1859 more than a decade after the arrival of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) to the Salt Lake Valley in 1847, and about the same time as other settlements in the Cache Valley. Richmond was settled the same year as Logan fourteen miles to the south. Prior to that time, Native American Shoshone used the valley for hunting and camping. Fur trappers were also frequent visitors to the area. In 1859, seventeen families of Mormon converts built a fort and spent the winter on the banks of the City Creek. After an influx of new settlers beginning in the spring of 1860, the land was planted and roads were built. Irrigation ditches were dug to obtain water from the Cherry and City Creeks. A second fort large enough for ninety families was built in 1860-1861 along present-day Main Street from 200 West to 300 East.

The town site was surveyed in 1861 into ten-acre blocks of eight 1.25-acre lots. Farm acreage was surveyed to the west of the town. Additional blocks were surveyed and annexed in the 1891. The plan of Richmond followed the "plat of Zion" recommendations espoused by LDS Church leader Brigham Young and appearing in town site variations throughout the Intermountain West. Like other Mormon settlers, the citizens of Richmond built their houses congregated within the town site and worked on farms in the outlying areas. Each lot usually had a single-family dwelling uniformly set back from the street. Animal shelters and agricultural storage, along with vegetable gardens and orchards, were built at the rear of the large lots. The main road into town originally ran along the route currently followed by State Street.

The residents moved quickly beyond subsistence farming. The valley proved especially conducive to the raising of dairy cattle. The settlement had the first two creameries in the valley, as well as a number of sawmills, gristmills, and other early industries. Richmond was incorporated as a city on February 26, 1868. In 1874 the Utah & Northern Railway (later the Oregon Short Line) came to Richmond and became the last stop on the line before crossing the Idaho border. In 1890 the community had a population of 1,232. By 1900, the

National Register of Historic Places Continuation Sheet

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Knapp, Morgan A. and Clarissa R., House, Richmond, Cache County, UT

town boasted two general merchandise stores, a drug store, multiple creameries and mills, two saloons and a plow-bobsled factory. The community also had a number carpenters, painters, masons, a brick kiln and an architect.

In the half century, between 1904 and 1954, the city of Richmond experienced a population plateau and a stable economy based on agriculture and the dairy industry. In 1903, construction started on a condensed milk plant near the railroad at approximately 515 W. Main Street. The Utah Condensed Milk Company combined two previous Richmond creameries. The factory processed its first can of milk on March 15, 1904. Through most of the historic period, the milk factory, whose products were marketed using the Sego Milk Company label, and its successors would be Richmond's largest employer. Historically the population peaked in 1910 at 1,562, six years after the Sego milk processing plant went into operation. The community also had thriving commercial district, a sugar factory, several schools and three different religious sects holding services.

Samuel Allen Hendricks obtained a larger piece of property that included this lot in 1895. After his death in 1900, the property was deeded to two of his sons, Lafayette and Ralph. In 1910, Lafayette Hendricks and his wife, Elizabeth deeded a portion of the property to Ralph. Ralph was born in 1887 and died on February 24, 1913, while serving an LDS Church mission in England. After Ralph's death, his property was deeded to his sister Lottie Eugene Hendricks Simpson. Lottie married James Simpson, a farmer and auto mechanic, in 1907. The couple moved to Brigham City in 1914 where they lived until her death in 1921. Lottie and husband James Simpson likely sold the property to Morgan Knapp in 1914, but the deed was not recorded until 1922. The tax card gives a construction date of 1914, but the current owner was told the house was built in 1913.

Morgan Alonzo Knapp was born in Farmington, Utah, on June 11, 1859. He married Mary Magdalene Flamm on October 10, 1881. Mary Flamm was born in South Cottonwood, Utah, on February 14, 1864. Their first two children were born in Richmond. The remaining nine were born in Idaho, where the family moved around 1886. Mary Flamm Knapp died on October 13, 1904, in Rexburg, Idaho, just after her eleventh child was born. Morgan Knapp married Clarissa Riley Laird on January 10, 1905. Clarissa was a widow, whose husband died in 1901. She was born in Bountiful, Utah, on October 2, 1872. Clarissa had eight children from her previous marriage, and one daughter, Lovenia, with Morgan. The family moved to Richmond in 1910. On the 1910 census for Richmond, Morgan Knapp and his younger children are listed in the household of his sister, Aubrey and her husband John Halgren. Morgan's occupation at the time was stonemason. According to a neighbor, Morgan Knapp lived across the street from his property while he was building the house from about 1910 to 1914.¹ By the time of the 1920 census enumeration, Morgan and Clarissa were living in the house with two of Morgan's grown children and Lovenia. Morgan Knapp was listed as an automobile salesman. His son, Silas, was a traveling salesman for a knitting factory, and his daughter, Rozina, worked as a saleswoman in a department store. On the 1930 census, Morgan and Clarissa are retired. Lovenia and her husband, Orval Dobson, lived with them. Orval worked in the local milk factory.

¹ Ellen Mauchley quoted in the Intensive Level Survey report.

National Register of Historic Places Continuation Sheet

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Knapp, Morgan A. and Clarissa R., House, Richmond, Cache County, UT

In 1923, the title of the house was transferred to Clarissa Knapp. Morgan A. Knapp died on November 21, 1932. In addition, to being a builder, farmer and automobile agent, he is noted for owning the first automobile in Richmond. Clarissa Knapp was active in the children's Primary and women's Relief Society organizations of the LDS Church. She transferred title to the property to her daughter, Lovenia Knapp Dobson, in 1939. Clarissa R. Knapp died at her home in Richmond on September 16, 1955.

In 1982, W. Orval Dobson was added to the deed and the property remained in both their names until 1989. It was deeded to Paul R. Dobson in 1989 and he owned it until 1990 when it was sold to Norma C. Facer. The current owners, Christian and Mandi B. Sigg purchased it in 1998.

Architecture:

Though the type and style of the Knapp house is similar to the ubiquitous brick bungalows found throughout Utah in the 1920s, the execution of the details reflects the taste and skill of its builder, the owner, Morgan Knapp. With its exposed rafters and full-width porch, the Knapp house is one of the best examples of the Arts & Crafts Movement in Richmond. Unique elements such as the use of colored and leaded glass the Queen Anne-style windows and the four-part elephantine posts are not found on any other bungalow in Richmond and are rare in other parts of Utah. The Knapp house has a high degree of historic integrity.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Knapp, Morgan A. and Clarissa R., House, Richmond, Cache County, UT

Bibliography

- Architectural Survey Data for Richmond, Utah.* Report produced by the Utah State Historic Preservation Office, 2003.
- Bair, Amos W. *History of Richmond, Utah.* Published by the Richmond Bicentennial Committee and the Richmond City Council, 1976.
- Broschinsky, Korral. *Historic and Architectural Resources of Richmond, Utah: 1859-1954.* National Register of Historic Places Multiple Property Documentation Form, 2004. Available at the Utah State Historic Preservation Office.
- [Cache County Tax Cards and Photographs]. Available at the Cache County Assessor's Office.
- [Cache Title Abstracts and Plat Maps]. Available at the Cache County Recorder's Office.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture: A Guide, 1847-1940.* Salt Lake City, Utah: University of Utah Press, 1988.
- [Family Search Database.] Maintained online by the Church of Jesus Christ of Latter-Day Saints.
- Lufkin, Beatrice. Historic Site form for the *Morgan A. and Clarissa R. Knapp House*, 2002. Available at the Utah State Historic Preservation Office.
- Peterson, F. Ross. *A History of Cache County.* Utah Centennial County History Series, Utah State Historical Society. Salt Lake City, Utah: Utah State Historical Society, 1996.
- Richmond Cemetery Records.*
- United States Census Enumerations, *Richmond, Utah, 1900 - 1930.*
- Utah History Encyclopedia*, Allan Kent Powell, ed. Salt Lake City, Utah: University of Utah Press, 1994.
- Utah State Gazetteers, 1900–1931. Published by R.L. Polk & Co. Available at the *Utah State Historical Society and the Marriott Library, University of Utah.*
- Utah State Historic Preservation Office. *Reconnaissance Level Survey, Richmond, Utah, October 2000.* Unpublished TMs, 2000. Prepared by Tania Tully, Cory Jensen for the Richmond Historic Preservation Committee/CLG. Available at the Utah State Historic Preservation Office.

Kanpp, Morgan A. and Clarissa R., House
Name of Property

Richmond, Cache County, Utah
City, County and State

10. Geographical Data

Acreage of Property 0.44 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/3/3/2/2/0 4/6/4/1/0/2/0
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

BEG NE CORNER BLOCK 10, PLAT A, RICHMOND CITY SURVEY, W 7 RDS, S 10 RDS, E 7 RDS, N 10 RDS TO
BEG. PART OF LOT 8, SAID BLOCK, SE/4 SECTION 26 14N R 1E. CONT 0.44 ACRES

Property Tax No. 09 - 060 - 0013

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those historically and currently associated with the property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky, Preservation Documentation Resource

organization prepared for the Richmond Historic Preservation Commission date July 15, 2004

street & number P.O. Box 58766 telephone (801) 581-1497

city or town Salt Lake City state UT zip code 84158

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Christian and Mandi Sigg

street & number 106 South 100 East telephone (435) 258-4646

city or town Richmond state UT zip code 84333

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Knapp, Morgan A. and Clarissa R., House, Richmond, Cache County, UT

Common Label Information:

1. Knapp, Morgan A. and Clarissa R., House
2. 106 South 100 East, Richmond, Cache County, Utah
3. Photographer: Korral Broschinsky
4. Date: March 2004
5. Negatives on file at Utah SHPO.

Archival:

Photo No. 1

6. East elevation of house. Camera facing west.

Photo No. 2

6. North elevation of house. Camera facing south.

Supplemental:

Photo No. 3

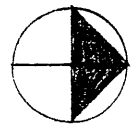
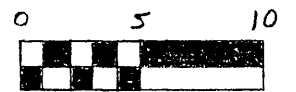
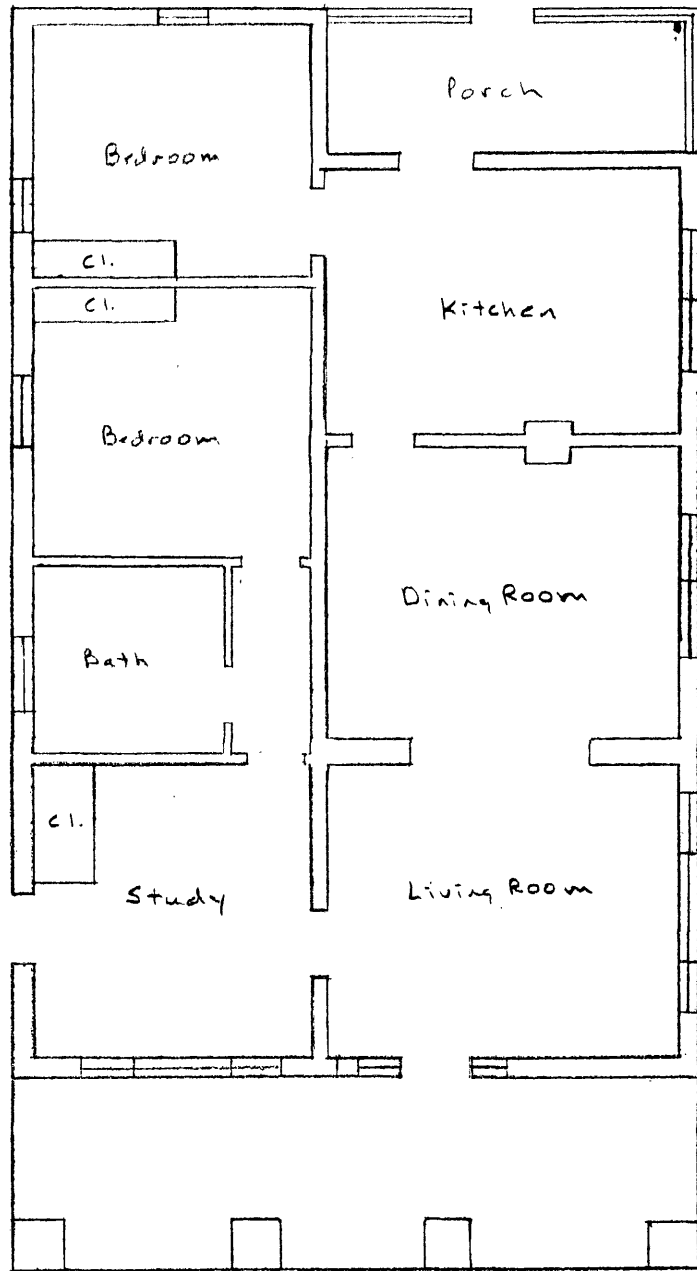
6. South elevation of house. Camera facing north.

Photo No. 4

6. West and south elevations of house. Camera facing northeast.

Photo No. 5

6. View of site, east and north elevations of house. Camera facing southwest.



Knapp, Morgan A. & Clarissa R., House
 106 S. 100 East
 Richmond, Utah

2002
 B. Lufkin