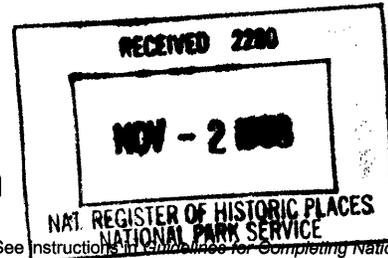


United States Department of the Interior  
National Park Service

# National Register of Historic Places Multiple Property Documentation Form



This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidance for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries.

New Submission     Amended Submission

## A. Name of Multiple Property Listing

Historic and Architectural Resources of Santa Clara, UT

## B. Associated Historic Contexts

(Name each associated historic context, identifying them, geographical area, and chronological period for each.)

- 1) Pre-settlement and the Indian Mission: 1854-1861
- 2) The Cotton Mission and Settlement: 1861-1900
- 3) Early Twentieth-Century Development: 1900-1940s

## C. Form Prepared by

name/title J. Cory Jensen/Preservation Consultant/Utah SHPO Staff

organization Santa Clara City date September 1998

street & number 671 South 560 East telephone 801-224-0955

city or town state Orem, UT zip code 84097

## D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Signature of certifying official

10/23/98  
Date

See continuation sheet

Utah Division of State History, Office of Historic Preservation  
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register

12-4-98  
Date

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### **E. Statement of Historic Contexts**

Discuss each context listed in Section B.

#### **Pre-settlement and the Indian Mission: 1854-1861**

Shortly after the arrival of the Latter-day Saints to the Valley of the Great Salt Lake in July of 1847, a vast expanse of land was claimed by Brigham Young to be a part of the proposed State of Deseret. In 1851 scouting parties looking for other settlement areas discovered coal near Parowan, in the southern portion of the present state of Utah. A fledgling industry was immediately established in iron and coal mining there and in Cedar City. Although much coal and iron were obtainable, problems with the environment and weather caused inefficiencies and production diminished. Although this venture was not an economic success, it was important in establishing the further settlement of the southern part of the state.<sup>1</sup> Many families had moved to these settlements, and even without the success of the iron industry, farming and livestock raising helped the area to thrive.

Because of the success of these communities, settlement continued south of Cedar City, and a fort was planned at Harmony where a few families had settled. Discord had erupted with the Ute Indians and the Mormons in the northern part of the territory. The ensuing war (the Walker War, as it was called) during 1853-54 had spread trepidation throughout the settlements, although no raids were ever carried out in the southernmost colonies. Many northern settlements were abandoned and during the Church of Jesus Christ of Latter-day Saints' (LDS) General Conference of October 1853, Brigham Young called several families to move to the outlying southern settlements and to increase the population at Harmony, where the Indian Mission was based. This mission was established in an effort to take Christianity to the Native Americans as had been practiced since the early days of the LDS church in Missouri, and had been foretold in the *Book of Mormon*, the chief scripture of the Latter-day Saints. John D. Lee had been placed in charge of Harmony to help establish a community, and he welcomed the missionaries to help develop the area. But the missionaries were sent to teach the Indians, not to labor at the settlement. Contention soon arose because of the conflicting interests of the two groups and in the spring of 1854 Brigham Young made the decision to move the Indian mission to Santa Clara and place Jacob Hamblin in charge. The area had seen numerous visitors and residents over at least 1000 years, beginning with a branch of the Anasazi who inhabited the area until the late twelfth century. Southern Paiutes had been farming the land for at least two hundred years before the Mormon settlers arrived. More recently, Europeans and white trappers had become familiar with the area while traveling on the Old Spanish Trail which passes through the southwestern portion of Utah. When the missionaries arrived, there was concern as to how they would be accepted by the native tribes, but following meetings with Chief Tutsegavits of the Tontaquint Tribe, agreement was made to let the white settlers establish a community.<sup>2</sup>

The actual organization of the Indian mission in the new area did not occur until December 1854. Jacob Hamblin, Thales Haskell, Augustus P. Hardy, Ira Hatch, and Samuel Knight were the first missionaries to settle in Santa Clara. One of the first things they did was construct a cabin of

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<sup>1</sup>H. Lorenzo Reid. *Brigham Young's Dixie of the Desert*, 63-65.

<sup>2</sup>*ibid.*, 67-69.

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cottonwood logs near the present site of Santa Clara, after which they helped the local Indians build two log cabins.<sup>3</sup> Apparently the settlers carried on a friendly relationship with the Tonaquints from the beginning. The missionaries enlisted them in helping to construct a large dam on the Santa Clara River in February 1855. According to one account, the dam was quite large, being eighty feet long, three feet thick, and fourteen feet high.<sup>4</sup> The water provided by the dam was used to irrigate a 100-acre farm on which watermelon and the first cotton seeds<sup>5</sup> were planted, among other crops.<sup>6</sup> The physical toll of the hard labor required to work out a living in the rugged and barren land proved too much for some, and a few missionaries ended up leaving. Jacob Hamelin fell ill from working in the harsh climate, and moved to Tooele for a short time to convalesce. Upon his return in the autumn of that year he continued to direct the affairs of the mission. With him came his family, and soon, the families of some of the other missionaries. By the next season several other families moved to the settlement.

Over the next year the missionaries would work with the Tontaquint band to help them develop their farming skills, to which they adapted quickly. In the meantime, they were adjusting to a new climate which allowed them to raise crops that could not be grown as easily in the northern part of the territory. These included grapes, melons, and cotton which require a lot of sun and a long growing season. Along with the experimental crops in Santa Clara, fruit trees were discovered to grow well in the semitropical zone, and soon, small orchards were being planted by the settlers. Unfortunately, along with the long growing season came a very tenuous water supply. Summers were long, very hot, and often dry in Santa Clara. When rain did come, it could fall in such torrents that flash floods would result. However, the first group managed to live through these conditions to make the colony permanent.

In late 1856 the settlement was instructed to build a fort for their protection against possible Indian attack. Although the threat had not been great locally, a new band under Chief Agarapoots had recently moved to the area to intimidate the settlers. Also, at this time, the threat of Johnston's army marching into the territory to impose martial law on the Latter-day Saints was making the entire region nervous. Many communities were buoying up their defenses, and forts were planned throughout the territory. Once the fort at Santa Clara was completed, Brigham Young exclaimed that it was the best

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<sup>3</sup>Andrew Karl Larson. I Was Called to Dixie, 38.

<sup>4</sup>Ibid., 38. Accounts vary as to the size. According to Under Dixie Sun, the Daughters of the Utah Pioneer's 1950 history, the dam was 100 feet long.

<sup>5</sup>As mentioned in Angus M. Woodbury's A History of Southern Utah and Its National Parks, Gus Hardy went to Parowan to obtain medicine for Jacob Hamblin. While there he procured a quart of cotton seed from Nancy Anderson who had brought the seed from her former home in the southern United States. She had heard of the long growing season in Santa Clara and offered the seed to see if it would grow. The first crop was raised in the summer of 1855, and the cotton was carded, spun, and woven into 30 yards of cloth, and a sample sent to Salt Lake City where much interest was raised.

<sup>6</sup>Other crops which were successful included grapes, olives, and figs. Mulberry trees were planted on which to raise silkworms, as had been done in several other settlements, but this was soon abandoned.

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one in the territory.<sup>7</sup> The sight for the fort was located approximately one-quarter mile above the first cabin built, or one-half mile above the present city. Because of the imminency of the so-called "Utah War," Latter-day Saints colonizing in the San Bernardino area of California were called back to help defend those living in Santa Clara. After their arrival in the Spring of 1858, a town-site was surveyed near the fort. At this time an adobe meeting/school house was constructed, probably Greek Revival in style, as was a log and stone dwelling house.<sup>8</sup> Since these buildings were constructed of stone and adobe, they were the first to display permanence in the area.<sup>9</sup>

Over the next few years the sporadic nature of the water supply was experienced, causing some uneasiness between the settlers and the Paiutes. Jacob Hamblin had promised plenty of water with the construction of the dam and canal, but the precipitation was not entirely forthcoming. After some small "miracles" the rain did come and save the crops, but not without much labor and stress on the part of the settlers, and Jacob Hamblin in particular. As the need for self-sufficiency became more apparent, more families were called south to assist the settlers in Santa Clara. The cotton crops continued to grow, but not as everyone had hoped. Hand picking was required of the cotton and proved very slow and painstaking. One of the settlers, Zadoc Judd, had inquired of former residents of the southern United States about a device known as a cotton gin which separated the cotton from the seeds. From the information he acquired, he constructed a crude cotton gin which increased the production slightly.

### **The Cotton Mission and Settlement: 1861-1900**

As the United States approached a civil conflict during the early months of 1861, Brigham Young recognized the certain damage which would be inflicted upon the cotton industry in the Confederate States. If cotton production could be increased in Utah's "Dixie" the Mormon colonies could not only supply the mountain region but, ultimately, the world market as well, which would increase the territory's self-sufficiency. Brigham Young visited the region to ascertain the possibilities of large-scale cotton production. During the October 1861 General Conference of the LDS church, more than three-hundred families were called to settle in the Cotton Mission (or Southern Mission, or Dixie Mission, as it was called at times). People with disparate skills were called and distributed to the various settlements so that they could be as efficient as possible.

The largest group of people to be called to Santa Clara was what was known as the Swiss Company. They were called, in part, for their experience in raising grapes which were to be used for producing wine for the sacrament and for sale, mainly to travelers and to miners in nearby mining towns. Not long out of their homeland, most of the Swiss did not speak much English nor did they have the means to outfit themselves for another long trek (more than 300 miles) and settlement. Daniel Bonneli, who had lived in Salt Lake City for a while was put in their charge, and arrangements were made for each

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<sup>7</sup>Reid, op. cit. 91.

<sup>8</sup>Washington County D.U.P., op. cit., 155.

<sup>9</sup>These structures were all demolished in the flood of 1862. Continue reading for more information.

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town along the route south to provide transportation for the group to the next settlement. In this manner they arrived at Santa Clara on November 28, with no wagon boxes for shelter and no food to supply them until the next harvest. They camped around the adobe meeting house in the fort until temporary shelters could be constructed (basically willow wigwam-type structures).<sup>10</sup>

George A. Smith, Presiding Elder over the Cotton Mission, made arrangements with the original settlers to impart some of their claims to land on the "Big Bend" for use as farmland by the Swiss Company. It was here that the settlers decided to survey a new, and permanent, town-site. The people felt that this area would offer better protection from flood waters, and that the soil would be more fertile. In the early days of the Mormon Church, Joseph Smith had established a pattern of settlement known as the "Plat of the City of Zion." This planning pattern had been established in the early Mormon settlements of Jackson County and Far West, Missouri, and Nauvoo, Illinois, and continued in the Great Basin settlements. Under this plan, the village plot was to be one square mile and divided into 10-acre blocks in a grid pattern. On each block were to be twenty ½-acre lots which would be laid out so that no house would be exactly opposite another. Houses were to be set back twenty-five feet, with only one per lot. The property would hold some farm animals, a garden or orchard, and lawn; all farming was to be done on property outside of the village. Streets were to be wide and run north-south and east-west, with a large block to be set aside for a temple, meeting house, bishop's storehouse, or a school. This type of planning offered protection to the village and permitted a highly efficient community with regard to use of land and community life, and proved quite adaptable to settlement in the territory.<sup>11</sup>

Because of the geographical setting of Santa Clara, a full-fledged Mormon town plan could not be established. Wedged between a high bluff which flanks almost the entire length of the town to the north, and Santa Clara River to the south, the settlement had no room to set up a full plat system. Santa Clara does have the characteristic line-village set-up with the church, businesses, and residences along the main street and perpendicular streets or lanes laid out every block. Farmland was placed behind the residences and along the river, similar to the that of the Mormon town plan. Israel Ivins made a survey of the proposed town-site in early December 1861, which was then dedicated on the twenty-second by Daniel Bonneli. Lots and vineyards were then laid out and the settlers received their new property through a drawing. Each of the families received three pieces of ground: (1) a town-site large enough for a house and garden (6x12 rods); (2) a one-acre parcel for a vineyard and farming near the town-site; (3) and a larger piece farther to the east, past the black rocks, which was to be used for farming or for a vineyard. People then began to move out of the fort and construct shelters on their new land.<sup>12</sup> For many, the main shelter was a dugout, common in many of Utah's early settlements. These were seen as temporary, until a larger, permanent house could be constructed; although sometimes they were the permanent shelter for quite a long time for those who could not rise above their circumstances.

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<sup>10</sup>Washington County D.U.P. Op. cit., 161.

<sup>11</sup>Arrington, op. cit., 10, 24.

<sup>12</sup>ibid., 162.

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The Swiss Company almost immediately began construction of another dam and ditches which interspersed throughout the new town-site. Construction was completed by December 25<sup>th</sup>, at a cost of \$1050.00. Ironically, the day the project was completed was also the commencement of a period of rain and snow storms which would last more than one month, the so-called "forty-days rain." Normally the coldest time of the year, when flooding is least expected, the incessant storms brought flood waters to all parts of Dixie. Santa Clara was struck on January 17-19, 1862<sup>13</sup> with floods which destroyed nearly everything that the settlers had constructed. Waters washed away the newly constructed dam and irrigation ditches, and moved on to the fort which, along with surrounding houses, the gristmill and molasses mill, cotton gin, the meeting/school house, and much of the farmland, was washed away. The worst part of the flooding occurred at night and caught many unsuspecting. While trying to save people from the fort, Jacob Hamblin was nearly washed away a few times, but managed to make it to safety. Many of the stored goods from the fort were saved, but the same could not be said of the settlement. Where the houses and the gristmill had once been was a "gulch several rods wide and forty or fifty feet deep."<sup>14</sup> The flood eradicated all vestiges of the original settlement. Although this has come to be known as the "Big Flood," many other major floods have stricken the area since.

Now, with six years of labor washed down the Santa Clara River, the older settlers were required to move to the land where the Swiss Company had settled. When the new settlement was established a new meetinghouse was constructed in 1863; a Greek Revival structure probably similar to the one in the fort. A tithing office/barn was also constructed at approximately the same time. The meeting house lasted the community until into the twentieth century when it was replaced with a new building; the tithing barn has since been demolished, and a more recent tithing granary constructed c.1902. Disputes occurred over the use of the land. While the earlier settlers preferred raising livestock, the Swiss relied on produce, both for their survival and livelihood. The cattle would often trample the crops of the Swiss settlers so Edward Bunker, the new bishop of the Santa Clara Ward, intervened to help solve the problem. He persuaded the stock owners to move their animals off of the farmland, and at the same time urged a mutual fencing program which was implemented and eventually solved the grazing problem.<sup>15</sup>

The following years saw the continued production of cotton, but with many ups and downs. Many of the communities contributed various types of machinery to increase the output of cotton and fabric. In 1861, 74,000 pounds of cotton was shipped east. In 1862, acreage devoted to cotton was decreased because of various environmental difficulties. For this reason more machinery was put in place to aid production, and more people were called to settle in the area. In 1863, 56,094 pounds of cotton was shipped, and in 1864 even more was planted due to the rising market price of cotton. Because of the circumstances surrounding the colony, mainly climatic and environmental, the production of cotton

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<sup>13</sup>The actual date is in dispute. James Bleak, historian for the Southern mission, provided the mid-January dates, but many residents claim the flood occurred on New Year's Day.

<sup>14</sup>Reid, op cit., 111. As quoted from Mrs. Minerva Dart Judd.

<sup>15</sup>Larson, op cit., 48.

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never met a substantial enough amount to provide trade for goods produced in other settlements. In order to survive, the settlers had to spend increasing amounts of time raising crops for their own existence and could not devote the necessary time and labor to make cotton production a major enterprise. The financially better-off northern settlers were called upon to provide subsistence in the form of cash, machinery and other goods to keep the venture going. But too many variables caused continuing collapse of the mission. The volatile nature of the land and water, the hot climate, the end of the Civil War, and the closing of the Nevada Muddy Mission which supplied much of the cotton to the Washington Mill in the late 1860s, was more than the struggling industry could handle. Cotton production continued to a small degree, briefly increasing during the depressions of 1873-76, and 1893-96, but not as a major trade-producing industry. The Washington cotton factory continued to process decreasing amounts of cotton and finally closed for good in 1910.

Supply of water had been a frequent problem, and friction between Santa Clara and St. George as to how much each settlement was to receive soon put a strain on their relationship. Contention over water use was common in almost every settlement, including the northern settlements where water was fairly plentiful. But in this part of Deseret, use of water was an even more critical issue because of the hot, dry climate. Brigham Young became involved in the dispute while he was wintering in St. George in 1874, and proposed a few possible solutions which did little to allay the situation. Finally, in 1878, the LDS church put the entire river into a single irrigation district which seemed to solve the problem until, for some unknown reason, it was allowed to lapse. But this set up an organized effort to control use of the Santa Clara waters. Compared to the early days of the settlement, the stream seemed to carry more water and not be quite as volatile in its output. Possible reasons for this are that the floods opened new springs, or that an earthquake in the region increased the flow.<sup>16</sup>

The use of water would prove especially important to Santa Clara's future, since the livelihood of the community would come to depend on the production and sale of fruit. By the last two decades of the nineteenth century, Santa Clara had become a major producer of fruit in the region. One of the major markets for fruit in the region was the mining town of Pioche, Nevada, which had a fairly large population. Pioche was approximately 100 miles from the Virgin River Basin, and Santa Clara was the first community on the way to the basin. The residents became skillful at peddling fruit which would prove important to their future as a new century approached.

### Early Twentieth-Century Development: 1900-1940s

Circumstances changed little for Santa Clara as the century turned. Although it was a new century, life did not change much mainly because of the area's remoteness. The population did continue to grow at a slow pace as evidenced in the construction of a larger meetinghouse in 1902 and a Relief Society Building in 1907 to replace the original ones. By 1913 a two-story school house was required to house all of the students in the town. But agriculture remained the primary source of livelihood and income for the residents of this isolated region. As transportation became improved in the twentieth century, the feasibility of trucking fruit out of the region was increased. Fresh and dried fruit was shipped to

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<sup>16</sup>ibid., 53-54.

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communities in Nevada, particularly to Pioche, Caliente, and Delamar. Dried peaches were hauled to Salt Lake City and exchanged for merchandise. Competition among the growers to sell their produce was great, and the prices they fetched were often quite high which helped bolster the community. Since the United States had entered World War I, demand for agricultural products greatly increased. By 1917, Santa Clara had purchased two trucks and had established a market with a distributor in Fillmore. This move improved the service and in-transit quality of the fruit, and helped open markets in other states in the west. But as the war ended so did the great demand for produce, and the county fell into financial difficulties which would last through the Great Depression. Although economic conditions were not good, Santa Clara continued to survive by shipping fruit. By 1940, three fruit-trucking companies were in operation and business increased as the conditions of the Depression subsided.<sup>17</sup>

In spite of the success Santa Clara and surrounding communities had in distributing their produce to regional markets, they might have been even more successful had they been able to procure railroad rights to the area. As soon as the railroad made its way through Utah, the people of the Dixie region saw the economic potential of having a line routed through the area. Many efforts were made between 1903 and 1911 to entice investors to finance a spur to the area. Rumors of certain projects arose, but none came to fruition. In the meantime, the automobile played a major role in opening the southern region of the state to tourism and greater commerce which boosted Santa Clara's fruit industry. An east-coast-to-west-coast highway was planned in the 1920s to encourage automobile sales in the country, and the portion to run from Salt Lake City to Los Angeles was promoted as the "Arrowhead Trail." This route, which was later designated as U.S. Highway 91, ended the isolation which had marked the settlements of Utah's Dixie for seventy years, and opened the way for automobile tourism which would change the economic course of this portion of the state.<sup>18</sup> The Arrowhead Trail was the main route through Santa Clara, which was the last main stop in the state as automobiles headed toward "Utah Hill" on their way to Nevada and California. A local trade in fruit thrived as roadside fruit stands opened along the route through town and continued in operation for several decades, until the construction of Interstate 15 in 1973. This major freeway bypassed Santa Clara, the planners opting for a route through St. George instead. And, although isolation ended for the region, the population did not boom, but continued to grow at a slower rate throughout this period.

After conserving resources during World War II, and suffering from lack of manpower while male residents served in the conflict, the region saw a slight increase in its economy as the G.I.'s returned home. Agriculture remained the staple industry in Santa Clara, although tourism increased as more people were able to buy automobiles. During this time Santa Clara's only remaining historic commercial buildings were constructed: a mercantile and a garage, but commercial development never became established in the community. After the construction of I-15 through St. George, auto traffic through Santa Clara decreased markedly, and the local fruit industry immediately felt the effects. Although no longer a major fruit supplier, Santa Clara has, within the past two decades, seen growth

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<sup>17</sup>Washington County D.U.P., *op. cit.*, 171-172.

<sup>18</sup>Douglas D. Alder & Karl F. Brooks. *History of Washington County*, 223-224.

and prosperity from the tourism industry which pervades Washington County. Population growth has turned many communities, Santa Clara included, into suburbs of St. George. But, so far, Santa Clara has managed to protect a good portion of its core settlement area through establishment of a local historic district.

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### F. Associated Property Types

I. Name of Property Type Residential Buildings

#### II. Description

90% of the 120 buildings in Santa Clara are single-family residences according to the 1995 Reconnaissance Level Survey. Approximately 44 of these have retained enough of their original character and fabric to be considered contributing buildings to Santa Clara's historic resources. Except for two church-use buildings and possibly two commercial buildings, houses are the only historic buildings in the city. Descriptions by period are provided in the following paragraphs.

#### Pre-Settlement and the Indian Mission

As with most early historic dwellings in the state, the architecture was of an ephemeral nature due to expediency. The general notion was that the first habitat would serve only temporarily until a more permanent structure could be constructed. Many times these "temporary" houses would last for years as the main residence. In Santa Clara, the first dwelling was of cottonwood logs which Jacob Hamblin and the other missionaries who accompanied him constructed almost immediately after arriving. This house was probably quite small as most were at the time. Other log buildings followed this one, although there were only a handful of settlers at the time. The other important, impermanent dwelling type found in most early settlements was the dugout. Although no account tells of a dugout being used by the first missionaries, when the Swiss Company arrived with no supplies or even wagon boxes to construct dwellings, the dugout quickly became an important, expedient structure. A description is provided by Mary Ann Stucki, a Swiss immigrant, of the dugout her father, Samuel, built:

"It was about six feet deep and twelve feet square, with a slanting roof. Crevices between the roof poles were filled with small compact bundles of rushes held in place by a weaving of young willows. About a six inch layer of dirt, which had been excavated from the cellar, was then put on the roof. There were no windows. The front and only door had one small pane of glass to light up the cool, cozy room within. Beds were made by driving corner posts into the dirt floor. Blackwillow poles, split, were nailed close together to serve as slats on the bed and fresh straw was used for mattresses. Comfortable pillow were made from the fluff of the cat-tails which were gathered from the sloughs along the creek. To space in this little room - of-all-purposes, an improvised (sic) table was made by laying a large plank on top of the posts of one of the beds. Two benches made of boards, a shelf cupboard, and a small sheet iron stove with two holes and a tiny oven completed the furnishings. All in all the little primitive (sic) shelter was quite comfortable for it was pleasantly cool in the suffocating heat

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of summer, and was warm in the winter months when light snow fell, rain drizzled, or ice coated the water ditches.”<sup>19</sup>

By 1856, the stone fort was being constructed. Stone buildings generally required more skill and time in their construction than log buildings. Within the fort, log and stone dwellings were constructed as the settlement took on a more permanent character. These dwellings were also probably quite small and unadorned, and probably had a small cellar for storage.

After the establishment of the fort many necessary buildings followed as the population increased. Adobe, the most common type of building material in Utah's settlement period, began to be used at this time. Composed of sand from the river and clay from the building site, the mixture was poured into wooden molds dusted with sand which made three adobes, usually slightly larger than a common brick. These were then removed from the mold and left out in the sun to dry for several days. A mud pit would commonly be made on the site and several bricks made in a single day. This was much cheaper and quicker than building with bricks, which did not make their appearance in the area for several years. The first adobe building constructed in Santa Clara was the meeting/schoolhouse (16'x 24') in 1858. If similar to other meetinghouses constructed in the territory at this time, it was probably a Greek Revival or simple Classically-styled, vernacular building with a flat-pitched roof and modest detailing. There are no surviving buildings from this period.

### The Cotton Mission and Early Settlement

After the Swiss settlers arrived, a new town site was organized in 1861 with the main immediate dwellings being dugouts. It was at this point that the “Big Flood” struck the early settlement and destroyed everything, leaving no lasting record of the architecture except for some remnants of the fort. At this point the new site established by the Swiss became the permanent town site for the entire settlement. Dugouts and willow shanties<sup>20</sup> were common until those who had lost their houses in the flood could construct new, permanent dwellings. Most of the permanent buildings from this period consisted of adobe or stone construction. Adobe buildings received a coating of stucco to provide a more smooth, controlled appearance and, more importantly, to keep the adobe bricks from “melting” in the rain. But there were also many who could not afford this application, and left the adobe walls exposed for many years. As time and finances allowed, some of these were later stuccoed over. Some houses from this period remain along Santa Clara Drive, the main street through town. All of the existing adobe buildings have been stuccoed, and possibly some stone ones as well. A majority of the surviving second-settlement buildings are one or one-and-one-half story, Greek Revival or Classically-inspired buildings with hall-parlor or double-cell floor plans. The houses usually have shallow-pitched roofs and very little architectural adornment besides a simple cornice and frieze at the roof line and gable returns.

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<sup>19</sup>Washington County D.U.P., op.cit. 162.

<sup>20</sup>ibid., 169. No description of the shanties is given, although they were possibly inspired by the local Native American shelters.

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As the site became more established and populated, the types and styles of houses built became slightly larger and more embellished as Victorian styles made their entrance to the outposts of the territory. Santa Clara has only a few examples of Victorian houses, with their asymmetrical massing and textural variety, but none of these would be considered "High-Style" Victorian. Although this is not mentioned in the histories, this is possibly due to the lack of a wealthy residential base, coupled with the settlement's remoteness. There are some examples of brick-constructed Victorian houses which seem to be adaptations of earlier-constructed buildings. The older buildings were commonly enlarged as families grew and circumstances improved. Additions were commonly made at the rear of the house with wood frame or brick lean-to's, but could also be in the form of a cross wing at the gable-end of the house.

### Early Twentieth-Century Development

Although the railroad had been introduced to most of the larger communities to the north, the Dixie area was still isolated at the turn of the century. Building styles in Santa Clara were still rather vernacular, relying on simple forms and indigenous materials. Locally-made brick was becoming more popular as a building material by this time, and can be seen in some of the later Classical and Victorian buildings, and the early twentieth-century houses. The buildings themselves continued to rely on architectural types which were used for smaller buildings. Arts and Crafts-style bungalows are commonly found in Santa Clara. There are a few good examples of these which use both local stone and brick in their construction. Bungalows became popular c.1905-1910 as modern conveniences began to make their impact on architecture. Bungalows, with their open floor spaces were a step away from the boxy Classical and Victorian interiors; their flat-pitched, broad-overhanging roofs, and long, low lines emphasizing a connection with the earth, in contrast to their tall, narrow predecessors. Bungalows were designed to incorporate indoor plumbing and electricity which were often retrofitted in earlier homes with makeshift endeavor. Prior to the introduction of the bungalow, transitional styles which combined Victorian with Arts and Crafts or Prairie-Style forms were common as well. Examples of all of these may be found interspersed throughout the historic section of town.

As World War I ended, architectural styles began to change as historical European architectural styles were integrated into American architecture. Several period-revivals became common throughout the country. In Santa Clara, as in most other rural Utah communities, the most common was the English Cottage style. This style of house was constructed of wood frame and brick. The plan stretched back into the lot, giving a deceptively small street-front appearance. Their asymmetrical facade is somewhat reminiscent of the Victorian styles, and recalls the centuries-old cottages found throughout England. Some very nice examples of this style can be found placed among the older architecture of the city.

The period revival styles, common throughout the late 1920s and 1930s were soon transformed into a more boxy, rather simple cottage style which became popular during the 1940s. Known as World War II-era cottages, these houses are usually of wood frame and brick construction, although they may have clapboards, or shingles of various sorts for their siding material. Their roof lines are simple, usually featuring either multi-gable, or hipped roofs, and are commonly on a raised concrete

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foundation. Examples of this type can be found interspersed throughout the historic areas of the community as well. In larger communities of Utah some of the first tract-housing developments were of this type of architecture, but, because of its size and population growth pattern, Santa Clara had no such developments.

### III. Significance

The residential architecture of Santa Clara is primarily significant for its continuation of broad patterns of American architectural and building traditions (Criterion A). They may also be significant architecturally for embodying distinctive local characteristics (Criterion C). Most of the styles found in Santa Clara reflect those found throughout the country during the different time periods. What makes the various types and styles architecturally unique to Utah and Santa Clara, as well as the surrounding region is the use of indigenous building materials which worked well for the climate,<sup>21</sup> and the development pattern of the community. Santa Clara's development is somewhat similar to many early Utah settlements: the initial colonization with impermanent dwellings followed by the construction of a fort, the establishment of the town and agricultural areas using permanent types of architecture (stone, adobe, and brick), and continued improvement in services and modern utilities along with the advancement in architectural styles, particularly after the turn of the century (Bungalows and Period Cottages). The premise on which Santa Clara, as well as most other settlements in Utah, was established, i.e. the expansion of the Mormon territory and the search for self-sufficiency, provides a pattern which continued well into the twentieth century, and is evident in the remaining historic architecture of the city.

#### Pre-Settlement and the Indian Mission

Any remnants of buildings constructed during 1854-1861, if discovered, would be significant under Criterion A. Because of the natural disaster which destroyed all of the existing buildings of the initial settlement, there are no extant architectural examples from this period. There are some physical remnants of the original fort which have been archaeologically surveyed. Archaeological surveys would be recommended to find any remaining evidence of other building foundations, dugouts, etc.

#### The Cotton Mission and Early Settlement

This marks the first period for which there are extant examples of architecture. The early dwellings, dugouts and willow shanties, more than likely, do not exist, although archaeological surveys could determine this. If any were discovered they would be eligible under Criterion A for their association with the inception of the new settlement area. If a dugout or shanty was discovered they could also be eligible under Criterion C as a rare example of a type of architecture.

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<sup>21</sup>See J. E. Spencer. "House Types of Southern Utah," The Geographical Review, Vol. XXXV. New York: The American Geographical Society, 1945. 444-457.

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As the settlement became more established, more permanent and larger examples of architecture were constructed. Significant examples would include vernacular forms of Classical and Greek Revival architecture for the earlier buildings, usually constructed of stone or adobe. These are most commonly found in Santa Clara in the hall-parlor or double-cell floor plan type. The hall-parlor is the most common floor plan of the nineteenth century in Utah, hall-parlor houses are two rooms across, with one room being larger than the other. The front entrance opens into the larger room, or hall, and the smaller parlor is separated by a wall, many times containing the fireplace or stove. The double-cell is similar, only the two rooms are of equal size, but in the same configuration.

As the period progressed to the end of the century, Victorian influence began to show as Classical-style buildings were renovated, and new buildings constructed. Compared to other communities in the state, though, the Victorian inclination is subtle. Victorian forms were popular in Utah 1885-1915. The styles and types which make up this category are characterized by asymmetrical massing, in either a cross-wing or central-block-with-projecting-bays format. Roof lines became more steeply pitched, and multiple gables and dormers made their appearance which gave the building a picturesque quality.

Significant buildings from the latter-part of this period would include any Classical-style buildings with Victorian treatments or additions (including ornamentation, and additions of cross wings, porches, etc.), and Victorian buildings of various types and styles. A majority of the buildings will be associated with settlement or agriculture and will be eligible under Criterion A if it is a type or style commonly found in the state, or C if it is a defining architectural example.

### Early Twentieth-Century Development

Buildings from this period will again be eligible under Criterion A, and possibly under Criterion C, and will be most likely be associated with agriculture. The architecture from this period exemplifies the change to modern styles and conveniences as the Arts and Crafts and Prairie School style made their influence on residential architecture. Bungalows were a very popular house type in Utah after the turn of the century until after World War I. They can be found in urban and rural areas alike, even in remote areas such as Santa Clara. Besides a general Bungalow classification, there are basically two other styles of bungalows in Utah, the Prairie School, with low-hipped roof, and broad, overhanging eaves; and Arts and Crafts, which contains more stylistic elements such as the exposed rafters, decorative knee braces, and decorative stone work. The Arts and Crafts style appears to be more common in Santa Clara. Significant houses from the early part of this period will primarily be Victorian in style, although transitional, showing Arts and Crafts and Prairie Style influence in the details on a Victorian-type building. Bungalows in the two mentioned styles will be significant under Criterion A, particularly those using local stone (especially sandstone) in their construction.

Another common house-type which followed the Bungalow is the Period Cottage. Again, some of these were constructed of local materials, primarily locally-produced brick or stone. Period Cottages using these materials would be eligible under Criterion A for continuation of a local building tradition.

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World War II-Era cottages will be significant under Criterion A for their association with the increased production of houses during and following World War II. But because there are more examples of this type from the latter part of this period, unless they use indigenous materials or craftsmanship, fewer will initially be significant as compared to the earlier buildings.

## IV. Registration Requirements

In order for a residential property to be eligible for the National Register under this MPS, it must meet certain basic criteria:

1. The building must have been constructed between 1854 and the 1940s.
2. The building must also retain enough of its architectural integrity to demonstrate its contextual origin and character. Removal or alteration of stylistic features which would identify the building with a particular style will probably make the building ineligible, as would the addition of features incompatible with a particular style of architecture (porches, dormers, window changes, etc.). Acceptable alterations might include painting of surfaces which were not originally painted (brick, etc.), or removal or covering of minor architectural features. Additions which are not historic or are incompatible with the original construction will probably render a building ineligible. Significant buildings from the third period would have to meet eligibility in the strictest sense of the term. Because there are more examples remaining from this period than any other, they would have to be in near original condition to be eligible which means, in the later examples, the contextual setting as well.
3. Properties from the first period, and early part of the second period, if any actually exist, are very scarce and probably survive as remnants or outbuildings on farm property or possibly as an encased or embodied section of a later house or outbuilding. For these reasons, restrictions pertaining to integrity would be slightly more lenient in applying the registration requirements to buildings from these periods.
4. Original fenestration pattern and size of door and window openings on the principal facades must be maintained in order for the building to be eligible. The replacement of original windows and doors may be acceptable so long as they do not detract from the original historic qualities of the structure.
5. In order for a building to be eligible under Criterion C, the building must be a good example of a particular type or style of architecture, or a good example of the work of local builders or craftsmen.

I. Name of Property Type      Commercial/Industrial Buildings

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## II. Description

Santa Clara has only a few historic commercial buildings standing, and these may have been the only ones ever constructed during the historic period. None of the local histories mention any commercial buildings, although photographs show buildings which existed in 1950. These include the Santa Clara Mercantile, the Rocky Mountain Service garage, E.C. Gates Service Station, and the Rose Garden Nursery. Of these only the mercantile and the Rocky Mountain Service garage are still standing, and have different names. These were probably built in the late 1940s so they could be considered historic. They are both one-part commercial-block types of concrete block and brick construction and abut one-another. Any other existing commercial buildings were built much later.

Industrial buildings were more common because of their necessity for the settlement's survival. Histories list various types of industrial buildings, mainly mills of various sorts in the original settlement which were washed completely away by the flood of 1862. The new settlement, no doubt, rebuilt in similar manner. One account lists a two-story wood-frame structure constructed on a ditch on Andrew Laub's lot "on the north side of the street at 2<sup>nd</sup> West" in 1870 which housed a cotton gin on the upper level and a molasses mill on the lower. When the Washington Cotton Mill closed down in 1900 the cotton gin was abandoned and the molasses mill moved to two different areas in ensuing years. George Staheli also owned a horse-powered molasses mill on the north side of 1<sup>st</sup> East built possibly prior to 1870.<sup>22</sup> Two blacksmith's shops are also listed as having been constructed after the new town site was established. One at the former Joseph Graff home, "down the lane at 2<sup>nd</sup> East," and "one on the hill west of the Edmund Gubler home on 2nd West."<sup>23</sup> Unfortunately, none of these structures remain standing, although there could be archaeological evidence remaining. More than likely there were other shops and mills built in the area, but which do not remain.

## III. Significance

Santa Clara never developed as a commercial center, and its main industry, fruit growing, required few outbuildings or processing centers. The mills listed above were either moved or fell into disrepair from lack of use, and were probably destroyed. Local people may know of the whereabouts of some of the original structures. The only commercial buildings in town probably date from the late-1940s to early-1950s, and their eligibility is questionable at this time. Both of these buildings appear to have received alterations, and might not meet the fifty-year age requirement. There are at least two remaining fruit stands, but their construction dates are uncertain. The significance of any of the commercial/industrial buildings would mostly be considered under Criterion A for their association with the development of the city in connection with fruit-growing industry.

## IV. Registration Requirements

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<sup>22</sup> *ibid.*, 173.

<sup>23</sup> *ibid.*, 174.

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In order for a commercial/industrial property to be eligible for the National Register it must meet certain basic criteria:

1. The building must have been constructed between 1854 and the 1940s .
2. Commercial and industrial buildings built early in the period but receiving later additions or alterations before the end of the historic period may also be eligible. Alterations which occurred after the historic period, such as new storefronts of aluminum, brick, stucco, Mansard roofs, etc., would be an adverse affect, and would preclude the building from eligibility. If these changes are easily reversible, without destroying the character or fabric of the original, then the building could be eligible if major stylistic elements from the architectural period have been retained.
3. Earlier remaining examples may not require as strict an adherence to integrity, especially since commercial/industrial buildings commonly underwent several changes throughout their existence. Those especially with historical significance in association with the development of the community or with important community figures may be regarded more with their attachment to history than with their material integrity.
4. In order for a building to be eligible under Criterion C, the building must be a good example of a particular type or style of architecture, or a good example of the work of local builders or craftsmen.

**I. Name of Property Type** Institutional Buildings

## **II. Description**

There are few institutional buildings in Santa Clara remaining, mainly because of the size of the city. The first meeting/school house was built in 1858 in the fort and was constructed of adobe. This was destroyed in the flood of 1862, along with all of the other buildings. When the new town site was developed a second meeting house was completed in 1863, as was a tithing office and barn<sup>24</sup> A photograph remains of the meeting house which appears to be typical for the period; i.e., a one-story, Greek Revival, temple-front building with a small cupola on the roof toward the front of the building. The building is stuccoed and has stone quoins on all the corners. This building was razed in 1902 and similar building constructed in its place. The new building (also shown in a photograph) is slightly larger and taller and constructed of brick in a vernacular Gothic style. This building lasted until 1947, when it was demolished and a more modern-style ward building constructed on the spot in 1949. This is the remaining meeting house in the city. A second Relief Society building was constructed in 1907, although it is uncertain when or where the first one was built. The Relief Society, the women's organization of the LDS church, probably used this building until the new meeting house was finished in 1949. It is a small stucco building with a gable roof and false front on the street, and is listed in the

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<sup>24</sup>These buildings have since been demolished. The current tithing granary was constructed c.1902.

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The only other historic institutional building constructed in Santa Clara was a school house, erected in 1913. This building no longer stands, but a photograph exists showing a two-story brick structure with a hipped roof and pedimented main entrance bay. There are no remaining historical institutional buildings in Santa Clara at this time.

### III. Significance

As in both previous categories, these buildings will be significant under Criteria A, association with events and broad patterns of history, particularly with civic, religious, and educational functions. Institutional buildings more accurately display a community's character than does the commercial architecture because they show what the community values most highly. Santa Clara's institutional architecture was most commonly found in the form of religious and educational facilities. These buildings, because of their prominence, were given more care in their construction and appearance, and were usually designed in the reigning style of the period.

### IV. Registration Requirements

In order for a commercial/industrial property to be eligible for the National Register it must meet certain basic criteria

1. The registration requirements are the same for these buildings as with the previous two categories. They must have been built during the historical period (that is before 1948) and retain their historical integrity.
2. Changes and additions to the structure must not detract from the historical character, or must be reversible. Any large or out of character additions or alterations will disqualify the building from eligibility (see Registration Requirements for Residential Buildings). Defining stylistic elements must remain intact. Conversely, any out of character elements that might give a false sense of history would render the building ineligible, unless they can be removed without damage to the original structure.
3. Since institutional buildings by their very nature require occasional updates and additions, certain non-historical alterations may not relinquish a building's eligibility if the original character is not surrendered. Alterations and additions should not be large or obtrusive, but should be minor enough to be considered a part of the building's character.
4. In order for a building to be eligible under Criterion C, the building must be a good example of a particular type or style of architecture, or a good example of the work of local builders or craftsmen.

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## **G. Geographical Data**

The area covered by this Multiple Property Nomination is the entire area within the Santa Clara city boundaries.

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### H. Summary of Identification and Evaluation Methods

(Discuss the methods used in developing the contexts)

The multiple property listing of historic architectural resources of Santa Clara, Utah, is based upon a reconnaissance level survey of the city conducted by Smith, Balle, Hyatt Architects in 1995. A total of fifty-two historic buildings and structures in various states of integrity were recorded in these inventories. Each building/structure was photographed and marked on a survey map and corresponding information entered on the Utah Historic Computer System (UHCS). This information includes the address, approximate year built, eligibility, building type and style, construction materials and number of associated outbuildings. The time period covered by the survey is from 1854, when Santa Clara was first settled, to 1945, which was the end of the historic period when the survey was completed. All types and styles of architecture found in the survey area was included, from early, Classical-inspired vernacular, to Victorian, to World War II-Era cottages. Because of the nature of the reconnaissance inventory, all historic buildings/structures were recorded, regardless of National Register eligibility.

The properties from the reconnaissance survey were grouped under historic contexts which best identified the development of the city and its architecture. The survey described the contextual periods as follows: (1) LDS Missionaries: 1854-1861; (2) Pioneer Settlement: 1861-1900; (3) Early Twentieth-Century Development: 1900-1945; (4) Post-War Boom: 1945-Present. The Santa Clara City Multiple Property Nomination will use a modified version of these historic contexts, i.e.: (1)Pre-settlement and the Indian Mission: 1854-1861; (2)The Cotton Mission and Settlement: 1861-1900; and (3)Early Twentieth-Century Development: 1900-1940s.

With the commencement of the Santa Clara City Multiple Property Nomination the first six properties to be nominated will be included, others will follow as funding permits. These buildings are chosen as good examples from the established historic contexts and are representative of the patterns of life in Santa Clara's development as a community. Budgetary constraints have limited the number of properties included in the initial multiple property nomination at this time.

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