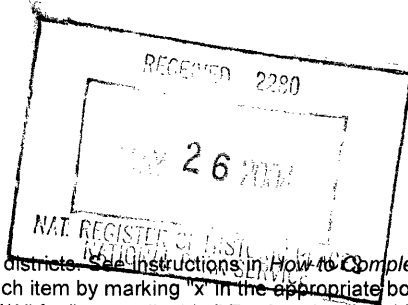


United States Department of the Interior
National Park Service

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 Cedar City Historic District

other name/site number _____

2. Location

street & town Roughly bounded by 100 West and 300 West, College Avenue and 400 South not for publication

city or town Cedar City vicinity

state Utah code UT county Iron code 021 zip code 84720

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.)
Barbara Murphy DSTPO 5.20.04
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:) _____

Elson H. Beall 7/5/04
Signature of the Keeper Date of Action

Cedar City Historic District
Name of Property

Cedar City, Iron County, Utah
City, County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

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

Category of Property

(check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
104	68	buildings
		sites
		structures
		objects
104	68	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function

(Enter categories from instructions)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- RELIGION: religious facility
- HEALTH CARE: hospital

Current Function

(Enter categories from instructions)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- RELIGION: religious facility
- COMMERCE/TRADE: business & professional

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE VICTORIAN: Victorian Eclectic; LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman, Prairie School; LATE 19TH & EARLY 20TH CENTURY AMERICAN REVIVALS: Tudor Revival, Italian Renaissance, Colonial Revival; MODERN MOVEMENT: International Style

Materials

(Enter categories from instructions)

- foundation CONCRETE, STONE
- walls BRICK, SYNTHETICS: vinyl; METAL: aluminum, WOOD: weatherboard
- roof ASPHALT
- other STONE, CONCRETE

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

Cedar City Historic District
Name of Property

Cedar City, Iron 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.)

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

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

Period of Significance

c. 1880-1954

Significant Dates

c. 1880, 1920

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

See continuation sheet(s) for Section No. 8

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

Cedar City Historic District
Name of Property

Cedar City, Iron County, Utah
City, County and State

10. Geographical Data

Acreage of Property Approx. 65 acres

UTM References

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

A 1/2 3/1/7/8/0/0 4/1/7/1/6/8/0
Zone Easting Northing

B 1/2 3/1/8/1/8/0 4/1/7/1/7/0/0
Zone Easting Northing

C 1/2 3/1/8/1/4/0 4/1/7/1/0/2/0
Zone Easting Northing

D 1/2 3/1/7/8/4/0 4/1/7/1/0/2/0
Zone Easting Northing

E 1/2 3/1/7/7/4/0 4/1/7/1/0/6/0
Zone Easting Northing

F 1/2 3/1/7/7/4/0 4/1/7/1/4/8/0
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

The boundary of the Cedar City Historic District is shown as the dashed line on the accompanying map entitled "Cedar City Historic District." Roughly from 100 West to 300 West and from College Avenue to 400 South.

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries of the Cedar City Historic District were selected to include the area with the highest concentration of historic residential structures that retain their integrity.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Beatrice Lufkin
organization _____ date April 15, 2004
street & number 1460 Harrison Avenue telephone 801-583-8249
city or town Salt Lake City state UT zip code 84105

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 District Nomination: Multiple owners
street & number N/A telephone N/A
city or town N/A state NA zip code N/A

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

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Cedar City Historic District, Cedar City, Iron County, UT

Narrative Description

Site

Cedar City is located in Iron County, Utah, 19 miles southeast of the county seat in Parowan, and 260 miles southwest of Salt Lake City, the state capital. It is a high altitude city, located at 5,805 feet above sea level, in Cedar Valley with desert to the west and the dramatic red Hurricane Cliffs to the east. With a population of 22,000 including the 5,000 students at Southern Utah University, it is the largest city in the region and serves as a regional trade and service center. The Cedar City Historic District is located directly to the east of the Southern Utah University campus and to the southwest of the older commercial area located along the old Highway 91.¹

The historic district is rectangular with wide streets laid out in an orthogonal grid. The district covers four city blocks between College Avenue on the north, 400 South on the south, 300 West on the west, and 100 West on the east. It is composed almost exclusively of residential buildings from two primary building phases: c.1880-1919 and 1920-1954. There are one hundred seventy-two (172)² primary buildings and fifty-two (52) outbuildings in the district. The majority of the buildings in the historic district, one hundred four (104) or sixty (60) percent, and forty-five (45) of their outbuildings contribute to the historic character of the district. Out-of-period and altered structures appear throughout the area but the district retains its overall historic feeling and association. All of the streets in the district are paved with curbs, gutters and sidewalks. Large mature trees line the streets and the houses maintain a uniform setback on deep lots.

Survey Methods and Eligibility Requirements

Buildings were classified as either contributing or non-contributing based on a reconnaissance level survey of the area in 2003. The boundaries of the historic district were drawn to include the highest concentration of historic resources in the area. Each building was evaluated for eligibility using the following guidelines set by the Utah State Historic Preservation Office.

A – Eligible/significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register under criterion “C”; also, buildings of known historical significance.

B- Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as “A” buildings, though overall integrity is retained; eligible for

¹ The newer commercial area is located along the exits of Interstate 15 to the west.

² Statistical data for this nomination came from data compiled by the Utah SHPO from the Reconnaissance Level Survey conducted by the author in Cedar City in the summer of 2003. The historic district area is a subset of the total area surveyed. Note that other than the “status” and “year built” categories, the statistics listed above deal only with the contributing buildings in the proposed district.

National Register of Historic Places Continuation Sheet

Section No. 7, Page 2

Cedar City Historic District, Cedar City, Iron County, UT

National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons. The additions do not detract and may be reversible.

C – Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity.

D – Out-of-period: constructed outside the historic period.³

Evaluations are based primarily on age and architectural integrity. A building may sometimes appear newer than its actual construction date because of intrusive alterations and additions. Surveyors attempt to discern the oldest portion of the building by looking for signs of greater age such as composition, massing, fenestration, foundation materials, chimneys and landscaping.

Architectural Styles and Types by Period

There are two major periods of construction evident in the Cedar City historic district. They are the “Community-Building, Farming, and Ranching period: 1880-1919” and the “Railroad, Tourism, and Iron Mine Revival era: 1920-1954”. Each period has distinctive architectural styles evident and the streetscapes show the combination of architectural styles and types in the district. (Photos #1 & 2).

Community-Building, Farming, and Ranching: 1880-1919

The earliest identified buildings in the district date from the “Community-Building, Farming, and Ranching period: 1880-1919.” Victorian eclectic styles are found in the earliest extant houses and are characterized by asymmetrical facades, irregular massing, segmental arched window openings and patterned wooden shingles on the gable ends. Victorian eclectic styles were popular in Utah from 1885 to 1910 and eight of the buildings in the historic district use this fashionable style. The forms or types of the houses from this era found in the historic district are crosswings, hall-parlors, and central passage types. The one-and-a-half-story brick crosswing at 93 West 200 South (photo # 3) is a 1903 Victorian eclectic style with characteristic small lights in a transom over a large single fixed pane window and decorative carved brackets on the protruding bay. A simpler Victorian eclectic drop-sided frame one-and-a-half-story crosswing with decorative wooden shingles at the gable ends is found at 225 South 100 West. (Photo # 4).

Two examples of larger brick two-story houses from this period are the crosswing at 128 South 100 West (Photo # 5) and the central passage at 104 South 100 West (Photo # 6). The crosswing is a two-story brick with Victorian eclectic arched window openings and a single-story bay window in the front-facing gable end. It was built of materials quarried, milled or fired by Levi W. Jones, the owner who began construction in 1885. The central passage has a two-story bay and a hipped-roof entrance porch with its roof serving as a porch for the second floor.

³ *Reconnaissance Level Surveys, Standard Operating Procedures.* Utah State Historic Preservation Office, Rev. October 1995, 8.

National Register of Historic Places Continuation Sheet

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Cedar City Historic District, Cedar City, Iron County, UT

Bungalows were the most popular house form in Utah in the first quarter of the twentieth century. Cedar City reflected the overall Utah styling trends and eighteen of the houses in the historic district are bungalows. Several good examples are found along 200 West. The brick bungalow at 141 South 200 West was built c. 1913 in a vernacular Arts and Crafts style with distinctive full-width upper and lower front porches (Photo # 7). Across the street at 142 South 200 West the brick rectangular footprint vernacular Prairie school style bungalow c. 1918 has a low-pitched hipped-roof and full-width front porch under the main roofline (Photo # 8). Both bungalows are built of the locally fired brick common in the pre-railroad era.

Railroad, Tourism, and Iron Mine Revival era: 1920-1954

The majority of the residential buildings and the few non-residential ones date from this era that coincides with economic growth and a tripling of the overall population⁴ in Cedar City. The most common domestic structures from this era are period revival cottages and World War II-era cottages. With few exceptions, the houses are one or one-and-a-half story single-family residences. Styles range from Prairie School, Italian Renaissance, Colonial revival, English cottage and English Tudor revivals to modern and minimal traditional styles.

The Prairie School style is found at the Iron County Hospital at 216 South 200 West (Photo # 9) The two-story brick building on the south built in 1922 shows the Prairie School horizontal emphasis in the cast concrete sills under the double-hung ribbon windows grouped in twos and threes and the characteristic low pitched hipped roof and overhanging eaves. A 1936 addition was constructed to the north in a similar style to the initial building but with single windows (Photo # 10). Both sections have entrance porticos supported by smooth columns and an open second-story porch above. As uses for the building changed, a 1983 renovation added entries to the building from the rear (west) and converted the internal space for use as an office building.

The Nurses' Home was built at 242 South 200 West (photo # 11) in 1924-5 to house the staff working in the Iron County Hospital next door to the north. It is a two-story brick double-pile form with a simple hipped roof in the elegant Italian Renaissance style popular in the United States in the 1920s. The bilaterally symmetrical façade has arches above the first-story windows and the simpler upper-story windows are grouped in pairs. The entrance porch is supported by pairs of Ionic fluted columns and has an open second-story porch above.

Period revival cottages, often one-and-a-half stories tall, are the most frequently occurring house type in the historic district with twenty-seven examples. They are usually of brick with irregular, picturesque massing and steep front-facing cross gables with asymmetric facades. In the historic district they are often in English cottage or English Tudor styles.⁵ The brick English cottage style period revival cottage at 218 South 100 West has a steep gabled façade with the front door outlined in cast concrete and sheltered by its own smaller, steep entrance gable (Photo # 12). The large English Tudor period revival cottage at 248 South 200 West has prominent faux half-timbering in the projecting gable end and facade wall. (Photo # 13). Its second floor overhang, grouped

⁴ *Statistical Abstract of Utah*, p. 27.

⁵ English cottage style typically uses brick wall cladding while English Tudor is characterized by multiple wall cladding materials and especially half-timbering in the gable ends.

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Cedar City Historic District, Cedar City, Iron County, UT

windows and the use of a variety of wall materials, especially faux half-timbering, are typical of the English Tudor style.

Colonial revival styling was popular in Utah from 1890 to 1940 and is found in both domestic and religious buildings in the historic district. Its style elements are seen in churches throughout Utah, particularly in the 1920s. The red brick Church of Jesus Christ of Latter-day Saints⁶ Second Ward Chapel at 212 West 200 South was built in 1929 with the typical colonial revival style elements of round arched entrance doors at the gable ends of the projecting wings, fanlights, cornice returns, and a string course of soldier bricks. The simple 1959 rectangular addition also has the stringcourse and is constructed of a similar striated dark red brick (Photo # 14). The single historic period apartment building is a two-story brick building at 55 W. 200 South with a flat roof, corner windows and colonial revival style elements in its entrance door surround (Photo # 15).

Cedar City in the 1930s and 1940s reflected the styling trends in the greater United States. Few modern styles without historic references and with the characteristic flat roofs and unadorned smooth wall surfaces are seen in the district. A rare example is the 1938 International style house at 90 South 200 West (Photo #16). It has smooth stuccoed wall surfaces, small-paned metal-sash corner casement windows set flush with the exterior walls and shallow coping at the flat roofline of the main section of the house as well as the slightly extended flat-roofed entrance bay set in the middle of the facade.

The World War II and early post war years of the 1940s and 1950s saw the construction of WWII-era cottages, early ranches and ranch houses. There are forty-six houses in the historic district from the World War II and post war years. Minimal traditional styling is loosely based on the earlier period revival Tudor style with its front-facing cross gable and simpler styling elements and was popular in Utah from the late 1930s to the 1950s. It is the dominant style in the historic district and is seen on twenty-eight of the houses. A group of four identical brick minimal traditional style WWII-era cottages located at the southeast corner of 300 West and 200 South (213 and 217 South 300 West; 285 and 287 West 200 South) show the prominent front gable and lower roof pitch of the style. Each is side-gabled with the entrance door in the protruding cross gable and a porthole window and two large twelve-light window openings on the façade (Photo # 17). The door surrounds and windowsills are emphasized in red brick, contrasting with the yellow-brown brick of the walls. The duplex at 325 South 200 West (photo # 18) has a side gabled, medium pitch roof in a rectangular form with the dual entrance doors under a front cross gable with colonial revival doors and door surround. Its half-timbered gable ends with a broad central chimney located on the ridgeline show its origins in the earlier English Tudor period revival style. The simple World War II-era cottage at 185 South 100 West from 1950 has a hipped front bay and large window openings with smaller metal sash lights on the façade (Photo # 19).

Non-contributing and out-of-period buildings appear throughout the district. There are forty-two substantially altered historic era buildings and twenty-seven that have been built since 1958, or out-of-period. Several out-of-period buildings are located on 200 South. A brick and stucco single story office building was constructed in 2003 at 118 West 200 South (Photos # 20). Across the street a complex of apartments built in 2003 is located

⁶ LDS or Mormon.

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Cedar City Historic District, Cedar City, Iron County, UT

next to a two story vinyl sided single-family house at 171 West 200 South (Photo # 21). The pitch of the gable roofs and the materials used in the new construction reflect the neighboring contributing buildings. An example of a historic non-contributing altered building is the English cottage style residence at 140 South 100 West with modern replacement windows, a two story addition to the rear and a bay window added to the façade (Photo # 22). The English cottage at 134 South 200 West has a modern single-story addition on its façade (Photo # 23). Modern garages have begun to replace some contributing garages. A large garage addition is found to the rear of the bungalow at 195 South 100 West (Photo # 24).

Overall the historic district also contains historic buildings that have been altered and those from outside of the historic period but the historic contributing buildings dominate the streetscape. The majority of the buildings retain their integrity and contribute to the historic association and feeling of the area.

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Cedar City Historic District, Cedar City, Iron County, UT

Statistical Summary of the Cedar City Historic District

Evaluation/Status	<u>Contributing</u>		<u>Non-contributing</u>					
Primary buildings	60% (104)		40% (68: 42 altered; 26 out-of-period)					
Total (172 resources)								
Construction Dates (<u>contributing</u> primary buildings only)	<u>1880s</u>	<u>1890s</u>	<u>1900s</u>	<u>1910s</u>	<u>1920s</u>	<u>1930s</u>	<u>1940s</u>	<u>1950s</u>
	1%	2%	5%	3%	23%	22%	20%	24%
Original Use (<u>contributing</u> primary buildings only)	<u>Residential single-family</u>		<u>Residential multi-family</u>		<u>Health Care</u>	<u>Religion</u>		
	94%		4%		1%	1%		
Construction Materials ⁷ (<u>contributing</u> primary buildings only)	<u>Brick</u>	<u>Veneer</u>	<u>Wood</u>	<u>Stone</u>	<u>Concrete</u>			
	67%	39%	22%	7%	5%			
Architectural Styles (<u>contributing</u> primary buildings only)	<u>Victorian</u>	<u>Bungalow/Early 20th Century</u>			<u>Period Revival</u>			
	7%	22%			29%			
	<u>Modern</u>	<u>WWII/Post War Era</u>			<u>Other</u>			
	4%	35%			3%			

⁷ Totals add to more than 100% as a building may have more than one building material used.

National Register of Historic Places Continuation Sheet

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Cedar City Historic District, Cedar City, Iron County, UT

Narrative Statement of Significance

The Cedar City Historic District is locally significant, both architecturally and historically, because it represents the social, economic and architectural history of Cedar City, Utah. The district is significant under Criterion A as a reflection of Cedar City's residential settlement patterns and community growth from c. 1880 to 1954. The city was colonized by members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon) as part of the Iron Mission to find a source for iron to support the needs of the early pioneers. The mission only lasted until 1858, and no structures exist in the district from this era. Although iron was not an economically significant industry in the area until after World War II, Cedar City saw modest growth as an agricultural community, and this is what helped the community to survive until the arrival of the railroad and subsequent tourism to the parks of southern Utah in the 1920s. Its growth since has been due to a balance of tourism, agriculture, mining, and the presence of Southern Utah University. The district is also significant under Criterion C for its intact architectural diversity. The district area is the most historically intact residential section of Cedar City (60% of the buildings within the district are contributing resources), a city that has been impacted by heavy development pressure to meet the needs of an expanding population. The variety of building types and styles reflect the periods of the historical development of Cedar City outlined in this nomination, and are good representative examples of the various types and styles that were constructed throughout the city. The district is a contributing resource to Cedar City.

Early History of Cedar City

The Mormon pioneers under the direction of Brigham Young, the head of the Mormon Church at the time, settled the Salt Lake valley on land that was owned by Mexico in the summer of 1847. The following year Mexico ceded the land of present day Utah to the United States to be governed as a territory. Brigham Young envisioned an economically independent Mormon "Kingdom of God" extending throughout the mountain west and soon sent out colonizing parties from Salt Lake City to realize this dream. The proposed Mormon State of Deseret covered 265,000 square miles, an area now part or all of nine western states.⁸ A unique aspect of the settlement of Utah was the ability of Mormon church leaders to "call" or direct people to settle in a particular area at a pre-selected site under church leadership. These "calls" were seen as revelations from God and rarely refused.

Pioneer Mormon society had a great need for iron. Costs for shipping iron implements overland from the east were exorbitant because of the weight. Used iron hinges and wagon parts were often melted down and recast because of their scarcity. In the search for economic independence for their people, Mormon church leaders were interested in finding and promoting local iron works. Word of iron ore in profusion to the south led Brigham Young to "call" 169 men, women and children to develop an iron-manufacturing center close to what

⁸ Utah, Arizona, New Mexico, Nevada, California, Oregon, Idaho, Wyoming, Colorado. In Leonard J. Arrington. *Great Basin Kingdom: Economic History of the Latter-Day Saints, 1830-1900*. (Lincoln: University of Nebraska Press, 1958), 85.

National Register of Historic Places Continuation Sheet

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Cedar City Historic District, Cedar City, Iron County, UT

is now Cedar City. The first settlement in Parowan in 1851 was established both to investigate the iron deposits as well as to provide a supply base on the route from Salt Lake City to California, the "Mormon Corridor," uniting the towns of the proposed State of Deseret.

A small group of thirty-five men skilled in mining and manufacturing led by Captains Henry Lunt and Peter M. Fife moved twenty miles south from Parowan to the area now known as Cedar City to establish an iron works on November 11, 1851.⁹ Hopes for success were high and Brigham Young instructed the Mormon missionaries in England to raise capital as well as to recruit converts with iron mining and manufacturing skills to support the Iron Mission. The State of Deseret chartered Cedar City in Iron County, Territory of Utah, on February 10, 1852.

By the fall of 1852 a batch of iron was produced in Cedar City, the first time that iron had been made west of the Mississippi River. The iron works produced "a few andirons, kitchen utensils, flat irons, wagon wheels, molasses rolls and machine castings"¹⁰ in the six years of its existence. Many factors conspired against the success of the iron mission: bad crop years, floods, conflicts with Native Americans (the Walker War in 1853), drought, grasshoppers, and, in 1857, the Mountain Meadows Massacre and the Utah War. In 1858 Brigham Young ordered the iron works closed. Two-thirds of the population of Cedar City moved on, leaving only 301 people in fifty-nine households. There were thirty-five (35) unoccupied houses in the 1860 census¹¹ and half of the surrounding agricultural lands had been abandoned.¹²

Community-Building, Farming and Ranching, 1880-1919

After the close of the Iron Mission, the economy of Cedar City became agrarian. The remaining settlers were involved in farming, ranching, and dairying with some freighting and manufacturing activities. Livestock ranching became increasingly important and in 1910 the wealth of the county was in sheep and sheep ranching.¹³ Victorian eclecticism was the predominant architectural influence during this period. Houses in the district from this era range from large brick two-story structures (Photos 5 & 6) to more modest single story frame dwellings (388 South 100 West).

By the time of the 1880 census the population of Cedar City had grown to 740 inhabitants living in 135 houses. Civic and religious buildings were constructed in the city. An adobe social hall was built in 1862 (demolished), a brick school in 1881 (demolished) and a tabernacle in 1887 (demolished). By 1890 the population had increased to 1,053¹⁴ and to 2,557 by 1920.¹⁵ A branch of the University of Utah was opened in 1897 as the

⁹ Arrington, 122.

¹⁰ Arrington, 127.

¹¹ Janet Burton Seegmiller. *A History of Iron County: Community Above Self*. Utah Centennial County History Series. (Salt Lake City, UT: Utah State Historical Society. Iron County Commission. 1998), 74.

¹² *Ibid.*, 70.

¹³ *Ibid.*, 98.

¹⁴ *Ibid.*, 92.

¹⁵ *Ibid.*, 109.

National Register of Historic Places Continuation Sheet

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Cedar City Historic District, Cedar City, Iron County, UT

Branch Agricultural College (BAC). In 1913 it became a branch of the Utah State Agricultural College in Logan.

The early years of the twentieth century brought many infrastructure improvements to the city. In 1903 telephone service arrived and in 1904 the city water system was begun. The Gem Theater opened to show motion pictures on Main Street in 1905. The first automobile and electric streetlights both appeared in 1907.¹⁶ The first house to use electric lights was at 128 South 100 West (see photo # 6). After the railroad entered Iron County in 1899, the people of Cedar City were anxious for a spur line to their city and raised \$100,000 to purchase the right of way as an inducement for the Union Pacific Railroad Company to complete the spur. Tourism based on automobile access was just beginning and the city positioned itself as a gateway to the scenic wonders of Southern Utah.

Railroad, Tourism and Iron Mine Revival, 1920-1954

The two major events in this time period that spurred economic growth and development in Cedar City were the coming of the Union Pacific railroad and the reopening of the iron industry. The President of the United States, Warren G. Harding, and his wife arrived on June 27, 1923, to inaugurate the new railroad line in downtown Cedar City with a crowd of six thousand. The Union Pacific railroad advertised the region's scenic attractions of Cedar Breaks, Zion and Bryce Canyons and the Grand Canyon. The railroad carried passenger traffic as well as products from the revived mining efforts.

The 1920s saw the establishment of Cedar City as a railhead and a resultant increase in tourism to the neighboring national parks and monuments. Grand Canyon, 189 miles south, was established as a national park in 1908 and 1919. Bryce Canyon, 89 miles to the east, became a national monument in 1923 and a national park in 1928. Zion, 63 miles south, became a national monument in 1909 and a national park in 1919. The Union Pacific railroad used Cedar City as a base to offer daily tours during the season to the parks and monuments. Tours could be arranged from any railroad ticket office in the country or through the Utah Parks Company in Cedar City.¹⁷ Tourists took the train to Cedar City and then boarded buses to reach the parks. Tourism via the railroad, and increasingly the automobile, became economically important to Cedar City.

The population of the city doubled during the decade of the 1920s. The 1920 census¹⁸ used few addresses for dwellings in Cedar City and noted that many of the residences on 100 West were farmsteads. Occupations of the residents of the historic district ranged from agricultural such as laborer, cowboy, sheep man, and stockman, to teacher, physician, postmaster, mechanic and butcher. The first beauty shop in Cedar City was owned and operated by Genevieve Macfarlane Chamberlain and her sister, Irene. Genevieve was a graduate of BAC (now SUU) and lived in the English Cottage style period revival cottage at 288 South 100 West. Her husband, Howard Chamberlain, ran a grocery store. By the 1930 census, occupations of the residents of the historic district were still heavily agricultural but other occupations were appearing: stockman, farmer, stock raiser –

¹⁶ Ibid., 99.

¹⁷ T. Roger Blythe, illus. *Gateway to the Utah National Parks, Cedar City, Utah; In the Heart of the Rainbow Canyons*. Cedar City Chamber of Commerce, n.d. [1940?].

¹⁸ 14th U.S. Census of Population.

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sheep, furniture store manager, boarding house owner, physician, teachers, carpenters, superintendent of schools and a manager of a mining company. Period revival cottages were the most popular architectural style and type during this era. Twenty-three houses were built in the 1920s in the district. Menzies J. (Dr. Mac) Macfarlane built an English cottage style house for his family close to the Iron County Hospital where he had a medical practice on 218 South 100 West in 1926 (See photo # 8).

Similar to the rest of Utah and the nation, the effect of the Great Depression on the Cedar City economy in the 1930s was devastating. Federal relief projects provided city improvements to Cedar City from the Public Works Administration (PWA) including a city sewer system, sidewalks, work on the roads, as well as an addition to the Iron County Hospital in 1935 (Photo # 17). Moroni Parry who supervised the construction of the hospital addition built the International style house at 90 South 200 West in 1938.

The years after World War II were a time of economic growth for the area, especially in the iron industry. The 1940 population of 4,695 increased 15% by 1950.¹⁹ There was a nationwide demand for steel whose manufacturing required quantities of iron ore like that found around Cedar City. There were twenty-one ironworkers in Cedar City in 1940 and by 1944 the number had grown to 300. The tonnage of ore shipped was four times what it had been previously.²⁰ Cattle ranching replaced sheep raising in the strong postwar agricultural economy and sheep herds decreased to half the size they were in 1930.²¹ Minimal traditional styling with simple motifs, low pitched hipped or gabled roofs, over an almost square house predominated in the era. An example is the single-family house from 1950 at 195 South 100 West (Photo # 19).

Out of Period, 1955-2004

The two major factors influencing the Cedar City historic district in the modern period are the Shakespeare Festival and the growth of the university. The first Shakespeare Festival was held at the college in the summer of 1962. The festival and associated theater activities continue to draw tourists from across the state and the country. The outdoor Adams Memorial Theatre was dedicated in 1977, and the Randall Jones Theatre, across the street, was opened in 1989. The theatres are located just to the north and west of the historic district. The Branch Agricultural College, a unit of the Utah State Agricultural College became the four-year College of Southern Utah in 1968. In 1991, the college became Southern Utah University.

¹⁹ Seegmiller, 139.

²⁰ Ibid., 129.

²¹ Ibid., 140

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The population of the city has quadrupled since 1950 and much of this growth has taken place outside of the historic district. The growth of the university and the tourism associated with the Shakespeare Festival have created a need for housing for both the students as well as for the tourists and workers associated with the Shakespeare Festival. These needs have had an impact on the historic district as residents expand existing houses or demolish them to construct new housing units for the student and tourist populations. Some contributing houses have been adapted for use as inns: the bungalow at 142 South 200 West (photo # 8), the English cottage at 218 South 100 West (Photo # 12) and the Victorian Eclectic crosswing at 237 South 300 West.

The Cedar City Historic District is an important historic resource because it represents the settlement and development of the town of Cedar City, Utah. It is locally significant as a physical reflection of its residential architecture and historic development. The buildings within the district represent the wide range of architectural styles and plans popular in the city between 1880 and 1954.

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Cedar City Historic District, Cedar City, Iron County, UT

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Section No. PHOTOS Page 1

Cedar City Historic District, Cedar City, Iron County, UT

Common Label Information:

1. Cedar City Historic District
2. Cedar City, Iron County, Utah
3. Photographer: B. Lufkin
4. Date: February 2004
5. Negative on file at Utah SHPO.

ARCHIVAL PHOTOS

Photo No. 6:

6. 128 South 100 West. East elevation of building. Camera facing west.

Photo No. 7:

4. Date: August 2003
6. 141 South 200 West. North and west elevations of building. Camera facing southeast.

Photo No. 8:

6. 142 South 200 West. South and east elevations of building. Camera facing northwest.

Photo No. 11:

4. Date: August 2003
6. 242 South 200 West. East elevation of building. Camera facing west.

Photo No. 12:

6. 218 South 100 West. South and east elevations of building. Camera facing northwest.

Photo No. 15:

6. 55 West 200 South. South elevation of building. Camera facing north.

Photo No. 16:

6. 90 South 200 West. South and east elevations of building. Camera facing northwest.

Photo No. 18:

4. Date: August 2003
6. 325 South 200 West. West and south elevations of building. Camera facing northeast.

Photo No. 19:

6. 185 South 100 West. West elevation of building. Camera facing east.

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Section No. PHOTOS Page 2

Cedar City Historic District, Cedar City, Iron County, UT

SUPPLEMENTAL PHOTOS

Photo No. 1:

6. 200 West. Camera facing south.

Photo No. 2:

6. 100 West. Camera facing south.

Photo No. 3:

6. 93 West 200 South. North elevation of building. Camera facing southwest.

Photo No. 4:

6. 225 South 100 West. North and west elevations of building. Camera facing southeast.

Photo No. 5:

6. 104 South 100 West. South and east elevations of building. Camera facing northwest.

Photo No. 9:

6. 216 South 200 West. East elevation of building. Camera facing west.

Photo No. 10:

6. 216 South 200 West. East elevation of north addition (1936). Camera facing west.

Photo No. 13:

6. 248 South 200 West. East elevation of building. Camera facing west.

Photo No. 14:

6. 212 West 200 South. South and east elevations of building. Camera facing northwest.

Photo No. 17:

6. 213 South 300 West. South and west elevations of building. Camera facing northeast.

Photo No. 20:

6. 118 West 200 South. South elevation of building. Camera facing northeast.

Photo No. 21:

6. 155 West 300 West. North elevation of building. Camera facing south.

Photo No. 22:

6. 140 South 100 West. South and east elevations of building. Camera facing northwest.

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Section No. PHOTOS Page 3

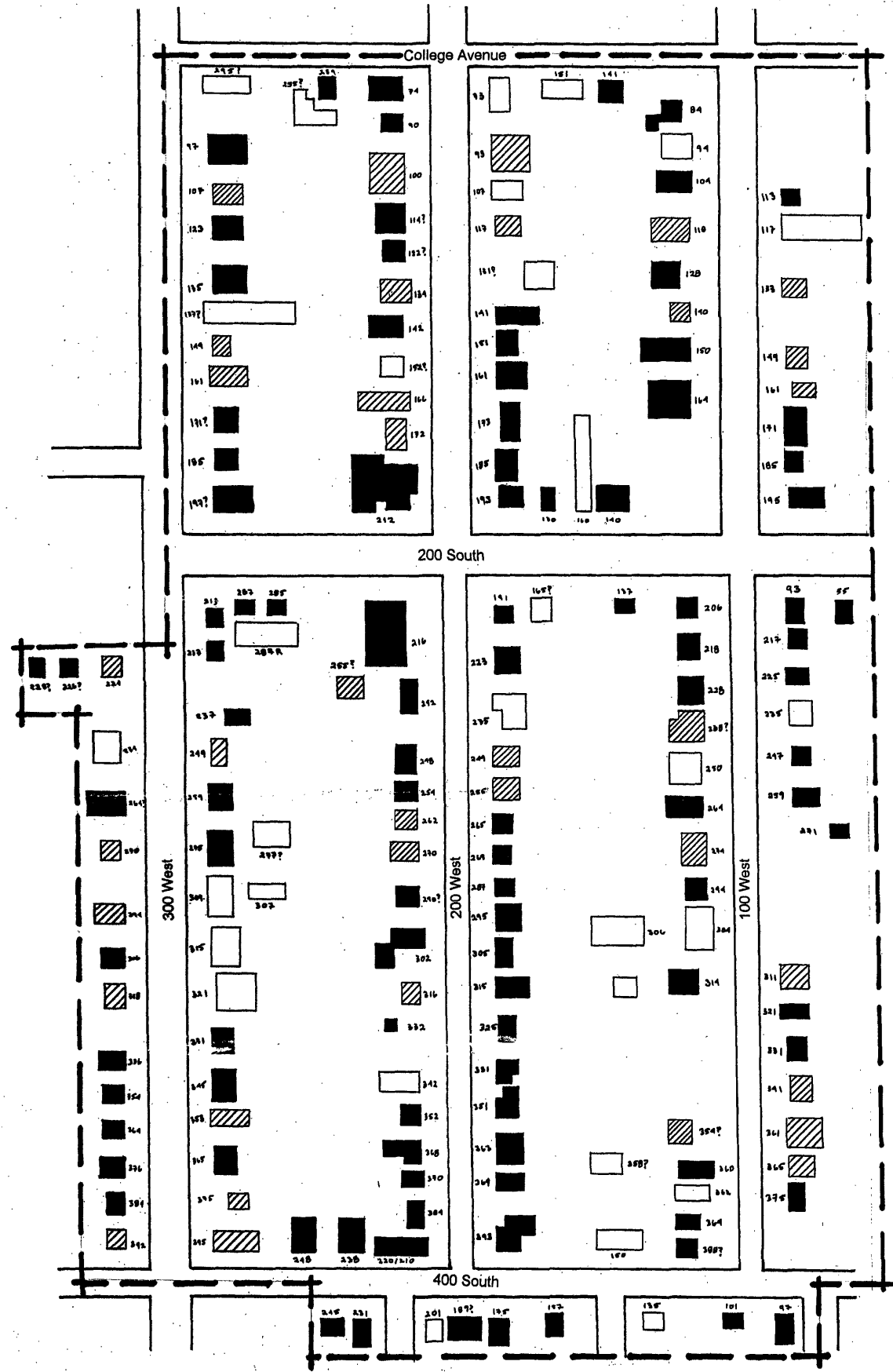
Cedar City Historic District, Cedar City, Iron County, UT

Photo No. 23:

6. 134 South 100 West. South and east elevations of building. Camera facing northwest.

Photo No. 24:

6. 195 South 100 West. West and south elevations of building. Camera facing northeast.



Cedar City Historic District

National Register Historic District
Cedar City, Iron County, Utah

- Contributing
- ▨ Non-contributing
- Out-of-period
- District Boundary