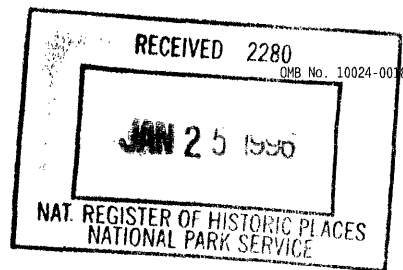


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



164

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places 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 Swallow's Nest
other names/site number Albert Robison Lyman Study

2. Location

street & number 2 North Grayson Parkway N/A not for publication
city or town Blanding N/A vicinity
state Utah code UT county San Juan code 037 zip code 84511

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.)

W. M. A. 1/12/96
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 this 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:)

Edson R. Beall 2/23/96
Signature of the Keeper Date of Action

**Entered in the
National Register**

Swallow's Nest
Name of Property

Blanding, San Juan 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	
1	1	buildings
		sites
		structures
		objects
1	1	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 Functions
(Enter categories from instructions)

- DOMESTIC/secondary structure
- OTHER/study
- _____
- _____
- _____

Current Functions
(Enter categories from instructions)

- VACANT/NOT IN USE
- WORK IN PROGRESS
- RECREATION AND CULTURE/outdoor recreation
- _____
- _____

7. Description

Architectural Classification
(Enter categories from instructions)

- NO STYLE
- _____
- _____
- _____

Materials
(Enter categories from instructions)

- foundation Sandstone
- walls Sandstone
- roof WOOD Boards
- other _____
- _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

Swallow's Nest
Name of Property

Blanding, San Juan County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all 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.

Areas of Significance

(Enter categories from instructions)

LITERATURE
EDUCATION
EXPLORATION/SETTLEMENT

Period of Significance

1925-1938

Significant Dates

1925-1938

Significant Person

(Complete if Criterion B is marked above)

Lyman, Albert Robison

Cultural Affiliation

N/A

Architect/Builder

Lyman, Albert Robison (builder)

Narrative Statement of Significance

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

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

X See continuation sheet(s) for Section No. 9

Swallow's Nest
Name of Property

Blanding, San Juan County, Utah
City, County, and State

10. Geographical Data

Acreage of property approx. 4 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 6/3/4/8/8/0 4/1/6/5/1/1/0
Zone Easting Northing

B / / / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / / / /

D / / / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

All of Lot 4 Block 15 Blanding Townsite Survey; and
All of Lots 3 and 4 Block 16 Blanding Townsite Survey

___ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that have been and continue to be associated with the building.

___ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Liza C. Julien

organization Utah State Historic Preservation Office

date November 1995

street & number 300 Rio Grande

telephone (801) 533-3500

city or town Salt Lake City

state UT zip code 84101

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/or 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 City of Blanding

street & number 50 West 100 South

telephone (801) 678-2791

city or town Blanding

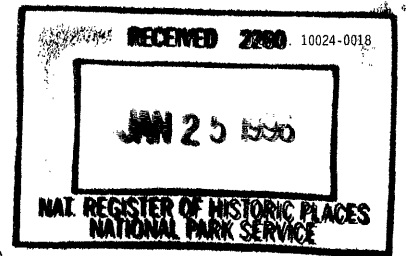
state UT zip code 84511

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet



Section No. 7 Page 1

Swallow's Nest, Blanding, San Juan County, UT

Narrative Description

The Swallow's Nest, located in Blanding, Utah, was built in 1925. It is a small one-room, one-story random rubble sandstone structure with a rectangular plan. The building has a low pitched gable roof composed of vertically laid board and batten supported by round log purlins and log pole columns; the roof ridge runs north to south. The front-facing north elevation has a doorway supported by a wood lintel located asymmetrically on the right side of the facade. The west and south elevations each have a centered vertical rectangular window with a wood lintel. The east facade has no opening. Although the building is in disrepair it remains unaltered. Currently the building is enclosed by a chain link fence to secured it from vandalism. Overall the building retains its historic integrity as Albert Lyman's study.

The interior of the Swallow's Nest has a rough plank floor and an exposed roof frame with no ceiling. The walls are random rubble similar to the exterior with a lime washed mud plaster finish. A masonry firebox is located at an angle in the southwest corner of the building where a stove and stove pipe vented through the roof may have been used but are no longer present. In the southeast corner is a very rudimentary built-in desk with a rough writing surface and bookshelves underneath.

The Swallow's Nest is located on a farmstead known as the Nicklovis Ranch, a name chosen by Albert Lyman. Originally, the little rock study was part of a farm complex that included a farmhouse (approximately 350 feet northwest of the Swallow's Nest), gardens, fields, orchards, cellar and pits, corrals, sheds, barns, pigpen, granary, and a silo. The farmhouse, built in 1914, the only other remaining building on the farm complex, has been considerably altered and is currently considered non-contributing and is not part of the property being nominated. Plans are being made to restore the Swallow's Nest as part of a city-owned roadside park.

__ See continuation sheet

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Swallow's Nest, Blanding, San Juan County, UT

Narrative Statement of Significance

The Swallow's Nest, built in 1925, is significant under Criterion B as the study of Albert Robison Lyman, an influential figure in Blanding's history. Lyman was the first settler in Blanding in 1905 and gave unending support to the educational, religious, and individual needs of its residents. His literature about Blanding's history, people, and pioneer way of life were important contributions. The Swallow's Nest illustrates his devotion to his life long ambition and aspirations to write. It held his books, writing materials, and personal keepsakes. While Albert Lyman occupied the Swallow's Nest he wrote and published "The Voice of the Intangible." Although most of his books and articles were published after he and his family moved from the Nicklovis Ranch in 1938, his studies and writings between 1925-38 in his "rock study" laid the foundation for the knowledge and ideas that were the basis of future literary work. Albert Lyman was the first to write the history of San Juan County. He collected oral histories, diaries, and journals as sources. He was a prolific author and his books, articles, and essays were widely circulated and used by other authors and local historians. The Swallow's Nest retains its integrity for the period of significance, 1925-38, when Albert Lyman used it as his study and is the best property associated with him.¹

Albert Robison Lyman built the Swallow's Nest in 1925 as a sanctuary where he could study, write, meditate, and retreat from his large family without subjecting the household to undue silence. He raised a metal flag atop the building as a sign that he was not to be disturbed. The little structure was built from rocks and mud obtained from the farm and lumber from Parley Redd Mercantile. He named it the Swallow's Nest based on his observations of the birds and their habitat. The study held his books, writing materials, shoe mending tools, and keepsakes.² It is located on property originally purchased from Nicholas Lovis on September 12, 1912 for \$770.00. Subsequently, Lyman named the property the Nicklovis Ranch.³ The house, located northwest of the Swallow's Nest, was built in 1914.⁴

¹ Albert Lyman lived in two homes in Blanding (his first home lacks integrity due to major alterations and the second home is essentially outside the period of significance) and one in Salt Lake City that he occupied briefly and is not significant and indicative of his accomplishments.

² Nicklovis Memories by Quince (Guen Lyman Smith); Guen Lyman Smith to Philip Palmer, 1 February 1995; Karl Lyman, Interview by Jon and Gary Guymon, 1995, Swallow's Nest, San Juan County File, Utah State Historical Society, Salt Lake City, Utah.

³ Karl R. Lyman, The Old Settler, A Biography of Albert R. Lyman (Salt Lake City: Publishers Press, 1980), 30. Also letter from Guen Lyman Smith to Philip Palmer, 1 February 1995. Located in the National Register File, Utah State Historic Preservation Office.

⁴ Karl R. Lyman, 43.

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Section No. 8 Page 3

Swallow's Nest, Blanding, San Juan County, UT

Albert Robison Lyman was born on January 10, 1880, in Fillmore, Utah. His parents were Platte DeAlton Lyman and Adelia Robison. As a child he was part of the group of about eighty families who went through the famous Hole-in-the-Rock to settle in Bluff, Utah, on April 6, 1880. These Mormon pioneers were called by the LDS Church (The Church of Jesus Christ of Latter-day Saints) to colonize the San Juan River area of southeastern Utah. The LDS colonizing movement was largely in response to overpopulation and the additional burden it placed on land and water resources in the more settled regions. Life in San Juan County was difficult due to droughts, floods, and poverty, and was dangerous because of the outlaws that occupied the area. Additionally, uncertainty about the continued settlement of the area existed due to a Congressional bill that would have given San Juan to the Indians. The people of the San Juan Mission, however, endured life in the wilderness with the encouragement of LDS leaders. Eventually, other areas of San Juan were settled by these pioneers, among them Blanding.⁵

White Mesa, where Blanding is located, was first sighted by Walter C. Lyman, Albert Lyman's uncle, in the summer of 1880. However, it was not until April 2, 1905 that it was first settled by Albert and Lell Lyman with their baby daughter Casse. They were soon followed by relatives and close friends and later by Bluff stockmen and settlers from LDS missions in New and Old Mexico.⁶ The town name, initially Grayson, was changed to Blanding on May 10, 1914. Professor Thomas H. Bicknell of Providence, Rhode Island, financed the construction of a community library and in return, he requested the town's name be changed to Blanding, his wife's maiden name.⁷

Albert Lyman married Mary Ellen Perkins on June 26, 1902, in Salt Lake City, Utah. Mary Ellen, also known as Lell, was born on September 28, 1882 in Bluff, Utah, the daughter of Benjamin Perkins and Sarah Williams. Together, Albert and Lell Lyman had fifteen children--nine daughters and six sons. Mary Ellen was described as patient, kind, and forgiving with a mature judgement and good business sense. Albert considered her a noble person to endure poverty and so much of life's hardships while raising a large family. The Lyman family lived on the Nicklovis Ranch until 1938⁸ when they moved to Salt Lake City upon the advice of physicians that a "lower climate" would be advantageous to Lell Lyman's failing health.⁹ While in Salt Lake City, they bought a

⁵ Albert R. Lyman, History of Blanding, 1905 - 1955, Commemorating the 50th Anniversary of the City of Blanding, Utah (Blanding: Publisher unknown, 1955), 2-5.

⁶ Gary L. Shumway, "Blanding: The Making of a Community," Utah Historical Quarterly 48 (Fall 1980): 393-395.

⁷ Karl R. Lyman, 41; Albert R. Lyman, 11.

⁸ The Nicklovis Ranch was sold in 1939 to Ray and Elizabeth Young. The Youngs' sold the property to Alma J. Redd in 1946 who then sold it to Oren Kenneth and Marba H. Palmer. The Palmers' sold the property in 1979 to Sego Development Company. The City of Blanding recently purchased the property with additional surrounding lots with plans to build "Old Grayson Roadside Park" as a tourist center and rest area.

⁹ Karl R. Lyman, 115.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Swallow's Nest, Blanding, San Juan County, UT

house located on Third North Street.¹⁰ Lell Lyman died soon after on May 13, 1939, while in Salt Lake City, Utah.¹¹

After his wife's death and on her insistence, he married Gladys Perkins Tomney, his wife's widowed sister. They were called to serve numerous missions for the LDS Church among the Indians and established a school and church for the Navajo and Paiutes in Blanding.¹² In 1942, Albert and Gladys Lyman moved¹³ back to Blanding and bought a small house located at 29 North 300 West where they lived until their deaths, Gladys on April 10, 1972¹⁴ and Albert on November 12, 1973, in Provo, Utah. The house retains its integrity but is not within the period of significance.

Albert Lyman was a tireless promoter of the community he founded. As the first settler of Blanding, he watched with pride and faithfully documented the growth of the area in his journals. He was a school teacher, LDS seminary instructor¹⁵, and a prolific author. Although, his formal schooling did not exceed the fourth grade, under his own initiative he undertook a lifetime of continued study.¹⁶ His life-long aspirations were to write and teach the LDS Gospel.¹⁷ Lyman wrote numerous books on the history of Blanding and San Juan; biographies on prominent relatives and church members; stories about pioneer life in the West; and newspaper articles and columns. He was a reporter and later an editor (1920-21) of the *San Juan Record*. Late in his life he wrote a column for the *San Juan Record* named the "Old Settler" which often began with the greeting, "My Dear San Juaners". He was a popular public speaker and touched the lives of people he spoke to or consoled in difficult times.¹⁸ Lyman held an office in the LDS Stake Presidency¹⁹ and for numerous years fulfilled religious duties in Blanding, Bluff, Monticello, and

¹⁰ Karl R. Lyman, 116.

¹¹ Salt Lake Tribune, 15 May 1939, 14; Karl R. Lyman, 24 and 34.

¹² Karl R. Lyman, 123.

¹³ Karl R. Lyman, 121.

¹⁴ Salt Lake Tribune, 14 November 1973, 39; The San Juan Record, 15 November 1973, 1; Guen L. Smith to Philip Palmer, 1 February 1995; Karl R. Lyman, 2.

¹⁵ Religious training for high school students taught daily on weekdays.

¹⁶ Karl R. Lyman, 203-204.

¹⁷ Karl R. Lyman, 95.

¹⁸ Karl R. Lyman, 38.

¹⁹ The LDS leadership over several regional wards or congregations.

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Section No. 8 Page 5

Swallow's Nest, Blanding, San Juan County, UT

Moab, often travelling many miles in a day.²⁰ Between 1930-38 he also held a position as Postmaster of Blanding. He lived in Blanding for nearly sixty-five years. In tribute to the contributions and sacrifices he had made for the community, "April 2nd" was proclaimed "Albert R. Lyman Day" within the city of Blanding.²¹ Later, an elementary school was renamed to honor him and his 27 years of teaching in San Juan.²²

Historian Robert McPherson stated, "these fruits of his interests and efforts insure that his legacy cannot be ignored."²³ The Swallow's Nest is significant for its association with Albert Lyman, a common man who's accomplishments contributed to the establishment, growth, and identity of Blanding.

²⁰ Karl R. Lyman, 44.

²¹ Karl R. Lyman, 199.

²² Karl R. Lyman, 199 and 203.

²³ Robert McPherson, History of San Juan County: In the Palm of Time (Salt Lake City: Utah State Historical Society and San Juan County, 1995), 2-3.

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National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

Swallow's Nest, Blanding, San Juan County, UT

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Title Abstracts. Blanding: San Juan County, 1917-1979.

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Section No. PHOTOS Page 7

Swallow's Nest, Blanding, San Juan County, UT

Photo No. 1:

1. Swallow's Nest
2. Blanding, San Juan County, Utah
3. Photographer: Roger Roper
4. Date: September 1995
5. Negative on file at Utah SHPO.
6. Northeast elevation of building. Camera facing southwest.

Photo No. 2:

1. Swallow's Nest
2. Blanding, San Juan County, Utah
3. Photographer: Roger Roper
4. Date: September 1995
5. Negative on file at Utah SHPO.
6. West elevation of building. Camera facing east.

Photo No. 3:

1. Swallow's Nest
2. Blanding, San Juan County, Utah
3. Photographer: Roger Roper
4. Date: September 1995
5. Negative on file at Utah SHPO.
6. Northwest elevation of building. Camera facing southeast.