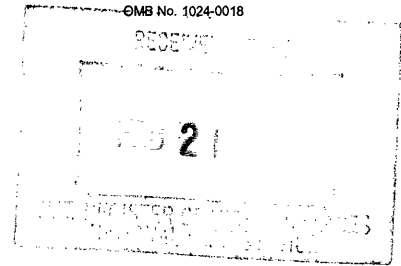


United States Department of the Interior
National Park Service

Cover



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 Guidelines 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 Kanab, Utah

B. Associated Historic Contexts

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

Early Settlement Period, 1858 – 1883

Community Building, Farming, and Ranching Period, 1884 – 1909

Twentieth-Century Community Development and the Beginning of a Tourist Industry, 1910 – 1921

"Little Hollywood," the Expansion of Tourism and Other Industries, 1922 – 1950

C. Form Prepared by

name/title Korral Broschinsky/Preservation Consultant

organization prepared for the Kanab Heritage Council/CLG date January 19, 2001

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

city or town Salt Lake City state UT zip code 84158-0766

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.

Wilson & Mat
Signature of certifying official

02/06/2001
Date

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.

Debra J. ...
Signature of the Keeper of the National Register

4/6/2001
Date

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. E Page 1

Kanab, Kane County, Utah

E. STATEMENT OF HISTORIC CONTEXTS

Early Settlement Period, 1858 – 1883

The city of Kanab is located just north of Utah's southern border in Kane County. Geographically part of the high desert Colorado Plateau, the city is located between cliffs of red and white sandstone. The Kanab Creek enters the valley on the north and flows along the western edge of the city. Before white settlers came to Kanab the region was used by tribes of Paiute Indians for hunting, foraging, grazing and limited agriculture. Navajos, who lived to the south and east of the Colorado River, also frequented the area. The word *Kanab* came from the Paiute word for willow, and the area was called the "Place of the Willows" for the trees that once lined the creek.¹ Kane County was visited by Spanish explorers, later fur trappers, and finally government surveyors, but no attempt to build a permanent settlement was made until 1858 when Mormon settlers first explored the area.

Within a few months of entering the Salt Lake Valley, Brigham Young, leader of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church), had sent groups of settlers to explore the outlying areas. The Mormons had three reasons for settling southern Utah: 1) to set up a series of settlement outposts especially those on route to California and Arizona, 2) to find areas suitable for grazing and agriculture, and 3) missionary work among Utah's Native American tribes. Through the 1860s, a Mormon leader named Jacob Hamblin organized several expeditions to negotiate with Native Americans for peacefully sharing the land; however, confrontations and raids between the two groups prevented the permanent settlement of Kanab for years. A fort built during the winter of 1865-1866 was soon abandoned, and a second attempt in 1868 also failed.

In the spring of 1869, a handful of families moved into the old fort along with several friendly Paiutes. On April 2, 1870, Brigham Young visited the fort and established an LDS ward in Kanab. The first permanent settlement occurred on June 14, 1870, when a colony of seventeen settlers from Salt Lake City led by Levi Stewart arrived in Kanab. In September, a one-mile-square town site was surveyed with Main Street running north-south and Center Street running east-west. One block in the center of town was set aside for public use and the rest of the blocks were divided into four one-acre lots. Farmland to the south and west of the town site was provided and a number of communal projects (irrigation ditches, fencing, and a school house) were commenced. Later that year several families joined the original settlers and the Kanab Fort became a center of activity. The 1870 US census lists 72 persons living in eleven dwellings in Kanab. The residents were primarily farmers with one blacksmith, one laborer, one schoolteacher and two teamsters. The Paiute population was not enumerated, however one sixteen year-old Indian girl was living with one family as a servant.

During the early 1870s, the Kanab fort was a focal point for local pioneering, missionary work, and exploration, as well as a trading post and the base of operations for the Geological Survey.² The fort consisted of a stone building (used for school and other meetings) and several pine log cabins within a cedar post stockade. The fort was never intended to be permanently inhabited and settlers were anxious to build more substantial structures, especially after an incident in December 1870, in which Levi Stewart's wife Margery and five of his sons were killed in a fiery explosion of fuel stored inside the fort. By 1873, most of the families had moved from the fort onto

¹ Martha Sonntag Bradley, *A History of Kane County*, Utah Centennial County History Series, (Salt Lake City, Utah: Utah State Historical Society & Kane County Commission, 1999), 46. Another source states the word comes from *Khan*, the willow basket in which Paiute mother carry their infants. Elsa Chamberlain Carroll, ed., *History of Kane County*, Kane County Daughters of Utah Pioneers, (Salt Lake City, Utah: Utah Printing Company, 1960), 1.

² Carroll, 17.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. E Page 2

Kanab, Kane County, Utah

their town lots. Some of the log cabins may have been moved from the fort, but the majority of dwellings were built new, many supplied with lumber from a rudimentary sawmill. The house of Levi Stewart constructed in 1872 was built of adobe and soft-fired brick. Because of the late settlement of Kanab (relative to other Utah towns), adobe was used in only the earliest dwellings. Histories of Kanab also mention structures constructed of willow.³

Kanab was platted into 90 blocks of approximately four acres each. Each family was given a one-acre lot on which to build a house, barn, and outbuildings.⁴ The acre lots provided room for a family garden plot and perhaps a small orchard. The creek was too small for a sufficient water supply and a number of dams and reservoir projects were begun. By the mid-1870s irrigation ditches lined the streets and provided water to the town lots. One of the best-preserved acre lots is the house of William Derby Johnson Jr. at 54 South Main Street. This property includes remnants of the ditch, outbuildings, and an orchard. The acre-lots provided food for the family at a subsistence level, with more intensive agriculture occurring in the outlying lands, as in most southern Utah settlements. Kanab's geographic isolation forced the early settlers to be resourceful. Furniture and clothing was often homemade. Kanab has been described as the "most inaccessible place in the United States."⁵ Despite the difficulty of constructing roads, in good weather a thriving wagon trade existed between Kanab and its neighboring communities and Salt Lake City. News came via a telegraph line linking Toquerville to Kanab in December of 1871.

By 1880, the population of Kanab Town had grown to 394 persons living in 73 dwellings. The occupations of the residents had grown more diverse, adding a number of artisans to the farmers: a shoemaker, a tanner, a tailor, a saddler, and a cloth finisher. As Brigham Young and others had suggested, the land around Kanab was more conducive to ranching and livestock than agriculture. Several stockmen, ranchers and a dairyman were listed in the census. The town also had a postmaster, a mail contractor, the county surveyor, and several teamster-freighters. The millwright, two carpenter-plasterers, and two architect-builders represented the building trades. During the 1880s, many homes (stone, frame, and brick) were built. There were also several commercial buildings, a schoolhouse, and an LDS Church meetinghouse.

Community Building, Farming, and Ranching Period, 1884 – 1909

On March 13, 1884, Kanab was incorporated and a number of city ordinances approved. With the assessment of taxes, several city projects commenced. These projects included improving the cemetery, repairing streets, sidewalks, and irrigation ditches, and a provision for removing dead cattle from within the town limits.⁶ About the same time, the county seat was moved from Toquerville to Kanab, and a number of Kanab residents held county offices. Population growth during this period was mostly due to an influx of new settlers and the characteristically high Mormon birth rate. The population of Kanab in 1890 was 409, and 710 in 1900. The 1900 census indicates that ranching had increased dramatically. The number of stockmen and ranchers is nearly equal to the number of farmers. Both the census and gazetteer list a number of occupations associated with urbanization: physicians, dentist, druggist, newspaper editor, telegraph agent, barber, billiards, and two hotels. Resident John F. Brown served as both lawyer and blacksmith. Women appear to have a strong economic presence in Kanab at the turn of the century. In the 1900 census, few women are simply listed as "keeping house," the most common designation for adult women during this period. Most list some type of occupation. Many are dressmakers,

³ Ibid, 34.

⁴ This arrangement was typical for early Utah towns (although the size of the blocks varied), and was based on the "City of Zion" plat developed by LDS Church founder Joseph Smith.

⁵ Carroll, 36.

⁶ Ibid, 85.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. E Page 3

Kanab, Kane County, Utah

seamstresses, and milliners. Nurses and midwives are represented, as is Harriet Spencer, the town's telegraph operator. A few are listed as artists and musicians.

Building increased dramatically during this period with a number of high quality brick and frame homes constructed by local builders. A handful of brick commercial blocks appeared on Main and Center Streets, and the community built a schoolhouse, a town hall, a post office, a meetinghouse-social hall, and an opera house. During this period the inhabitants of Kanab could not raise enough food to meet their needs, and staples had to be shipped from the north. The arrival of freight wagons and stages was an almost daily occurrence. The chief export was wool and other livestock commodities. The products of local industries such as sawmills, gristmills, dairies and cheese factories were mostly bartered and consumed locally. Experiments in buffalo herding and silk production were not successful. The Kanab Irrigation Company was established to oversee the water system of the town.

Telephone service was established during this period, but the problems of transporting passengers and goods remained. The railroad never came to Kanab; the closest shipping point was at Marysvale (reached by the Denver & Rio Grande in 1900), 132 miles to the north. On June 29, 1909, two automobiles stopped in Kanab as part of a promotional tour from Salt Lake City to the Grand Canyon, a remarkable feat considering the condition of existing roads and the fact gasoline was not readily available south of Provo, 250 miles north. The trip was under the direction of Kanab resident, E.D. Woolley, who, according to his daughter, was the first person to envision southern Utah as a tourist destination.⁷ Woolley spent the next decade campaigning tirelessly to build automobile roads to Kanab and the scenic wonders in the vicinity.

Twentieth-Century Community Development and the Beginning of a Tourist Industry, 1910 – 1921

Between 1900 and 1910, the population of Kanab increased only slightly from 710 to 733, a census total which included 33 Paiutes living in Kanab. The occupational makeup was similar to the previous decade with one important addition: six forest service workers were living in the town. Though not as many women were listed on the 1910 census with occupations (the 1900 census was probably just a quirk of the enumerator), women did strengthen their political clout. In 1911, partially because of a general political apathy, the town elected a female mayor and an all-female town council, the first in the United States.⁸ During their one term, Mayor Mary Woolley Chamberlain and her council instigated a town cleanup campaign, passed several pieces of health and vice-related ordinances, made major improvements to the town's cemetery, bought lumber to build bridges over town ditches, and participated with improvements in the irrigation system. All of the women had families and three gave birth while in office. Perhaps their most important contribution to Kanab's history was to make the work of the town council more visible. After the election in 1914, the town council was composed of all men.

In the second decade of the twentieth century, the population of Kanab saw its largest increase from 733 to 1,102, much of the increase directly tied to the increase in tourist related industries. Roads were improved dramatically and the road that would eventually become part of Highway 89 (the main north-south thoroughfare in the state of Utah at the time) was paved by 1921. Several hotels were established during this period, and at least two claim to have hosted noted author Zane Grey while he was working on his masterpiece, "Riders of the Purple Sage." In 1912, Stockman's Store was given permission to stock gasoline. The number of general merchandise stores increased as well as the addition of more specialized enterprises such as a confectioners, an ice cream parlor, a bank (1913-1921), and a bowling alley.

⁷ Ibid, 96.

⁸ Bradley, 175-176.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. E Page 4

Kanab, Kane County, Utah

"Little Hollywood," and the Expansion of Tourism and Other Industries, 1922 – 1950

In 1922, a new era for Kanab began when a Hollywood film crew stayed in town during the filming of *Deadwood Coach*, a western starring Tom Mix and his wonder horse. At the time, the Parry brothers of Kanab were in the business of taking tourists by bus to see nearby national parks, and had the necessary resources to transport the film people and their equipment. The Parrys began to promote Kanab and vicinity as the ideal location to film outdoor movies, especially westerns. Between 1922 and 1950, thirty-four more films were made in and around Kanab. Kanab's long association with the movie industry resulted in the town's nickname, "Little Hollywood." It is estimated that the movie industry has spent ten million dollars in Kanab, most of it in direct profit to residents who served as carpenters, drivers, livestock wranglers, hotel and restaurant operators, and extras.⁹

The expansion of tourism also brought increased prosperity to the city. Several organizations to promote the scenic wonders of southern Utah and northern Arizona were established in the 1920s. Though the population of Kanab remained steady during this period (1,195 in 1930, 1,397 in 1940, and 1,287 in 1950), facilities for tourists increased dramatically. The Parry family built a large motor lodge in 1931 (still in use), and by the 1950s, there were a dozen hotels, motels, lodges and "auto courts" in the city. The prosperity brought a number of changes to the city. Roads were paved and the city finally received electricity in 1925. A number of important institutional buildings were constructed during this period: the county courthouse (built in 1921 and demolished in the 1980s), an impressive sandstone and brick LDS Chapel (built in 1924 and enlarged in the 1950s), and the Kanab Library (a WPA project, built in 1939-1940). Private residences built during this period consisted of over a hundred highly individualized bungalows, along with a few representatives of later types and styles such as period revival and World War II-era cottages. These twentieth-century homes appear as infill on divided lots scattered throughout the city. Tourism, movie making, ranching and forest service projects provided jobs for the community through the Depression years. Between the 1950s and 1980s, Kanab had a steady population and a sustainable mix of industries based on the themes established during the historic period.

Kanab, Utah: 1950-2000

The second half of the twentieth century has seen a modest amount of change to the pioneer community. The increase in tourist traffic resulted in Highway 89 becoming a major thoroughfare. The highway enters the north end of the city at 300 West, turns on Center Street, goes south on 100 East, before splitting at 300 South. Highway 89 goes west on 300 South toward the Glen Canyon Dam Recreation Area, established in 1956-1957; Highway 89 A continues south to the Grand Canyon. As a result of Highway 89's prominence, commercial activity shifted from Main Street with new hotels and restaurants built on the highway's route. Other changes include the irrigation ditches disused and mostly covered over in the 1980s, outbuildings razed or used for storage, and a modest number of new homes built on the old town lots. These newer homes are similar to those found nationally: ranch houses, ramblers, etc. Institutional buildings have been added to the community at the rate of one or two a decade. The buildings range from the Kanab Elementary School, built in 1955, to the new Kanab Library built in 1999. Today, Kanab's population has increased to over three thousand resulting in a number of recent annexations where most of the new housing has been located. The economic base has tilted in the favor of tourism, which has been steadily increasing while other industries have been on the decline. Many former ranchers have moved into more lucrative enterprises. Though movies (and some television shows) continue to be filmed in the area, the industry is not the major factor it once was. Recently, heritage tourism programs, which promote the historic and architectural resources of Kanab, have been instituted to complement the marketing of the region's natural wonders.

⁹ Carroll, 163.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. F Page 5

Kanab, Kane County, Utah

F. ASSOCIATED PROPERTY TYPES

A survey of Kanab's historic buildings was taken in 1984. Periodic updates to individual properties have been made since that time. A total of 613 buildings were surveyed. Contributing buildings numbered 235 (38%) and 378 were non-contributing. Only seven (or 1%) of those were altered historic buildings, the rest were not of the historic period. The resources are easily recognizable because of their historic forms, materials, and styles; however, a strong local building tradition and the use of indigenous materials have produced a community of buildings with highly individualized designs. The following statistics illustrate the breakdown of the resources and describes the materials, styles, and types.

Summary Statistics KANAB ARCHITECTURAL AND HISTORIC RESOURCES

Evaluation/Status (613 total)	<u>Contributing</u> 38% (235)	<u>Non-contributing (Altered)</u> 1% (7)		<u>Out-of-Period</u> 61% (371)		
Original Use (Contrib. Bldgs only)	<u>Residential</u> Single-family	<u>Commercial</u>	<u>Institutional</u>	<u>Other</u>		
	87%	11%	1%	1%		
Construction Materials (Contrib. Bldgs only)	<u>Brick</u>	<u>Wood</u>	<u>Stone</u>	<u>Stucco</u>	<u>Veneers</u>	<u>Other</u>
	39%	31%	3%	18%	7%	2%
Architectural Styles (Contrib. Bldgs only)	<u>Bungalow</u>	<u>Victorian</u> Styles	<u>Period Revival</u>	<u>Classical/ Picturesque</u>	<u>WW II/ Modern</u>	<u>Other</u>
	47%	17%	5%	16%	13%	2%
Construction Dates (Contrib. Bldgs only)	<u>1870-1883</u>	<u>1884-1909</u>	<u>1910-1921</u>	<u>1922-1950</u>		
	11%	29%	34%	26%		

I. **Name of Property Type:** Dwellings

II. **Description:**

The survey lists 185 contributing/eligible residential properties, approximately 90% of the contributing buildings. Most are concentrated within the ninety four-acre blocks of the original town plats. According to the survey there are no historic duplexes or apartment blocks in Kanab, most homes were for single or extended families. A few families may have lived in the upper story of Kanab's handful of commercial blocks (see below). By the 1930s, a few motel/motor lodges had been built for tourists, but prior to that time most rental residential space was found only in a few of the larger residences, or in commercial-block/hotels.

National Register of Historic Places
Continuation SheetSection No. F Page 6

Kanab, Kane County, Utah

Early Settlement Period, 1858 – 1883

Houses from the first contextual period (1870-1883) account for only 11% of contributing dwellings. As with most early historic dwellings in Utah, the architecture was of an ephemeral nature due to expediency in construction. A "temporary" house would serve only until a more permanent structure could be built. In Kanab, the first homes were log cabins built within the stockade of the fort. Some of these cabins were moved to town sites, and new ones were built in town in the 1870s. The rough-hewn, saddle-notched, single-cell cabin at the rear of 93 North 200 West is one of the rare extant examples. Some early cabin homes may be incorporated within altered and enlarged structures or relegated to outbuilding status. The same is probably true of adobe structures. Adobe was the most common building material in Utah's settlement period, however because Kanab Town was started relatively late, fired brick replaced adobe as soon as settlement became possible. No extant structural adobe buildings were identified in the reconnaissance-level survey, though they may exist within altered or enlarged structures, possibly covered with stucco or veneers. Adobe brick may be used as a lining material for early brick or frame homes.

The majority of dwellings from the first period are soft-fired brick, hall-parlor houses. There are a few central-passage and double-cell types. There are both one-story and two-story examples. Many of the early brick residences have been covered in stucco or plaster. Frame houses with drop-novelty or shiplap siding are also common. Stone, especially red sandstone, was used most commonly for foundations. Stylistically the homes are modestly classical. Decorative elements range from Greek Revival cornice returns to the more picturesque Gothic Revival dormer windows and Italianate brackets and bays. Lean-tos and additions are common for this period.

These buildings will be associated with the first settlers of Kanab and their immediate descendants. Because these dwellings were the first to be built on the original town sites, there will probably be no more than four of these buildings per block. The buildings will be constructed from indigenous materials, using vernacular versions of the classical and picturesque styles by the original owners or early local builders-craftsmen.

Community Building, Farming, and Ranching Period, 1884 – 1909

The community building period that followed Kanab's incorporation in 1884 includes 29% of contributing historic dwellings. The most common Victorian house type of the period is the cross wing. Other types include the central block with projecting bays, temple-form houses and four squares. Most are one-and-one-half stories. These houses were constructed of locally made brick with stone foundations. There are several well-preserved frame examples, including one ready-to-order house shipped piece by piece from Sears, Roebuck and Company in Chicago.

The majority of these houses fit within the stylistic category: Victorian Eclectic, with the variations of classical, picturesque, as well as Victorian. Wood was the primary material used for decoration, however stone and brick ornamental elements are also found in keystones, sills and relieving arches. Of particular note in Kanab is the relatively high number of Second Empire-style houses, easily distinguished by their mansard roofs with dormers and wide eaves. Elements of the Queen Anne and Stick styles are also found in a few homes. The Bowman-Chamberlain House, built in 1892-1894 and listed on the National Register of Historic Places in 1971, is probably the most elaborate example in the city.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. F Page 7

Kanab, Kane County, Utah

These homes will be associated with the first settlers of Kanab, their immediate descendants, and a few later settlers. They are concentrated on the original town plats and were often the first permanent structure to be built on the family's town site. Many also appear as infill on divided family lots. These buildings were mostly constructed of indigenous materials, however some materials were shipped via wagon to Kanab. This period is associated with the rise of the "professional" local builder, however many of these dwellings were designed and constructed by their original owners.

Twentieth-Century Community Development and the Beginning of a Tourist Industry, 1910 – 1921

The bungalow, which represents all of the historic dwellings during this period (and 34% of the total), became popular in Kanab after 1909. Modest bungalows are equally divided between brick and frame examples, however the larger bungalows are primarily brick. Stone was used extensively as a foundation material and some decorative elements. One of the most striking characteristics of the Kanab bungalows is their stylistic variety. In most of Utah's larger cities, the modest brick bungalow with little or no decoration is ubiquitous and often built as tract housing. In contrast, every bungalow in Kanab appears to be unique in both plan and elevation. The vocabulary of the Arts & Crafts movement is used throughout the city, with several good Craftsman-inspired examples. A few bungalows have an unpretentious Prairie School influence.

This decade-long period is associated with the largest single increase in Kanab's population in the historic period. The increase in population is attributed to the characteristically high Mormon birthrate augmented by a number of new arrivals to the city; however, most the original owners of these houses will most likely be tied to one or more of the community's founding families. These houses are mainly concentrated within the original town plats. One, two or even three bungalows may appear as infill on subdivided lots, however not as tract housing. Materials include both indigenous and imported examples. Several individual and family builders were working during this period, however a number of these dwellings were designed and constructed by their original owners.

"Little Hollywood" and the Expansion of the Tourism and Other Industries, 1922 – 1950

Residential properties from this period account for 26% of contributing houses. The bungalow remained popular in Kanab through the 1920s and into the 1930s. These later bungalows are likewise stylistically individualized and range from the traditional to the very unique. Most are brick. New materials such as concrete (mostly for foundations) and rock-faced concrete block were used by some builders. The houses of the 1930s and 1940s in Kanab represent an individualized and vernacular building tradition. Frame, brick, concrete block, and facing stone were all used. There are twenty-two homes designated as period cottages, but only a handful with recognizable stylistic influences. Kanab's ties to southern California during this period may have inspired the four Spanish Colonial-style homes in the city. Kanab did not experience the post-war building boom found in so many other communities. The city has only a handful of World War II-era cottages, and only one that appears to be based on the popular Minimal Traditional type.

This period is associated with a fairly stable population of mostly descendants of the early settlers, and a few implants. These houses are mainly concentrated within the original town plats, however closer to the edges of the town than their predecessors. They are scattered sporadically throughout the town as infill on subdivided lots. Materials include indigenous examples, however more imported and experimental materials are used during this period. Several individual and family builders were working during this period, however a number of these dwellings were designed and constructed by their original owners

National Register of Historic Places
Continuation SheetSection No. F Page 8

Kanab, Kane County, Utah

III. Significance:Early Settlement Period, 1858 – 1883

Eligible dwellings from the Early Settlement Period will meet the registration requirements because of their traditional forms, floor plans, and materials. They will most likely be significant under Criterion A. If stylistic elements are present and integrity strong, a few may qualify under Criterion C. The presence of original interior details and contemporary outbuildings would strongly bolster significance. Because nearly every building owner in this period would be considered a "founding" member of the community, Criterion B should be used sparingly. Dwellings associated with the Paiutes during their co-habitation with white settlers would be eligible under Criterion A and should be researched and evaluated individually.

Community Building, Farming, and Ranching Period, 1884 – 1909

Because they are more numerous than the previous period, eligible dwellings in this period should have good historic integrity. Most would likely be significant under Criterion A for their associations with the post-incorporation development of the city and the rise of ranching, farming and merchandizing as major economical forces. There are several exceptional examples of the Picturesque and Victorian Eclectic styles that would qualify under Criterion C. Members of the Rider and Cram families were local builders during this period and their influence accounts for similarities in style and craftsmanship. The presence of original interior details and contemporary outbuildings would strongly bolster significance for marginal resources. Criterion B should be used sparingly, if at all.

Twentieth-Century Community Development and the Beginnings of a Tourist Industry, 1910 – 1921

In order to qualify for listing, a house from this period must have good historic integrity. Dwellings from this period represent the rise in popularity of the bungalow, marking the end of Victorian house types and styles. The highly individualized bungalow designs created by Kanab's local builders and citizens suggest a strong local builder tradition in a relatively isolated community. Most houses from this period would be significant under Criterion A for their association with the early twentieth-century development of Kanab. Examples significant under Criterion C should have a high degree of stylistic integrity and craftsmanship. The only buildings potentially eligible under Criterion B may be the homes occupied by members of the all-woman town council during their 1911-1914 tenure of office, or other significant individuals.

"Little Hollywood," the Expansion of Tourism and Other Industries, 1922 – 1950

This period includes a wide range of types and styles. Most dwellings will be significant under Criterion A for their association with the continuing development of the city. Individual buildings should be evaluated for significance under Criterion C based on integrity, stylistic elements, and craftsmanship.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. F Page 9

Kanab, Kane County, Utah

IV. Registration Requirements

In order for a property to be eligible for the National Register within the Kanab MPS under the Dwellings property type, it must meet the following criteria.

1. The building must have been constructed between 1870 and 1950. The building must be linked to the development and history of Kanab, and this association must be reflected in materials, type, style, or construction method.
2. The building must retain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Changes to the building over time may be locally significant to the development phases of the community's history, and may be considered when evaluating the integrity of the buildings. Properties from the first period are relatively scarce and may survive as remnants, outbuildings, or possibly incorporated in 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 the first period.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through. For example, dormers or additions, particularly on side or rear elevations, whose scale does not obscure the original roofline and primary elevation would be acceptable additions. Additions to structure should appear sensitive to and distinguishable from the original construction.
4. Historic window and door opening must remain discernable. Modified openings may be acceptable if original openings are readable and the opening to wall-mass ratio is maintained. Acceptable examples include bricked-in openings where the outline remains visible, or re-glazing multi-pane window with a single pane if the window form and other architectural features of the house remain intact.
5. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline. The removal or covering of architectural detailing may be acceptable if the majority of other historic features are retained. Such removal or covering could render the building ineligible if that detailing were the building's primary architectural characteristic.
6. Porches, as a primary defining feature of historic homes that are often replaced due to deterioration, will be considered to meet the registration requirements if the overall scale and placement of an out-of-period porch is congruent with the historic porch, and the non-historic porch does not detract from the historic features of the house.
7. Easily removable non-historic features, such as canopies, would not render a building ineligible.
8. 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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. F Page 10

Kanab, Kane County, Utah

craftsmen. Properties that are unique should be evaluated individually for architectural significance.

I. **Name of Property Type:** Commercial and Institutional Buildings

II. **Description:**

Subtype: Commercial Buildings

Historic commercial building account for only 11% of the total buildings. Most are one or two-part blocks near the center of town built of brick in the commercial style. Two early motel/motor lodges are also included with the commercial buildings for the last period. The combination house/hall at 82 S. 200 West, used by the railroad and the forest service should be considered a commercial building. Other resources, such as general stores and service stations no longer in use, may exist in some form, but have yet to be identified. Two types of resources associated with the movie industry can be found in Kanab: historic buildings used during filming and movie sets constructed for a particular film. Historic buildings must be identified and documented individually. The few extant movie sets appeared to have been dismantled and moved from their original locations and are of uncertain integrity.

Subtype: Institutional Buildings

Only two surviving institutional buildings were identified in the survey: the circa 1900 stucco opera house (probably not eligible because of integrity), and the brick/stone classical-influenced 1924 portion of the LDS Church meetinghouse. Two other significant institutional buildings exist: the Art Deco and Prairie School-influenced Kanab Library, a WPA project built in 1939-1940 and listed on the National Register of Historic Places in 1995), and the Kanab Elementary School, built in 1955 just outside of the historic period.

III. **Significance:**

The existing commercial buildings in Kanab do not have exceptional architectural significance, but would qualify under Criterion A for their association with community development in Kanab during the last three period. No examples from the first period are extant. A few institutional and commercial buildings are potentially eligible, though with the exception of the 1924 LDS meetinghouse, none possess significant architectural detail. Despite a major adjoining wing, the LDS Church would probably be significant under Criterion C, as well as Criterion A. The existing multiple property submission for *Mormon Church Buildings in Utah* would help provide context for this building.

IV. **Registration Requirements:**

In order for a property to be eligible for the National Register within the Kanab MPS under the Commercial and Institutional Buildings property type, it must meet the following criteria.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. F Page 11

Kanab, Kane County, Utah

1. The building must have been constructed between 1870 and 1950. The building must be linked to the development and history of Kanab, and this association must be reflected in materials, type, style, or construction method.
2. The building must retain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Changes to the building over time may be locally significant to the development phases of the community's history, and may be considered when evaluating the integrity of the buildings.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through. Additions to structure should appear sensitive to and distinguishable from the original construction.
4. Historic window and door openings must remain discernable. Modified openings may be acceptable if original openings are readable and the opening to wall-mass ratio is maintained. Acceptable examples include bricked-in openings where the outline remains visible, or re-glazing multi-pane window with a single pane if the window form and other architectural features of the building remain intact.
5. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline. The removal or covering of architectural detailing may be acceptable if the majority of other historic features are retained. Such removal or covering could render the building ineligible if that detailing were the building's primary architectural characteristic.
6. Easily removable non-historic features, such as canopies, would not render a building ineligible.

I. **Name of Property Type:** Outbuildings and Cultural Landscape Features

II. **Description:**

With the exception of the stone outbuilding on 300 North, all extant historic outbuildings are wood. There are a few large barns, but most are small coops and sheds. Several man-made landscape features such as irrigation ditches, head gates, fences, etc. are extant, but probably not eligible unless associated with other structures.

III. **Significance:**

Most outbuildings will be eligible associated with original dwellings under Criterion A. Outbuildings with high integrity, located on original lots, and documented relationships to a dwelling and other outbuildings will increase significance. Relocated outbuildings would not be eligible unless the move was in the historic period. Likewise cultural landscape features should have a high degree of integrity.

National Register of Historic Places Continuation Sheet

Section No. F Page 12

Kanab, Kane County, Utah

IV. Registration Requirements:

In order for a property to be eligible for the National Register within the Kanab MPS under the Outbuildings and Cultural Landscape Features property type, it must meet the following criteria.

1. The building or features must have been constructed between 1870 and 1950. The building or feature must be linked to the development and history of Kanab, and this association must be reflected in materials, type, style, or construction method.
2. The building or feature must retain sufficient integrity to depict the era in which it was constructed. This includes location integrity.
3. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Additions may be acceptable if they allow the original form of the building to read through.
4. Historic window and door opening that represent the original use of the building must remain discernable.
5. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. G Page 13

Kanab, Kane County, Utah

G. GEOGRAPHICAL DATA

The area covered by this Multiple Property Nomination is the entire area within the Kanab City limits, however nearly all of the historic properties are found within the original platted core of the city, and not in later annexations.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. H Page 14

Kanab, Kane County, Utah

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The Multiple Property Nomination of *Historic and Architectural Resources of Kanab, Utah* is based on a reconnaissance level survey of the city conducted by Debbie Randall in 1984. Recent updates of this survey list a total of 613 buildings within the city limits, prior to a recent annexation, where no historic structures are located. The historic structures in various degrees of integrity number 214. Each historic building was marked on a survey map and corresponding information was entered on the Utah Historic Computer System (UHCS). This information includes location (some buildings are designated by address, others by plat, block and lot), approximate year built, eligibility, building type and style, construction materials and number of associated outbuildings. The time period covered by the survey begins in the early 1870s and extends to the 1940s. All common types and styles of architecture are found in the survey. They range from Classical-inspired vernacular houses to World War II-Era cottages, and despite Kanab's relative isolation during the historic period, many closely resemble nationally popular styles. However, because of a strong local building tradition, there are many design variations, and no two buildings are exactly alike. The reconnaissance inventory was a standard survey, meaning all buildings, whether historic or not, were recorded, regardless of National Register eligibility. In this Multiple Property Nomination, the historic properties are grouped under four historic contexts that describe the development of Kanab and its architecture. The contextual periods are as follows: (1) Early Settlement Period, 1858–1883, (2) Community Building, Farming and Ranching Period, 1884–1909, (3) Twentieth-Century Community Development, and the Beginning of a Tourist Industry, 1910-1921, and 4) "Little Hollywood," the Expansion of Tourism and Other Industries, 1922–1950.

The commencement of the Kanab City Multiple Property Nomination will include three individual properties to be nominated, one residence from the first contextual period and two residences from the second period. These properties represent a variety of building materials and styles, and their owners and usage represent the pattern of life in Kanab's development as a community through all three contextual periods. Other nominations will be prepared and submitted as funding permits.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. I Page 15

Kanab, Kane County, Utah

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. I Page 16

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