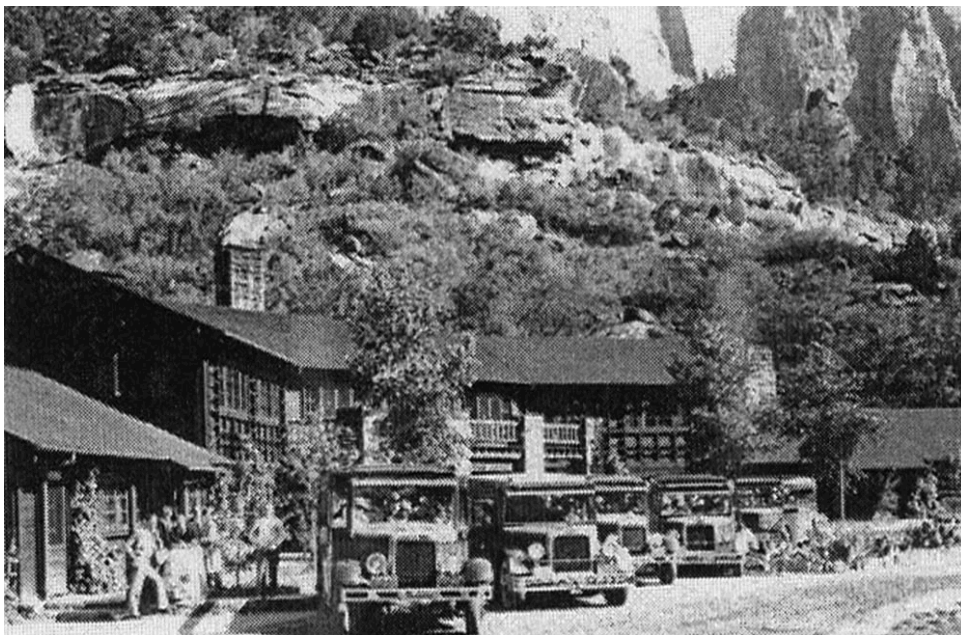


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National Park Service  
Cultural Landscapes Inventory  
2006



Zion Lodge/Birch Creek  
Zion National Park

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## Inventory Unit Summary & Site Plan

### Inventory Summary

#### The Cultural Landscapes Inventory Overview:

##### CLI General Information:

###### Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

###### Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

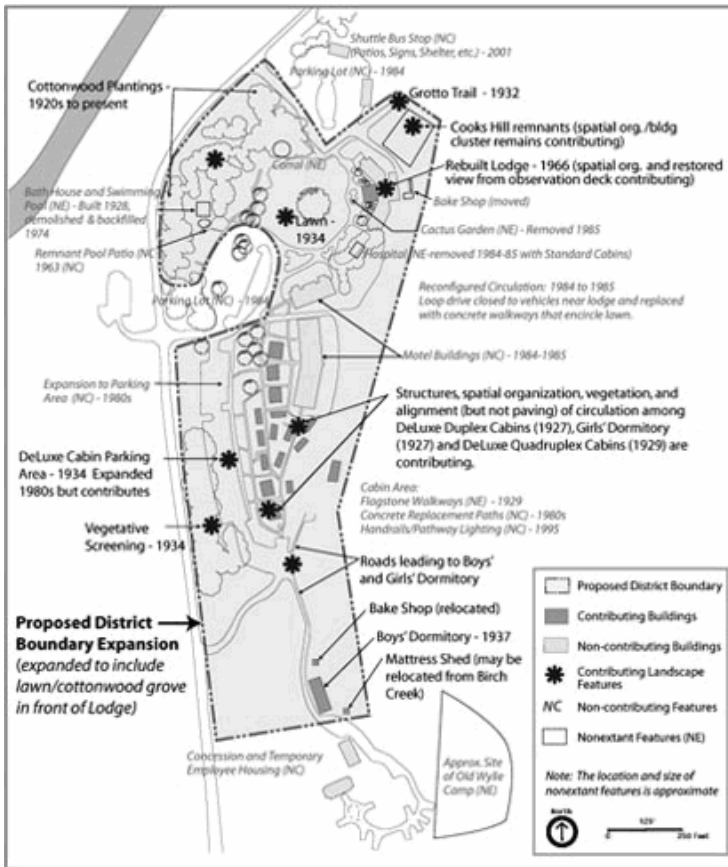
treatment guidelines for the cultural landscape.

**Inventory Unit Description:**

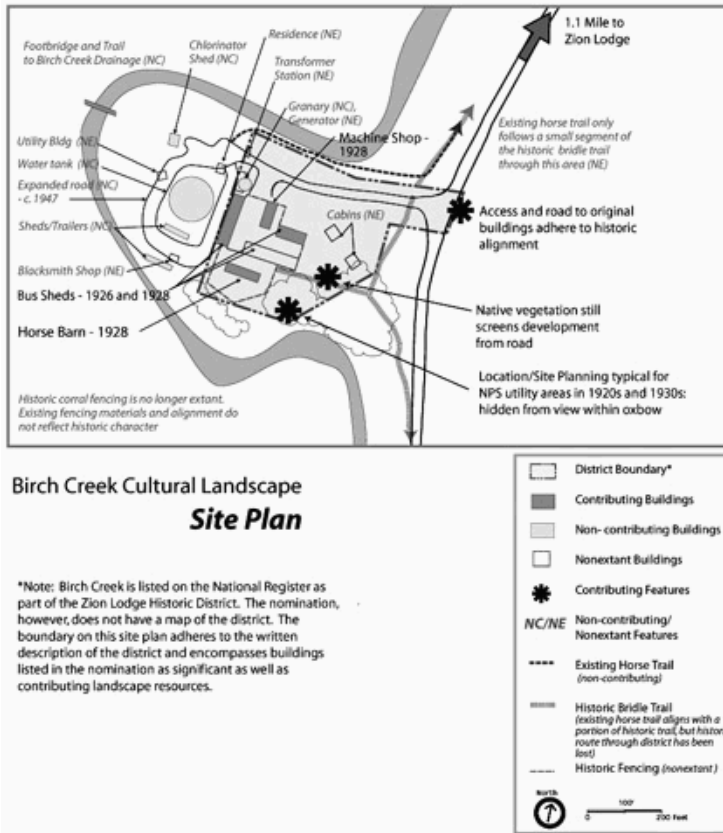
Though they are not contiguous, Birch Creek and Zion Lodge represent one unified phase of development by the historic concessionaire, the Utah Parks Company. In the National Register listing for the Multiple Resources within Zion National Park, the two are joined as the Zion Lodge/Birch Creek Historic District. For this reason, a decision was made that the Birch Creek utility area and the Zion Lodge complex compose one component landscape within the larger cultural landscape of Zion National Park. The boundary of this component landscape is the established boundary for the existing historic district, although this CLI recommends a slight addition to the existing historic district property. The Zion Lodge/Birch Creek Historic District is classified as a historic designed landscape.

The 1982 nomination form did not specify National Register criteria for the district's significance, but records that, "The Zion Lodge Historic District is significant for its historic association with the development of the 'Rustic Style' architecture in the National Park Service during the 1920s" (Culpin 1982). The Multiple Resources nomination also finds that the district is significant for its association with the NPS-Rustic Style (Jurale and Witherall 1984). This CLI considers other landscape features in addition to buildings, and it finds that the district is significant at the state level under National Register Criteria A and B, and at the national level under Criterion C. The period of significance for the Zion Lodge/Birch Creek landscape is 1924 to 1937. It is the period of significance listed for the historic district on existing nomination forms. This span of time encompasses the development of all contributing buildings by the Utah Parks Company and all the known contributing landscape features. All resources are associated with the development of tourist facilities. As an existing National Register historic district, this component landscape possesses historic integrity. As of 2005, the overall physical condition of the cultural landscape is good.

Site Plan



Site Plan of Zion Lodge area. Proposed district boundary delineates a slight expansion to existing historic district. Source: Shapins Associates.



*Site Plan of Birch Creek. No change is proposed to existing boundary for this portion of discontinuous historic district. Source: Shapins Associates.*

**Property Level and CLI Numbers**

- Inventory Unit Name:** Zion Lodge/Birch Creek
- Property Level:** Component Landscape
- CLI Identification Number:** 850486
- Parent Landscape:** 890253

**Park Information**

- Park Name and Alpha Code:** Zion National Park -ZION
- Park Organization Code:** 1590
- Park Administrative Unit:** Zion National Park

**CLI Hierarchy Description**

Zion Lodge/Birch Creek

Zion National Park

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Zion Lodge/Birch Creek is classified as a component landscape. The parent landscape is Zion National Park Landscape.

## Concurrence Status

**Inventory Status:** Complete

### Completion Status Explanatory Narrative:

This CLI was written by Shapins Associates. Fieldwork was performed by Mimi Mather and Tom Gibney of Shapins Associates. For the purposes of research, documentation, and analysis, Mimi and Tom conducted two week-long site visits in October/November 2004 and March of 2005.

A 95% CLI was submitted to the park and COTR in June 2005. A 100% report was finished in October 2005 and entered into the CLI database in October and November 2005.

### Concurrence Status:

<b>Park Superintendent Concurrence:</b>	Yes
<b>Park Superintendent Date of Concurrence:</b>	07/12/2006
<b>National Register Concurrence:</b>	Eligible -- SHPO Consensus Determination
<b>Date of Concurrence Determination:</b>	08/07/2006

### National Register Concurrence Narrative:

The Utah SHPO concurred with the findings of the CLI on 8/7/2006.

### Concurrence Graphic Information:





United States Department of the Interior

NATIONAL PARK SERVICE  
Zion National Park  
Springdale, Utah 84767



H4217 (ZION-RM&R)

August 7, 2006

Mr. Wilson Martin  
Utah State Historic Preservation Office  
Attention: Chris Hansen  
300 Rio Grande  
Salt Lake City, Utah 84101

Reference: Determination of Eligibility (DOE) on the Zion Lodge and the Zion Canyon Cultural Landscapes

Dear Mr. Martin:

We are pleased to submit the Zion Lodge and the Zion Canyon Cultural Landscape Inventory (CLI) documentation for SHPO review. Completion of these two CLIs is required by the National Historic Preservation Act, As Amended, Section 110. We are asking for a DOE on these CLIs, in particular, the contributing and non-contributing features as determined by our analysis of the cultural landscapes. Please see the listing and identification of these features in the "Analysis and Evaluation" section of the Zion Lodge CLI (pages 18-39) and the Zion Canyon CLI (pages 24-45).

The Zion Lodge CLI finds the cultural landscape significant under National Register criteria A, B, and C. Please see pages 2-7 for the Statement of Significance. In the Analysis and Evaluation section of the CLI (pages 18-39) you will find a full discussion of the National Register's aspects of integrity in relationship to this cultural landscape. The period of significance for the Zion Lodge cultural landscape is 1924-1937.

The Zion Canyon CLI finds the cultural landscape significant under National Register criteria A and C. Please see pages 3-12 for the Statement of Significance. In the Analysis and Evaluation section of the CLI (pages 24-45) you will find a full discussion of the National Register's aspects of integrity in relationship to this cultural landscape. The period of significance for the Zion Canyon cultural landscape is 1862-1942.

These CLIs were completed for entry into the National Park Service Cultural Landscape Inventory database, which is now a web based site. However, the database is not yet available for read-only access; this will be possible within the next year. The National Park Service Cultural Landscapes Program requires SHPO review and a determination of eligibility on these CLIs. Your concurrence on the findings of the CLI will help the park meet its Section 110 requirements and will provide the park with information important to future Section 106 project evaluations.



*UT SHPO concurrence on the Zion Lodge/Birch Creek Historic District CLI, 8/7/2006.*

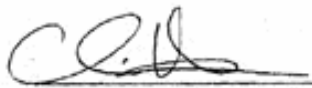
On behalf of Zion National Park, we are asking you for your written concurrence on a DOE for these two CLIs. For your convenience, we have included concurrence signature lines below. We appreciate your ongoing technical assistance in our efforts to continuously update our historic resources inventory within Zion National Park. Please feel free to contact the Park Archaeologist/Cultural Resource Program Manager, Sarah Horton at 435-772-0214 if you have any questions.

Sincerely,

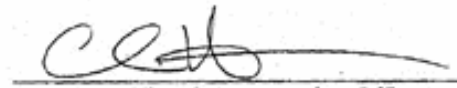
  
for  
Jock Whitworth  
Superintendent

Encl: Zion Lodge CLI  
Zion Canyon CLI  
Park Superintendent's concurrence

Concurrence for Zion Lodge Cultural Landscape:

  
\_\_\_\_\_  
Preservation Planner  
Utah State Historic Preservation Officer  
Zion National Park office

Concurrence for Zion Canyon Cultural Landscape:

  
\_\_\_\_\_  
Utah State Historic Preservation Officer  
Preservation Planner, Zion National Park office

*UT SHPO concurrence on the Zion Lodge/Birch Creek Historic District CLI, page 2, 8/7/2006.*

**MEMORANDUM**

**To:** IMR Deputy Associate Regional Director, Cultural Resources  
Box 728  
Santa Fe, New Mexico 87504-0728

**From:** Superintendent, Zion National Park  
Springdale, UT 84767-1099

**Subject:** Zion Lodge/Birch Creek Cultural Landscape Inventory (CLI)

I hereby concur with the content and the assessment of the cultural landscape for Zion Lodge/Birch Creek.

1. *The CLI identifies Zion Lodge/ Birch Creek as a "Historic Designed Landscape" (see page 1 and also the CLAIMS Database/ ZION/ Home/ Chronology and Physical History).*
2. *The CLI rates the condition as "Good" (see page 1) and the Management Category is listed as "Must be Preserved and Maintained" (see the Zion Lodge/ Birch Creek CLI addendum, and also the CLAIMS Database/ ZION/ Home/ Management Information).*
3. *The period of significance for Zion Lodge/ Birch Creek is 1862-1942 (see page 2).*
4. *Contributing features are listed in the "Analysis and Evaluation" section (see pages 18-22).*

  
\_\_\_\_\_  
Superintendent, Zion National Park

7/19/06  
\_\_\_\_\_  
Date

**Cc:** Michele Curran, IMR, CLI Coordinator  
Jill Cowley, IMR, Historical Landscape Architect

*Zion Lodge/Birch Creek Historic District CLI Superintendent concurrence, 7/19/2006.*



**United States Department of the Interior**

**NATIONAL PARK SERVICE**  
Zion National Park  
Springdale, UT 84767



IN REPLY REFER TO:

Condition Updates for Cultural Landscapes, Zion National Park  
September 6, 2011

Zion Canyon Cultural Landscape  
Condition: Good

Throughout FY11, Zion has undertaken several tasks to maintain contributing features within this landscape. Most of these tasks were in response to damage from floodwaters during winter rains. Portions of the Emerald Pools Trail and the Riverside Walk received repairs by our park trail crew. The Zion Canyon Scenic Drive was also damaged and was repaired by the Road Crew. In addition to these repairs, the park also implemented routine maintenance on other trails and portions of the road within the cultural landscape.

Zion Lodge/Birch Creek Cultural Landscape  
Condition: Good

Throughout FY11, Zion and the lodge concessioner Xanterra as part of the stipulations in their operating contract, have worked together on numerous facility maintenance, repair and rehabilitation projects on contributing features within this landscape. These include repairs to the historic lodge cabins, compatible repairs to the non-historic main lodge building, maintenance of the rehabilitated landscape surrounding the cabins. We also finished rehabilitating the north lodge landscape, including re-sodding the front lawn, replacing damaged walkways, reintroducing the cactus garden in front of the main lodge. We also replaced non-historic outdoor lighting with fixtures that are more sympathetic and compatible the historic character of the landscape.

Superintendent Concurrence for Condition:

Jock Whitworth  
Superintendent  
Zion National Park

*Superintendent concurrence on the updated condition assessment, 9/6/2011.*

**Revisions Impacting Change in Concurrence:**

Other

**Revision Narrative:**

Added full, graphic CLI from Shapins Associates to Landscape Documents section and revised text to fix typos, May 2012.

**Geographic Information & Location Map**

**Inventory Unit Boundary Description:**

The boundary for the Zion Lodge/Birch Creek cultural landscape is the same for the discontinuous Zion Lodge/Birch Creek Historic District, with certain changes. A map of the Zion Lodge portion of the historic district can be found in the original National Register nomination form (Culpin 1982). A written description of the district boundary is found in the Multiple Resources Nomination for Zion Canyon (Jurale and Witherall 1984, Item 10 Pages 2-3).

In the lodge area, this CLI proposes expanding the existing boundary of the district to include landscape features that contribute to the district's historic significance. The proposed boundary differs from the district boundary as drawn in the 1982 map in two main ways. First, the proposed boundary extends

Zion Lodge/Birch Creek  
Zion National Park

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northeast of the Zion Lodge building to include the remnants of Cooks Hill. Second, the proposed boundary extends west of the lodge building to include the historic lawn and tree plantings. In this place, the proposed district boundary is the Zion Canyon Scenic Drive. The modern parking lot just north of the main vehicular entrance is excluded from the proposed boundary.

**State and County:**

**State:** UT

**County:** Washington County

**Size (Acres):** 31.00

**Boundary Description:**

UTM Reference given for Zion Lodge  
(Jurale and Witherall 1984, Item 10 Page 2)

**Boundary UTMS:**

**Source:** USGS Map 1:24,000

**Type of Point:** Point

**Datum:** NAD 27

**UTM Zone:** 12

**UTM Easting:** 326,410

**UTM Northing:** 4,124,240

**Source:** USGS Map 1:24,000

**Type of Point:** Point

**Datum:** NAD 27

**UTM Zone:** 12

**UTM Easting:** 326,480

**UTM Northing:** 4,124,000

**Location Map:**



*The Zion Lodge/Birch Creek cultural landscape is located in the heart of Zion National Park in southern Utah. The Birch Creek utility area is about a mile downstream of Zion Lodge. Source: Shapins Associates.*

**Management Information**

### **General Management Information**

**Management Category:** Must be Preserved and Maintained

**Management Category Date:** 01/23/2006

### **Agreements, Legal Interest, and Access**

#### **Management Agreement:**

**Type of Agreement:** Concession Contract/Permit

#### **NPS Legal Interest:**

**Type of Interest:** Fee Simple

#### **Public Access:**

**Type of Access:** Unrestricted

## National Register Information

### Existing National Register Status

#### National Register Landscape Documentation:

Entered Inadequately Documented

#### National Register Explanatory Narrative:

This CLI recommends that the existing nomination for the Zion Lodge/Birch Creek Historic District be amended to include additional National Register criteria, contributing landscape resources, and a slight expansion to the boundary.

The existing National Register nomination combines Zion Lodge and Birch Creek in one historic district. Completed in 1982, the initial form nominated only the Zion Lodge as a historic district. In 1984, the nomination for multiple resources in Zion National Park expanded the district to include the Birch Creek utility area. These nominations listed only the buildings as contributing resources of the historic district, which was determined significant in the areas of architecture and park development (Culpin 1982; Jurale and Witherall 1984). T

The purpose of this CLI is to identify additional features of the cultural landscape relating to vegetation, circulation, spatial organization, and other characteristics that contribute to the significance of the Zion Lodge/Birch Creek Historic District. In order to encompass contributing landscape features such as the lawn and historic plantings west of the lodge, the CLI also delineates a slight expansion to the existing district boundary. Finally, it suggests additional National Register criteria for the district's significance. Neither the 1982 nor 1984 nomination specified National Register criteria. The initial nomination form records that, "The Zion Lodge Historic District is significant for its historic association with the development of the 'Rustic Style' architecture in the National Park Service during the 1920s" (Culpin 1982). This statement indicates that the district is nationally significant under Criterion C. Additionally, this CLI finds that the district is significant at the state level under National Register Criteria A and B.

#### Existing NRIS Information:

<b>Name in National Register:</b>	Zion Lodge Historic District
<b>NRIS Number:</b>	82001718
<b>Primary Certification Date:</b>	08/24/1982
<b>Name in National Register:</b>	Zion Lodge--Birch Creek Historic District (Boundary Increase)
<b>NRIS Number:</b>	86003753
<b>Other Names:</b>	None
<b>Primary Certification Date:</b>	07/07/1987



### National Register Eligibility

**National Register Concurrence:** Eligible -- SHPO Consensus Determination

**Contributing/Individual:** Contributing

**National Register Classification:** District

**Significance Level:** National

**Significance Criteria:** A - Associated with events significant to broad patterns of our history

**Significance Criteria:** B - Associated with lives of persons significant in our past

**Significance Criteria:** C - Embodies distinctive construction, work of master, or high artistic values

### Period of Significance:

**Time Period:** AD 1924 - 1937

**Historic Context Theme:** Creating Social Institutions and Movements

**Subtheme:** Recreation

**Facet:** Tourism

**Time Period:** AD 1924 - 1937

**Historic Context Theme:** Expressing Cultural Values

**Subtheme:** Architecture

**Facet:** Rustic Architecture

**Time Period:** AD 1924 - 1937

**Historic Context Theme:** Expressing Cultural Values

**Subtheme:** Landscape Architecture

**Facet:** Protection Of Natural And Cultural Resources

**Time Period:** AD 1924 - 1937

**Historic Context Theme:** Transforming the Environment

**Subtheme:** Conservation of Natural Resources

**Facet:** Origin And Development Of The National Park Service

**Area of Significance:**

**Area of Significance Category:**

Landscape Architecture

**Area of Significance Category:**

Architecture

**Statement of Significance:**

The Zion Lodge/Birch Creek Historic District is significant under National Register Criteria A, B, and C. First, this cultural landscape is significant for its association with events that contributed to the patterns of state history. It is the product of a partnership between the National Park Service, the state of Utah, and the Union Pacific Railroad, forged in order to develop southern Utah and northern Arizona for tourism. This partnership exerted a profound impact on the development of this region, which is now widely known for its scenic wonders. For this reason the Zion Lodge/Birch Creek landscape is significant at the state level under National Register Criterion A.

The district is significant under Criterion B for its association with important architects and landscape architects, namely Gilbert Stanley Underwood and Daniel Hull. These two practitioners helped advance the NPS-Rustic Style and exerted a significant influence on the development of other National Park Service units.

The cultural landscape is also significant because it embodies the distinctive characteristics of a type and period of park development, as well as a particular style of architecture and landscape design. The Zion Lodge complex was built as part of an emerging nationwide model for tourist accommodations which the NPS followed for many years. In its integration of building and landscape design, it reflects the National Park Service's increased commitment to comprehensive planning during the 1920s. The buildings and landscape features of both the lodge complex and the Birch Creek utility area were executed in the NPS-Rustic Style. For these reasons, the Zion Lodge/Birch Creek landscape is significant at the national level under National Register Criterion C.

**CRITERION A**

**Regional Development of the National Park Service and the "Grand Loop"**

The Zion Lodge/Birch Creek cultural landscape is significant for its association with the rise of tourism in southern Utah and northern Arizona through the establishment of a "Grand Loop" tour of National Park Service units. This network of parks and tourist facilities came about through a partnership between the federal government and the Union Pacific (UP) Railroad. NPS Director Stephen Mather approached the UP Railroad with the suggestion that they invest substantially in Zion and control all the concession facilities in the park. Mather preferred that one large company control concession operations rather than a number of competing firms (Jurale and Witherall 1984). Railroad/concession monopolies had been effective at other national parks, providing quality services while assisting the NPS promote the developing parks (McDonald Architects 1997, 10).

Prior to this partnership, the Wylie Permanent Camping Company had been the main concessionaire in Zion Canyon. In 1917 this company established a tourist “tent-camp” in a sheltered location on the eastern slope of the canyon. Named for its founder, William W. Wylie, a former school superintendent from Bozeman, Montana, this company pioneered a cost-effective way for Americans to visit the national parks. The first camps were in Yellowstone. In 1905, when Wylie sold the business, the company retained his name because it was widely recognized (Jurale and Witherall 1984). The Wylie Permanent Camping Company also established a camp at the North Rim of the Grand Canyon. Transportation between this Wylie camp and the ones in southern Utah was provided by another concessionaire, the Parry Brothers, who developed a ten-day loop tour through the area. This tour began and ended at Cedar City, and included stops in Zion Canyon, Bryce Canyon, the North Rim, and the Kaibab Plateau. This early loop tour was time-consuming, however, and it required frequent doubling back on existing roads (Woodbury 1950, 207).

In 1923 the Union Pacific Railroad formed a subsidiary, the Utah Parks Company, to promote and develop tourism in this scenic region. The leaders of the Utah Parks Company envisioned an enhanced “Grand Loop,” with greatly improved roads, accommodations, and other tourist facilities. The company set to work developing these facilities, constructing new accommodations in Bryce Canyon, Cedar Breaks, and the North Rim, as well as the new “El Escalante” hotel in Cedar City. Once the Utah Parks Company had been awarded the contract for tourist accommodations at Zion, it purchased the canyon property of the Wylie Permanent Camping Company and began planning for its redevelopment (McDonald Architects 1997, 7; Jurale and Witherall 1984; Woodbury 1950, 203). The Zion Lodge was a key component of this new system of infrastructure. In 1924-1925 the Utah Parks Company designed and built the Zion Lodge complex very close to the site of the old camp. Accommodations consisted of a large central lodge building (or pavilion) surrounded by a number of Rustic cabins. To supply drinking water to these accommodations, a spring development was soon constructed. It diverted water from the Wylie Spring to reservoirs, and then to the lodge below (Betenson 2002, 9).

Between 1926 and 1928, the Utah Parks Company constructed the Birch Creek utility area on a site farther down the canyon (McDonald Architects 1997, 50). Equipped with a powerhouse (which is no longer extant) horse barn and corral, maintenance garage, and a blacksmith shop, this utility area was built to support concession operations in the canyon. One building may have doubled as a photo processing lab (Crawford 1986, 54; NPS-ZIO-5006). Perhaps most importantly, the concessionaire sheltered its vehicles on-site. In 1925 the Utah Parks Company purchased a fleet of buses to transport tourists between its holdings in the parks and monuments of the region. These buses were equipped with demountable tops so that visitors could better view the scenic wonders on display. Three buildings in the Birch Creek utility area were originally constructed as garages for these “auto-stages.” The two “bus sheds” that survive have been converted to serve other purposes. By 1926, the Utah Parks Company had established regular bus service for the loop tour, departing daily from Cedar City. (Woodbury 1950, 207).

The development of these new concession facilities coincided with a very busy period of NPS construction at Zion. In 1925 a new gravel-surfaced road was constructed in the canyon. This road

was known as the “Government Road.” It led visitors all the way to the Temple of Sinawava and provided access to the new lodge. Note: The existing road through the canyon, known today as the Zion Canyon Scenic Drive, was built in 1932 and was known as the Floor of the Valley Road. In many places the 1932 road probably followed the general alignment of its predecessor. But in general, the Floor of the Valley Road was distinguished by its location farther down the canyon slope. In the lodge area, the 1925 “Government Road” was located farther east than the current road, passing much closer to the lodge buildings (Jurale and Witherall 1984; Compare NPS-ZIO-557 with NPS-ZIO-2067, sheet 4).

Park Service crews built several of Zion’s signature trails during this time, including the West Rim Trail (1925), and Angels Landing (1926), both listed on the National Register of Historic Places and within easy reach of the new lodge. Because these trails lay across the river from the lodge, the NPS erected suspension footbridges, which have since been replaced with modern construction (Woodbury 1950, 207). Two other trails were built to service visitors to the lodge: the Lady Mountain Trail and a trail that ran along the base of the cliffs from Wylie Grove. Neither of these trails are officially maintained today. In fact, the trail that paralleled the base of the cliffs has been abandoned, but a number of the retaining walls that supported the trail have survived (Woodbury 1950, 206; Betenson 2002, 10).

The cultural landscape of Zion Lodge/Birch Creek evolved considerably in the years to come, but by 1929, when the final deluxe cabins were put in place, its essential character had been established. In 1930, when construction on the Zion-Mt. Carmel Highway ceased, the “Grand Loop” envisioned by the Utah Parks Company had been finally realized. The great scenic areas of southern Utah and northern Arizona were established as national parks and monuments, and an adequate system of roads, accommodations, and other facilities were firmly in place. The Zion Lodge/Birch Creek cultural landscape was an essential component of this network of tourism (Jurale and Witherall 1984; Woodbury 1950, 209).

#### CRITERION B

At the state level, the Zion Lodge/Birch Creek cultural landscape is also significant under Criterion B for its association with two important designers of the 1920s: Gilbert Stanley Underwood and Daniel Hull. Underwood was the architect for the Utah Parks Company and one of the leading figures of the NPS-Rustic Style. Through his designs, Underwood exerted a significant impact on the development of other national parks. He designed the Ahwahnee Hotel at Yosemite, Bryce Canyon Lodge, Williamsburg Lodge in Virginia, and other important buildings at Grand Canyon and Mt. Hood. His designs were very creative, influencing the development of the Rustic Style. Frequently, Underwood’s buildings incorporated terraces, stairways, and other elements of landscape; the Zion Lodge was no exception. One of the pavilion’s most prominent features was a rustic porte cochere of massive stone piers that projected from its façade. This functioned as a receiving area for automobiles and touring buses which approached the building on the loop drive. The roof of the porte cochere doubled as an observation deck for guests of the lodge. In this way, the building was linked with the designed landscape that surrounded it (McClelland 1998, 74). The original lodge building was destroyed by fire in 1966. A prefabricated building was quickly erected on the original foundation. Over time, this newer

building has been modified to echo the Rustic style of Underwood's original design.

Underwood also designed the buildings of the Birch Creek Utility Area. Though utilitarian in nature, these buildings are related to those at Zion Lodge by elements of design and construction, such as exposed wooden studs and low pitched roofs. This type of roof allowed Underwood's buildings to maintain a low profile, so that they would not compete for attention with the surrounding natural landscape. All of the buildings that Underwood designed were crucial features of the designed landscape, and they provided a model for its continued evolution. When the Men's Dormitory was constructed near the lodge cabins in 1937, it was modeled after Underwood's designs (Culpin 1982).

Another designer who was directly involved in the project was Daniel Hull. At this time, Hull was the senior landscape engineer for the National Park Service. Hull enjoyed working with concessionaires to develop visitor facilities. He and Underwood were close associates, having met years before at the University of Illinois. In 1923, Hull even moved the operations of the NPS landscape engineering division to Los Angeles, where they shared offices with Underwood's firm. This arrangement allowed the two to work together on projects, and it facilitated the review of the concessionaire's plans (McClelland 1998, 171). In 1924, as Underwood's firm was working on the architecture of the lodge structures, Hull's landscape engineering wing was designing the layout for the Zion Lodge complex in the same office. Thus, the design of the lodge buildings was integrated with the design of the landscape (Sontag and McKoy 1995; Jones 2003, 10). This holistic approach was characteristic of park development during Hull's tenure. Under his direction, the national parks began to develop comprehensive plans to guide development (McClelland 1998, 159-163, 174).

## CRITERION C

### The Lodge System of the 1920s

The Zion Lodge/Birch Creek cultural landscape is also significant because it embodies the distinctive characteristics of the lodge system, which developed in national parks and monuments during the 1920s. Gilbert Stanley Underwood was charged with designing the accommodations that were planned for the old Wylie site. At first he proposed a large hotel for Zion Canyon. Stephen Mather, director of the NPS, firmly opposed this idea, so Underwood was forced to reconsider the overall concept for the site. The plan that emerged was a moderately-scaled central pavilion, surrounded by overnight cabins and small service buildings (McClelland 1998, 174). This plan conformed to the new NPS model for park accommodations—the lodge. The lodge system was just taking form; the first lodges had been built in other national parks, including Yellowstone. Frequently, these lodges were constructed on the site of earlier tourist camps, as at Zion. They preserved certain features of the tent-camp, such as its organization of individual sleeping units surrounding a central structure that was used for communal dining and other gatherings. But a lodge landscape differed from that of a tent-camp in important ways. For instance, the lodges were built to serve the automobile-traveling public. Because they were designed with the automobile in mind, circulation figured prominently in their design. An important historic feature of the Zion Lodge landscape was a one-way loop drive that led to the front door of the central pavilion before looping back to rejoin the main road that ran through the canyon. Parking lots

were constructed to serve the cabin areas (Jones 2003, 17).

By 1930, Bryce Canyon, the North Rim of the Grand Canyon, and Zion all featured lodges based on the same model (McDonald Architects 1997, 13). Lodges were designed to offer the full visitor experience, including recreational opportunities. Several trails were constructed within easy reach of the Zion Lodge, presenting guests with the opportunity to quickly explore many parts of the canyon. Less adventurous activities were also available. Many guests enjoyed relaxing by the swimming pool, which was located a short walk from the main pavilion (backfilled in 1976). Campfire sing-alongs and skits performed by the young people on staff were also traditional activities associated with the lodge system. (McDonald Architects 1997, 11).

#### The NPS-Rustic Style

The Zion Lodge/Birch Creek landscape also embodies some of the distinctive characteristics of the NPS-Rustic Style. This design movement, which encompassed architecture, engineering, and landscape design, was the favored style for park construction during the 1920s and 1930s. Designers who worked in the Rustic Style adhered to the principle that construction should be subordinated to the natural environment (McClelland 1998, 433). They believed that buildings, trails, signs, and other utilities and features should not intrude upon the scenic beauty of their surroundings. Rather, these works should blend with the surrounding terrain through the use of native materials. The Rustic Style also stressed irregularity and placed an emphasis on over-scaled, handcrafted elements. By applying these principles to landscapes, even utilitarian features such as roads or retaining walls could become works of art that harmonized with their natural surroundings (Jurale and Witherall 1984).

In siting facilities for human use, designers who worked in the Rustic Style were careful to preserve the beauty of the natural setting. The buildings of Zion Lodge are located at the base of a rocky slope. This placement kept open a large area in front of the pavilion. Although a certain amount of the open area was used as a circulation corridor, a lawn was also established in this area. The lawn was an important part of the design, providing a level area for visitors to relax, recreate, and soak in the views of the canyon. Behind the pavilion, the soaring sandstone cliffs of the canyon form a dramatic backdrop (Culpin 1982). Historically, a cactus garden was developed in front of the lodge building, calling attention to the beauty of the native landscape. Rustic sandstone curbing, of the type used elsewhere in the park, lined this garden. Paths led from the pavilion to the cabin area, which was nestled in a native woodland (McClelland 1998, 174). Flagstone paths meandered through the cabin area; the alignment of some of these paths have survived to this day, though the flagstone surface has been replaced by concrete. Other Rustic historic landscape features, some of which are extant, included stone seatwalls, simple lighting supported by timber poles, an outdoor pool with flagstone patio, and log guardrails and boulders to protect vegetated areas (Jones 2003, 11-14).

It is often the case that there are fewer photographs or written descriptions of NPS utilitarian landscapes than there are for the developed tourist areas. Therefore, it is not surprising that less is known about the historic landscape of Birch Creek than of the lodge. But existing evidence suggests that Birch Creek adhered to the Rustic idiom in its siting and use of materials. During the period of

Rustic design, utilitarian structures were deliberately shielded from view of the public so that they would not detract from the visitor experience. The Birch Creek utility area is located in a large, looping bend of the Virgin River, where a hidden space lies a distance from the road. Existing vegetation was left in place so that the utility area would remain tucked away from view. According to historic plans, fences were an important part of the historic landscape, defining a horse corral and a maintenance yard (NPS-ZIO-5006). Originally, these were Rustic fences of wooden construction that would harmonize with the wooden architecture of the utility buildings.

Since the period of significance, the Zion Lodge/Birch Creek landscape has undergone many changes. To some degree, these changes altered the character of the cultural landscape and weakened its association with historic themes. Yet overall, the Zion Lodge/Birch Creek Historic District retains integrity. Together with the buildings already represented on the National Register, surviving landscape features such as historic tree plantings, Rustic stone stairways, and the general organization of spaces and facilities, preserve an example of the historic and influential NPS model of a lodge and associated utility area.

## Chronology & Physical History

### Cultural Landscape Type and Use

**Cultural Landscape Type:** Designed

**Current and Historic Use/Function:**

**Primary Historic Function:** Leisure-Passive (Park)

**Primary Current Use:** Leisure-Passive (Park)

**Current and Historic Names:**

Name	Type of Name
Zion Lodge/Birch Creek Historic District	Current
Zion Lodge and Birch Creek utility area	Both Current And Historic
Union Pacific (UP) Lodge and utility area	Historic

**Chronology:**

Year	Event	Annotation
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AD 1862	Explored	Joseph Black discovered suitable sites for farming near the current locations of the Zion Lodge and the Grotto Picnic Area. Black was one of a small number of Mormon pioneers called by Brigham Young to southern Utah who established a settlement around the area of present-day Springdale (Jurale and Witherall 1984).
AD 1862 - 1875	Settled	Impressed by Black's accounts, other Mormon pioneers settled in Zion Canyon. In 1862 Isaac Behunin built a one-room log cabin not far from the present lodge site; it was the first permanent pioneer structure in the canyon. John Rolf built two cabins for his two wives, one adjacent to the Behunin's and the other at the site of the current Grotto Picnic Area (Historic American Building Survey [HABS] Report, "Pioneer," 1).
	Farmed/Harvested	In the newly settled areas of upper Zion Canyon, Mormon settlers cultivated orchards and raised irrigated crops, including cane, corn, and other vegetables. (Jurale and Witherall 1984; Jones 2003, 67).
	Built	To practice farming in the newly settled areas of upper Zion Canyon, Mormon settlers dug simple irrigation ditches and constructed humble diversion devices. Some existing mature cottonwoods in the lodge area may grow along such historic ditches (Jurale and Witherall 1984; Jones 2003, 67).
AD 1875	Abandoned	At one time, perhaps a dozen families lived in upper Zion Canyon, but by 1875 they had abandoned these farmsteads in favor of sites elsewhere. Other settlers continued to farm suitable sites in the canyon, though they did not live there. The site of the lodge may have seen continued use during this time (HABS, "Pioneer," 1; Woodbury 1950, 161).
AD 1909	Established	Area proclaimed as the Mukuntuweap National Monument.



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AD 1916 - 1917	Established	In 1916 the Wylie Permanent Camping Company was granted the franchise for tourist accommodations by the NPS. In 1917, the company began a five-year concessions contract. A Wylie tent camp was established near the current site of the lodge, offering visitors the opportunity to camp comfortably. Main structures consisted of characteristic “Wylie Way” green-striped tents with wooden floors. The camp featured a central assembly hall and dining room, surrounded by tents for individual overnight accommodations. In later years, the Zion Lodge featured a similar organizational layout (Jurale and Witherall 1984; Jones 2003, 49).
AD 1918	Expanded	Monument expanded and name changed to Zion National Monument.
AD 1919	Expanded	Monument expanded; established as Zion National Park.
AD 1923	Established	The Utah Parks Company, a subsidiary of the Union Pacific Railroad was awarded the contract for tourist accommodations at Zion. The future tourist facilities at the Zion Lodge and at the Birch Creek utility area would be built and maintained by this company (Jurale and Witherall 1984).
AD 1924	Designed	Officials in the NPS Landscape Engineering Division prepared the layout for the Zion Lodge area. In 1923 Daniel Hull had moved the NPS landscape engineering division to Los Angeles to share offices with Gilbert Stanley Underwood’s firm. The design for the lodge’s buildings and landscape was integrated (Sontag and McKoy 1995; McClelland 1998, 171).

AD 1924 - 1925	Built	<p>Utah Parks Co. built the Zion Lodge north of where the former Wylie tourist camp was located. Gilbert Stanley Underwood was the architect of the rustic, wooden structure and other buildings to be built on the site. Underwood had originally proposed a large hotel for this spot in Zion Canyon, but NPS Director, Stephen Mather, rejected the concept, and Underwood was compelled to redesign the complex along the lines of the emerging “lodge” model. The construction of Zion Lodge was the last major project undertaken with lumber sent down the Cable Mountain Draw Works. Afterwards, the supply of easily accessible timber on Cable Mountain was depleted and the draw works was no longer used. The entrance to the lodge was outfitted with chairs made from hickory poles. Planters near the entrance were edged with sandstone flagstones set on their edge (McClelland 1998; Jurale and Witherall 1984; Jones 2003, 99).</p>
AD 1925	Built	<p>The Standard cabins—also known as Pioneer or Frontier cabins—for rental units and employee cabins were built. The Utah Parks Co. constructed 75 cabins for tourist use and 24 cabins for employee housing (Culpin 1982; Jones 2003, 86).</p>
	Built	<p>The earlier road through Zion Canyon was replaced with a gravel-surfaced road, known as the “Government Road.” It was designed to coincide with the construction of Zion Lodge and Union Pacific tourist facilities outside the park. This construction marked the beginning of a ten-year period of close cooperation between the Union Pacific and the NPS in opening southern Utah to tourists (Sontag 1995).</p> <p>Note: The existing Zion Canyon Scenic Drive was built in 1932 and was known as the Floor of the Canyon Road. In places, the 1932 road probably followed the general alignment of the 1925 “Government Road,” but in general, the Floor of the Valley Road was distinguished by its location farther down the canyon slope. In the lodge area, the “Government Road” was located farther east than the existing road, and passed much closer to the lodge buildings (Jurale and Witherall 1984; NPS-ZIO-557).</p>

	Built	A one-way loop drive was built to serve the new lodge. It enabled automobiles and tour buses to proceed from the new "Government Road" to the very front of the new lodge, running to an imposing porte cochere on the pavilion's façade. The original loop drive was primitive; it was unpaved and had no curbing. A spur road led to a parking area for guests at the Western cabins (Jones 2003, 55).
	Planted	Circa 1925, initial landscaping was completed. A two-acre lawn was created near the lodge. A cactus garden was built at the lodge entrance (Jones 2003, 69).
	Planted	Circa 1925, planting of cottonwood and other species likely occurred around Zion Lodge. In the higher terraces around the lodge, older and middle-aged trees are currently mixed in a pastoral setting. These trees were probably planted as part of the designed landscape (Jones 2003, 67).
	Built	The linen and chemical cart building, a studs-out frame building was constructed (Culpin 1982).
	Built	The linen cabin was constructed, another studs-out frame building (Culpin 1982).
	Built	Circa 1925, for the maintenance of the water supply, and also for the recreation of lodge visitors, a trail was constructed along the base of the cliffs from Wylie Grove. This trail has been abandoned but several of its retaining walls survive (Betenson 2002, 10; Woodbury 1950, 206).
AD 1925 - 1935	Graded	From 1925 to the 1930s: The National Park Service conducted wetland filling projects to transform swamps into land for development. They straightened at least one slough across from the Zion Lodge to reduce mosquito-breeding conditions (Jones 2003, 47).
AD 1926	Built	The Utah Parks Company build the 7-stall shed at the Birch Creek Utility Area. This shed sheltered UPC touring buses (McDonald Architects 1997, 50).
	Built	The Wylie Spring Development was constructed to supply drinking water to the Zion Lodge (Betenson 2002, 9).

	Built	Following the completion of the West Rim Trail, the Angels Landing and Lady Mountain Trails were built, according to the plans drawn at the NPS Division headquarters in Los Angeles. These new trails required hikers to ascend by way of handrails, chains, and hand-chiseled steps. They were within easy reach of the lodge, and may have been designed to serve lodge visitors (Jurale and Witherall 1984, HABS, "Transportation," 4).
	Built	The comfort station, a four-room studs-out frame building with stone foundation, was built to service the cabin area (Culpin 1982).
AD 1927	Built	The Utah Parks Co. built ten deluxe duplex cabins, also known as Western Cabins, which are notable for their covered porches, square section balusters and posts, and massive native stone exterior chimneys. They are integrated into the site by locating them along natural contours and using native building materials. Their placement is staggered to avoid an appearance of over-consistency. Massive chimneys (two per building) echo the steep canyon walls (Culpin 1982; Jones 2003, 86).
	Built	The women's dorm was built. It is a two-story studs-out building with stone foundation (Jurale and Witherall 1984).
	Built	The Utah Parks Co. built ten deluxe duplex cabins, also known as Western Cabins, which are notable for their covered porches, square section balusters and posts, and massive native stone exterior chimneys. They are integrated into the site by locating them along natural contours and using native building materials. Their placement is staggered to avoid an appearance of over-consistency. Massive chimneys (two per building) echo the steep canyon walls (Culpin 1982; Jones 2003, 86).
	Built	The women's dorm was built. It is a two-story studs-out building with stone foundation (Jurale and Witherall 1984).
AD 1928	Built	The Utah Parks Company built new structures at Birch Creek: the Machine Shop, the Horse Barn, and a 5-stall auto shed (all of which survive), as well as a 10-stall auto shed (nonextant) (McDonald Architects 1997, 50).

	Built	The swimming pool and bathhouse in front of the Zion Lodge were constructed. The pool was kidney-shaped and formed of poured concrete. The pool was built close to an old meander of the river. It was linked to the lodge by a six-foot-wide oil macadam path that terminated by encircling the cactus garden. Wood-slat benches and cottonwood trees lined this path (Jurale and Witherall 1984; Jones 2003, 88, 99).
AD 1928 - 1929	Built	Many small-scale features were installed at the lodge complex. These include: flagstone walks in the cabin areas, a rubble sandstone retaining wall to rear of lodge, and log barrier at the linen rooms (Jones 2003, 100).
AD 1929	Expanded	The one-way loop road that provided access to the lodge was further developed. A large parking lot south of the pool modified the loop pattern. A low log guardrail lined the outside of the loop road (Jones 2003, 55).
	Built	The Utah Parks Co. built five deluxe quadruplex cabins, similar to the ten duplex cabins built earlier, and also known as Western cabins (Culpin 1982).
	Built	The stable for Zion Lodge was constructed (Jurale and Witherall 1984).  Note: Researchers are uncertain which stable is intended by this note. Park staff feels it may have been the stable north of the pool (See NPS-ZIO-2117 and 2117B) or one west of Wylie Spring.
	Altered	Both the linen and chemical cart building and the linen cabin were remodeled (Culpin 1982).
	Altered	A flood cut a new river channel near Zion Lodge. When the flood subsided, the riverbank lay dangerously close to the cabins. This flood spurred riverbank channelization and stabilization (Jones 2003, 56).
AD 1931	Planted	Circa 1931, the Utah Parks Co. further defined the lawn in front of the pavilion. The rock fireplace that dated to the Wylie Camp was replaced by a lawn of Kentucky bluegrass. The entire area was surrounded by hand-placed boulders. Scattered cottonwoods grew within the lawn (Jones 2003, 70).

	Altered	Circa 1931, the cactus garden in front of the lodge that was edged with boulders was somewhat modified. A small semicircular area near the lodge entrance was planted with cacti (Jones 2003, 72).
AD 1931 - 1932	Designed	Harry Langley, resident NPS landscape architect at Zion, designed the Grotto Trail, which connected Zion Lodge with the Grotto Camping Ground (HABS, "Transportation," 6).
	Designed	The Bridle Trail, which coincided with the Floor of the Valley Road construction (1932), was designed for horseback riding and hiking between the road and the Virgin River. Originally the gravel trail was 7 feet wide. Its historic path through the Birch Creek and Zion Lodge areas can be traced on historic maps, but over time most segments of this trail were erased. See "Circulation" (Sontag 1995; Sontag and McKoy 1995; NPS-ZIO-2113; NPS-ZIO-5006; NPS-ZIO-2117).
AD 1932	Built	NPS crews constructed the Grotto Trail in the summer of 1932. Grape vines were planted to climb over the weathered rock walls lining the trail, adding to its rustic appearance (HABS, "Transportation," 6).
	Built	The present Zion Canyon Scenic Drive (first known as the Floor of the Valley Road) was built to replace the earlier "Government Road", which had been built further up the canyon slope in 1925. The Floor of the Valley Road was the third road built to lead through Zion Canyon since the creation of the national monument in 1909. Harry Langley assisted in the design and construction of the road, which followed the guidelines of the NPS Western Office (WODC) Landscape Division (Sontag 1995). Thomas Parker also played a leading role in the road (HABS, "Transportation," 6).
AD 1932 - 1933	Expanded	To coincide with development of the new Floor of the Valley Road, the loop drive to the lodge was enlarged, expanding somewhat the lawn in front of the lodge/pavilion. UPC obliterated the old road in front of the lodge. The parking area at Zion Lodge was laid out and surfaced with gravel (Jones 2003, 55-56).

	Planted	As part of the expanded loop road at the lodge, Utah Parks Company planted cottonwood trees in the angle of the main road and the north fork of the loop road. Wild grape vines were planted to mask the fence that surrounded the swimming pool (Jones 2003, 70).
AD 1933 - 1934	Built	A new parking area for the deluxe cabin area was designed and built. This lot was proposed in drawing NP-ZIO-3025. It was built below the grade of the cabin area, with sandstone steps leading to the cabins. Gravel walkways, log barriers to protect vegetation from vehicles, sandstone curbs, and planting of cottonwood and willows to screen the lot from the Floor of the Valley Highway were all part of the design. The drawing notes "PWA Project completed 1934." Historic photos show that prior to 1934 parking was closer to and at the same elevation of the cabins. One of three proposed cut sandstone stairways and graveled walks leading from the lot to the cabins was completed before PWA funds for the project were exhausted (NPS-ZIO-3025; Jones 2003, 57).
AD 1934	Planted	The new slope created by the low parking lot was planted with sod so that a continuous carpet of lawn would be established (Jones 2003, 71).
	Altered	The Loop Drive was realigned. The primary entrance road was located east and down-slope from the original road (Jones 2003, 57).
	Built	Circa 1934, a small rectangular parking area to the north of the lodge building, in the vicinity of the current shuttle shop was constructed. An early as-built site plan of the lodge (July 1934) depicts this parking area (Jones 2003, 58).
	Established	Circa 1934, an underground automatic sprinkler system was established to irrigate the lawn in front of the lodge. The lawn character changed, becoming more manicured. The expanse of lawn provided room for softball, croquet, and golf on a large putting green in the northern section of the lawn. Water from the Grotto, North Spring, and South Springs was impounded behind a stone masonry dam and routed through 4-inch pipe to feed the new system (Jones 2003, 71, 73).

	Altered	The cactus garden in front of the lodge was formalized. It was reshaped into a semicircle, bordered by gravel paths, and edged with hand-placed boulders (Jones 2003, 102).
	Built	Check-dams were built across the ravine just behind the linen room and drains were placed to prevent damage. This drainage now flows between the two motel buildings (Jones 2003, 103).
	Built	Rocks were placed along both sides of the roads in the lodge area to prevent traffic from driving on the roads (Jones 2003, 103).
AD 1934 - 1936	Moved	Eight Standard Cabins were moved to the Zion camp center (Jones 2003, 87).
AD 1935 - 1939	Built	<p>Circa 1935-1939: The Birch Creek Trail (now abandoned) in Birch Creek Canyon was constructed by the CCC in connection with the development of the park's water supply system (NPS-ZIO-2113, NPS-ZIO-8178, NPS-ZIO-5061). This trail is no longer in use, but there are remnants of stone walls in the canyon that almost certainly match the alignment depicted in three historic drawings. The existing trail in the Birch Creek drainage does not follow the historic route as depicted by the drawings. Both the historic trace and the existing trail lie west of the Virgin River, entirely outside the Zion Canyon/Birch Creek Historic District. See "Circulation" in Zion Canyon CLI (Shapins Associates 2005) for a thorough explanation.</p> <p>Note: The historic Bridle Trail was an entirely different route, discussed under 1931-1932.</p>
AD 1936	Built	Circa 1936: A corral was built on the north side of the lawn, north of the swimming pool (Jones 2003, 103).
AD 1937	Built	The Men's Dormitory was built, using the Rustic design of Underwood's buildings as a model. Like earlier structures in the Zion Lodge area, this one-story building is of studs-out construction with a stone foundation (Jurale and Witherall 1984, Culpin 1982).



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AD 1941 - 1948	Altered	All Standard cabins at the Zion Lodge were remodeled, with the addition of a very small bathroom for each unit (Culpin 1982).
AD 1947	Planned	A parking area to the south of the swimming pool at the lodge was planned. A 1954 site map shows that this lot had been built by this date (Sontag and McKoy 1995).
AD 1949	Paved	Circa 1949: A large patio of rectangular flagstone was built in front of the lodge (Jones 2003, 103).
AD 1950 - 1999	Naturalized	Mid to late 20th century: Vegetation surveys in 1989 and 1992 found that velvet ash and boxelder have been regenerating more successfully than Fremont cottonwood. These two species are invading the lawns and maintained landscapes around Zion Lodge (Jones 2003, 67).
AD 1954	Paved	The Lodge loop road was sealed and chipped. The lodge pool parking area was completed. The Deluxe cabin parking area was raised and resurfaced (chipped and sealed) (Jones 2003, 58).
AD 1958	Paved	A new asphalt walk was built in front of the lodge to replace the old path to the swimming pool (Jones 2003, 103).
AD 1965	Removed	The corral in the north part of the lawn was removed (Jones 2003, 104).
	Built	A larger corral at the trailhead near the swimming pool was built (Jones 2003, 104).
AD 1966	Destroyed	The original Zion Lodge was destroyed by fire in January (Culpin 1982).
	Reconstructed	After the original Zion Lodge was destroyed by fire in January, a prefabricated building was quickly erected on the spot of the old lodge, using the original foundation (Culpin 1982). This second building is a noncontributing resource of the Zion Lodge Historic District (Jurale and Witherall 1984).
AD 1970	Built	Circa 1970: New directional signs were added in the lodge complex (Jones 2003, 104).

AD 1972	Land Transfer	The Union Pacific Railroad ended its passenger train service. The Utah Parks Company attempted to sell their interests in Zion, Bryce, and Grand Canyon National Parks. Unable to sell the holdings, UPC gifted all infrastructure to the National Park Service, which then signed a concession contract with TW Services (Jones 2003, 47)
AD 1974	Demolished	The bathhouse was demolished (burned and pushed into the pool) and the pool was backfilled. Probably, the walkway leading to this complex from the Lodge was also removed at this time. J. Ballard, Zion staff, records this happened in 1974, as does the NR Nomination form for the Floor of the Valley Road, though the original NR Nomination for Zion Lodge Historic District records that 1976 was the year (Culpin 1982; Sontag and McKoy 1995; Park Comments on 95% draft of this CLI).
AD 1980 - 1985	Altered	In the early 1980's, large changes to the Zion Lodge landscape include: the loop drive was closed to vehicular traffic and replaced with a concrete patio and pedestrian walks, the parking area for the guest cabins were lengthened, and a larger lot was built in the vicinity of the earlier pool site (Sontag and McKoy 1995).
AD 1982	Planned	A large number of the cabin accommodation buildings (all of the Pioneer cabins?) at Zion Lodge were determined to be substandard and unsafe due to deteriorated conditions and were slated for removal (Jurale and Witherall 1984).
	Established	Zion Lodge Historic District was listed on the National Register (Jurale and Witherall 1984).
AD 1982 - 1987	Altered	Flagstone sidewalks in the cabin area were replaced with concrete. In 1982 six-foot sidewalks were constructed on the slope between the deluxe cabins and the parking area. The stairway was rebuilt. By 1985 pipe railings were installed on the stairways. Other changes to the walkways followed (Jones 2003, 105).
AD 1984 - 1985	Removed	The Standard cabins at Zion Lodge were removed. The fifteen deluxe cabins—5 quadruplex and 10 duplex—were retained (Jurale and Witherall 1984).

	Built	Two motel units were built to replace the Pioneer cabins which had been removed, preserving (in modified form) the overall layout concept of a central lodge and dispersed cabins. However, the footprints of these newer motels are out of scale with structures from the original Rustic development period. Though of modern construction, the new buildings are related to the Rustic model for Zion Lodge by many design elements. Some of these elements include prominent use of wood and stone and prominent wooden porches for individual units (Jones 2003, 51).
	Altered	New additions to the lodge landscape were made (Jones 2003, 51).
	Altered	The 1934 road and parking lots were dramatically altered. Zion Lodge access road was reconstructed: the Loop Drive was closed to vehicular traffic in front of the lodge building and replaced with a concrete patio and pedestrian walkways, thus creating two separate parking areas reached by separate drives (Jones 2003, 59).
	Built	NPS constructed a large circular parking lot west of Motel Building A in the vicinity of the former swimming pool. A second large circular parking lot was added northwest of the lodge. The curved return to the main road was straightened (Jones 2003, 59).
AD 1985	Altered	New walkways were built around the northern, eastern, and southern edges of the lawn. A new irrigation system was established in the lawn (Jones 2003, 72).
	Altered	As part of the closing of the loop drive, the irrigation system was modified to accommodate the new walkways and oval turf area in front of the lodge, as well as the southeast quadrant of the lawn (Jones 2003, 74).
	Altered	A new flagpole was installed in a new location, on the west side of the new turf planter. New benches were designed for the lodge entrance area, with narrowly spaced wood slats. Rocking chairs were added to the entrance, based on the original hickory-pole chairs (Jones 2003, 105).

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	Removed	The cactus garden was removed and replaced with turf once the loop drive was closed and the lodge entrance redesigned (Jones 2003, 73).
AD 1985 - 2000	Planted	Photographs demonstrate that new trees were planted and old ones removed as part of routine maintenance for the lodge complex (Jones 2003, 72).
AD 1987	Established	The surviving historic buildings of Birch Creek were included in the expanded Zion Lodge/Birch Creek Historic District, which was part of a multiple resources nomination for Zion National Park (Jones 2003, 87).
	Established	The fifteen remaining deluxe cabins were listed on the National Register as part of the Zion Lodge/Birch Creek Historic District (Jones 2003, 87).
AD 1993 - 1995	Expanded	The irrigation system was expanded to encompass the deluxe cabin complex. Heads were placed within one foot of most cabin foundations, which seems to have caused settling problems with the structures (Jones 2003, 74).
AD 1995	Altered	New handrails and pathway lighting system was installed in the deluxe cabin area (Jones 2003, 106).
AD 1996 - 1999	Altered	Sprinkler system was modified to reduce the amount of water being used. This was done in order to stabilize and eliminate ponding around the buildings and prevent further damage to the Duplex and Quadruplex cabins.
AD 1998 - 2000	Altered	Circa 1998-2000: Fifteen cabins were rehabilitated.
	Built	Circa 1998-2000: Outdoor patio constructed on north side of Lodge.
AD 2001	Built	As part of the new transportation system for the park, the shuttle bus stop was added to the north of the parking area. New patios, walls, sidewalks, shade structures, interpretive displays, and a comfort station are included (Jones 2003, 59, 106).

## Analysis & Evaluation of Integrity

### Analysis and Evaluation of Integrity Narrative Summary:

Zion Lodge and Birch Creek compose an existing National Register historic district. The buildings that are identified as contributing to this historic district are key features within the landscape. A thorough analysis and evaluation of landscape characteristics reveals additional landscape features that contribute to the district's significance and should be added to the existing district nomination through an amendment. Analysis also reveals that the district's ability to convey its historic significance is somewhat diminished by changes implemented after the period of significance. This CLI finds that the historic district possesses integrity of location, setting, design, feeling, and association, although with respect to the qualities of design, feeling, and association, it is a moderate level of integrity. Furthermore, this CLI determines that the Zion Lodge/Birch Creek cultural landscape does not retain integrity of materials or workmanship.

In comparing the historic Zion Lodge/Birch Creek landscape with the current one, landscape characteristics that seem particularly relevant include: Circulation, Spatial Organization/Building Cluster, Small-Scale Features, and Land Use. The current circulation of the Zion Lodge landscape does not represent the historic conditions. First, the primary feature of the historic circulation system—the Loop Drive—has been removed. In 1984-85 the loop was closed to vehicular traffic in front of the lodge. This reduced the vehicular circulation to four parking lots, three of which are not historic. Many new concrete walkways were added around the lawn and lodge area. Some of these walkways suggest the historic road but they do not follow it faithfully. They are modern intrusions. The current walkways in the cabin area preserve the alignment of many historic flagstone paths. But these walks are now surfaced with concrete, which represents an important difference in materials and workmanship, with a corresponding change in feeling. In addition, these walkways represent a fraction of the historic network. The circulation at Birch Creek has always been simple. Its main feature is the access drive leading to the complex from the Floor of the Valley Road. The alignment of this drive has been preserved. But a historic spur from this drive and the historic path of the Bridle Trail through this area have disappeared.

The landscape characteristics of Spatial Organization, Building Cluster, and Land Use make important contributions to the significance of the historic district. Both the lodge complex and the utility area still maintain their setting in a scenic natural area. The lodge and utility areas are widely separated, in adherence to the model for lodge development that arose during the 1920s. Some important outdoor spaces, such as the lawn, reflect the historic layout. Additionally, the lodge complex maintains its arrangement with a lodge as the central building surrounded by accommodations. But there have also been substantial alterations to the district's historic spatial organization and building cluster. In particular, the replacement of the Standard Cabins with modern construction is a profound change. The loss of the cabins themselves was compounded by the loss of the outdoor spaces associated with them. These spaces, including their vegetation and walkways, were obliterated. Furthermore, the cabins were planned as individual lodging units, in opposition to the large "hotel-type" buildings that replaced them. The motel units A and B do not adhere to the concept of dispersed accommodations, which was central to the historic lodge and cabins concept.

Very few historic small-scale features survive in the lodge or utility area landscape. For instance, one historic lamppost remains at the lodge. The numerous introduced features are very important in establishing the current character of the lodge landscape. The benches and outdoor lighting that were introduced in the 1980s are particularly visible. These are dispersed throughout the landscape and they bear no resemblance to those that existed historically. Many of the more recent additions are more sympathetic to the historic setting. Yet there are so many new added features of various types, both within the district and immediately adjacent, that in combination they compromise the setting to some degree. In terms of vegetation, we may speculate that the landscape developed according to a loose plan. But the design intent is not quite clear. One area that was consciously designed was the cactus garden. This feature was removed in 1985. From an aesthetic and historic viewpoint, its replacement with an inconspicuous panel of grass was a loss.

In the Birch Creek portion of the district, Buildings and Land Use are the landscape characteristics that contribute to the area's significance. The surviving historic buildings at Birch Creek—a horse barn, a maintenance garage, and two bus shelters now used as stables—are integral features of the landscape. Along with the continued use of the area for maintenance and equestrian operations, these buildings preserve the scene of a historic NPS utility area. This scene, however, was modified extensively. Historically, the most important Small-Scale Features at Birch Creek were the wooden fences that defined the corral and utility yard and contributed to the complex's Rustic appearance. None of these fences survives. As a result, the historic organization of spaces has changed. The corral has expanded into space once occupied by the utility yard and by historic buildings. The introduction of pipe-rail fence further impacted the feel of Birch Creek.

Despite significant changes to both portions of the district, surviving landscape features and buildings preserve a picture of the historic and influential NPS model of a lodge and its associated utility area. Following are lists of contributing and non-contributing landscape features: one for Zion Lodge and one for Birch Creek. This CLI recommends that the existing historic district be amended to include the contributing landscape features.

#### INTEGRITY ASSESSMENT

The Zion Lodge / Birch Creek component landscape retains historic integrity.

The integrity of the Zion Lodge/Birch Creek component landscape has been assessed using the criteria established by the National Register of Historic Places. The seven qualities of integrity are: location, design, setting, materials, workmanship, feeling and association. Although the existing conditions of the historic district do not fully represent historic conditions, this CLI determines that the cultural landscape possesses integrity of location, setting, design, feeling, and association. It finds that the district does not maintain integrity of materials or workmanship. Additionally, this assessment considers the following three criteria used for addressing biotic cultural resources: community organization, species composition and management techniques.

## Zion Lodge/Birch Creek

### Zion National Park

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#### Location

Both the Birch Creek utility area and the Zion Lodge complex survive in their original locations. The Zion Lodge/Birch Creek Historic District possesses integrity of location.

#### Setting

Both the Zion Lodge and the Birch Creek utility area maintain their respective settings in natural areas of great beauty. The buildings and spaces of Zion Lodge extend from the very base of the canyon's eastern slope to the edge of the riparian corridor in the middle of the valley. The complex's design capitalizes on this setting. Visitors to the lodge experience the grandeur of its setting by recreating on the lawn or by relaxing in the privacy of the cabin porches. Birch Creek remains in a hidden location, screened from view of the Floor of the Valley Road by topography and native vegetation.

#### Feeling and Association

Land uses of the Zion Lodge complex and Birch Creek utility area have been retained, and these uses contribute to the district's integrity of feeling and association. The lodge is still a focal point for visitors to the canyon. As they did historically, visitors to the lodge eat in public, sleep in private accommodations, gain information about recreational opportunities, and embark on hikes directly from the grounds of the lodge. Birch Creek maintains its use as a center for maintenance and operations and maintains its feeling as a working landscape. The loss of historic materials (such as the wooden fences at Birch Creek) and facilities (including the pool and bathhouse at Zion Lodge) has diminished somewhat the integrity of feeling and association, but overall, the district possesses integrity in these areas.

#### Design

This CLI finds that the Zion Lodge/Birch Creek landscape possesses a moderate level of integrity of design. Some of the landscape characteristics most relevant to this determination include circulation, spatial organization, buildings and clusters, and small-scale features. The current circulation network at Zion Lodge does not faithfully represent historic conditions. For instance, the primary feature of the historic circulation system was the Loop Drive, which has been removed. On the other hand, some walkways in the cabin area—now surfaced in concrete—preserve the narrow, winding alignment of the original paths. At Birch Creek, the main access drive to the building cluster still follows the historic route.

In terms of spatial organization and building cluster, primary elements of the lodge and utility area model remain—though in altered form. These two areas are still widely separated from each other: the lodge is a focus of visitor activity, and the utility area is a center for maintenance and operations. The concept of a central lodge building surrounded by accommodations and buildings for services also survives. However, the loss of the Standard Cabins, and their replacement with motel-type units that don't adhere to the concept of "dispersed accommodations" represents a significant departure from the historic model. The surviving historic buildings and small-scale features are key to the determination that the district retains integrity of design. For instance, Rustic stone stairways in the cabin area and the exposed wood construction of the buildings at Birch Creek convey important principles of NPS-Rustic Style design.

#### Materials and Workmanship

The Zion Lodge/Birch Creek Historic District does not possess integrity of materials and workmanship because the facilities in the district do not adequately reflect historic qualities. It is true that extant landscape features illustrate features of historic construction. Examples can be found behind the rebuilt lodge building, for instance in original retaining walls and steps to Cooks Hill. However, many of the features that leave the biggest impression on the visitor are modern features. The circulation network at the lodge provides many examples. In the cabin area, for instance, concrete surfacing has replaced historic flagstone. Other paths and parking lots are completely new or major reconfigurations of old features. Some of the new walkways are concrete, while many others are asphalt. Neither surface reflects historic conditions. Sandstone curbing was used in some of the later parking lots, but modern concrete curbing is also present. The cumulative use of varying materials in close combination has created a patchwork effect that does not reflect the consistent attention to detail and materials so integral to the Rustic Style.

The loss of historic materials and workmanship is equally apparent with regard to small-scale features. The surviving historic features contribute to the historic character of the lodge and utility area, but very few of them survive, in comparison with modern features. At Birch Creek, the most important historic small-scale features were wooden fences of Rustic construction. Their “pipe-rail” replacements are incompatible with the historic setting. At the lodge, one historic lamppost survives. Much more visible today is the large collection of incompatible modern lampposts, which are vaguely Colonial in design. In the same area are modern park benches that have an “institutional” quality. The district does not possess integrity of materials and workmanship.

#### Biotic Cultural Resources:

##### Community Organization

At both Zion Lodge and Birch Creek, native plant communities have been preserved throughout, especially at the edges of the district. At Birch Creek they are generally woodland communities: groves of Gambel oak and juniper in the higher areas, and riparian communities by the river. At the Zion Lodge, high desert scrub clings to the rocky slopes east of the buildings. Managed plant communities live in the center of the district; for instance, planted groves of cottonwood and boxelder at the edge of a Kentucky bluegrass lawn. In general, the organization of plant communities throughout the Zion Lodge/Birch Creek district reflects historic conditions. However, the park is struggling with the problem of failed cottonwood regeneration within the riparian corridor. While this corridor (at the western edge of the lodge district) is now characterized by stands of mature cottonwoods, the loss of these older trees and their failure to regenerate does pose a threat to the integrity of biotic resources within the landscape.

##### Species Composition

Species composition remains essentially unchanged since the period of significance. The park controls exotic species so that they don't out-compete native species. It is interesting, however, that young cottonwoods are not becoming established in the riparian corridor throughout the canyon. As a result,



boxelder and velvet ash—both native species—are invading the edge of the lodge’s lawn from the west. The lawn was probably intended to have a natural edge, however.

#### Management Techniques

Biotic resources within the cultural landscape are managed in largely the same way they were historically. One minor difference regards the historic planted woodlands in the vicinity of Zion Lodge. According to Jack Burns, Assistant Chief of Resource Management and Research, the park is replacing cottonwood trees that become hazards with other species, such as velvet ash (Park Comments on 95% draft). If carefully implemented, this practice will not threaten the integrity of historic biotic resources.

The park is considering one drastic change in management of natural resources that would also affect cultural resources. Currently, studies are underway to consider the impact of removing some of the river revetments outside the Zion Lodge/Birch Creek Historic District, which would mark a substantial departure from historic management techniques. One objective of this potential change in management would be to allow for more flooding within the river bed, promoting conditions suitable for cottonwood regeneration. Thus, the change is aimed at restoring the integrity of the cultural landscape’s biotic resources. The potential impact on cultural resources must be carefully weighed, in particular the potential effect of flooding on the historic resources of the Zion Lodge/Birch Creek historic district.

<b>Aspects of Integrity:</b>	Association
	Setting
	Location
	Design
	Feeling

#### Landscape Characteristic:

##### Archeological Sites

Not used.

##### Buildings and Structures

The historic buildings of the Zion Lodge/Birch Creek Historic District are listed on the National Register of Historic Places. Gilbert Stanley Underwood, architect for the Utah Parks Company, designed all the historic buildings in the district, with the exception of the Boys’ Dormitory. Underwood was a skilled architect and a leading figure in the Rustic Style that dominated the design of park structures in the 1920s and 1930s. Architects who worked in the Rustic Style aspired to design buildings that would not intrude upon the natural beauty of a site, but would actually blend with the local environment through the use of native materials and massing that evoked the surrounding terrain. Attention to handcrafted detail was an important characteristic of the style (Jurale and Witherall 1984).

The buildings of the Zion Lodge complex were built as important examples of the Rustic Style. Underwood chose wood as the predominant building material. The buildings are noted for their exposed stud construction. Underwood also used local stone as a building material, designing for each cabin massive chimneys where stone could be exhibited (Culpin 1982). In particular, the chimneys of the historic lodge blended with the natural ledges and boulders found on the slopes behind the building. The Utah Parks Company (UPC) built the Zion Lodge and Birch Creek areas. Construction of the lodge took place from 1924 to 1925. The central pavilion was built first and the projecting wings were completed soon afterwards (Jones 2003, 16). In 1925 UPC built 75 Standard Cabins for tourist use and 24 for employee housing (Jones 2003, 86). Ten DeLuxe Duplex Cabins were added in 1927, the same year that the Girls' Dormitory was built. Five DeLuxe Quadruplex Cabins were added in 1929. The Boys' Dormitory, which was not completed until 1937, was modeled after Underwood's designs. At Birch Creek, all of the surviving historic buildings were constructed in 1926 and 1928. These "utilitarian Rustic" structures resembled the lodge structures in their exposed stud construction and other elements of design (Jurale and Witherall 1984). Today, the horse barn at Birch Creek belongs to the concessionaire.

Unfortunately, the historic Zion Lodge, which was the heart of the lodge landscape, burned in 1966. A prefabricated structure was built on the old foundations. At first this building bore little resemblance to the Rustic structure that it replaced, but substantial modifications over time have given the exterior a more Rustic character. One important development was the reconstruction of the historic lodge's porch/observation deck. In 1984-1985 all of the Standard Cabins were removed. They were replaced by two modern motel units. In comparison to the cabins they replaced, the motels seem very out of scale. One of them is even larger than the lodge building. However, they resemble the historic buildings in their use of wood and stone as primary exterior materials and in the porches provided for each room.

Contributing Resources:

All of the buildings are listed on the district's existing National Register nomination for their significance as examples of Rustic Style architecture:

- 10 DeLuxe Duplex Cabins (211, 212, 213, 214, 215, 218, 219, 220, 221, 222)
- 5 DeLuxe Quadruplex Cabins (206, 207, 210, 216, 217)
- Girls' Dormitory (NPS 83)
- Boys' Dormitory (NPS 84)
- Bake Shop (NPS 79) (relocated from within district)
- Mattress Shed (NPS 87) (may have been moved from Birch Creek)
- Horse Barn (HS-0223) (Concessionaire-Owned)
- 7-Stall Shed (HS-004)
- 5-Stall Shed (HS-0086A)
- Machine Shop (HS-0086)

Non-contributing features:

- Motel Units A and B – Compatible

- Rebuilt Zion Lodge – Compatible
- Granary at Birch Creek – Incompatible (All other buildings at Birch Creek—trailers, water tank, chlorinator shed—appear to be outside historic district and most are temporary)

### **Circulation**

Circulation through the areas now occupied by Zion Lodge and Birch Creek in the late nineteenth and early twentieth centuries is not clear. According to Angus Woodbury, Mormon pioneers established a rough wagon road high on the east slope of the canyon (Woodbury 1950, 161). Mormon settlers also used the sandy riverbed as a road, traveling by horseback or wagon. Given that the site of Zion Lodge and the Grotto had been inhabited and farmed on and off ever since the earliest days of Mormon settlement, it is likely that the Mormon wagon road passed close by. It may have hugged the base of the slope near the lodge site and passed by the Birch Creek site altogether, following a line higher up the canyon or on the Sand Bench west of the Virgin River.

The first government-constructed road through the canyon was built 1916 and 1917. This was a primitive two-track dirt road, but it was suitable for automobile traffic and it extended all the way to the Cable Mountain Draw Works (Jurale and Witherall 1984; Croteau 1993). This was the route used by guests of the Wylie camp. According to J.L. Crawford, this road crossed Wylie Creek farther upstream than the current road. A spur approached the Wylie camp by running along the north side of the creek (Crawford 2005). (The Wylie camp site is outside the limits of the historic district.) It appears that portions of this circulation system were retained as service roads for a long time afterward, as illustrated by a 1934 topographic map (NPS-ZIO-5012). The exact course of the 1916 road through the future lodge site is unclear, but the alignment of the 1925 road may have approximated that of the 1916 road.

In 1925 a gravel road was built to coincide with the construction of Zion Lodge and other developments in the canyon. Known as the “Government Road,” it is the first displayed on maps of the lodge site. On a map from 1928 (Jones 2003, Appendix 2), the road is labeled as an 18-foot-wide highway surfaced with gravel and oil. This road ran closer to the eastern slope than the current paved highway, exiting the area to the north along the current alignment of the Grotto Trail. A gravel, one-way Loop Drive departed from this highway, passing close by a number of Standard Cabins on its approach to the lodge. This Loop Drive was constructed at the same level as these cabins. It permitted Utah Parks Company auto-stages and other automobiles to drive directly to the lodge building, passing right by the porte cochere,. In front of this entrance the drive split in two lanes that flanked the cactus garden, which at that time was edged with vertically placed pieces of flagstone. Soon after passing the lodge the drive doubled back to form a loop, while the main highway continued northward up the canyon.

The Loop Drive encircled an area of lawn with a large open-air fireplace in the center. At first, the swimming pool and bathhouse were well outside this loop, lying in between the main highway and the Virgin River. The only parking area shown on the 1928 map is a rectangular lot near the swimming pool. Photographs from the period show that native vegetation grew right up to the edge of the road. A raised log guardrail on the eastern edge of the road protected the cabin area, while low stone curbing lined the edge of the road in front of the lodge

(Jones 2003, 15; NPS-ZIO-5012).

By 1928 an extensive network of curving walkways was in place inside the cabin area. The main walkways were 36 inches wide, narrowing to about 18 inches as they approached the cabins. As-built drawings showed that these walkways were surfaced with flagstone. On hillsides they were edged with 14" wide retaining walls (Jones 2003, 16). A rustic stone stairway was built up the slope leading to the Girls' Dormitory, one of the only pedestrian features that survives intact from this period. A beaten dirt path led from the lodge entry to the fire ring (McDonald Architects Figure H-17).

In 1932 the present Floor of the Valley Road was constructed as the main vehicular route through the canyon (Jurale and Witherall 1984). The Utah Parks Company obliterated the earlier highway in the lawn of the lodge area, plowing it up and seeding it with grass (Jones 2003, 56). In 1934, the Loop Drive, which was the primary circulation feature of Zion Lodge, was realigned in connection with the new highway (Jones 2003, 57). The new loop was much larger than the earlier version, a function of the new highway's alignment closer to the river. The swimming pool and bathhouse were now located inside the loop created by the access drive (Jones 2003, 29). At the entrance to the lodge, the drive was reduced to a single lane, passing in between the cactus garden and the building. A new parking lot, designed to accommodate approximately forty cars, was constructed near the DeLuxe cabin area in 1934. It was surfaced with gravel and lined with formal ashlar sandstone curbing of the type used elsewhere along the Floor of the Valley Road. A gravel walkway was immediately adjacent. Prior to the new lot, parking was much closer to the cabins and at the same level (Sontag and McKoy 1995; Jones 2003, 57; NPS-ZIO-5012, NPS-ZIO-3025). The new DeLuxe Cabin Parking Area was sunk about six feet below the level of the cabins. Three cut sandstone stairways were planned for the new slope, but only one was built before PWA funds were exhausted (McDonald Architects 1997, 37).

About 1934 a small rectangular parking lot was constructed to the north of lodge building in the vicinity of the current shuttle stop (Jones 2003, 57). At some point, a 6 foot-wide oil and macadam path was built to connect the Zion Lodge with the bathhouse (McDonald Architects 1997, 33; Jones 2003, 99). Though the pool and bathhouse complex was built in 1928, photographs and maps from the period do not show this path until the 1930s (McDonald Architects 1997, Figure H-17). A series of wood slat benches lined the walkway and trees were planted nearby (McDonald Architects 1997, Figure H-19). In 1932 NPS resident landscape architect, Harry Langley, designed the Grotto Trail. It began just north of the lodge building and followed the alignment of earlier park roads to the Grotto camping ground (Jurale and Witherall, 1984).

Today the circulation system of the Zion Lodge bears only slight resemblance to its historic conditions. Profound changes were implemented during the 1980s. In 1984-1985 the Loop Drive was closed to vehicular traffic in front of the lodge building and converted to pedestrian use. Afterwards, vehicular access to the lodge complex was granted by way of two separate

entrances. The northern part of the former loop now serves as an entrance for shuttle buses and service vehicles. The large parking lot with an island in the middle bears no resemblance to the one built in this location in 1934 (Jones 2003, 35). In 1954 a large parking area was completed south of the pool. About the same time, the DeLuxe Cabin Parking Area was raised somewhat and resurfaced to match the new chip-seal being applied to the Floor of the Valley Highway. Though it was lengthened during the 1980s and the adjacent walkway is now concrete, this lot maintains its historic character. It is the only historic lot in the lodge complex (Jones 2003, 58). In 1984 the NPS constructed a new, large circular parking lot south of where the pool had been. The southern entrance to the lodge connects these two parking lots. The current entrance meets the road farther north than the place where the Loop Drive met the highway.

In 1985 new pathways were built around the northern, eastern, and southern edges of the lawn. This system of walkways is suggestive of the historic loop pattern but it does not follow the historic alignment faithfully. Northwest of the lawn, a walkway suggests the 1925 road alignment, but again it does not follow the exact course. In the mid 1970s, the pool and bathhouse were removed. Presumably, the walkway that accessed the pool was removed about the same time (Sontag and McKoy 1995; Culpin 1982). From 1982 to 1987, the flagstone sidewalks remaining in the cabin areas were replaced with concrete, though the alignment of the paths was maintained. In 1982, wide walkways were constructed on the slope between the DeLuxe cabins and the parking area (Jones 2003, 105).

#### Birch Creek

Historically, the vehicular circulation system at Birch Creek was very simple: a road leading to the west from the main road and terminating at a fence at the utility yard (NPS-ZIO-006). Before reaching the yard, a spur road led to the southeast, up a small hillside and provided access to two cabins where wranglers were housed. Two maps from 1947 labeled “Operators Lodge and Utility Areas” seem to indicate that a new formal loop was considered, which would have encircled the generator house and 7-stall shed, connecting with the service yard, but it is unclear whether this loop was put in place (NPS-ZIO-2117 and 2117B). In 1961, with the construction of a 1,000,000 gallon water tank, the circulation was extended to encircle the tank. One portion of the gravel road ran directly behind the 7-stall shed (NP-ZIO-3321A).

Today, some elements of the historic circulation system remain. The main access road still follows the historic alignment from the 1932 road to the building cluster, although the utility yard has lost definition due to lost buildings and fences, and the subsequent expansion of the corral. The main access drive was surfaced with chip-seal after the period of significance. At the entrance to the complex, the triangular island depicted on all historic maps has been retained. Today this area is protected by large boulders spaced by the edge of the pavement. This system of protecting areas from traffic by large boulders is typical of road construction during the historic period and may have been implemented long ago. The spur to the cabins has been erased.

Historically, the Bridle Trail that was built in connection with the Floor of the Valley Highway passed through the Birch Creek area. East of the complex, this trail forked. One spur led west to a gate in the corral. The other course paralleled the road, passing between the wrangler cabins on the hill and a small rise immediately west of the highway (Please see following drawings: NPS-ZIO-2117 and 2117B; NPS-ZIO-5006). Today these routes have been lost. Only a faint game trail remains where the historic Bridle Trail passed through on its way north. A very wide modern pack trail (known as “the Wrangler Trail”) now curves around the north edge of the complex, following the river and eventually dropping to its level, but this trail does not appear to follow a historic route in the historic district. North of the Birch Creek area, however, it likely follows portions of the historic Bridle Trail.

Contributing features:

- Southern portion of the DeLuxe Cabin Parking Area
- Alignment of walkways in the cabin area
- Beginning of the Grotto Trail
- Road leading to both historic dormitories
- Access drive to Birch Creek, from the Floor of the Valley Road to the main building cluster

Non-contributing features:

- All other parking lots near Zion Lodge – Compatible
- Entrances to the lodge complex from the Floor of the Valley Road – Compatible
- Walkways encircling the lawn, vaguely suggestive of the historic road alignment – Compatible
- Modern “Wrangler Trail” at Birch Creek

### **Cluster Arrangement**

The Zion Lodge/Birch Creek areas were laid out according to a model for lodge development that developed in the national parks of the 1920s. According to this model, the lodge building was to hold various services, including a central dining facility, kitchen, and a curio shop. Surrounding the lodge was a cluster of DeLuxe Cabins (with private bath) and Standard Cabins (without bath but associated with Comfort Stations) and miscellaneous service buildings. At Zion Lodge these buildings included a hospital (or first-aid station) and linen cabins. According to the model, employee dorms were to be built at the outskirts of the lodge/cabin complex. Meanwhile, utility compounds, including facilities such as bus storage and horse corrals, were located away from the lodge complex (McDonald Architects 1997, 13).

Zion Lodge and Birch Creek followed the model exactly. At the lodge, a separation was maintained between the Girls’ Dormitory and the guest cabins by the dormitory’s placement on the hillside above. The Boys’ Dormitory, which was built in 1937, was separated from the cabins by distance. It was located down an access road to the south of the lodge/cabin complex. Similarly, Cooks Hill was a collection of cabins in which people employed in the kitchen were housed. This cluster was located on a hillside behind the lodge, mainly out of view of the guests. These employees could enter the kitchen without walking through the front door of the lodge. Another important building in the historic period was a swimming pool, located some distance to the west of the lodge.

At Zion Lodge, the cluster arrangement today is very different than in the historic period, although the current layout preserves a key element of the original plan: a lodge surrounded by dispersed accommodations. Of course, a major change occurred in 1966 when the historic lodge burned. It was replaced quickly with a prefabricated structure. This new building serves the same functions as the original lodge (dining, shops, and so forth), and it is still the programmatic center of the complex. The building maintains a close relationship with the lawn. Its two wings seem to embrace the lawn from the east. On the accompanying analysis map the lodge and lawn are grouped into the “Primary Visitor Use Zone.”

In 1984-85 the aging Standard Cabins were removed, which exerted a profound impact on the feel of the complex. They were replaced by two large motel units. These buildings are out of scale with the historic character of the complex—each approaches or exceeds the size of the lodge itself—yet in other ways the design was very sympathetic to the historic setting. In combination with the existing DeLuxe Cabins, these motel units compose a modern accommodations zone that only partially reflects the historic model. Cabins were planned as individual lodging units, in opposition to the large “hotel-type” buildings that replaced them. The motel units A and B do not adhere to the concept of “dispersed accommodations,” which was central to the historic lodge and cabins concept.

Although the Girls’ Dormitory lies close by the guest cabins, it still remains separate by the difference in elevation. Therefore, employee housing is still at the periphery of the lodge/cabin complex. The cabins on Cooks Hill were removed with the other Standard cabins. The Boys’ Dormitory is the only other historic employee housing building in the historic district. The Bake Shop, originally located behind the lodge, survived the fire and was relocated to a spot just north of the Boys’ dormitory. No documentation has been found detailing when the Bake Shop was relocated. The Mattress Shed, now located just south of the Boys’ Dormitory is believed to have come from Birch Creek (ZION 2005).

The Birch Creek utility area was located about one mile farther downstream. It also consisted of a cluster of buildings. During the historic period, the full roster of these buildings included: three sheds (or garages) for sheltering Utah Parks Company auto-stages (5-stall, 7-stall, and 10-stall versions), a machine shop (often labeled on maps as a garage), a horse barn, a blacksmith shop, a generator house for supplying power to the lodge (in later years used as a residence), a four-room apartment for employees (perhaps mechanics) which was attached to the north side of the 7-stall shed, two residential cabins for wranglers on a hillside on the eastern side of the complex, and a residential cabin just west of the generator house. According to J.L. Crawford, a photo processing studio was housed in the machine shop (NP-ZIO-5006; Crawford 2005; McDonald Architects 1997, 41). In general, the residential areas were on the periphery of the cluster, with the major operations facilities located in the center.

Many changes occurred to the arrangement of buildings at Birch Creek after the period of

significance. The blacksmith shop, the two cabins on the hillside, the generator house, and the residence to the west of this building, as well as the 10-stall bus shed have been removed. In place of the four-room apartment that was connected to the 7-stall shed now sits a modern granary on a concrete foundation. The existing bus sheds are now used as stables. Several non-historic structures have been added at the west side of the complex. These include a 1,000,000 gallon steel water tank, a chlorinator shed and two temporary trailers. Of course these new buildings have altered the feel of the utility area, although for the most part, the newer facilities are somewhat screened by existing vegetation. Most of these structures seem to fall outside the boundary of the existing historic district anyway. (We were never able to obtain a map of this part of the historic district. See Site Plan.) Overall, Birch Creek maintains the character of a utility area, marked by a cluster of historic buildings in the center.

Contributing Features:

Adherence to the lodge model in the organization of buildings, including:

- Separation of cabin/lodge complex from the utility compound
- A central lodge surrounded by a zone of accommodations
- Employee housing located on the periphery of the cabin/lodge complex
- Foundations of buildings on Cooks Hill – they do not maintain integrity but as a group they convey information about historic cluster arrangement

Non-contributing features:

None

**Constructed Water Features**

Not used.

**Cultural Traditions**

Not used.

**Land Use**

The two primary land use practices that have shaped the Zion Lodge/Birch Creek landscape are agriculture (farming and grazing by Mormon settlers) and the tourism (including recreation and related uses). Agriculture played a lesser role in the development of the lodge landscape as it exists today. In 1862 Joseph Black, an early Mormon pioneer, explored the canyon and discovered suitable sites for farming near the current location of Zion Lodge. Impressed by Black's accounts, Isaac Behunin built a one-room log cabin not far from the present lodge site. Other pioneers soon established additional farmstead nearby (Jurale and Witherall 1984). Use of the lodge area for agriculture seems to have continued on and off into the twentieth century. One of J.L. Crawford's earliest memories of this landscape was of an uncle living in a tent and tending a cornfield, perhaps where the current lawn was later established (Crawford 2005). This use could account for the open character of the area during the early development of the lodge. After establishment of Mukuntuweap National Monument in 1909, the inhabited working landscape of the Mormon pioneer period was slowly transformed to a scenic, recreational landscape characteristic of an NPS unit (Jones 2003, 14). By 1932, all buildings associated



with Mormon settlement in the canyon were removed from the park (Jurale and Witherall 1984). In the Zion Lodge/Birch Creek district there remain no significant features relating to the Mormon settlers' use of the land.

The major land use that shaped Zion Lodge and Birch Creek is tourism/recreation. In 1917 the Wylie Permanent Camping Company established a camp a short distance to the south of the current lodge site. Some sources record that the fire ring that was in front of Zion Lodge during its early years was constructed during the Wylie period for campfire programs (NPS ZIO-557; Jones 2003, 70, Appendix 2; McDonald Architects 1997, 33, Figure H-17). Whether or not this is true, the Wylie camp did leave its mark on the area, in the name of Wylie Creek—the stream south of the lodge complex, and Wylie Spring—the spring that supplies the lodge with water.

J.L. Crawford remembers that mosquitoes were a nuisance and a potential health threat at the Wylie camp (Crawford 2005). In an attempt to reduce breeding of mosquitoes, the NPS filled a number of wetlands in the canyon during the 1920s and 1930s. Across from the lodge, at least one slough was straightened for the health and comfort of lodge guests (Jones 2003, 29). After 1932, when the last Mormon structures were removed from the park, land use near the lodge complex was restricted to recreational activities, including hiking and horseback riding. The lodge complex itself was planned as a center for accommodations (Jones 2003, 29). These uses continue to this day.

Birch Creek was designed as a place to stable horses, to shelter touring buses belonging to the Utah Parks Company, to generate power for the lodge, to conduct routine maintenance on equipment, and to provide various other services. In time, it also became an important node in the park's water supply system. With the exceptions of sheltering touring buses and generating power, these uses persist to this day. No incompatible land uses have been identified for either the lodge or the utility area.

Contributing Features:

- Continuing use of Zion Lodge for tourist accommodations and recreation
- Continuing use of Birch Creek area as a utility area for maintenance operations and a stable for horses

Non-contributing features:

- Use of historic bus sheds as stables, which is damaging to historic buildings

Undetermined:

- Utility systems (e.g. electric, sewer) between the Lodge and Birch Creek

### **Natural Systems and Features**

Zion Canyon is primarily a natural landscape. Its physical form is the result of natural processes, and its history evolved in response to its natural features. Through the process of erosion, the North Fork of the Virgin River carved Zion Canyon from the sedimentary layers of the Colorado Plateau. Colorful cliffs of red and cream sandstone were exposed by the force of

the water, composed primarily by the Navajo Sandstone. Both these canyon walls and the Virgin River lie outside the boundaries of the historic district, but they are important scenic features within sight of the lodge. Episodes of sudden geologic activity played a role in the development of the lodge landscape. The Sentinel Landslide is a prominent feature of the canyon. When the landslide occurred, the rock formed a dam that backed up water upstream, leading to the creation of a relatively level area on which the lodge was eventually built.

Pioneers that settled in Zion Canyon found the soil fertile and the growing season long. Provided that they were irrigated, the level lands on the canyon floor were suitable for cultivating crops. These same qualities that made the lodge site an attractive place to settle also facilitated its development for tourism and recreation. On the slopes above the historic district are a number of natural springs. In 1926 the Utah Parks Company built a masonry dam against the cliffs above to catch water from the Wylie Spring and redirect it to reservoirs for use at the lodge (Betenson 2002, 9). The development of the landscape was also dependent upon such springs. In 1934, an underground water sprinkler system was established to improve conditions of the lawn. Water from North Spring, South Springs and the Grotto was conducted more than 2000 feet via a 4-inch pipe to feed this new system. That same year, the irrigation was expanded to the new slope between the DeLuxe Cabins and the adjacent parking lot. As in the days of Mormon settlement, the fertile soil responded to the irrigation, helped along by the long growing season. In time, the lawn was suitable for many types of activities (McDonald Architects 1997, 33).

Historical development in the Birch Creek area has also been reliant upon natural springs. About 1935, springs in Birch Creek Canyon were developed for the park's water supply (NPS-ZIO-5061). Water from these springs is piped down the canyon to the utility area. Today a modern steel water tank is a noncontributing feature of the district.

Contributing Features:

- Relatively level areas of fertile soil
- Proximity to nearby springs and dramatic scenery that influenced the lodge's siting and development
- At Birch Creek, large developable area created by bend of Virgin River

Non-contributing features:

None

**Small Scale Features**

Historically, the Zion Lodge landscape contained a large number of small-scale features that were important in establishing its character. Most of these features were removed or altered during later periods of development, but some of them remain and are contributing features of the district.

During the first few years of the lodge's operation, the most prominent feature in the lawn was a large, open-air fire ring. Even though this was located some distance from the Wylie camp, sources record that it was a remnant from this camp (McDonald Architects 1997, 33). The

fireplace was at the center of a large circle, which was defined by a pole fence set between rectangular pillars. It was removed by 1931 (Jones 2003, 16; McDonald Architects 1997, Figure H-17). Retaining walls of different sizes were also important features of the early lodge landscape. A 78'-long retaining wall was built into the hillside behind the lodge as part of the building's construction. This wall varied in height from 6'9" to 8'7". The wall was expanded twice, extending its length to the north. These different periods of construction are easy to detect. The most recent expansion dates to the construction of the shuttle stop in 2001 (Jones 2003, 16). The original section of the wall is a contributing feature of the district. Small retaining walls lined the original walkways when they were built upon a slope. Remnants of these retaining walls can be found on Cooks Hill today.

Outdoor lighting was also part of the historic landscape scheme. Many early lampposts were simple wooden poles with pendant-style lamps, placed in 1928 and 1929 (Jones 2003, 17, Appendix 2). In 1934 metal lights were mounted on unpeeled pine poles or metal poles near the DeLuxe Cabin Parking Area (Jones 2003, 102). In the entire lodge district, there is only one surviving example of an early lamppost. It stands near the steps that lead to the Girls' Dormitory, which are themselves a contributing feature (Jones 2003, 17).

A few historic features survive near the DeLuxe Cabin Parking Area. One of these is the stone stairway built into the slope with PWA funds in 1934. Two other stone stairways of similar construction also ascend this slope but the dates of construction are unclear. Minor reconstruction work has taken place over the years, but the stairways remain true to the original design, with one major exception. In 1984 metal railings were put in place on all three (Jones 2003, 114). These additions make the stairways much more prominent in the landscape. Previously, the stairways maintained a low profile as intended. A few inconspicuous stone steps can also be found, leading from the parking area to the Floor of the Valley Road (Jones 2003, 115).

At certain times a corral has been an element of the lodge landscape. J.L. Crawford remembers that during the Wylie camp period there was a corral near Wylie Creek (Crawford 2005). By 1936 a horse corral had been constructed on the north side of the lawn (Jones 2003, 31). Maps from 1947 depict it as a small circular enclosure that was approached by a spur from the Bridle Trail, which was built across the Floor of the Valley Road (NPS-ZIO-217 and 2117B). This corral was removed by 1965, when the concessionaire built a larger corral near the swimming pool (Jones 2003, 104).

One historic method of protecting vegetation from traffic was to place boulders in an irregular line. In 1931 landscape architect Harry Langley reported that boulders had been placed around the edges of the lawn (McDonald Architects 1997, 33). In 1934 boulders were spaced around the edge of the lodge access road to prevent automobiles from driving on the lawn, perhaps because the lawn had been reconfigured (Jones 2003, 103). Boulders are still used in the landscape to protect certain areas from traffic. Lines of them can be found at the entrances to the lodge's parking lots.

Some non-historic changes involve paving, seating, and lighting. Most areas of flagstone and gravel paving have been replaced with concrete or asphalt. One remnant of flagstone paving, which also features a flagstone seatwall, can be found in the western portion of the district, near a non-historic parking lot. This remnant is from a flagstone patio that was added to the area around the swimming pool in 1963. It is not historic and does not match the character of the lodge's historic Rustic Style features. Modern benches line the modern walkways around the lodge and lawn. Lights were installed throughout the lawn and cabin areas in 1984 (Jones 2003, 31).

In contrast to the benches and lights, the design of many of the most recent additions draws inspiration from the Rustic Style precedents. For example, in 1987 large, well-built sandstone retaining walls were constructed to line the drainage that passes between the two motel units (Jones 2003, 127). These walls are not mere copies of original construction, but in the quality of materials used and overall scale, the walls are related to historic features in other parts of the canyon. Similarly, the construction of the new shuttle stop in 2001 introduced a host of new features near the lodge and to the north: new dining terraces, sandstone seatwalls, sidewalks, shade structures, and interpretive displays (Jones 2003, 106). These features are clearly differentiated from the Rustic Style precedents. For instance, the new seatwalls are more geometric than a 1930s equivalent, and they feature an obvious capstone. But overall they fit the historic context, through compatible materials, scale, and other references to the historic models.

Historically, small-scale features were also important in shaping the scene at Birch Creek. The most prominent of these features were the fences shown in historic plans (NPS-ZIO-5006). These fences defined the limits of both the corral and the utility yard. At the corral, the fences were 6-feet high, constructed of five 6"x2" planks attached to 8-foot high cedar posts (McDonald Architects 1997, 44, Figure H-25). With their sturdy wooden construction, these fences blended well with the Rustic utilitarian architecture of Birch Creek. Maps from 1947 (NPS-ZIO-2117 and 2117B) indicate that two swing gates allowed access to the corral. One of these gates was in the stretch of fence to the east of the barn, where a spur from the Bridle Trail entered the area. The other entry was to the north, just west of the restroom that attached to the 10-stall shed. Fences also connected the corners of the buildings that defined the utility yard. The details of construction are unclear, but they probably were similar to the fences used in the corral. These fences may have provided some protection for the Utah Parks Company stages that were sheltered in the yard. A wide gate was located at the north end of this enclosed space. Details about the layout of Birch Creek are limited. Other site furnishings probably functioned in the day-to-day operations of the utility area.

#### Contributing Features

- Historic stone steps and stairways, including a stairway leading to the Girls' Dormitory, one flight of steps built in 1934 in the slope from the DeLuxe Cabin Parking Area, steps leading from this parking area to the Floor of the Valley Road, and steps leading to historic cabins

- Original 78-foot length of retaining wall behind the lodge
- One remaining example of historic lighting by Girls' Dormitory
- Practice of placing boulders in certain places to restrict traffic (not necessarily the location of these boulders but the continuing practice)

Non-contributing features:

- Remnant of flagstone patio added to the pool area in 1963 and associated seatwall – Incompatible
- Features within the district that are associated with the 2001 shuttle stop, including an interpretive display, sandstone seatwalls, steel bike racks, dining terrace – Compatible
- Retaining walls lining the drainage between Motel Unit A and B – Compatible
- Modern system of outdoor lighting installed in 1984 – Incompatible
- Modern lumber benches in the lodge landscape – Incompatible
- Signage – Compatible (in general)
- Railings placed in historic stone stairways – Compatible
- Pipe-rail fencing in the Birch Creek corral – Incompatible

Undetermined Features:

- The other two flights of steps in the Deluxe Cabin Parking Area slope (date is unknown at this point, but the design and construction clearly feels historic) – Compatible

### **Spatial Organization**

The outdoor spaces of the Zion Lodge/Birch Creek Historic District are closely tied to the arrangement of buildings in the landscape, to topography and other natural features of the site, and to introduced plantings. Some historic spaces have been retained but other spaces have been altered or suffer from poor definition.

#### **Birch Creek**

Birch Creek utility area lies in the space created by a looping meander of the Virgin River, which surrounds the site on the north, west, and south. A slight rise defines the limit of the space to the east. The site slopes gently towards the river. A topographic map illustrates that the buildings and facilities were sited on relatively level areas within this sloping site. Historically, fences and buildings were used in combination to define the outdoor spaces at Birch Creek. The central space was a utility yard, where auto-stages would be parked or maneuvered. This L-shaped space was defined by the three bus sheds and the machine shop, in combination with a few lengths of fence that connected the corners of these buildings (NPS-ZIO-5006). Just south of the utility yard was another important space, the corral. This corral was a five-sided enclosure created by wooden horse fences. The corral entirely surrounded the horse barn. A grove of Gambel oak and other vegetation to the east and south reinforced the definition of the space. Today the historic fences have all been replaced by modern pipe-rail fences that do not correspond to the historic placement. The length of fence at the north end of the utility yard has been removed, blurring the distinction between the end of the road and the beginning of the utility yard. The 10-stall shed has also been removed. As a result of these changes, the historic definition of the utility yard has been lost.

The corral area has since expanded to the north, taking up space occupied by the missing shed and the utility yard. The pipe-rail fence that now stands to the south of the horse barn does not follow the same alignment as the historic fence, which created an angle pointing to the south (NPS-ZIO-5006). Existing vegetation, however, preserves something of this angle, providing an indication of the corral's historic limits.

#### Zion Lodge

The Zion Lodge is sited at the base of the eastern slope of Zion Canyon. In plan view, this building, which consists of a central pavilion and projecting wings, forms an open wedge. A topographic map reveals that this shape was fit into a natural space formed by a curve in the canyon's slope. The building's shape closely matches the natural contours of the site (NPS-ZIO-5012).

By setting the lodge so close to the canyon wall, a broad level area was kept open to the west. This area seems to have been planned from the beginning as a lawn. It was and remains the central outdoor space of the lodge district. During the early years of the Zion Lodge, this space was dominated by a stone fire ring. (McDonald Architects 1997, 33). With the approval of Harry Langley, by 1931 this fire ring had been removed and boulders were placed around the edges of the lawn to provide further definition and to protect the plantings. With the 1934 changes to the lodge's circulation scheme, this lawn was greatly expanded to about two acres, its approximate size today (McDonald Architects 1997, 33). That same year, the establishment of an underground automatic sprinkler system transformed the character of the lawn, making it a manicured space. The lawn became an appropriate setting for established sports, including softball and croquet. Golf also became popular on a large putting green in the lawn's northern section (Jones 2003, 71, 73). Today the lawn remains a lush and scenic setting for relaxation and informal recreation. An immense cottonwood tree that must have benefited from installation of the irrigation system now dominates the lawn as a focal point.

In the mature lodge landscape a very different type of space and experience was offered by the cabin areas. A guest walking along one of its paths would experience this area as a sequence of narrow, somewhat winding spaces that were enclosed by the walls of the individual cabins. Trees that were planted in these areas provide shade and create a sheltering canopy. In comparison to the lawn, the scale is much more intimate and personal. It appears that the character of these spaces was also planned from the beginning. A photograph from 1930 shows a great number of young trees planted in the DeLuxe Cabin area (McDonald Architects 1997, Figure H-20). This character persists in the DeLuxe Cabin area, although the areas feel a bit worn today. Its shady intimate quality complements the open, public nature of the lawn.

#### Contributing Features:

- Pattern of siting facilities with careful attention to topography and natural features: the overall space of Birch Creek is determined by the arrangement of river and slopes; Zion Lodge is sited in a nook at the base of the canyon's eastern slope

- Zion Lodge Lawn and shady spaces in the DeLuxe Cabin area – the planned complementary nature of these spaces

Non-contributing features:

- Expanded corral and poorly defined utility yard at Birch Creek – Incompatible

### **Topography**

Not used.

### **Vegetation**

Today, as in the past, planted vegetation was an essential component in the scenic landscape of Zion Lodge. Historic features of vegetation include a large lawn in front of the lodge, plantings of cottonwood and other native trees along the lawn and in other key places, and a cactus garden at the front entry to the lodge building. These historic plantings are reflected in the modern-day landscape, but some of the features have disappeared with time.

During the period of Mormon settlement, wild grape vines grew in profusion in level areas throughout the canyon. For the purposes of farming, pioneers cleared these vines from the fields. By contrast, guests to the Wylie camp appreciated these plants for the lush, green setting they helped to create (Jones 2003, 63-64). In later years, some grape vines were planted at the pool site to mask fences that had been erected (Jones 2003, 70). Grape vines, however, were not a primary planting feature of the lodge.

The early establishment of a large lawn and the extensive planting of cottonwoods demonstrates that park/concessionaire officials worked to establish a scenic park-like landscape at the Zion Lodge. To what degree these efforts were directed by NPS designers is unclear. So far, research has not revealed historic planting plans. During the first few years of the lodge's operation, the lawn area was much smaller than today, and it was composed of native grasses. By 1929 the Utah Parks Company had leveled and seeded this area with turf (Jones 2003, 15). Many of the mature cottonwood trees that are found in the lodge landscape today must have been planted early in the development of the lodge (Jones 2003, 36). Photographs from 1929 show large numbers of young Fremont cottonwoods scattered along the access drive, all the way to the cottonwood stand that marked the Virgin River (Jones 2003, 14). Most of the plantings seem to have been located at the edges of the lawn, but some were scattered across the lawn as well (Jones 2003, 15). It appears that officials were trying to define an open lawn with an informal edge of trees, but that even the open lawn was to be dotted here and there with trees. In appearance, this planned park landscape may have been part-formal, part natural. Native trees were used and they extended toward established vegetation along the river.

In 1932, after the establishment of the Floor of the Valley Road, the Utah Parks Company obliterated the old highway that once had formed the eastern edge of the lawn, plowing up its roadbed and seeding grass. In 1934 the size of the lawn was increased to about two acres, its approximate size today. That same year, an underground sprinkler system was established, an important step in attaining a more manicured appearance (Jones 2003, 29-30). The expanded,

more manicured lawn provided a space that was large enough for games of softball and croquet. Eventually, a putting green was established in the lawn's southern section (Jones 2003, 30).

Today the lawn remains a large open area dominated by Kentucky bluegrass. A single immense cottonwood tree now provides a focal point and shades a large portion of the lawn. This tree was first mapped in a topographic map from 1934, along with some trees that are adjacent to the lodge entrance (NPS-ZIO-5012; Jones 2003, 36). Boxelder and velvet ash are invading the edge of the lawn from the west. The lawn was probably intended to have a natural edge. It is interesting, however, that young cottonwoods are not becoming established. In addition to those planted near the lodge for ornament and shade, probably hundreds of others were planted near the lodge along the river, in connection with the construction of river revetments that were built to protect the lodge. Now, the inability of this planted cottonwood stand to regenerate is tied to conditions created by such revetments (ZION Cat. # 15449 and 15450; Steen-Adams 2002, 258). Park and concessionaire officials view older cottonwoods as hazard trees and replace them other species such as velvet ash. However, existing historic cottonwoods are still contributing resources.

Aside from the lawn, many other areas of the lodge were planted with trees. Two important planting zones were the cabin areas and the front of the lodge. Several photographs from 1929 and the early 1930s show a very dense tree-planting in the DeLuxe Cabin area (McDonald Architects 1997, Figure H-20; ZIO Cat. # 12366 Z-125 and Z-15; photographs from 1929 by G. Grant). Many of the trees planted in the cabin area were mapped on the 1934 topographic map. Some of these still seem to be growing today, though most of the shrubs planted in the cabin areas have been lost. (NPS-ZIO-5112; Jones 2003, 36). Turf in these areas is also spotty, probably due to a combination of soil compaction and shade. During the site visits in November 2004 and April 2005, the lawn on the slope near the cabin parking area looked healthy, though at times in recent years it has suffered from a lack of irrigation brought on by an attempt to halt the settling of the historic cabin foundations (Jones 2003, 36), and to conserve water during a five-year drought. On the western edge of the DeLuxe Cabin Parking Area is another mature grove of trees, which was probably planted to partially screen the view of parked cars from the road.

Another important planting area was the front of the lodge. In the 1920s and 1930s trees were planted near the lodge (NPS-ZIO-5012). Two trees were planted to the side of the porte cochere, in an apparent attempt to flank the entrance (Jones 2003, 14). Some of these trees grew quite large. The lodge fire of 1966 destroyed or damaged some of these trees and they were removed the following year (Jones 2003, 71). Historically, the most important planting in this area was the cactus garden. Soon after the completion of the lodge, a small, oval cactus garden was established in the directly in front of the main entrance. At first this cactus garden was edged with flagstones set vertically (Jones 2003, 72, 60). This cactus garden evolved over time. During the 1930s, its stone edging was formalized somewhat. At different times, it became dominated with prickly pear and then by yucca (Jones 2003, 39). As part of major



changes to the lodge landscape, the garden was removed in 1985. It was replaced by an inconspicuous panel of grass. The elimination of the cactus garden may have reflected a maintenance issue. From an aesthetic and historic standpoint, however, the removal was a loss. In comparison to the historic garden, the current treatment seems boring and usual. The area of grass contains nothing of visual interest. Two benches have been positioned in the space. The cactus garden was probably designed to celebrate the beauty and diversity of the local landscape. This intent is characteristic of Rustic landscape design. The possibility of reinstating this historic feature should be investigated.

Contributing Features:

- An open lawn with a “natural” woodland edge
- Mature native trees (mostly cottonwoods) spaced along the edges of the lawn and close to the lodge building
- A mature grove of native trees (ash, boxelder, cottonwood) that helps define the character of the cabin area
- In lodge area, mature stands of trees at the western edge of the district (e.g. along the historic parking area)
- Setting of Birch Creek in area of native vegetation, including groves of Gambel oak

Noncontributing Features:

- The panel of grass at the location formerly occupied by the cactus garden – Incompatible

**Views and Vistas**

Zion Lodge

Views were a primary consideration in the siting and planning of the Zion Lodge. Designers who worked in the Rustic Style were careful to preserve the natural views of a setting. Zion Lodge was planned as a group of buildings rather than one large hotel. Historic views of the complex presented a picturesque collection of lodge and cabins arranged sensitively on the landscape. (See historic photograph from Lady Mountain, McDonald Architects 1997, Figure H-8). Zion Lodge and its associated buildings were located at the base of a rocky slope. Behind the pavilion, the soaring sandstone walls of the canyon formed a dramatic backdrop. The lodge’s low profile and stone chimneys were meant to blend with this formation (Culpin 1982). Driving along the historic road, a visitor would approach the lodge from the southwest. A visitor’s first view of the lodge would be from this direction. The view from the southwest seems to have been an important planned view. Numerous postcard photographs of the lodge were taken from this direction.

Siting the lodge at the base of the slopes also reserved a large open space for the establishment of a lawn. The green lawn was a scenic element. This large open area provided a setting for visitors to enjoy unobstructed views of the canyon walls in all directions. Today, as well as in the past, chairs were set out in front of the lodge for the enjoyment of visitors.

One of the pavilion’s most important features was the porte cochere that projected from its façade. The roof of this structure doubled as an observation deck, from which cabin guests would gaze across the lawn to the red cliffs beyond. The new lodge building features an

observation deck modeled after the original. This feature restores the historic experience of dining outside and overlooking the lawn and other scenery. Enjoyment of views was a primary reason that each guest cabin was also equipped with a porch. Each guest could enjoy stunning views from the privacy of his/her own porch. Porches are still an important and well used feature of the cabins that remain. During one site visit for this CLI, the researchers observed one man painting the scene of the remarkable view from his porch. Surely this scene would have pleased Gilbert Stanley Underwood, Daniel Hull, and others who participated in the design of the lodge complex.

#### Birch Creek

During the 1920s it was customary practice to locate utility compounds discreetly away from areas that received heavy visitation, including a lodge complex. Housing horse corrals, power generators, and maintenance shops, it is no surprise that these compounds were characterized by smells, scenes, and sounds that may have been objectionable to many visitors. For this reason, the Birch Creek utility area was sited away from the lodge and out of view from the road. The complex was sited in a looping meander of the Virgin River, which made available for development a plot of land that was located away from the highway. A slight rise to the west of the road obstructed views of the utility complex from the road. Native vegetation was left in place for screening. Using topography and native vegetation in combination to screen a facility seems to have been common practice for NPS designers during the heyday of the NPS-Rustic Style. At the same time, the Birch Creek utility area was designed for picturesque effect. As elsewhere in the park, buildings and facilities were designed not to detract from the beauty of the surrounding landscape. The site afforded stunning views of natural scenery, including the Virgin River and Birch Creek Canyon to the west.

Today the setting of Birch Creek has been preserved. The utility area remains tucked away from the view of visitors behind a slight rise and groves of Gambel oak and juniper. Even from the Court of the Patriarchs overlook, which lies just across the Floor of the Valley Road, the complex remains hidden. Though the water tank and other modern facilities detract somewhat from the beauty of the natural setting, views from within the utilitarian area are still dominated by native vegetation and stunning natural features.

#### Contributing Features

- Pattern of siting facilities with careful attention to views from and views of the facility
- Natural screening at Birch Creek, which is provided by topography and native vegetation
- The Zion Lodge Lawn, which allows unobstructed views of natural scenery
- Restored view from the reconstructed observation deck at Zion Lodge (although the building is noncontributing, the view is)
- Individual views from porches in the DeLuxe Cabin area
- Filtered view of Zion Lodge from road, across lawn and through canopy trees

#### Non-contributing features:

- Compromised view of Zion Lodge from the SW, across parking areas of asphalt paving – Incompatible

## Condition

### Condition Assessment and Impacts

**Condition Assessment:** Good

**Assessment Date:** 03/31/2005

**Condition Assessment Explanatory Narrative:**

The landscape is in good condition. Superintendent concurrence received 7/12/2006.

**Condition Assessment:** Good

**Assessment Date:** 09/06/2011

**Condition Assessment Explanatory Narrative:**

Throughout FY11, Zion and the lodge concessioner Xanterra as part of the stipulations in their operating contract, have worked together on numerous facility maintenance, repair and rehabilitation projects on contributing features within this landscape. These include repairs to the historic lodge cabins, compatible repairs to the non-historic main lodge building, maintenance of the rehabilitated landscape surrounding the cabins. Zion also finished rehabilitating the north lodge landscape, including re-sodding the front lawn, replacing damaged walkways, reintroducing the cactus garden in front of the main lodge. Non-historic outdoor lighting was replaced with fixtures that are more sympathetic and compatible the historic character of the landscape. Superintendent concurrence received 9/6/2011.

### Impacts

**Type of Impact:** Erosion

**External or Internal:** Internal

**Type of Impact:** Operations On Site

**External or Internal:** Internal

**Impact Description:** Park and/or concessions making small incremental changes to facilities that may cumulatively undermine integrity.

**Type of Impact:** Visitation

**External or Internal:** Internal

**Impact Description:** Wear and tear created by visitors.

### **Stabilization Costs**

**Landscape Stabilization Cost:** 0.00

**Landscape Stabilization Cost Explanatory Description:**

No stabilization projects at this time.

### **Treatment**

#### **Treatment**

**Approved Treatment:** Undetermined

**Approved Treatment Completed:** No

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