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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name VanFleet Hotel  
other names/site Hunt, Thomas, House

2. Location

street & number 88 East State Street N/A not for publication  
city, town Farmington N/A vicinity  
state Utah code UT county Davis code 011 zip code 84025

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
Name of related multiple property listing: <u>N/A</u>		<u>1</u>	<u>0</u> Total
		No. of contributing resources previously listed in the National Register <u>0</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

[Signature]  
Signature of certifying official 0.7 29, 1991  
Date

Utah State Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet  
 determined eligible for the National Register.  See continuation sheet  
 determined not eligible for the National Register  
 removed from the National Register.  
 other, (explain:)

Outwith Glee 12/19/91

[Signature] for Signature of the Keeper 12/19/91 Date of Action

## 6. Functions or Use

Historic Functions  
(enter categories from instructions)

DOMESTIC / single dwelling  
DOMESTIC / hotel  
COMMERCE / restaurant

Current Functions  
(enter categories from instructions)

COMMERCE / office building

## 7. Description

Architectural Classification  
(enter categories from instructions)

Bungalow/Craftsman  
MID-19TH CENTURY / other

Materials  
(enter categories from instructions)

foundation STONE  
walls STONE  
STUCCO  
roof ASPHALT  
other

Describe present and historic physical appearance.

Built in the 1860s, the Hyrum S. VanFleet Hotel is a structure that has undergone a series of additions and renovations. Originally built as a two story individual dwelling, the building first expanded ca. 1870 to contain a tavern. This minor expansion allowed the building to retain its original character, that of an individual dwelling built in the vernacular classical tradition.

In 1913 the building underwent a large scale, character changing renovation which virtually doubled the building's floor area and added an upper, third level. Landscaping integrated with the architecture became an important theme during this renovation. Architectural building elements were extended into the yard which was richly planted with trees, shrubbery, and an extensive rose garden. In 1953 the building was modified to house apartments and eventually an office building.

The majority of the character defining structural elements of the building and landscaped areas remain intact while elements of the original garden have been eliminated by neglect and the addition of a parking lot. The structure provides a fine example of local craftsmanship from several eras. The stonework of the original house is complemented by the later stone additions which are expressive of the once popular cobblestone masonry in this area. The condition of all stone elements is excellent.

The original two story native rock structure, built in the 1860s, is an example of combined plan types. The main floor, a double cell, is comprised of two nearly square rooms, each with an entrance at the front. The upper floor is comprised of a tripartite division of space, the stairway being located in the middle bay reminiscent of the central passage plan type. The fenestration pattern of the main (east) facade reflects these conditions. The main floor contains four openings while the upper contains three. A bilateral symmetry is retained by the arrangement. It is the only two story house with this plan arrangement in Farmington. Sometime during the late 19th century, two rock additions were built on the west side of the original structure which housed a tavern.

In 1913, a major renovation/addition was executed after fire damaged the entire edifice. The original structure was virtually doubled in size on the main and second floors and a third level was added. This addition was built using wood frame walls with a stucco exterior finish known as "pebble dash." In addition to

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enlarging the interior, a great deal of attention was paid to the exterior space. Covered porches with cobblestone columns were added on all four sides of the building. These columns tie visually with cobblestone piers that were extended from the structure and placed on at least three sides of the property's perimeter. This design principle allowed the architecture and landscape to blend into each other. During much of the historic period the yard was a lush garden which incorporated fountains, rock lined planters, elevated masonry planters, and an extensive rose garden. In 1953 a second story was added above the original south porch (sun porch). At this time the building was divided into 8 separate apartments and remained as such until 1976 when the building was converted into office space.

None of the original outbuildings associated with the property remain today. A cobblestone carriage house, designed to be integral with the other cobblestone elements on the property, was located on the southeast corner of the property. It was demolished in 1976 for parking space.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:  
\_\_\_ nationally \_\_\_ statewide X locally

Applicable National Register Criteria X A \_\_\_ B X C \_\_\_ D

Criteria Considerations (Exceptions) \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
<u>ARCHITECTURE</u>	<u>ca. 1860-1920</u>	<u>ca. 1860</u>
<u>COMMERCE</u>	<u>1913-1920</u>	<u>1913</u>
_____	_____	_____
_____	_____	_____
_____	Cultural Affiliation	_____
_____	<u>N/A</u>	_____
_____	_____	_____
_____	_____	_____
Significant Person	Architect/Builder	
<u>N/A</u>	<u>Original House: possibly Charles Bourne (mason)</u>	
	<u>1913 renovations: VanFleet, Heber J. (builder)</u>	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built ca. 1860, the Hyrum S. VanFleet Hotel is significant primarily under criterion A for its association with a period of economic development and civic promotionalism which contributed in large measure to the growth and prosperity of Farmington City during and beyond the first two decades of the twentieth century. The owner of the Hotel, Hyrum S. VanFleet, was a member of the Farmington Commercial Club which was organized to promote Farmington as a desirable place to live and work. The hotel is one of few remaining examples of the businesses that were featured by the Commercial Club in its promotional efforts. Embodied in the architecture and landscaping of the hotel are examples of principles on which the Commercial Club was founded, one of which espouses the notion that "A home surrounded with a profusion of shrubs and flowers is an index to the intelligence of its occupants".<sup>1</sup> The hotel therefore is also significant under criterion C for its example of architecture and landscaping which were carefully integrated to create an image of beauty and harmony, expressive of the attitudes of the day.

Also contained in the elements of the architecture are significant examples of stone masonry which are expressive of the periods in which they were created. The original structure's stonework provides an example of craftsmanship and styles employed during Farmington's first few decades, while later cobblestone additions to the building are equally expressive of the craftsmanship and the Arts and Crafts movement popular during the early twentieth century in the area. Stone was a common building material throughout nineteenth-century Utah, but was used extensively only in areas which had both a readily available supply of stone and skilled stonemasons. In addition to the Farmington/Centerville area of Davis County, other noted concentrations of stone buildings in Utah include the towns of Beaver in Beaver County; Willard in Box Elder County; Mendon and Wellsville in Cache County; Manti, Spring City, Ephraim and Fairview in Sanpete County; Midway in Wasatch County; Pleasant Grove in Utah County; and Bluff in San Juan County.

The VanFleet Hotel was established in an era when the city of Farmington was enjoying a period of wealth and expansion which was fostered by an organization known as The Farmington Commercial Club which functioned from 1912 to 1920.<sup>2</sup> The Club's organization followed two decades of growth which began ca. 1890, fostered in no small measure by the efforts of Simon Bamberger, a Salt Lake City businessman.

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In June of 1891 Bamberger announced intentions to build a railway which would link Salt Lake City and Ogden, stating at one time "I will build and equip the best and most modern electrical road that science can produce".<sup>3</sup> By 1894<sup>4</sup> the Bamberger line was completed to Farmington and was served by steam locomotive. In conjunction with his railroad, Bamberger developed an amusement park known as Lake Park which was situated on the shores of the Great Salt Lake. In 1896 the park was relocated to Farmington to the present site of Lagoon Amusement Park. Bamberger was able to assure patronage of the park by providing fast and inexpensive transportation from Salt Lake City and eventually from Ogden. The railroad had no small effect on the progress of Farmington and during the 1890s the city began to prosper. During that decade a new County Courthouse was completed (1890)<sup>5</sup> the city incorporated (1892), new irrigation companies were organized (1892)<sup>6</sup>, and new businesses were established including the Farmington Commercial & Manufacturing Company (1891)<sup>7</sup>, the Davis County Bank (1892)<sup>8</sup>, and the Wood General Store (1890)<sup>9</sup>.

The growth of the 1890s continued into the next decade which saw the establishment of many new commercial enterprises in Farmington. These included the Rampton Drug Store (1907), L.H. Oviatt and Company (1902)<sup>10</sup>, & Farmington Livery and Feed Stable (1907)<sup>11</sup>. Vast improvements were also made to the city's infrastructure including the addition of a new culinary water system in 1906 and electricity in 1908<sup>12</sup>.

The growth and prosperity continued, and beginning in 1910, the city of Farmington was to undergo a change that would have an effect on both the economy and self-image of the community. In April of 1910 a floral entrepreneur by the name of Robert Miller established the Miller Floral Company which, because of its great success in only its first year, encouraged a committee of citizens to christen Farmington as "The Rose City". The committee planned a celebration known as "Rose Day", celebrated on Arbor Day. Each year on that date beginning in 1910 a rose sale was conducted and prizes of choice shrubs were awarded to those planting the largest number of roses on this day<sup>13</sup>. While it is likely that this "citizens committee" was comprised of the owners and stockholders of the floral company, the benefits of such activities were felt throughout the community. During the next three years the economy underwent an expansion which affected nearly every business in town. The Miller Floral Company grew to contain 150,000 square feet of enclosed greenhouse by 1913 (now demolished)<sup>14</sup>. In 1910 The Farmington Commercial and Manufacturing Company expanded its retail space by 7,600 square feet and was transformed into a modern department store (building exists but lacks integrity)<sup>15</sup>. Following this example, several other businesses expanded during 1910 and 1911 including L.H. Oviatt & Company (demolished)<sup>16</sup>, Rampton Drug Store (demolished)<sup>17</sup>, Wood General Store (demolished)<sup>18</sup>, and the VanFleet Hotel. In May of 1910<sup>19</sup> the old steam locomotives were replaced by electric cars on the Bamberger Railroad and in 1911 a new public school building was completed (Hilltop School - demolished) as well as a horse racetrack at Lagoon. It was under these prosperous circumstances that in 1912, a group of Farmington merchants joined to create the Farmington Commercial Club, with Robert Miller (owner of Miller Floral) fittingly named as president<sup>20</sup>. All previously mentioned businesses were represented in the club including Simon Bamberger, owner of the railroad and resort, and Hyrum S. VanFleet, owner of the VanFleet Hotel<sup>21</sup>.

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Originally built by Thomas and Electa Hunt in the 1860s on the southwest corner of State Street and First East, the hotel has become a well recognized local landmark. The building was likely first used exclusively as a residence, but because of its strategic location on what was once the highway connecting Salt Lake City and Ogden, it was well suited for a public function. Directly west of the property, a Wells Fargo station and stagecoach stop was located<sup>22</sup>. Immediately to the west of that was the county courthouse. This placed the building at the center of commerce and government in the city and county.

Much of what is known about Thomas Hunt has been gathered from Census records and early LDS church records. According to the 1860 census, Hunt was a self proclaimed Brewer. The Pacific Coast Business Directory for 1871-73 lists him as a saloon owner. Other records state that Mr. Hunt operated a tavern in conjunction with a hotel<sup>23</sup>. In addition to these activities, the 1870 census lists Hunt's occupation as Farm Hand while the 1880 census lists Grocer.

After the death of the Hunts (Electa in 1900 and Thomas in 1901), the property was acquired by Charles L. Robinson. Records indicate the building remained in continuous use as a hotel during the Robinson ownership period<sup>24</sup>. Acquired by Hyrum S. VanFleet on April 13, 1908, the hotel continued its operation into what became Farmington's growth and expansion period of the next decade. On November 7, 1910, VanFleet took out a mortgage for the sum of \$2,500.00<sup>25</sup> which was doubtless used to modernize and upgrade the hotel<sup>26</sup>. This came only a few months after the establishment of Miller Floral and coincided with the expansion of a number of Farmington businesses previously discussed.

In January of 1913, the building caught fire during a windstorm which nearly destroyed the structure. At this time VanFleet set about to rebuild and expand the hotel. A major renovation was undertaken which resulted in the doubling of size and creation of a new aesthetic. Caught up in the momentum of the day, VanFleet created a space that incorporated a large rose garden which was supplemented by a profusion of trees and shrubbery. These elements were masterfully blended with newly created architectural features that included stone piers surrounding the property, stone archways, stone urns and planters, and rock lined pathways. As described by the Commercial Club, "The VanFleet place is parked with beautiful lawn and shrubs, and considering the location, accommodations, beautiful surrounding scenery, warm balmy air, quietude, etc. this place must necessarily become one of the favorite resorts of Utah, and should appeal to the well-to-do as an ideal home for summer vacations and a convenient location for that class of traveling public who may desire centrally located headquarters as a convenient means of reaching surrounding points of leisure or business."<sup>27</sup> The VanFleet site retains many of the unique architectural features which gave the grounds its original landscaped beauty, an aesthetic which was idealized by the Commercial Club and its members.

X See continuation sheet

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The VanFleet family lived in and operated the hotel for over 4 decades until 1953 when they converted the building into apartment space. Hyrum VanFleet and his family occupied one of the apartment spaces until his death in May of 1956. While operating as a hotel, the facility served not only as boarding for guests, but contained a restaurant, famous for its steaks, and an open dance hall on the upper floor. Because of its strategic location near the county courthouse, many of the guests to frequent the hotel were associated with trials and other county functions. The hotel was also known to many in the community as the "Honeymoon Hotel". Many couples came to be married at the courthouse and would spend their honeymoon at the nearby VanFleet Hotel. Also, many "out-of-towners" used the hotel as a "lover's escape" since it was secluded from the larger cities located to the north and south. The hotel was also leased by private groups for activities and once served as the officer's club for Hill Air Force Base during World War II<sup>28</sup>.

Not only is the VanFleet Hotel significant for its expression of the ideals of the day, but also for the unique stonework that was employed in its construction. The original house, possibly built by Charles Bourne, a local stonemason,<sup>29</sup> was constructed using a random rubble pattern which is articulated by hand-tooled corner stones set in such a way as to create quoins on all corners and at door and window openings. These techniques are unique to but a few buildings in Farmington including the Rock Church, built during the same era (1860's). The "quoining" effect described was generally not used on residences, with this notable exception. The second type of stonework applied on the hotel includes those portions which were added during the 1913 renovation and subsequent additions. A cobblestone masonry was employed at this time which was popular in many parts of Utah during this era. It can be seen in various locations in Farmington including on residences and decorative landscaping elements, such as the fence at the city cemetery. Much of this work, including that of the hotel, was executed by Heber J. VanFleet, brother of Hyrum S. VanFleet<sup>30</sup>. The hotel remains as the finest example of this type of stone work completed by VanFleet.

The stylistic influence that affected the 1913 and subsequent additions, was the Arts and Crafts movement, a style which was popular in Utah and throughout the United States during the first two decades of the twentieth century. Elements common to the style employed in this structure include the porches which were built with cobblestone columns and exposed roof purlins. Porches and verandas were commonly employed on Arts and Crafts structures to unite the building with its site,<sup>31</sup> a theme which was implemented with much success on the VanFleet Hotel.

Although stone buildings exist in many communities throughout the state, concentrations are found in only some half dozen locations. Those communities are all located either near stone quarries or on fieldstone-littered land at the base of the mountains. There is an abundance of fieldstone in the southern Davis County area, and stone houses are found in significant numbers in the communities of Farmington and Centerville. Nearby Bountiful has a number of stone buildings, but not in the concentrations found in the former communities. In addition to the Farmington/Centerville area, other Utah locales which have significant numbers of

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stone buildings include the following: Beaver, Beaver County; Mendon and Wellsville, Cache County; Midway, Wasatch County; Pleasant Grove, Utah County; Bluff, San Juan County; and Manti, Ephraim, Spring City, and Fairview, Sanpete County. Farmington and Centerville are situated at the foot of the Wasatch Mountains and the stone used in the buildings constructed there came from the riverbeds and the surrounding cobbly alluvial land. Fieldstone houses are also found in significant numbers in Mendon, Wellsville, and Willard. Stone houses in Utah were generally built between the 1850s and 1880s in locations which not only had readily available stone, but skilled stone masons as well. Charles Duncan and his sons, residents of Centerville, were some of the best known and most prolific stone masons of the nineteenth century in Davis County. Hector C. Haight is known to have built a number of houses in the Farmington area, but there is no evidence linking him to the original masonry work of the house built for the Hunts.<sup>32</sup> The mason most likely involved in the construction of the original portion of the hotel is Charles Bourne, an English stone mason who was in charge of the construction of Farmington's rock chapel built in 1862.<sup>33</sup> The hotel's original portion was built during this same time frame and masonry detailing is very similar to that of the chapel, particularly the "quoining" on the corners of the building.

An architectural survey conducted in Farmington in 1985 and updated in 1991 reveals that a total of 38 stone buildings remain in the community. Of those 38, approximately 20 are eligible for listing in the National Register, while only two are currently listed in the National Register. The VanFleet Hotel is one of only two examples of two-story rock houses remaining in Farmington.

  X   See continuation sheet



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1. White, John S., Farmington, The Rose City (Kaysville, Utah: Reflex Print, 1913) p. 17.
2. Hess, Margaret Steed, My Farmington (Salt Lake City: Moench Letter Service, 1976) p. 401.
3. White, John S., Farmington, The Rose City (Kaysville, Utah: Reflex Print, 1913) p. 31.
4. Hess, Margaret Steed, My Farmington (Salt Lake City: Moench Letter Service, 1976) p. 49.
5. Ibid. p. 14.
6. Ibid. p. 49.
7. White, John S., Farmington, The Rose City (Kaysville, Utah: Reflex Print, 1913) p. 37.
8. Ibid. p. 25.
9. Ibid. p. 43.
10. Ibid. p. 39.
11. Ibid. p. 41.
12. Hess, Margaret Steed, My Farmington (Salt Lake City: Moench Letter Service, 1976) p. 50.
13. White, John S., Farmington, The Rose City (Kaysville, Utah: Reflex Print, 1913) p. 17.
14. Ibid. p. 19.
15. Ibid. p. 37.
16. Ibid. p. 41.
17. Ibid. p. 39.
18. Ibid. p. 43.
19. Hess, Margaret Steed, My Farmington (Salt Lake City: Moench Letter Service, 1976) p. 383.
20. White, John S., Farmington, The Rose City (Kaysville, Utah: Reflex Print, 1913) p. 49.

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21. Ibid. p. 50.
22. Hess, Margaret Steed, My Farmington (Salt Lake City: Moench Letter Service, 1976) p. 317.
23. Ibid. p. 28, 320.
24. White, John S., Farmington, The Rose City (Kaysville, Utah: Reflex Print, 1913) p. 29.
25. Title abstracts, Davis County Recorder
26. White, John S., Farmington, The Rose City (Kaysville, Utah: Reflex Print, 1913) p. 29.
27. Ibid. p. 29.
28. Interview with Ann VanFleet Barber, daughter of Hyrum S. VanFleet, Nov. 19, 1989, Smithfield, Utah.
29. Hess, Margaret Steed, My Farmington (Salt Lake City: Moench Letter Service, 1976) p. 257.
30. Interview with Gordon VanFleet, son of Heber J. VanFleet, Nov. 21, 1989, Farmington, Utah.
31. Carter, Thomas and Goss, Peter, Utah's Historic Architecture 1847-1940 (Salt Lake City: University of Utah Press, 1988) p. 140.
32. Roper, Roger, "James D. Wilcox House National Register Nomination" (1985) p. 8: 2,3.
33. Hess, Margaret Steed, My Farmington (Salt Lake City: Moench Letter Service, 1976) p. 257.

**9. Major Bibliographical References**

Hess, Margaret Steed, My Farmington. (Salt Lake City, Moench Letter Service, 1976).  
Title abstracts, Davis County Courthouse, Farmington, Utah  
White, John S., Farmington, The Rose City (Kaysville, Utah: Reflex Print, 1913).

\_\_\_ See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic preservation office
- \_\_\_ Other State agency
- \_\_\_ Federal agency
- \_\_\_ Local Government
- \_\_\_ University
- \_\_\_ Other

Specify repository:

\_\_\_\_\_

**10. Geographical Data**

Acreage of property .20

UTM References

A	<u>1/2</u>	<u>4/2/5/5/6/0</u>	<u>4/5/3/6/7/0/0</u>	B	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>	D	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>

\_\_\_ See continuation sheet

Verbal Boundary Description

Beg. NE corner of Lot 5, Blk 2, Plat A, S 82.5 Ft., W 110 Ft., N 82.5 Ft., E 110 Ft. to beg.

\_\_\_ See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

\_\_\_ See continuation sheet

**11. Form Prepared By**

name/title Wayne L. Balle / Architect  
organization Thomas G. Smith Architectural Associates date October 1991  
street & number 845 South Main telephone (801) 298-1666  
city or town Bountiful state Utah zip code 84010