

NPS Form 10-900
(Rev. 8/86)
Utah Word Processor Format (02731)
(Approved 10/87)

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United States Department of the Interior
National Park Service

MAR 08 1988

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

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. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name FRYER HOTEL

other names/site number _____

2. Location

street & number 3274 W. 11300 North N/A not for publication

city, town Deweyville N/A vicinity

state Utah code UT county Box Elder code 003 zip code 84309

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 |
| | | <u>1</u> | <u>0</u> Total |

Name of related multiple property listing:

N/A

No. of contributing resources
previously listed in the
National Register -0-

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register criteria. ___ See continuation sheet.

Max Jensen _____ February 25, 1988
Signature of certifying official 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:

- 1 entered in the National Register. Melora Byrum 4-7-88
___ 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:) _____

U.S. DEPT. OF THE INTERIOR
NATIONAL REGISTER

Signature of the Keeper Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

DOMESTIC: hotel
COMMERCE/TRADE: restaurant
DOMESTIC: single family

DOMESTIC: single family

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Greek Revival
Victorian Eclectic
other: central passage type

foundation stone
walls brick
wood
roof asphalt
other wood (trim)

Describe present and historic physical appearance.

Probably constructed in 1902-03, the Fryer Hotel is a two-story brick house with both Greek Revival and Victorian Eclectic stylistic features. It has a gable roof over the main section and a flat roof over the one-story, two-bay brick addition on the northeast corner. Alterations to the exterior include the installation of a garage doorway in the one-story section (c. 1940s?) and the addition of a small frame section on the rear in 1982. A full-width, two-story frame porch, which was added in the early 1900s, was removed a number of years ago and replaced with a concrete pad at the entrance. Despite these alterations, the building retains a substantial degree of its original integrity on both the interior and exterior.

The exterior of the house exhibits a combination of classically inspired vernacular architecture and Victorian Eclectic styling, a blend that was common in Utah during the late nineteenth and early twentieth centuries. The vernacular/classical influence is evident in the rectangular central block with its broad side facing the street and the gable roof with returns. The fenestration on the five-bay facade is symmetrical on the upper story but asymmetrical on the first story, where the door is set to one side rather than in the center. Victorian Eclectic stylistic features include the segmental arches over the windows, decorative brickwork on the one-story section, and the original two-story gable-roof cross-wing extending from the rear at the northwest corner. Since the cross-wing projects to the rear rather than the front, the overall appearance of the house is vernacular/classical rather than Victorian Eclectic.

The floor plan is basically a central passage type, though there are a few minor variations, apparently due to the original hotel use (see attached floor plan drawings). The front door is set to the right of center and opens directly into one of the two front rooms instead of into a central hall. The center stairway was originally open and accessible from the right front room, but in the 1930s it was closed off in that room, leaving open only the access from the left front room. Upstairs there are five bedrooms organized around a central hallway. The room numbers are still attached to most of the doors. Virtually all of the original wood trim, doors, and transoms remain intact on the interior.

There is a one-story c. 1903 brick addition attached to the rear of the house at the northeast corner. It has a flat roof and, as mentioned previously, has been altered by the replacement of a window with a garage doorway on the facade. On the rear it appears that the easternmost window has been bricked in.

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)

Architecture

Period of Significance

1902-c.1918

Significant Dates

1902-03

Commerce

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/unknown

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

Probably constructed in 1902-03, the Fryer Hotel is significant as one of the few remaining buildings in Deweyville associated with the period of local commercial expansion that occurred around the turn of the century. This hotel, which provided accommodations and livery services for travelers, was constructed at a time when Deweyville was the principal railroad station in the area. Several other new businesses were established at the turn of the century, including one other hotel, but the Fryer Hotel is the only building associated with that growth that retains its integrity. This two-story, brick hotel is also architecturally significant as the only remaining example in Deweyville of a "residential hotel," a distinct building type of the nineteenth and early twentieth-centuries. Residential hotels were constructed using house forms common to the period, but their principal function was that of a hotel. The Fryer Hotel is a variation of the central passage type, a relatively common nineteenth-century house in Utah. Though a thorough study of residential hotels has not yet been undertaken in Utah, previous surveys indicate that there was at least one residential hotel constructed in most of the towns throughout the state.

The Fryer Hotel was constructed during the final phase of an economic boom period in the town of Deweyville. Established in 1864, the tiny agricultural community received a major economic boost with the coming of the railroad in 1872. The Utah Northern Railroad, later the Oregon Short Line Railroad (OSLRR), provided transportation and shipping services for the agricultural Bear River Valley region in which Deweyville is located. Deweyville was one of the few towns adjacent to the railroad on the eastern edge of the valley, so it was only natural that it became the rail center for the region. Even at that, the town remained relatively

X See continuation sheet

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small, with a population of only 200 by 1900.¹

Two major events occurred just after the turn of the century that had opposite effects on the fortunes of Deweyville. First, the Bothwell and Hammond canals were constructed in the western part of the valley, opening up extensive acreage for farming.² This stimulated the local economy and optimism ran high in Deweyville, prompting the establishment and expansion of several businesses. These included two hotels, liverys, general merchandise and lumber and hardware stores, saloons, and so forth.³

The second event, which had a negative effect on the community, actually consisted of two related developments. The first was the construction of the Malad Valley Railroad in the center of the valley. This railroad continued north into Idaho, while the OSLRR went northeast into Cache Valley (Utah). The advantage that the Malad Valley Railroad had on the OSLRR is that it provided a more direct link to Ogden on the south, which served as the railroad center for the entire intermountain region. The second development was the establishment of a sugar beet factory in Garland, one of the towns along the route of the new railroad. These two developments spurred the economy of the valley as a whole, but had a long-term dampening effect on Deweyville.

Robert C. Fryer established his businesses in Deweyville just as the town was absorbing both the positive and negative news. His first enterprise was the "Planter's Restaurant" that opened in the late summer of 1902. In July, the Box Elder News noted that "R.C. Fryer intends putting up a restaurant at Dewey station. The brick is now being hauled."⁴ The restaurant was completed and reportedly "running full blast" by the end of September.⁵ It is unclear whether that restaurant was part of the hotel that now stands or a separate building, perhaps on another site.

Shortly after the opening of the restaurant, Fryer announced his plans to construct a hotel in Deweyville. The Box Elder News reported his optimistic intentions as follows.

R. C. Fryer of Deweyville does not feel that the prospect of a new railroad from Corinne north through the valley is of so positive a character as to discourage the people of Deweyville from going ahead and making improvements. He is putting up a good hotel at that place taking chances on Deweyville being the railroad center of that region of the country for years to come.⁶

The hotel opened in the spring of 1903 as the Pioneer Planter's Hotel. A livery barn (demolished, date unknown) was also constructed at that time on the property, and Fryer offered to "furnish conveyance to any part of the Malad valley at reasonable rates."⁷ The original name of the hotel apparently did not last long,

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since there are no later references to it, and even by September 1903, when a photograph of the building was taken by Brigham City photographer Alma Compton, the business was referred to simply as the Fryer Hotel.⁸

Robert Fryer's optimism about Deweyville's future, expressed by his construction of the hotel, was apparently shared by other residents, who also established businesses at about that same time. In 1902, William Ray and sons opened a general merchandise store, Rudolph Keysor opened the Dewey Saloon, and M.A. Lish established a hotel and livery business.⁹ These expansive efforts were among the last in Deweyville for many years.

Despite the local optimism, a gradual demise began in Deweyville almost before the boom ended. William Ray and sons, sensing greater opportunity in Garland, moved their store to that town in 1903, just a year after opening it in Deweyville.¹⁰ The partners in a lumber and hardware business sold out in 1904.¹¹ Many of the businesses continued for a number of years, however, including both the Fryer and Lish hotel and livery businesses.¹² The Lish Hotel still stands across the street from the Fryer Hotel, though it has been extensively altered and is unrecognizable as a historic building.

Robert C. Fryer established his business at Deweyville rather late in life and apparently without any prior business experience. He was born in England in 1844 and came to Utah with other converts to the Mormon church in 1854. He married Bashua Dorcas Kingsbury in 1867, and they lived for almost twenty years in the Sugar House area of Salt Lake City, where he was a farmer and a fruit grower. All six of their children were born there. In 1886 the Fryers moved to Deweyville, where Robert farmed and raised livestock before venturing into the restaurant, hotel and livery businesses.

The Fryers continued to operate the hotel until about 1913, when they moved back to Salt Lake City. Robert C. Fryer died in Salt Lake City in 1917, and Bashua died in 1937. The hotel possibly remained in operation for several years after the Fryers returned to Salt Lake City. It is listed in the Utah State Gazetteer through 1918-19 with R.C. Fryer as proprietor. Though he definitely was not running the hotel at that time, it is possible that one of his sons or daughters was. The 1910 census records show that his oldest daughter, Bashua Ann, and her husband, Jerome Chapman, lived next door to the hotel, so it is conceivable that they may have assisted with the hotel operation and eventually took it over.

The property remained in the Fryer family until 1933, when Bashua Fryer sold it to William and Lilly S. Frearson. There is no evidence that Frearson, a railroad employee, attempted to operate the building as a hotel. Other owners of the building include Edward A. and Louise B. Nielson (1947-80) and their daughters, Anna M. Anderson and Sandra L. Smith (1980-present).

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Despite the seemingly clear indication of the hotel's construction in 1902-03, there is some question about when it was actually built. An earlier construction date is indicated by tax records, oral history of some long-time residents, and peculiar physical characteristics of the building. The tax assessor's recorded date of construction is 1888, though experience has shown that assessors' "dates of construction" are often incorrect, having been based on speculation by either the assessor or subsequent owners of the property. That date is supported in this case by recollections of the Nielsen family, who have owned the hotel for the past 40 years and who are descendants of early residents of the town.¹³ They claim that the hotel was built in 1888 by the railroad and, as shown by the land title records, passed through three other owners before being purchased in 1900 by the Fryers. The one-story addition, they claim, was the restaurant that the Fryers built in 1902. The one-story section probably did indeed serve as the restaurant or kitchen for the hotel, judging from the 1903 photograph which shows a tall metal flue rising from section. The brickwork of the one-story section butts against the main building, clearly indicating that it was an addition. This runs counter to the newspaper articles which state that the restaurant was built first. One explanation for this may be that the one-story section was not the original restaurant, but one added soon after the hotel was built.

In addition to the newspaper accounts, there is other strong evidence that supports the 1902-03 construction date. A 1913 biographical sketch of Robert C. Fryer states that in "1902 [he] built [a] hotel and livery barn at Deweyville, and is following same business at this date."¹⁴ Since this was written while Fryer was still alive and was probably based on his own statements, it is highly likely that the information is accurate. The town history also claims that Fryer constructed the hotel: "Robert C. Fryer built a commodious hotel and carried on a very successful business for a number of years."¹⁵ Another indicator is the title abstract for the property, which shows mortgages totalling \$2,700 (a sufficient amount to construct such a building at that time) taken out by the Fryers between September 1902 and January 1903. A final source of support for the 1902-03 construction date is the Utah State Gazetteer, which lists businesses in the various towns throughout the state. It was not until the 1903-04 Gazetteer that a hotel of any kind was listed in Deweyville. Based on this combination of evidence, it is more likely that the hotel was built in 1902-03 than at an earlier date.

In any case, the Fryer Hotel is architecturally significant in Deweyville as the only remaining example of a "residential hotel." Residential hotels are buildings which look like houses but which have a hotel function. The Fryer Hotel is a variation of the central passage type, a relatively common nineteenth-century house in Utah. Though a thorough study of residential hotels has not yet been undertaken in Utah, previous surveys indicate that these buildings were common in

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smaller cities during the nineteenth and early twentieth centuries. Residential hotels were also in larger cities during the early years of settlement, but they usually were replaced in later years by more conventional, commercial-looking hotels. Most of the residential hotels in Utah have been converted into residences or, because of their favorable locations, torn down to make way for newer commercial buildings.

Notes

- ¹Utah State Gazetteer for 1900, (Salt Lake City: R.L. Polk & Co, 1900) p. 88
- ²History of Box Elder County, (Brigham City, Utah: Box Elder County Camp of the Daughters of Utah Pioneers, c. 1938) p. 281.
- ³"Deweyville Centennial," (unpublished, 1964) pp. 4-5.
- ⁴Box Elder News, July 10, 1902 ("Deweyville Doings").
- ⁵Ibid., September 25, 1902, p. 1.
- ⁶Ibid., October 9, 1902, p. 1.
- ⁷Ibid., May 7 and 14, 1903, p. 1 (advertisements: "Pioneer Planter's Restaurant [sic] and "Pioneer Planter's Hotel").
- ⁸"Fryer Hotel," Alma Compton Photograph Collection, Special Collections, Utah State University Library, Logan, Utah.
- ⁹Box Elder News, June 19, 1902, p. 1, September 25, 1902; "Deweyville Centennial," (unpublished, 1964) pp. 4-5.
- ¹⁰Box Elder News, August 27, 1903 ("Deweyville Doings").
- ¹¹History of Box Elder County, (Brigham City, Utah: Box Elder County Camp of the Daughters of Utah Pioneers, c. 1938) p. 281.
- ¹²Utah State Gazetteer for 1918-19, (Salt Lake City: R.L. Polk & Co, 1919) p. 48.
- ¹³The Nielsen family's account is based on recollections of statements made by Eliza Peterson Fryer, a long-time resident of Deweyville who taught school and worked in the post office during the turn-of-the-century and early 20th-century period. Mrs. Fryer was the grandmother of the current owner.
- ¹⁴Frank Esshom, "Robert C. Fryer," Pioneers and Prominent Men of Utah, p. 880.
- ¹⁵History of Box Elder County, (Brigham City, Utah: Box Elder County Camp of the Daughters of Utah Pioneers, c. 1938) p. 281.

9. Major Bibliographical References

Box Elder News (Brigham City, Utah), 1902-03.

"Deweyville Centennial," unpublished history, 1964. Available at Utah State Historical Society Library.

Esshom, Frank. Pioneers and Prominent Men. Salt Lake City: Western Epics, Inc., 1966. Reprint of original 1913 publication.

History of Box Elder County. Brigham City, Utah: Box Elder County Camp of the Daughters of Utah Pioneers, c. 1938.

Utah State Gazetteer and Business Directory. Salt Lake City: R.L. Polk and Co., 1892-93, 1900, 1903-04, 1918-19.

Previous documentation on file (NPS):

_____ See continuation sheet

___ 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

Acreeage of property 1.12 acres

UTM References

A 1/2 4/0/8/8/2/0 4/6/1/8/5/7/0 B / / / / / / / / / / / /
Zone Easting Northing Zone Easting Northing

C / / / / / / / / / / / / D / / / / / / / / / / / /

_____ See continuation sheet

Verbal Boundary Description

Beginning at a point N 68*E 2310 feet from SW corner of SW 1/4 of Sec 5, T11N, R2W, running E 153.9 feet, N 264 feet, W 217.4 feet to railroad right-of-way, S 13*34'E 266.4 feet to beginning. (tax no. 5-22-15) _____ See continuation sheet

Boundary Justification

The boundary is the current legal description of the property that has historically been associated with the building. _____ See continuation sheet

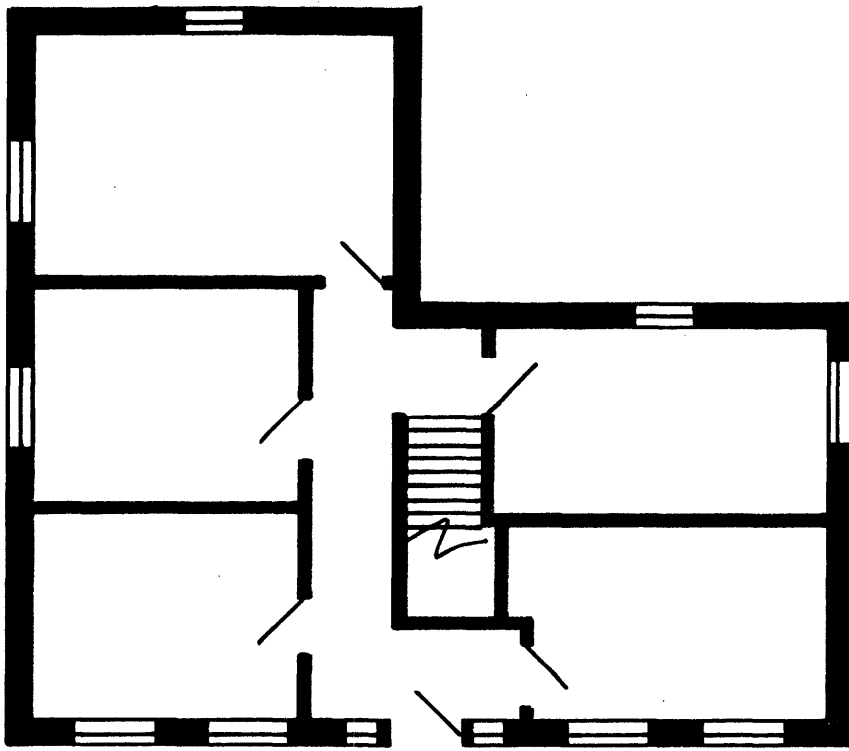
11. Form Prepared By

name/title Roger Roper/Historian

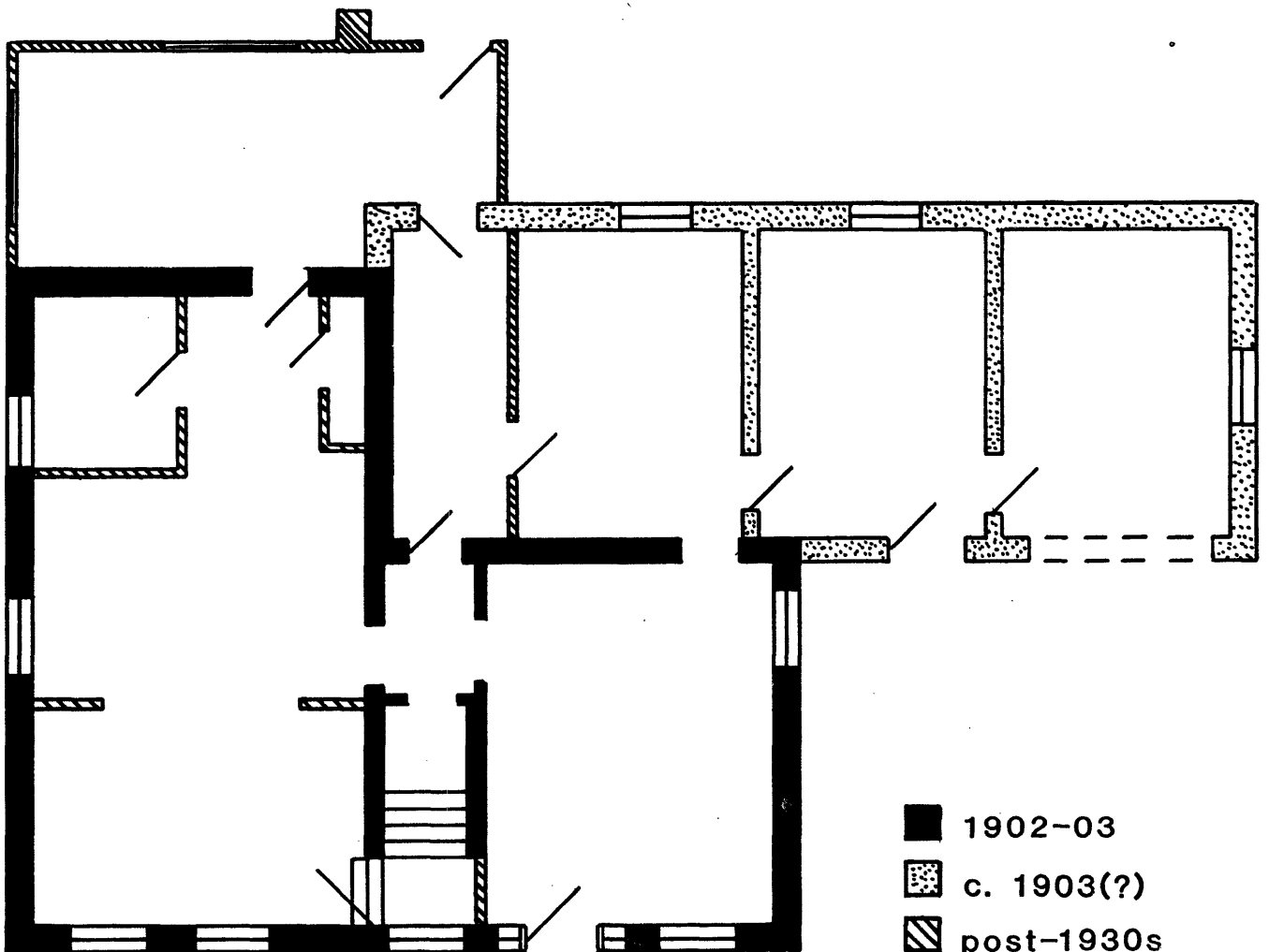
organization Utah State Historical Society date February 1988

street & number 300 Rio Grande telephone (801) 533-6017

city or town Salt Lake City state Utah zip 84101



second floor



- 1902-03
- ▒ c. 1903(?)
- ▨ post-1930s



Fryer Hotel
Deweyville, Utah

first floor