

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001626

Date Listed: 1/30/95

Rollins--Eyre House
Property Name

Beaver
County

UT
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Paul R. Lugin
Signature of the Keeper

1/30/95
Date of Action

=====
Amended Items in Nomination:

Significance:

The period of significance under Criterion C (Architecture) is amended to read: 1870-1890, reflecting the two major periods of construction described and justified in the statement of significance. The significant date of c.1924 is deleted since no justification for the 1924 addition's architectural contribution is discussed.

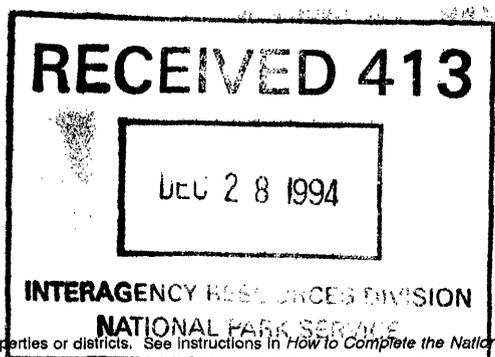
This information was confirmed with Julie Osborne of the UT SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



1626
OMB No. 10024-0018

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Rollins/Eyre House
other names/site number _____

2. Location

street & number 113 West Main N/A not for publication
city or town Minersville N/A vicinity
state Utah code UT county Beaver code 001 zip code 84752

3. State/Federal Agency Certification

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

Walter M. [Signature] 12-15-94
Signature of certifying official/Title Date
Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register.
 See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

* Signature of the Keeper Date of Action
Paul R. [Signature] 1/30/95

Rollins/Eyre House
Name of Property

Minersville, Beaver County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY: Greek Revival
LATE VICTORIAN: Victorian Eclectic

Materials
(Enter categories from instructions)

foundation Sandstone
walls BRICK

roof ASPHALT
other _____

Narrative Description

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

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

Rollins/Eyre House
Name of Property

Minersville, Beaver County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c.1870-1944

Significant Dates

c.1870

c.1890

c.1924

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

c.1890 addition & remodel - probably Dotson & Son
Construction

Narrative Statement of Significance

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

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

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

Rollins/Eyre House
Name of Property

Minersville, Beaver County, Utah
City, County, and State

10. Geographical Data

Acreage of property 1-9/40 acres

UTM References
(Place additional UTM references on a continuation sheet.)

A 1/2 3/3/1/2/1/0 4/2/3/1/0/0/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Lot 4, Block 8, Plat "A", Minersville Townsite Survey. S12 T30S R10W

Property Tax No. MV-30

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

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that have historically and are currently associated with the structure.

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

11. Form Prepared By

name/title Mary Eyre, Researcher; Julie Osborne, Architectural Historian
organization Utah State Historic Preservation Office date November 1994
street & number 300 Rio Grande telephone (801)533-3500
city or town Salt Lake City state UT zip code 84101-1182

Additional Documentation

Submit the following items with the completed form:

- Continuation Sheets
- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- Photographs: Representative black and white photographs of the property.
- Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner

name Mary M. Eyre
street & number 241 N. Vine telephone (801) 596-1331
city or town Salt Lake City state UT zip code 84114

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 1

Rollins/Eyre House, Minersville, Beaver County, UT

Narrative Description

The Rollins/Eyre House is a two-story brick structure that was built in two phases, c.1870 and c.1890. The c.1870 portion of the house was a Greek Revival style, central-passage house type. Its appearance was altered c.1890 when a large addition with Victorian Eclectic features was constructed. The rear "sun porch" was added to the south side in 1924 and a garage was built onto the southwest section of that porch in 1980. The house is a prominent building located on a large corner lot in the heart of Minersville.

The entire dwelling is constructed of red brick, three wythes thick and at first glance, the house appears to have been constructed at one time. The original Greek Revival features include symmetrical massing, cornice returns on the gable ends, and flat arched window openings. The cornice returns on the gable ends of the original east elevation were eliminated when the Victorian Eclectic addition was built onto what was the east-facing front. The cornice was then joined to the addition and continued around the c.1890 portion, linking the two sections physically and visually.

The c.1890 addition projects out from the east elevation of the original house at the same width for a distance of approximately eight feet. From this point a projecting wing incorporates a large two-story bay flanked by two porches. The facade was reoriented from east to north with the building of the c.1890 portion. The Victorian Eclectic features include asymmetrical massing, decorative woodwork, and segmental arched window openings.

The interior of the home maintains much of its original fabric. The original east facing front of the c.1870 house, although covered in paneling, is still visible from the interior of the house. The existing stairway is located within the hallway built during the c.1890 construction phase and is positioned in the middle of and parallel to the original, c.1870, east-facing front, flanked by doors that were probably cut from the original windows. The original moldings and casings have been maintained throughout the house, including those around the c.1890 front double doors with transom.

A wood-framed enclosed "sun porch" on the rear or south side of the house is a one-story addition that was built in 1924. It has a shed roof and a ribbon-like window pattern on the north side. A 1980 wood frame garage extends south of, and is connected to, the southwest portion of the "sun porch".

___ See continuation sheet

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Rollins/Eyre House, Minersville, Beaver County, UT

Narrative Statement of Significance

The Rollins/Eyre House, built c.1870 and c.1890, is significant architecturally in its representation of Victorian Eclectic architecture in Minersville. In c.1890, the c.1870 portion of the house, a Greek Revival, central-passage plan, was changed to a home with Victorian Eclectic massing and detailing, and is significant in describing an notable era of architectural heritage. The architecture of the late nineteenth century departed from the use of symmetry and Classical detailing in favor of a variety of architectural elements in asymmetrical, complex compositions. This Victorian Eclectic style, popular in Utah between 1880-1910, marked the end of the isolation of the Utah Territory and illustrates the influence of an increasing non-Mormon population. The Rollins/Eyre House is the only known remaining example of a two-story Victorian Eclectic home in Minersville.

HISTORY:

Minersville is a closely-knit town that was settled by Mormon pioneers in the late 1850s. This town has seen many of its families grow and prosper through mining and farming enterprises. One of the first groups of settlers included the James Henry Rollins family. James Henry Rollins has been credited with starting the oldest mine in the territory. He had two wives, Evaline Walker and Hannah Humes, and twenty-two children.

John Henry Rollins,¹ son of James and Evaline, and his wife, Nancy, were the first recorded owners of this house. They received title to the property on September 11, 1876 from the probate officer, and sold the house in June of 1878. Between 1878-1889, Peter² and V.A. Guio owned the property until it was purchased by members of the Dotson² family who operated Dotson & Son Construction Company. It is at this time that the Victorian Eclectic addition would probably have been constructed. William Wood, Jr. owned the house between 1890 and 1924 before Herbert³ and Nellie Eyre purchased it.⁴

Herbert & Nellie Rollins Eyre are direct descendants of early Minersville pioneers. Herbert Eyre was born June 27, 1882 to Benjamin and Lucy Ann Eyre who settled in

¹ John Henry Rollins was born 2/17/1841 and died 7/28/1887. He is listed as a freighter in the 1870 U.S. Census Bureau records.

² The Dotsons were in-laws to Peter Guio.

³ Herbert Eyre was the grandson of William Wood, Jr.

⁴ They Answered the Call. A History of Minersville. Minersville Centennial Committee, 1962.

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Rollins/Eyre House, Minersville, Beaver County, UT

Minersville in the late 1860s. He began driving freight at the early age of 14, and in 1882 married Nellie Rollins, granddaughter of James Henry Rollins, and niece of John Henry Rollins.⁵ Herbert and Nellie lived in this home until their deaths in 1953 and 1961, respectively. The title was then transferred to their youngest son, Garold (who was born and died in the house), and his wife, Mary. Since Garold's death in 1992, Mary Eyre continues to call the house her home and has recently restored the porches, repointed the chimneys, and installed a new roof.

ARCHITECTURE:

The architecture in Utah was founded in American building traditions and the early builders had been, for the most part, isolated from the secular influences of much of the country and used established methods brought with them from their homes of origin. As Utah grew and became more integrated with non-Mormons,⁶ the architectural styles that were made popular through pattern books were readily available to Utah builders. The building boom of the 1880s and 1890s corresponded with the growth of the non-Mormon population in Utah and brought with it the opportunity to bring in new building traditions such as those published in the style books, popular in Utah during the late nineteenth and early twentieth centuries. With the introduction of plan books, "the former isolation of rural areas was no longer an obstacle to building due to the widespread dissemination of information and building materials."⁷ Plan book Victorian stylistic features were based upon the use of multiple forms and elements and were probably influential in building the uniquely stylized, eclectic, Rollins/Eyre residence.

Dotson & Son Construction, believed to have constructed the c.1890 portion, were able to design a substantial addition to the home that respected the older traditions and design elements of the Greek Revival styling by incorporating details that were different from, but complimentary to, the detailing of the c.1870 portion of the house. This kind of attention to detail and design emphasizes the builders' abilities to build aesthetically pleasing houses that had the correct form and style as well as providing practical and functional living spaces.

The Rollins/Eyre House displays an excellent example of the kind of architecture representative of Utah's development through an important period of substantial

⁵ Ibid.

⁶ Groups of non-Mormons, or Gentiles, moved into the Utah territory over time. The first small group, store owners who sold supplies to people travelling west for the "Gold Rush" settled in Utah in 1849. Another small group arrived in 1850 when Congress established a territorial government for Utah, stipulating that half its members be non-Mormon. In 1862, an Army post was established at Fort Douglas and for the first time the Gentile population substantially increased in Utah. More non-Mormons were lured to the area by the military's discovery of precious minerals. In 1869 the Transcontinental Railroad was completed, further increasing the settlement of Utah.

⁷ Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940.

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Rollins/Eyre House, Minersville, Beaver County, UT

growth. Its prominent location allows the familial and cultural heritage of Minersville to be easily recognized and respected.

___ See continuation sheet

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**National Register of Historic Places
Continuation Sheet**

Section No. 9 Page 5

Rollins/Eyre House, Minersville, Beaver County, UT

Bibliography

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

They Answered the Call. A History of Minersville. Minersville Centennial Committee, 1962.

U.S. Census Bureau records, 1870, 1890.

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National Park Service

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Section No. PHOTOS Page 6

Rollins/Eyre House, Minersville, Beaver County, UT

Common Label Information:

1. Rollins/Eyre House
2. Minersville, Beaver County, Utah
3. Photographer: Julie Osborne
4. Date: November 1994
5. Negative on file at Utah SHPO.

Photo No. 1:

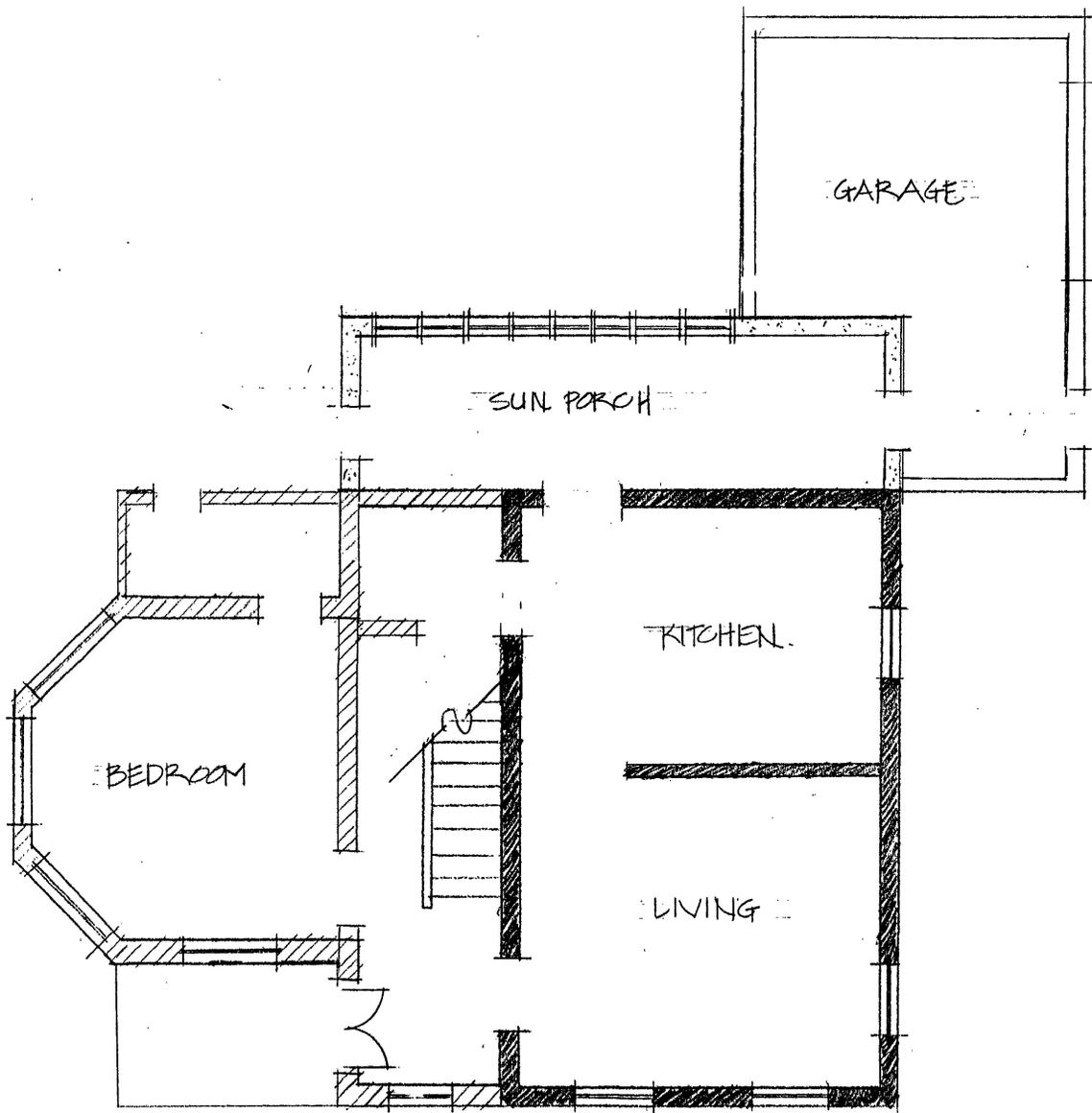
6. Northwest elevation of building. Camera facing southeast.

Photo No. 2:

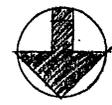
6. Southeast elevation of building. Camera facing northwest.

Photo No. 3:

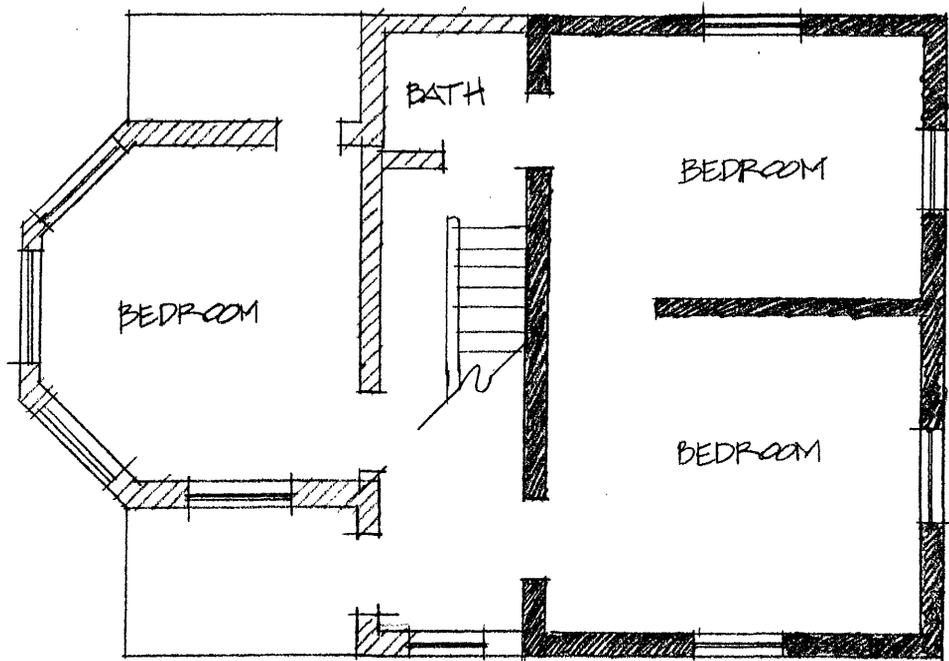
6. West elevation of building. Camera facing east.



ROLLINS/EYRE HOUSE
 113 W. MAIN, MINERSVILLE, UTAH
 FIRST FLOOR PLAN
 SCHEMATIC - NOT TO SCALE



-  1870
-  1890
-  1924
-  1980



ROLLINS/EYRE HOUSE
 113 W. MAIN, MINERSVILLE, UTAH
 SECOND FLOOR PLAN
 SCHEMATIC - NOT TO SCALE



■ c.1870
 ▨ c.1890