

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received **MAR 17 1982**
date entered **APR 17 1982**

1. Name

historic Samuel P. Hoyt House

and/or common Hoyt House

2. Location

street & number NA off I-80 _____ not for publication

city, town Hoytsville _____ vicinity of _____ congressional district 1st

state Utah code 049 county Summit code 043

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mrs. Harold Donaldson

street & number 2653 South 575 West

city, town Bountiful _____ vicinity of _____ state Utah

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office, Summit County Courthouse

street & number Main St.

city, town Coalville _____ state Utah

6. Representation in Existing Surveys

title Historic American Buildings Survey has this property been determined eligible? yes no

date 1968 _____ federal state _____ county _____ local

depository for survey records Library of Congress

city, town Washington, D.C. _____ state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Samuel P. Hoyt house represents the largest of the traditional house types found in early Utah.¹ It is constructed of finely dressed, coursed ashlar sandstone and is 2 1/2 stories high. The house has a two-room-deep, double-pile plan with a centrally located passageway. The central-hall does not span the entire length of the house but opens, about half-way through the house, into the formal dining room (see HABS drawing #2). Sitting and service rooms are located to each side of the hall. Four bedrooms are located on the second floor of the front section (drawing #3). A 2-story rear "T": extension contains the kitchen and several smaller upstairs rooms. This rear section is uncoursed ashlar with heavy cut-stone quoins and window surrounds.

The principal facade of the Hoyt house has a five-bay symmetrical opening pattern (drawing #4). The general stylistic appearance of the house is Georgian. The front entrance has double doors with flanking pilasters. The lower floor openings have flat arch window heads with pronounced keystones. A belt course of finely cut sandstone separates the two main floors of the house. The upstairs windows have relieving arches but retain the pronounced keystones. The small attic windows on the gable-end walls have a pedimented pointed arch and Gothic tracery. Massive stone chimneys occur on both ends of the ridge and serve eight fireplaces. The rear openings have much plainer cut stone lintels and sills. The windows are uniformly double hung, 6-light sash windows. An external, round arch door leads to a cellar located underneath the rear extension.

While the formalized symmetry of the Georgian aesthetic is evident in much of 19th century Utah's vernacular architecture,² the Samuel P. Hoyt house is the best surviving example of a complete Georgian house in Utah. The large double-pile, central-passageway house became a distinctive feature of the American architectural scene during the late 18th century.³ It superseded other colonial house types, achieving particular popularity as a rural and urban dwelling in the New England and Mid-Atlantic states.⁴ In Utah, the house plan is encountered infrequently, usually as the residence of prominent individuals and most often with Greek Revival or eclectic mid-19th century trim. The general stylistic tone of the Hoyt house is, on the other hand, purely Georgian. In addition to the required external balance and symmetry, the expertly cut stone -- shaped and rubbed to an extent far surpassing common masonry -- reinforces the Georgian demand for smooth, artificially flat wall surfaces.⁵ The applied decorative features of the home are also distinctively Georgian. Hoyt's builders consciously included a sandstone water table, a belt-course, pedimented entrance and attic windows, urns on pedestals, and flat, chevron-like arches with pronounced keystones. The house is very much a Georgian house and a convenient symbol of Samuel P. Hoyt's standing as the leading citizen of Utah's Summit County.

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Item number 7

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The nominated property also contains a heavy frame, clapboard barn, c. 1865, and the stone ruins of the 1862 mill. The barn is constructed with hand-hewn framing timbers secured with mortise and tenon joints. This framing technique, while undoubtedly quite common during the early years of Utah settlement, is found only rarely through the state in the 1980's.

¹The Hoyt house was recorded in 1968 by a team from the Historic American Building Survey. See, Paul Goeldner, Utah Catalog: Historic American Buildings Survey (Salt Lake City: Utah Heritage Foundation, 1969), p. 33.

²The Georgian style is well-introduced in Hugh Morrison, Early American Architecture (New York: Oxford University Press, 1952), pp. 300-318. For a discussion of the impact of the Georgian aesthetic on Utah architecture, see Tom Carter, "Folk Design in Utah Architecture: 1849-1890, in Utah Folk Art: A Catalog of Material Culture, ed. by Hal Cannon (Provo, Utah: Brigham Young University Press, 1930), pp. 35-60.

³See J. Frederick Kelly, Early Domestic Architecture of Connecticut (1926, reprint, New York: Dover, 1952), pp. 16-18.

⁴Henry Glassie, Pattern in the Material Folk Culture of the Eastern United States (Philadelphia: University of Pennsylvania Press, 1968).

⁵Morrison, Early American Architecture, p. 304.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1863-1868 **Builder/Architect** Not known

Statement of Significance (in one paragraph)

This house is significant as the residence of Samuel P. Hoyt, economic and religious leader of Summit County, Utah. A member of the Church of Jesus Christ of Latter-day Saints, Hoyt moved into the Summit area above Salt Lake City in 1861. He built the county's first mill in 1862 and soon became the leading livestock rancher in the area. Hoyt's large stone house was constructed in the 1863-1868 period and remains one of the most elegant 19th century homes in Utah. The classic Georgian appointments of the home are distinctive in the state. The building was recorded by the Historic American Building Survey in 1968.

Samuel Pierce Hoyt was born November 21, 1807, in Chester, New Hampshire. He married Emily Smith in 1834 and was later converted to the Church of Jesus Christ of Latter-day Saints. He maintained a close relationship to Joseph Smith, prophet of the LDS Church, and was called to a mission in behalf of the church to Massachusetts in 1844. In 1851 Hoyt arrived in Utah and with others was called to Fillmore, south of Salt Lake City. The Territorial Legislature had named Fillmore the site of the territorial capitol, and in 1852 the erection of a rock capitol building began, with Hoyt involved in the effort. Only the south wing was completed in 1856 (listed in the National Register). In that same year he married a second wife, Emma Burbidge.

On May 18, 1861 Samuel Hoyt left Fillmore for the Weber River country north in Summit County, which had been defined by the Legislature in 1854. Coalville had been established in 1869, as was the area later known as Hoytsville, named after Hoyt. The Upper Kamas Valley was originally settled in 1856 by trappers moving up from Salt Lake City. By 1860, the streams were depleted of furs and the first inhabitants were being replaced by farmers. Hoyt commenced an extensive building program, that included a large cattle operation. There were only a few scattered settlers at that time, and all were soon working for Hoyt's outfit. The 1880s, however, brought an influx of new homesteaders.¹ Hoyt has been credited as "without question" having done "more than any other man to establish on a sound economic foundation the settlement which bears his name."² In 1862 his gristmill was completed, and in that same year Hoyt ventured to Missouri where he secured machinery.

In 1863, after his return, Hoyt commenced work on his mansion near the mill. An excerpt of the Deseret News of October 2, 1868 was as follows:

Our friend Samuel P. Hoyt, Esq., whose hospitalities we enjoyed at Fillmore "on the move" in 1868, has made his mark on the Weber at a point some three miles above Coalville. . . But the most attractive feature of the results of eight years labor in these forbidding wilds

9. Major Bibliographical References

Echoes of Yesterday: Summit County Centennial History. Salt Lake City: Summit County Daughters of the Utah Pioneers, 1947.
Goeldner, Paul. Utah Catalog: Historic American Buildings Survey. Salt Lake City: Utah Heritage Foundation, 1969. See continuation sheet 3

10. Geographical Data

Acreeage of nominated property 5 acres **ACREAGE NOT VERIFIED**
Quadrangle name Wanship Quadrangle scale 1:24000

UMT References **UTM NOT VERIFIED**

A	<u>112</u>	<u>46176110</u>	<u>41521431610</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification
Beg SW cor, SE 1/4 sec 28, TS 2, NR 5E, SLC meridian, then N 4.70 CH, E 9.935 CH, S 8°09', E 4.66 CH, W 10.61 CH, to beg.

List all states and counties for properties overlapping state or county boundaries

state	<u>NA</u>	code	county	<u>NA</u>	code
state	<u>NA</u>	code	county	<u>NA</u>	code

11. Form Prepared By

name/title Tom Carter, Architectural Historian
organization (USHS) Utah State Historical Society date November 1981
street & number 300 Rio Grande telephone (801) 533-6017
city or town Salt Lake City state Utah 84101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:
 national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Melvin T. Smith

title Melvin T. Smith, State Historic Preservation Officer date 2-17-82

For HCRS use only
I hereby certify that this property is included in the National Register
William H. Braiden date 4.19.82
Keeper of the National Register
Attest: _____ date _____
Chief of Registration

FOR HCRS USE ONLY
RECEIVED MAR 17 1982
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET 2

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is the dwelling house, now up above the first story. This is being built of an elegantly white sand-stone, with a light bluish tinge; front 50 ft by 35, rear wing 30 by 28--the front and ends of finely chiseled work. It will be two stories high, with an attic and observatory. The first floor of main building has 12 feet ceilings. When completed, this will unquestionably be one of the handsomest and most durable private dwellings in Utah--at a cost of some \$35,000.³

The ability to erect such a structure also identified Samuel Hoyt as being a prominent member of the Hoytsville community.

The house was never actually completed but Hoyt ended his work in the early 1870s. The structure had 14 rooms, nine of which had fireplaces. Murals were painted by a Norwegian artist named "Olsen," which decorated the walls and ceiling of the main floor. An original painting was also placed along a spiral staircase. In addition, a full basement was constructed that extended under the entire area of the mansion. The kitchen occupied half of this space, with a dumb-waiter system included to transport food to the upper floors. Surrounding the mansion was a rock wall, built of rock left over from the material used in the house. The top however, was of hand-dressed stone. The wall was originally from 5 to 7 feet high and contained iron gates. After the house was built, two rooms on the third floor were used as the school for the community.

Throughout the 1870s Samuel Hoyt was involved in farming, stockraising, and mining. He had constructed a ranch near Kamas (built in the late 1860s), where he spent the last years of his life. He died on August 12, 1889 and was buried in the Hoytsville cemetery. His second wife, Emma Burbidge Hoyt, maintained the ranch, while his first wife, Emily Smith Hoyt, lived in the mansion. The mansion was acquired in 1957 by Mr. and Mrs. G. C. Crittenden.

¹Echoes of Yesterday: Summit County Centennial History (Salt Lake City: Summit County Daughter of Utah Pioneers, 1947), pp. 152, 252-253.

²Lyman C. Pedersen, Jr., "Samuel Pierce Hoyt and his Home on the Weber," Utah Historical Quarterly 33 (Spring 1965): 104. Much of the material that appears here was excerpted and paraphrased from this work.

³Ibid., p. 105.

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Continuation sheet 3

Item number 9

Page 2

Petersen, Lyman C. Jr. "Samuel Pierce Hoyt and his Home on the Weber," Utah
Historical Quarterly, 33 (Spring 1965).

HISTORIC AMERICAN BUILDING SURVEY [HABS] DRAWING # 1

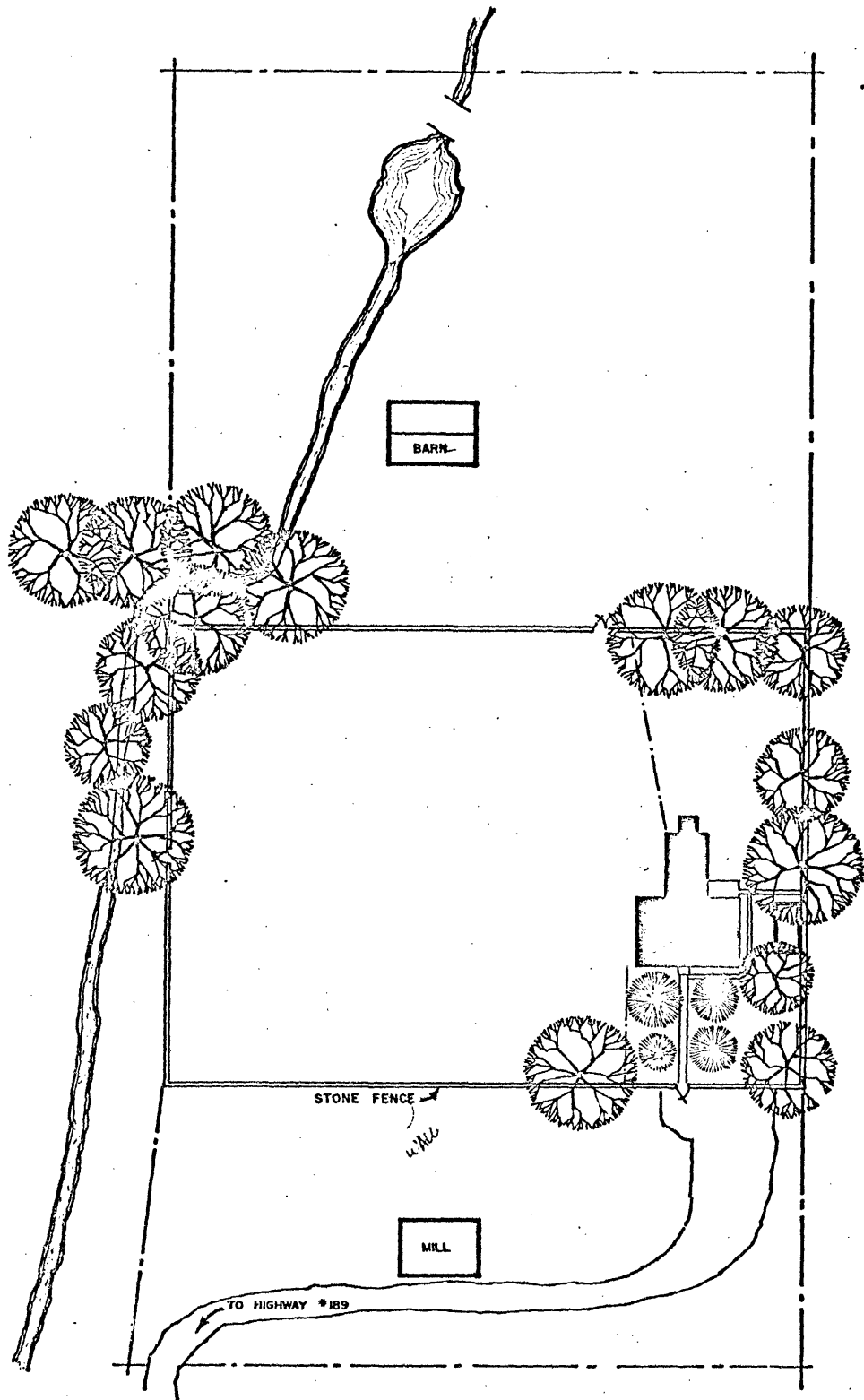
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DRAWN BY: CHARLES D. HARKER AUGUST 1968

UTAH PROJECT OFFICE OF
ARCHEOLOGY AND HISTORIC PRESERVATION
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

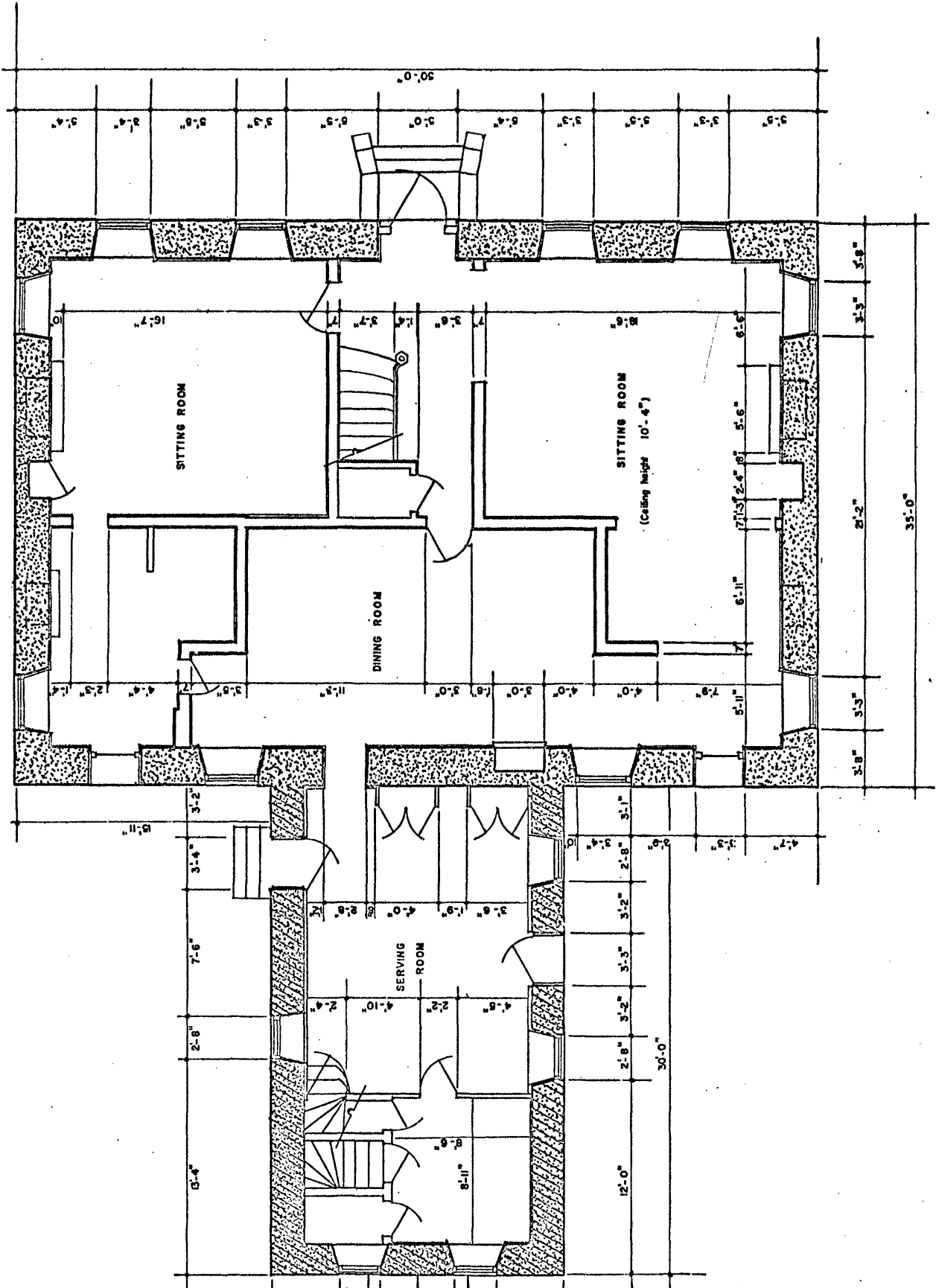
NAME AND LOCATION OF STRUCTURE

SAMUEL P. HOYT HOUSE

HOYTSTVILLE

SUMMIT COUNTY

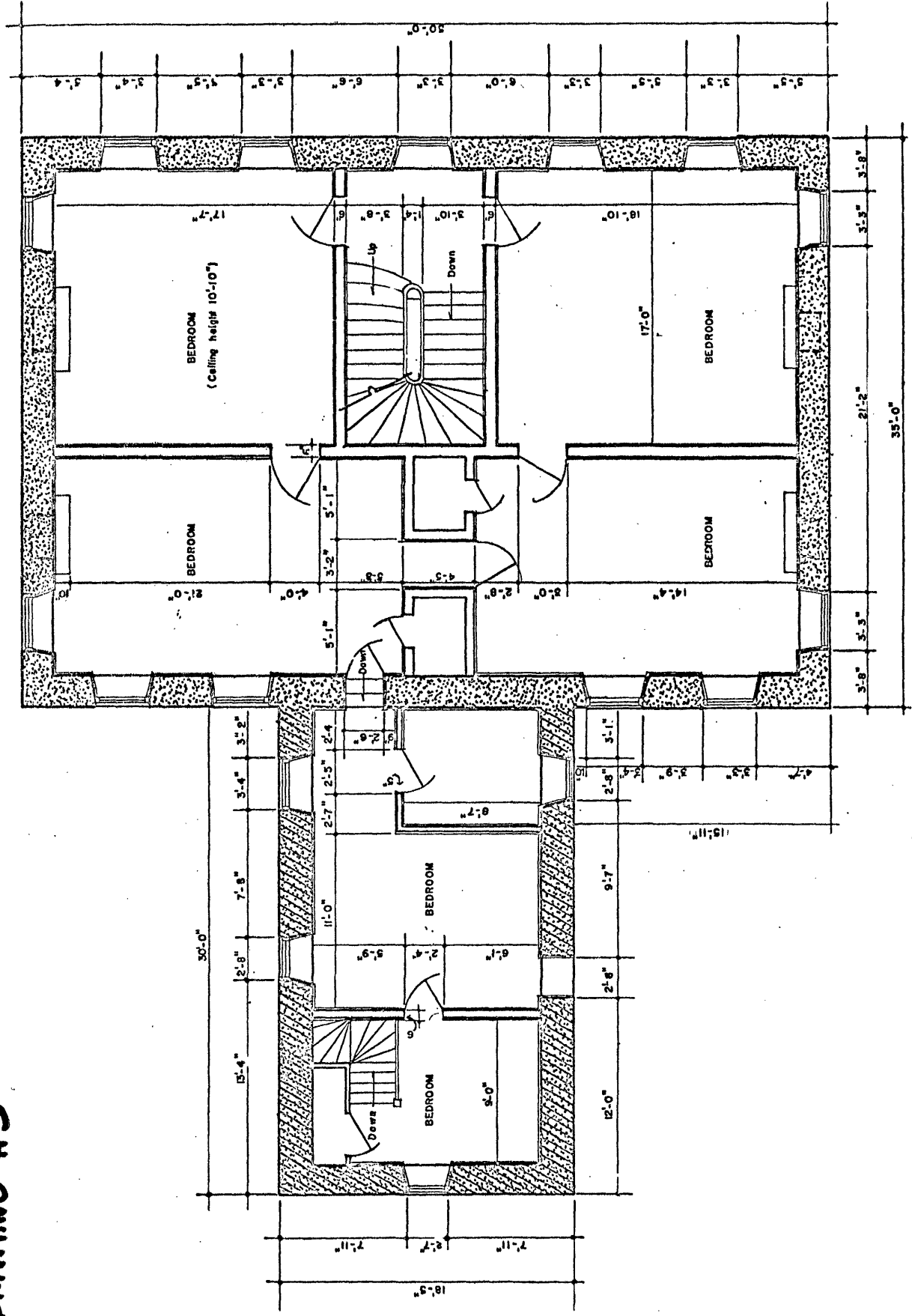
HABS DRAWING #2



FIRST FLOOR PLAN



HABS DRAWING #3



SECOND FLOOR PLAN



BY: DONALD G. PRYCE AUGUST 1968

UTAH PROJECT OFFICE OF
 GEOLOGY AND HISTORIC PRESERVATION
 UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
 UNITED STATES DEPARTMENT OF THE INTERIOR

HOYTSTVILLE

SUMMIT COUNTY

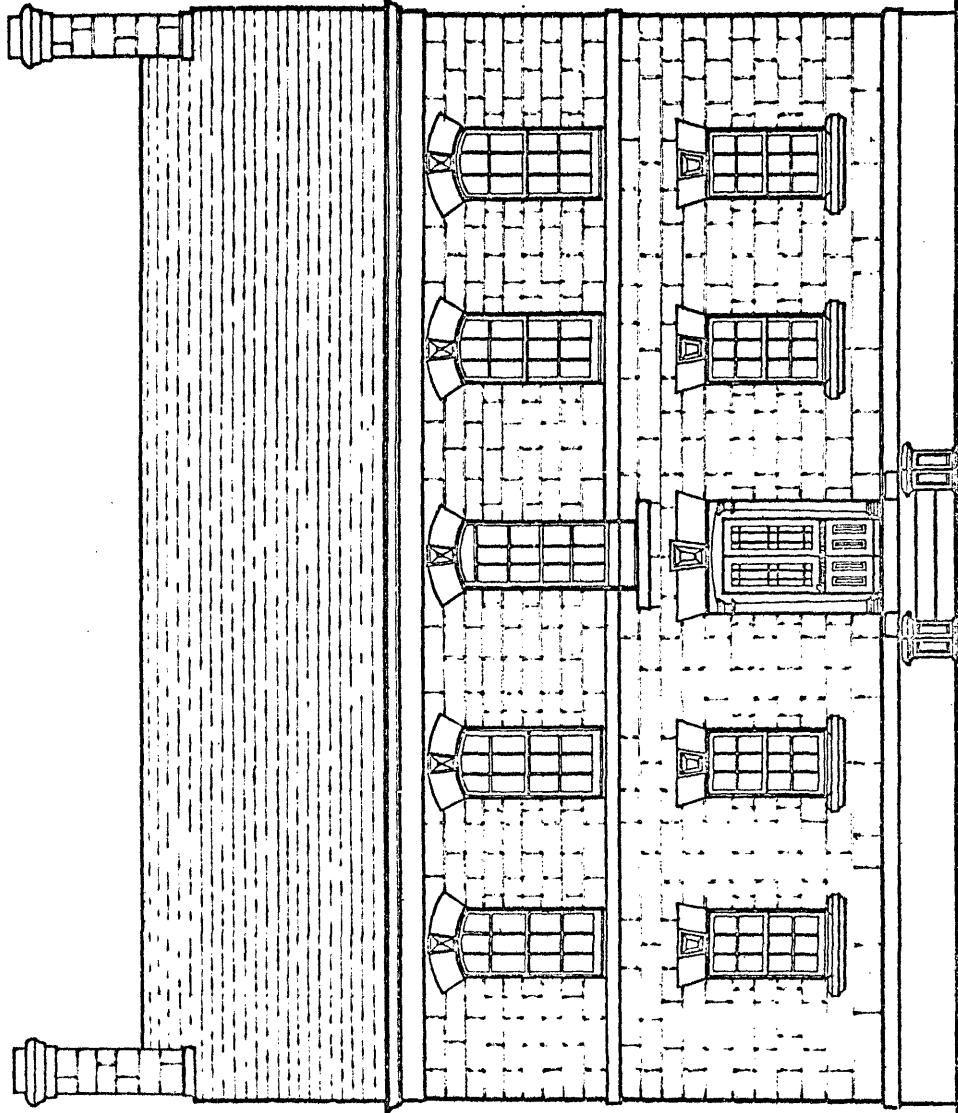
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NAME AND LOCATION OF STRUCTURE
SAMUEL P. HOYT HOUSE

SURVEY NO. **U-62**

HISTORIC AMERI
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 SHEET 3 OF 8

HABS DRAWING #4



3rd FLOOR EL

2nd FLOOR E

1st FLOOR EL

BASEMENT EL

EAST ELEVATION



STATE OF UTAH AUGUST 1968

UNIVERSITY AND HISTORIC PRESERVATION
DIVISION OF THE NATIONAL PARK SERVICE,
WASHINGTON, D.C.

HOYTSTVILLE

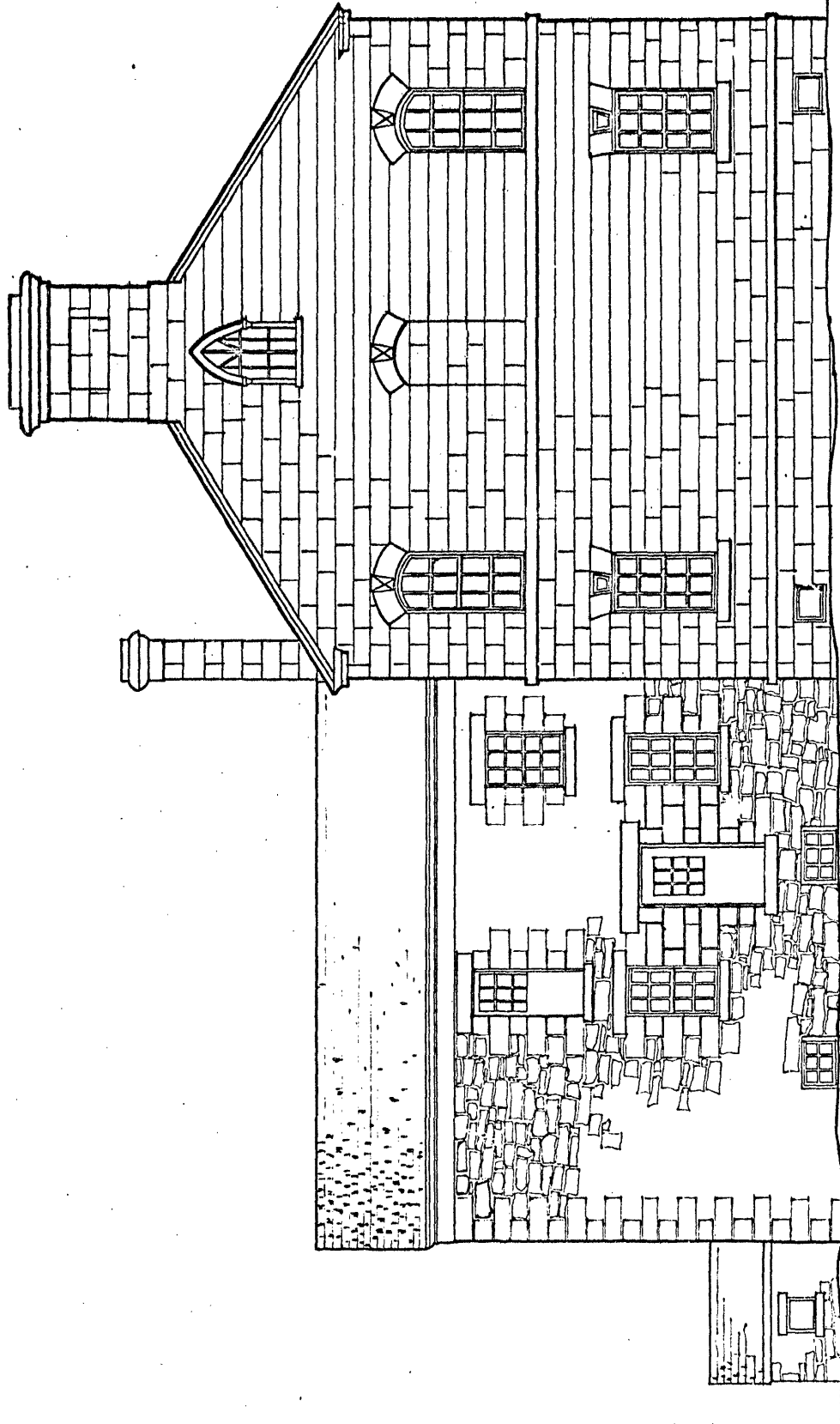
NAME AND LOCATION OF STRUCTURE
SAMUEL P. HOYT HOUSE
SUMMIT COUNTY

UTAH

SURVEY NO.
U-62

HISTORIC AMERICA
BUILDINGS SURVEY
SHEET 4 OF 8 SHEETS

HABS DRAWING # 5



SOUTH ELEVATION



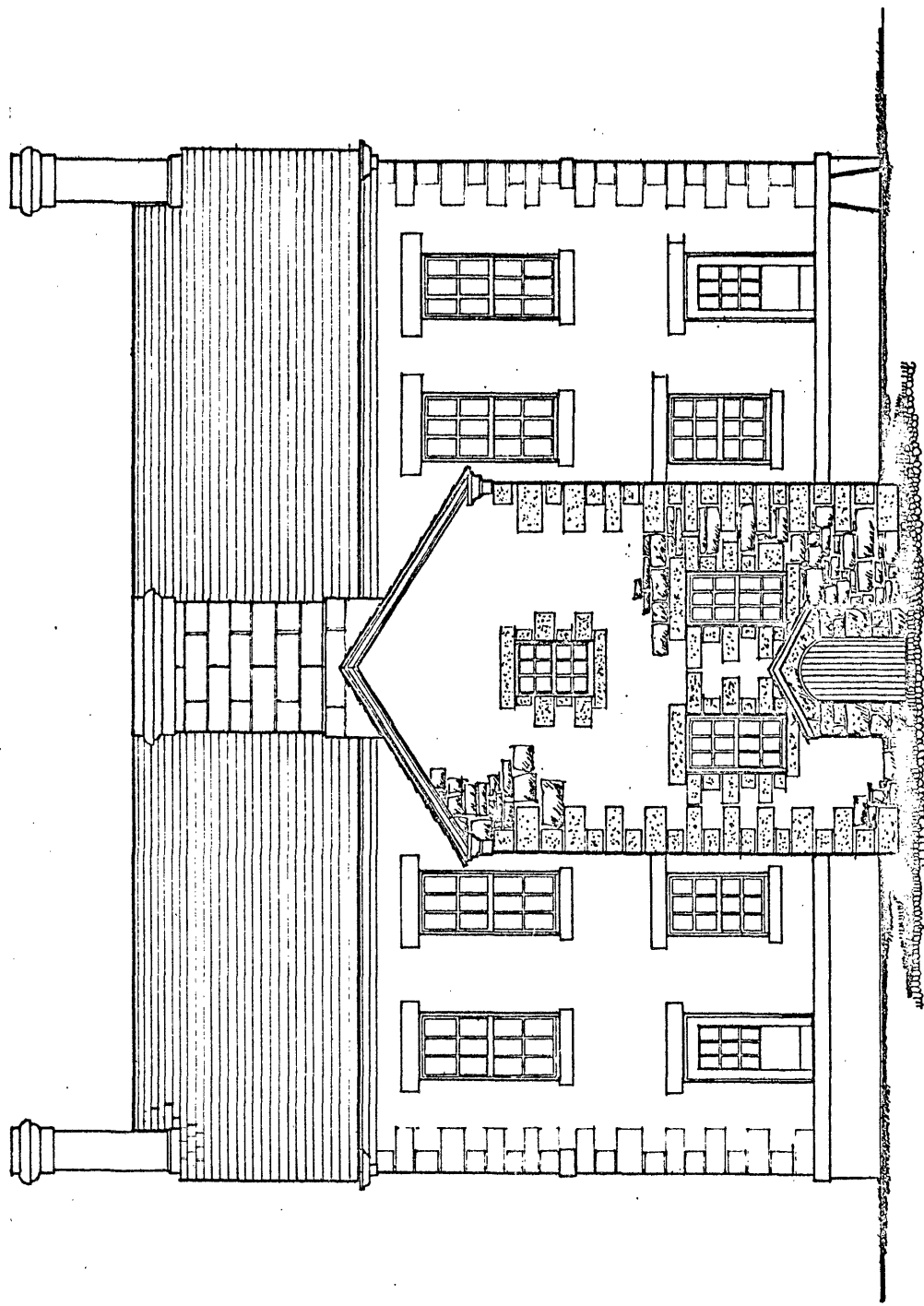
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UNDER DIRECTION OF THE NATIONAL PARK SERVICE
U.S. STATE DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
SAMUEL P. HOYT HOUSE
HOYTSTVILLE SUMMIT COUNTY UTAH

SURVEY NO.
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HABS DRAWING # 6



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SAMUEL P. HOYT HOUSE

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