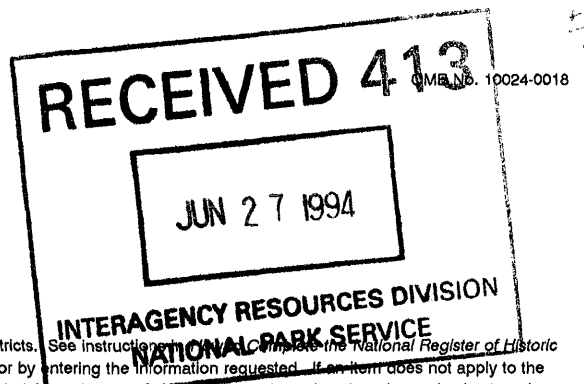


United States Department of the Interior
National Park Service

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 on 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 Hyland Hotel
other names/site number Wood/Summers House

2. Location

street & number 116 South 100 West N/A not for publication
city or town Monticello N/A vicinity
state Utah code UT county San Juan code 037 zip code 84535

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)
Wilson M A DSHPO 6/20/94
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:)

for Signature of the Keeper Date of Action
Antoinette Shea July 28, 1994

The Hyland Hotel
Name of Property

Monticello, San Juan 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
DOMESTIC: hotel

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation Sandstone
walls Sandstone
WOOD: Shingle
roof ASBESTOS
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

The Hyland Hotel
Name of Property

Monticello, San Juan 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

SOCIAL HISTORY

COMMERCE

Period of Significance

1916-1924

1924-1974

Significant Dates

1916

1924

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Joseph Henry Wood (builder)

Ed Thompson (stone mason)

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 (BYU)
- Other

Name of repository:

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

The Hyland Hotel
Name of Property

Monticello, San Juan County, Utah
City, County, and State

10. Geographical Data

Acreage of property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 6/4/5/6/6/0 4/1/9/2/5/5/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at the NE Corner of Lot 4, Block 16, MONTICELLO TOWNSITE SURVEY, PLAT A, thence South 214.5 feet, West 278.5 feet, North 34 feet, East 124 feet, North 80 feet, East 4.5 feet, North 100.5 feet, thence East 150 feet to a point of beginning.

Property Tax No. M130

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that have been associated with the house since its construction.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Julie Osborne, Architectural Historian
organization Utah State Historic Preservation Office date May 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 Elizabeth K. Summers
street & number 116 South 100 West telephone (801)
city or town Monticello state UT zip code 84535

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section No. 7 Page 1

The Hyland Hotel, Monticello, San Juan County, UT

Narrative Description

The Hyland Hotel was originally built as a single family residence between 1916-1918 by Joseph Henry Wood. This Arts & Crafts Bungalow style house was adapted to accommodate a hotel in 1924 when the four upstairs bedrooms were remodeled into nine rooms. The foundation and first story walls are constructed of native sandstone and the upper story is wood frame with shingle siding. The building retains its integrity and is located in a residential section of the downtown area on the northeast corner of Block 16 at the intersection of 100 West and 100 South.

This two-story wood frame and stone bungalow measures 56 feet along the north wall and 42 feet along the east facing front. The roof is gabled on a north-south axis with two small cross wing gables over each of the two side passage entries. A second story dormer with a front facing gable is centered over the main entry and between the two smaller gables. The exposed purlins and rafters are emphasized within these gables. The upper exterior walls are covered with wood shingles in a "square-butt" pattern. The foundation and lower exterior walls are native sandstone. Character-defining features in this example of the Arts and Crafts Bungalow style include the wide porch, wide, overhanging eaves, exposed rafters, and leaded glass windows set within segmental arched windows on the first level. One-over-one double hung windows appear in the southeast entrance that was enclosed in the 1950s, the second story gable ends, and the rear dormer. Changes to the exterior of the building that took place during the historic period when it was remodeled in 1924 to serve as a hotel included extending the building four feet to the west and enclosing the south side passage. Enclosing of the second story dormer balcony in 1978 or 1979¹ incorporated the use of contemporary windows. This newer feature does not significantly detract from the building's integrity.

The interior of the house originally contained twelve rooms and two baths with a full basement under the rear half of the structure, two large parlors, a small front office at the entry, a downstairs bedroom, a large kitchen, and a small backroom.² The home originally had three fireplaces on the main floor and one upstairs for heating. The layout of the rooms on the main floor remains the same. The kitchen contained a built-in ice box, ironing board, and a large wood/coal-burning stove that was located on the west wall. The interior doors, panels, wood trim and exposed beams are dark stained California fir.³ Changes made to the interior during the historic period that are considered integral to the significance of the

¹ Summers, Elizabeth. "Outline: Hyland Hotel History", 1989. Copy in the Utah State Historic Preservation files.

² Randall, Debbie. Reconnaissance Survey of Monticello, 1985. Available in Utah State Historic Preservation files.

³ Robinson, Jean S. "History of Hyland Hotel". Monticello, 1993. Copy in Utah State Historic Preservation Office files.

United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 2

The Hyland Hotel, Monticello, San Juan County, UT

property were done to accommodate a hotel and included remodeling the kitchen, changing four bedrooms into nine rooms with sinks, and adding three new bathrooms.⁴ Other changes that minimally affect the integrity of the interior of the house include the lowering of the ceiling height in the kitchen and the replacement of cabinets in the kitchen and bathroom on the first level. All other cabinets in the house are original.⁵

The original lot included a dairy, barns, sheds, ice house, orchard, and garden. The vegetable garden plot remains south of the house, but the outbuildings no longer exist.

___ See continuation sheet

⁴ Summer, Elizabeth. "Outline: Hyland Hotel History", 1989.

⁵ Ibid.

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**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 3

The Hyland Hotel, Monticello, San Juan County, UT

Narrative Statement of Significance

The Hyland Hotel is locally significant both historically and architecturally. Though originally built as a private residence in 1916-18, the house was converted into a hotel in 1924. It has contributed to the development of the town by acting as a community center as well as one of the first and longest operating hotels in Monticello (1924-1974). The Hyland Hotel was a central feature of community activities, both as a temporary residence for travelers and business people, and as a meeting place for local residents. The building is architecturally significant as the only remaining example of a substantial Arts and Crafts Bungalow in the area.⁶ The building retains its integrity and continues to be an important feature in Monticello.

The site of Monticello was first settled in 1886 and became an incorporated town on December 7, 1910. The town grew from a population of 110 in 1890 to 763 in 1930.⁷ The economic development in this area was based primarily on uranium mining, farming, and sheep and cattle ranching.⁸

Six years after the incorporation of the town, one of the community's early residents, Joseph Henry Wood, began constructing his family's new home on Block 16. The construction started with hand-hewn sandstone blocks 18 inches thick and 36 inches long. This native rock was hauled from South Creek near the Abajo Mountains.⁹ The stone cutting, dressing, and laying was supervised by Ed Thompson¹⁰. The wood used in the doors, base boards, book cases, and ceiling beams are made of California fir that was imported from California via the railroad to Thompson, Utah, then hauled by wagon from Thompson to Monticello.¹¹ The house took two years to build and was completed in 1918.

⁶ Randall, Debbie. Reconnaissance Survey of Monticello, 6/85. On file at Utah State Historic Preservation Office.

⁷ Perkins, Cornelia Adams, Mariam Gardner Nielson, Lenora Butt Jones. Saga of San Juan. San Juan County, Utah: San Juan County Daughters of Utah Pioneers, 1968.

⁸ Powell, Allan Kent. San Juan County, Utah: People, Resources, and History. Salt Lake City, Utah: Utah State Historical Society, 1983. Between 1910-1922 the demand for carnotite, a radioactive salt of uranium, was high for use in cancer treatments and for luminescent watches and instrument dials.

⁹ Marcus, Deborah. Salt Lake Tribune Home Magazine, "Hyland Hotel: Home Away From Home". Salt Lake City, Utah. May 16, 1982.

¹⁰ Summer, 1989.

¹¹ Marcus 1982; Summers 1989.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

The Hyland Hotel, Monticello, San Juan County, UT

Joseph H. Wood, his wife Lillian, and their six children, lived in this home until 1923 when they moved and leased-out the residence for a year. Wood helped to plan and construct the local Church of Jesus Christ of Latter-day Saints ward house in 1906,¹² illustrating his participation in the church and in the community and his construction skills. Listings in the Utah State Gazetteer indicate that he was town trustee,¹³ county commissioner and that he ran a hotel.¹⁴

In 1924, Fletcher Hammond purchased the property and, with his wife and seven children, moved into the house. Hammond remodeled the four upstairs bedrooms into nine rooms with sinks and used the house as a hotel and residence. In 1933 he sold the building to his son-in-law, Jack Nielson, who continued to run the hotel and operate a dairy west of the house. In 1936, Nielson sold the business and house to Kenneth and Elizabeth Summers.¹⁵ The Summers continued to operate the Hyland Hotel until 1974. Mr. Summers died in 1980 and Mrs. Summers continues to reside in the house.

Only three hotels were listed in the State directories during the early twentieth century in Monticello. The first known hotel in the area is listed in 1912-13 and 1914-15 as the Hotel Redd, J.M. Redd, proprietor.¹⁶ The second hotel listing is one for J.H. Wood in 1922 (assumed to be the same Joseph H. Wood). The Navajo Trail Hotel (J.M. Redd, Jr.,) is listed in 1924-25 and 1927-28. The name Hyland Hotel shows up on the May 1927 Sanborn map of Monticello.

As one of the few hotels in the area, the Hyland Hotel housed tourists, salesmen, ranchers, hunters, businessmen, and teachers. The two large parlors were used for local weddings, receptions, banquets, reunions, committee meetings, and other community events. Visiting doctors saw patients and traveling photographers set up temporary offices semi-annually in the parlor for community pictures. Mr. Summers used the front from 1945 through 1960. The house served not only as family residence and hotel, it also served as a community gathering place for more than 50 years.¹⁷

The Hyland Hotel is one of the few remaining older buildings in Monticello. It is the only remaining example of a large bungalow with Arts and Crafts features in the

¹² Perkins, Cornelia A. Saga of San Juan.

¹³ Utah State Gazetteer, 1918-19.

¹⁴ Utah State Gazetteer, 1922-23.

¹⁵ Title Abstracts, San Juan Records Office.

¹⁶ Utah State Gazetteer, 1912-13 and 1914-15.

¹⁷ Summers, 1989.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

The Hyland Hotel, Monticello, San Juan County, UT

area. All modifications to the hotel/residence were made during its historic period except for the enclosure of the second-story balcony. This change is considered minor because of the small scale of the enclosure and because of the use of the "square-butt" patterned shingling matches the previous modifications and is in keeping with the pattern and fabric of the original house.

The building was important as a hotel and community meeting place, contributing to the broad patterns of community life and history in southeastern Utah. The architectural style and its construction are unique to the area and represent a locally significant entity.

___ See continuation sheet

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. 9 Page 5

The Hyland Hotel, Monticello, San Juan County, UT

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Title Abstracts, San Juab[?] County Records Office, 1989.

Utah State Gazetteer. Salt Lake City, Utah: R.L. Polk & Co., Publishers. 1903-04; 1912-13; 1914-15; 1918-19; 1920-21; 1922-23; 1924-25; 1927-28.

___ See continuation sheet

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 6

The Hyland Hotel, Monticello, San Juan County, UT

Common Label Information:

1. The Hyland Hotel
2. Monticello, San Juan County, Utah
3. Photographer: Roger Roper
4. Date: 1994
5. Negative on file at Utah SHPO.

Photo No. 1

6. Northeast elevation of building. Camera facing Southwest.

Photo No. 2

6. Northwest elevation of building. Camera facing Southeast.