

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Site # 13

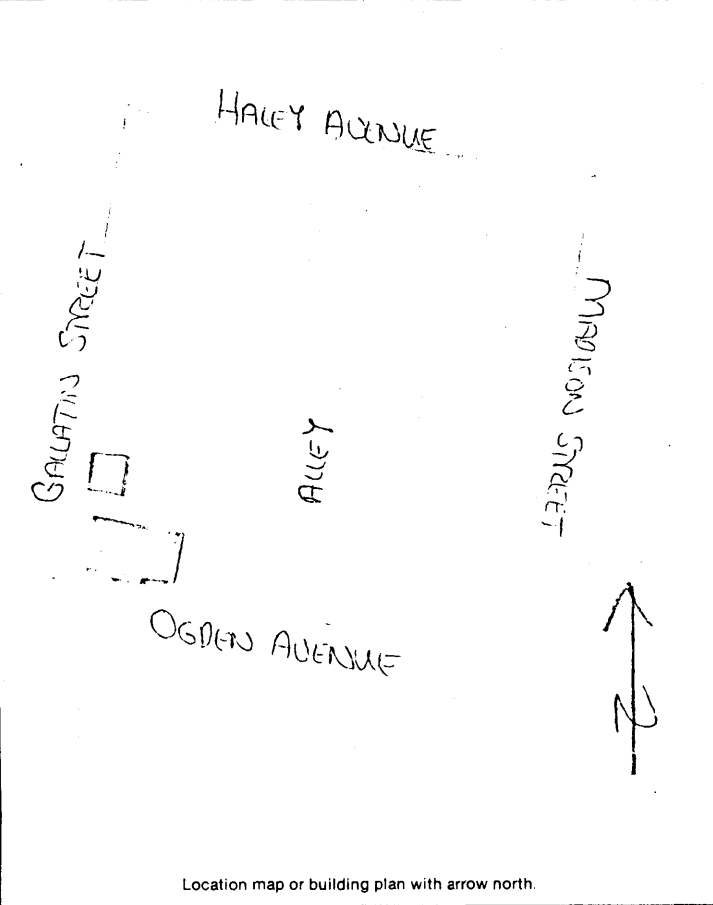


Legal Description: Block 27, lots 14-16

Address: 204 Gallatin Street

Ownership: Name: Mikeil Cunningham

private public address: 7060 Bodega, Petaluma, California 94952



Location map or building plan with arrow north.

Historic Name: Hoyt House

Common Name: Cunningham House

Date of Construction: 1914 estimated documented

Architect: N/A

Builder: Unknown

Original Owner: Randolph R. Hoyt

Original Use: residence

Present Use: residence

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.

Abstract of Title: Deedbooks: 17, p. 176; 5, p.

Plat Records: Thompson Falls Original Townsite

Tax Records: 1915 Assessment Book

Building Permits: _____

Sewer/Water Permits: _____

City Directories: Polk, 1907, p. 502

Sanborn Maps: 1927

Newspapers: Sanders County Ledger: 4/24/19

Other: Thompson Falls Development Co. book

PHYSICAL DESCRIPTION: Describe present appearance of structure/site, then contrast and compare that with it's original appearance, noting additions, alterations, and changes in materials. Discuss significant architectural features.

The Randolph Hoyt House is a 1 1/2 story wood frame Bungalow style building sheathed with narrow lap siding. The front (west) of the building has a central entrance flanked on each side by fixed sidelights. A large picture window with leaded glass transom and sidelights pierces the wall south of the door. A full width porch spanning the front of the house under the hip roof is supported by four square wooden columns, and has a solid railing covered with narrow clapboard siding. Lattice work extends from the floor of the porch to the ground and partially obscures the concrete foundation. The south facade features a leaded glass fixed, 1/1 double hung window, and a bay window with three 1/1 double hung sashes. The east side of the house has a rear door and basement entrance, and one large single pane fixed window. The north facade features six double hung windows, two of which are paired. The cedar shingled hip roof has exposed rafter ends and a south- and west-facing hip roofed dormer with paired 1/1 double windows, and diamond-patterned leaded comes in the upper sashes. A gable roofed, wood frame garage is located northwest of the house.

HISTORICAL INFORMATION: Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

Randolph Hoyt, like so many others, came to Thompson Falls in 1907 during the boom time associated with the town being named county seat. By 1909 he had become co-proprietor of the Thompson Hotel along with Andrew Peterson. They extended their operations to the Ward Hotel in 1913 and in the following year moved out of the Thompson Hotel building in order to occupy a one-story brick building they were having constructed. (Inventory #15.) It was also in 1914 that Hoyt built this house, which cost him \$4,000. He hit a cold air well during the excavations, but did not tap it. By that time, Hoyt also served as Ward 2 Alderman and had to resign the post as the house was in Ward 1. They moved into their new building in 1915 and in 1916 they built the Power City Garage. By 1918 Hoyt was investing in logging. Hoyt sold this house in the 1920s to Birdie Schlichtenmeyer. She sold it in 1940 to the widow of Samuel Vas Binder, an editor of the Sanders County Ledger before he died. Mrs. Vas Binder became the paper's publisher in 1931 and appointed her son-in-law, William G. Dunlap, the new editor. He bought the property in 1946. The current owner bought it in 1966.

Footnote Sources: Deedbooks: 17, p. 176; 5, p. 583; 25, p. 541; 42, p. 29; 49, p. 483; 80, p. 189.
Sanders County Ledger: 4/24/14; 5/15/14; 6/5/14; 3/24/15; 1/3/18; 7/27/31; 4/6/32.
Polk Register, Missoula County: 1907, p. 502; 1909, pp. 698 & 700

INTEGRITY: Assess the degree to which the structure/site, and surrounding area accurately convey the historical associations of the property. (cont.) 1913, p. 574; 1917-18, p. 557.

Integrity: This house appears identical to a picture of it in a 1915-16 Thompson Falls Development Co. pamphlet. However, the 1927 Sandborn map lists it as a one story house. The structure did go through some unspecified remodeling in the early 1960s according to Appraisal Office records. It may have been at this time that the 2 rooms and bath were added upstairs.

HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE: Justify how the persons, important events, or historical patterns associated with structure/site lend the property significance and/or describe the ways in which the structure embodies the distinctive characteristics

Built in 1914 at a cost of \$4,000, the Hoyt House is an excellent example of a large and well-preserved "pattern book" Bungalow style house. It represents the typical style of dwelling commonly built in Thompson Falls during the second decade of the 1900s. While the original builder of the Hoyt House is unknown, the form and style for the dwelling was likely taken from a Bungalow style pattern book, and may have been designed by Charles Doenges, the most prolific builder in the community. The Bedard House at 207 Spruce St. is very similar in design and was constructed at about the same time. The Hoyt House is also significant because of its association with the original owner, Randolph Hoyt, who was a prominent businessman in Thompson Falls in the early 1900s. Hoyt arrived in the community in 1907 and by 1909 had become co-proprietor, with Andrew Peterson, of the Thompson Hotel. In 1913 the partners were managing the well-known Ward Hotel on Main Street, and three years later they relocated in a one story brick building at 902 Main ST. During the excavation for his house, Hoyt struck a cold air well, one of the many in the community, but he did not make use of it. Prior to the construction of his house, Hoyt had been serving as an alderman for the 2nd Ward, a post which he later relinquished because his house was located in the 1st Ward. In 1916 Hoyt and Peterson constructed the Power City Garage and two years later Hoyt had become involved in the logging business. He sold his property in 1920. While the Hoyt House has undergone very minor interior alterations, the exterior remains unchanged from its original appearance.

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| Name: <u>John Lazuk</u> | Acres: <u>Less than one acre.</u> |
| Address: <u>350 Strand, Missoula, MT</u> | USGS Quad: <u>Thompson Falls, MT</u> |
| Date: <u>October 20, 1984</u> | UTM's: <u>11/624050/5272700</u> |