

United States Department of the Interior
National Park Service

019

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration 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 Boyden Block

other name/site number Boyden Drugstore, The Hat Box, Boyden Law Office

2. Location

street & town 2 South Main Street not for publication

city or town Coalville vicinity

state Utah code UT county Summit code 043 zip code 84017

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.)

[Signature] 12-22-2008
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 the 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] 2/6/2009
Signature of the Keeper Date of Action

Boyden Block
Name of Property

Coalville, Summit County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

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

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	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 Function
(Enter categories from instructions)

COMMERCE/TRADE: Health Care

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Business

Current Function
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Other: Commercial Style

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other WOOD

Narrative Description

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

See continuation sheet(s) for Section No. 7

National Register of Historic Places Continuation Sheet

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Boyden Block, Coalville, Summit County, UT

Narrative Description

The Boyden Block, built in 1906, is a brick, two-part commercial block located at 2 South Main Street in Coalville, Utah. Occupying a corner lot, the storefront runs across the primary façade (east elevation) and part of the north elevation.¹ The building is constructed of brick walls on a sandstone foundation. The roof is a low-pitch gable and slopes to the rear. The building is in the commercial style with a decorative cornice on the front parapet and above the storefront. The storefront was modified in the 1960s. The building is at the northeast corner of a 0.37 acre parcel that includes other historic buildings.² However, these resources are not included in the boundary of this nomination. The Boyden Block was recently rehabilitated as a federal historic preservation tax credit project.

The building is constructed of yellow-pink face brick on the east and north elevations. The brick on the west (rear) and south elevations is slightly softer. The south elevation was originally attached to a one-part frame, commercial building, which was the original Boyden drugstore, built in the 1880s and demolished in the 1970s. Brick is laid in a running bond with flush mortar joints (skintled on the south elevation). The foundation is rock-faced, random ashlar sandstone, which is no longer visible on the exterior due to the concrete encapsulation and base from the 1960s.

The storefront is the building's most prominent feature. The main entrance is angled and recessed behind a simple wood column. Originally the storefront consisted of an entrance with sidelights, large display windows, a transom row of leaded-glass windows, and a wood paneled base. In the 1960s, the storefront was updated with roman-brick facing, aluminum windows and door. The transom windows were first covered with signage in the 1940s. Using historic photographs, the current owner (a descendant of the original owner) recently restored the appearance of the original storefront and many features such as the transom glass, that were partially intact underneath later materials.

Another prominent extant feature of the building is the cornice. The wrapping cornice above the storefront has a classic profile with a large plain frieze. The end blocks of the cornice are ornately carved and function as the capitals of brick pilasters. A similar cornice is found along the façade parapet. A secondary parapet with matching cornice and end blocks is in the center of the building and features the words "Boyden Block" in raised lettering. The cornice elements were originally painted in two tones as shown in historic photographs (circa 1910-1940) and the paint scheme was restored during the rehabilitation.

The rehabilitation included the construction of a two-story brick addition on a concrete foundation at the rear of the building to house an elevator and staircase. The new wing was built on the approximate footprint of an exterior staircase and veranda that was on the building in the 1920s (date of demolition unknown). On the rear

¹ Because the Coalville town plat was not laid out in line with the cardinal points, the Boyden Block faces northeast, but for convenience's sake the façade will be labeled the east elevation.

² The buildings include a circa 1898 Victorian cross wing house, a 1930s concrete block garage, and a circa 1930 chicken coop associated with the house

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Boyden Block, Coalville, Summit County, UT

elevation was a set of sandstone steps to the basement level that was removed when the elevator addition was built. There are two other original doors on the main level: a secondary door on the façade to the original stairs for the second floor commercial spaces and a side entrance on the north elevation. Both were replaced at least once between 1960 and 1980. The main façade door was replaced with full-glass and the rear door with a paneled door. A similar door is located on the north elevation of the addition. There are no openings on the main level of the south elevation.

There are three small, square windows on the north elevation that provide light to the retail space. These are original and feature glass similar to the storefront transoms. With the exception of the storefront, all windows on the building feature flat, rock-faced sandstone lintels and sills. Most of the original windows in the building were tall and narrow with one-over-one, double hung, wood sash. Three windows on the main floor (north elevation to light the backroom) were replaced with shorter two-pane fixed windows in the 1980s (for security reasons) and the bottom of the space filled with brick. There smaller windows have been retained and rehabilitated. The second floor features four tall windows on the façade, ten on the north elevation, two on the west elevation, and seven openings to the south. Two windows were shortened on the south elevation and one partially filled in with brick (circa 1960s). In 1995, the original second floor windows, which were in poor condition, were replaced with aluminum windows. The new double-hung windows replicate the original one-over-one windows and have been retained in the recent rehabilitation. They are dark brown in color and do not detract from the building's historic integrity. The smaller windows were also replaced. The original brick parapet is capped with aluminum similar in color to the second floor windows (also 1990s). A new roof and drainage system was installed when the roof was replaced.

On the interior, the building has approximately 6,900 square feet of space divided almost equally between the three levels. The front retail space is about two-thirds of the main floor. The other third is divided into several areas: the dispensing room, a storage room with small bathroom where an interior stair to the basement is located, a backroom, and a corridor to the rear entrance. The retail space was heavily remodeled in the 1960s with paneling, new flooring and the ceiling lowered with acoustic tile. Despite the remodeling, many original elements are intact such as paneled doors and hardware, window and door casings, transoms (some covered with plaster and paint), cabinetry, and baseboards. The most prominent feature is an early twentieth-century soda fountain, hidden for many years behind a partition on the south wall.

The interior finishes have been replaced and the false ceiling removed. The soda fountain is in the process of restoration. New restrooms and a mechanical room were added to the south wall. In the rear portion, the bathroom was removed and the historic spaces rehabilitated. The second floor was also rehabilitated. With the exception of the wide opening between the front offices (the original opening with pocket doors were covered at an unknown date), all woodwork (casings, baseboards, newel posts, etc.) is original. The front portion is divided into four office spaces. One of the four was divided into a break room and restroom. The rear half of the second floor is one large open space. The basement is fully excavated though unfinished except for a concrete floor and the new stair access in the rear addition. The attic space is quite extensive due to the roof construction, but is unfinished.

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Boyden Block, Coalville, Summit County, UT

The Boyden Block is part of a 0.37-acre parcel in downtown Coalville. The building is at the northeast corner of the lot with only a public sidewalk and curb and gutter between it and the street. There is a gravel alley immediately to the south which is a separate legal parcel. Included on the legal parcel, west of the commercial building is an 1898 Victorian cottage at 25 West Center. There is a circa 1930s concrete block garage and a 1930s chicken coop associated with the house. The buildings are not included as part of this nomination. The Boyden Block is part of a row of commercial buildings along Main Street, the few remaining historic commercial buildings in the city. The neighbors to the rear (west) of the property are residential. The Boyden Block is in excellent condition and is a contributing historic resource on Coalville's Main Street.

Boyden Block
Name of Property

Coalville, Summit County, Utah
City, County and State

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes 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" in all the boxes 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.

Narrative Statement of Significance

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

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 # _____

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMERCE

HEALTH/MEDICINE

Period of Significance

1906-1952

Significant Dates

1906

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

Summit County Historical Society

See continuation sheet(s) for Section No. 9

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Boyden Block, Coalville, Summit County, UT

Narrative Statement of Significance

The Boyden Block, built in 1906, is a two-part commercial block building in the Victorian Eclectic commercial style. The building is significant under Criteria A and C. Under Criterion A it is significant for its contribution to the commercial and medical history of Coalville, Utah. For more than one-hundred years the Boyden Drugstore was a vital resource to the citizens of the somewhat isolated town, and the Boyden family important contributors to the community and active in local politics. John Boyden was the first licensed pharmacist in Utah. Besides the buildings importance as the first pharmacy in Coalville, the drugstore with its soda fountain was a popular meeting place where the political, economic and social topics of the day were discussed. The large second floor room was used for community gatherings and dances at the rear. At the front were housed a millinery shop and a law office. For over one hundred years, the Boyden family of druggists provided a valuable service to the Coalville community. The building is also significant under Criterion C for its architectural prominence in Coalville. Prominently located on a street corner, the Boyden Block has a low-pitched roof hidden behind a decorative parapet, and represents a transition between Utah's early false-front commercial buildings and the more substantial flat-roof buildings that replaced them. The parapet and cornice are particularly ornate and demonstrate the prominence of the Boyden family in the community. The Boyden Block has recently undergone a comprehensive rehabilitation to reverse modifications made to the storefront and retail space in the 1960s. The rehabilitation is a federal historic preservation tax credit project and has returned the building to its place as an important historical resource on Coalville's Main Street.

History of Coalville and the Boyden Block

Coalville was initially settled in 1859 and the town site platted in 1866. The land on which the Boyden Block sits was first deeded to Hannah E. and William H. Smith. The Smiths sold the property to Jessie S. Boyden in September 1886. According to the title abstracts, her husband John Boyden leased the property. John Boyden opened a drugstore in a frame building on the lot in the late 1880s.³ After the death of John Boyden in 1905, his children used a \$9,000 insurance settlement to finance the construction of the two-story Boyden Block just north of the old drugstore. Boyden's sons and grandsons operated a drugstore in the building until 1980. Frank Boyden is the current owner of the property.

John Boyden was born in Staffordshire, England, on September 17, 1841. He joined the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) and immigrated to Utah in 1860. He married Jessie Sophia Mitchell in 1866. Jessie Boyden was born in England on July 9, 1836. The couple moved to Coalville where they had six children, three of which lived to maturity: John Leslie, Walter Mitchell and Amy Isabel. After suffering a serious accident that left him with only one useful arm, John Boyden decided to take two courses of botany, which qualified him as a pharmacist. Sometime around 1886, Boyden opened the first drugstore in

³ Histories of Coalville state that John Boyden opened a drugstore in 1892, but he was operating as a pharmacist before that date and the frame building was probably built earlier.

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Boyden Block, Coalville, Summit County, UT

Coalville, and possibly the first registered pharmacy in the state of Utah.⁴ John Boyden was also a successful civic leader. He served as mayor of Coalville for three terms, in the state legislature as well as several Summit County offices. He died on May 22, 1905. Jessie S. Boyden died two years later on April 4, 1907.

The Boyden Block was built in 1906. The architect and builder are unknown. There is no mention of the building's construction in the local newspaper, but in 1906 the "John Boyden & Son, Druggists" began running newspaper ads regularly in the weekly *Coalville Times*. The oldest son of John Boyden was the main successor to his father's legacy. John Leslie Boyden was born in Coalville on April 27, 1867. He attended both Brigham Young University and the University of Deseret (which later became the University of Utah). In 1890, John L. Boyden became the first licensed pharmacist in the state of Utah. He was one of the founders of the Utah Pharmaceutical Association in 1892, and later served as president of the organization for many years. John L. Boyden also served a term as a member of the state legislature and served as the Democratic Chairman of Summit County for twenty-five years. John L. Boyden married Emma Lenora Evans on August 8, 1898. Lenore was also a native of Coalville, born on September 1, 1867. Their residence, Victorian-style house just behind the drugstore (at 25 West Center), was built the same year the couple married in 1898. John L. and Lenore had one son, Maurice Evans Boyden. Lenore Boyden died on January 15, 1931.

John L. Boyden's brother Walter Mitchell Boyden was also involved in the drugstore, but not to the same extent. Walter Mitchell was born on January 1, 1874. He trained as a schoolteacher, but was involved in both education and agriculture. His varied career included being a dairyman and state agricultural inspector, service as principal of several Coalville schools, and as superintendent of Summit County schools for twelve years. He married Ann Thomas on June 19, 1901. She was born in Ohio on March 7, 1873. The couple had two sons and one daughter. As part owner of the property Walter Mitchell was considered his brother's partner in the family business with at least some hands on involvement: in the 1910 census his occupation is listed as bookkeeper for the drugstore. He sold his portion of the property to his brother John L. in 1928.

The daughter of John Boyden also was involved in the family business. Amy Isabel Boyden was born on September 24, 1869. For many years, Amy Boyden operated a millinery shop called "The Hat Box" in the Boyden Block. Her partner in this venture was Ann T. Boyden, who had experience as milliner in Salt Lake City before her marriage. Amy Boyden never married and lived in the family home and with Walter and Ann's family.⁵ Amy and Ann used the front portion of the second floor, as well as the northwest room of the main floor for their millinery business. Amy I. Boyden died on May 15, 1927 at the age of fifty-seven. Walter Mitchell Boyden died on June 15, 1935. Ann T. Boyden died in Salt Lake City on July 16, 1952.

The construction of the Boyden Block in 1906 coincided with when electricity was first brought to Coalville. The building is reputedly the first building wired for electricity in the city. The drugstore was much larger than the frame store where John Boyden started his business. The new brick store had a soda fountain at which was

⁴ The registration certificate was hanging on the wall of the store until it disappeared around 1994. Frank Boyden, [Biographical Sketch, 2], 2001.

⁵ Amy Boyden's home at 47 West Center, just west of the Boyden Block, originally belonged to her parents. Built in the 1870s and enlarged in the 1890s by John Boyden, the home has been restored and was listed on the National Register in 1981.

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Boyden Block, Coalville, Summit County, UT

sold soda, coffee, sandwiches, soup, homemade candy, and ice cream. The ice cream was made in the basement of the building, but early electricity did not provide enough power for refrigeration. The family would cut large blocks of ice from the Weber River with saws, haul the ice to town on sleds, and store the blocks in an icehouse behind the old drugstore (both demolished).⁶

Because the Boyden family was very active in local politics, the drugstore with its soda fountain was a popular meeting place where the political, economic and social topics of the day were discussed. The large upstairs room was used for community gatherings and dances. A rear stair and veranda (probably demolished in the 1920s) provided access to the large room. A built-in dumb waiter (removed at an unknown date) in one of the front rooms allowed refreshments to be served at these functions.⁷

John L. Boyden's son, Maurice Evans Boyden (1899-1980), also became a pharmacist. Maurice graduated from the University of Utah with degrees in pharmacology and business. He returned to Coalville to work with this father after graduation. One of Maurice's early duties was to develop and print the photographic film sold in the drugstore. He did this in a little room upstairs, the only room with plumbing.⁸ John L. deeded the property to his son in May 1947. John Leslie Boyden died a year later on June 6, 1948. Maurice Boyden also lived in the home at 25 West Center. He married Zina Grace Carlston (1909-1997) on June 24, 1931. They had two children, Frank and Joan. Maurice and Zina divorced when Frank was fourteen years old, and the children moved with their mother to California where Zina had a successful career as a teacher. Frank and his sister returned to Coalville frequently to visit their father and lent a hand at the drugstore. He remembers helping out with soda jerking, deliveries and less pleasant tasks such as taking care of the coal furnace.⁹ Maurice Boyden married Marjorie Wimmer Harbertson (1912-2000) in 1962. Like his father and grandfather before him, Maurice Evans Boyden served in the Utah State Legislature. He spent the ensuing sixteen years on the Summit County Commission and served as the Democratic Party county chairman for twenty years. Maurice Evans Boyden was working behind the counter at the pharmacy until two weeks before his death on January 27, 1980.

Walter Mitchell Boyden's two sons were associated with the pharmacy as well. Walter Everett Boyden (1902-1991) also trained as a pharmacist. He worked in the old drugstore until it was converted to a movie theater. Walter E. Boyden then worked in the Boyden Block, but during the Depression years the drugstore could no longer afford to employ more than one pharmacist. In the 1930s Walter E. Boyden moved to Salt Lake City where he worked at a pharmacy on South Temple for his remaining years. He was active in several organizations that regulate and license pharmacists. His younger brother, John Sterling Boyden (1906-1980), broke with family tradition and became a lawyer. John S. Boyden had a distinguished career including serving as Assistant United States Attorney for the State of Utah between 1933 and 1946. Though his main practice was in Salt Lake City, he kept a branch office in his hometown of Coalville throughout his career. The Boyden Law Office used the front two rooms of the Boyden Block's second floor. The plaque for his last partnership (with John P. Kennedy) is still mounted on the exterior door.

⁶ Frank Boyden, [Biographical Sketch, 2].

⁷ Boyden, [Biographical Sketch, 3].

⁸ Ibid, [3].

⁹ Boyden interview.

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Boyden Block, Coalville, Summit County, UT

For over one hundred years, the Boyden family of druggists provided a valuable service to the Coalville community. It was the only retail pharmacy in Coalville, and supplied, not only prescriptions and over-the-counter medications, but veterinary supplies, sundries, sodas, and advice. With the family home (25 West Center) just behind the building, John L. and Maurice E. Boyden were always willing to open the store for the convenience of their neighbors. According to Frank Boyden, all a customer had to do was stop by the house and both men would go to the store to get what was needed, whether it was "an aspirin at midnight or a roll of film on a Sunday afternoon."¹⁰

The drugstore closed its doors the summer after Maurice Boyden's death. The property was deeded to Frank Boyden who has maintained the property since his father's death. The second floor has been vacant for twenty-years. There have been various tenants in the main floor retail space. The most long-term was the Napa Auto Parts store, which leased the property for twelve years and vacated the building just prior to the beginning of the current rehabilitation. Frank Boyden has recently completed the process of rehabilitating the building, a project of more than a decade.

Architectural Significance

The Boyden Block, built in 1906, is one of only a handful of historic commercial buildings left in Coalville. The 1907 Sanborn map of Coalville indicates that, at time of its construction, the Boyden Block was one of the largest commercial structures in the city, second only to the Co-operative Mercantile Institution building directly across the street (demolished in the 1980s). Architecturally, the Boyden Block is a transitional building. The construction methods used lie somewhere between the false-front, frame commercial buildings of Utah's frontier towns (such as the old Boyden drugstore built in the 1880s and demolished in the 1970s) and the ornate, multi-part, brick buildings being constructed in Salt Lake City. From the front and sides, the Boyden Block appears to be indistinguishable from the common flat-roof commercial buildings of the era. However, the brick wall of the rear elevation is built up to the apex of a low-pitched gabled roof. According to the owner, there is a substructure of framing under the gable roof similar to an inverted bridge.

In style, the Boyden Block can be described as a Victorian Eclectic commercial style building. The parapet and cornice are particularly ornate and demonstrate the prominence of the Boyden family in the community. These wood elements include a classical-profile cornice and woodcarvings flowers, leaves, and the words "Boyden Block" in raised lettering. The rehabilitation not only reversed modifications made to the storefront and retail space in the 1960s, but also restored the two-tone paint scheme of the parapet and cornice. The Boyden Block is a corner anchor of the Coalville's most intact section of historic Main Street. It is in good condition and is a contributing resource in Coalville.

¹⁰ Boyden, [Biographical Sketch, 3].

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Boyden Block, Coalville, Summit County, UT

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Deseret News. Various issues. On microfilm available at the University of Utah Marriott Library.

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Peterson, Marie Ross. *Echoes of Yesterday, Summit County Centennial History*. [Coalville, Utah: Published by the Daughters of Utah Pioneers, Summit County, 1947.

Sacramento Bee, September 4, 1997.

Salt Lake Tribune. Various issues. On microfilm available at the University of Utah Marriott Library.

Sanborn Fire Insurance Maps for Coalville, Utah, 1907 and 1929. Available at the Utah State Historical Society and the University of Utah Marriott Library.

Summit County Bee. Various issues. On microfilm available at the University of Utah Marriott Library.

[Summit County Tax Cards]. Available at the Summit County Tax Assessor's Office, Coalville, Utah.

[Summit County Title Abstracts]. Available at the Summit County Recorder's Office, Coalville, Utah.

Thompson, Norma Eileen Pyper. *A Community Study of Coalville, Utah, 1859-1914*. Master's Thesis: Brigham Young University, 1990.

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Section No. PHOTOS Page 2

Boyden Block, Coalville, Summit County, UT

United States Census, Coalville, Summit County, Utah, 1870-1920. Available at the Utah State Historical Society.

Utah State Gazetteers, Salt Lake City, 1894-1929. Published by R.L. Polk & Co. Available at the Utah State Historical Society.

[Utah State Historical Society Burials Database]. Available online at Historical Society's website (ntapps.dced.state.ut.us).

Boyden Block
Name of Property

Coalville, Summit County, Utah
City, County and State

10. Geographical Data

Acreege of Property 0.37 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

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

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

The boundaries of the nomination property are drawn to include the basic footprint of the subject building while excluding non-contributing buildings on the larger legal parcel.

Property Tax No. CT-85

Boundary Justification

(Explain why the boundaries were selected.)

Because the Boyden Block abuts a public sidewalk on both the east (front elevation) and the north and runs along the property line on the south the footprint of the existing building was chosen for the boundary. This boundary separates it from other historic buildings on the same legal parcel at the rear (west and southwest) of the property. These buildings do not contribute to the historical significance of the subject property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky
organization Preservation Documentation Resource date November 20, 2008
street & number P.O. BOX 58766 telephone (801) 913-5645
city or town Salt Lake City state UT zip code 84158

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 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/title Frank Boyden
street & number 4500 Hillview Way telephone (916) 446-1503
city or town Sacramento state CA zip code 95822

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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Boyden Block, Coalville, Summit County, UT

Common Label Information:

1. Boyden Block
2. 2 S. Main Street, Coalville, Summit County, Utah
3. Photographer: Korral Broschinsky
4. Date: October 2007
5. Digital images on file at Utah SHPO.

Archival Photographs (Printed using archival paper and ink at the Utah SHPO)

Photo No. 1:

6. East and north elevations of building. Camera facing southwest.

Photo No. 2:

6. East and south elevations of building. Camera facing west.

Photo No. 3:

6. Interior, main floor, commercial space and soda fountain. Camera facing southeast.

Supplemental Photographs

Photo No. 4:

6. East and north elevations of building and streetscape. Camera facing southwest.

Photo No. 5:

6. North elevation of building. Camera facing south.

Photo No. 6:

6. North and west elevations of building and annex. Camera facing southeast.

Photo No. 7:

6. South and west elevations of building. Camera facing northeast.

Photo No. 8:

6. Interior, main floor, commercial space and entrance. Camera facing northeast.

Boyden Block on Coalville's Main Street
circa 1914, from "John S. Boyden" by Orpha Boyden

Coalville Roots





Boyden Block
c. 1925

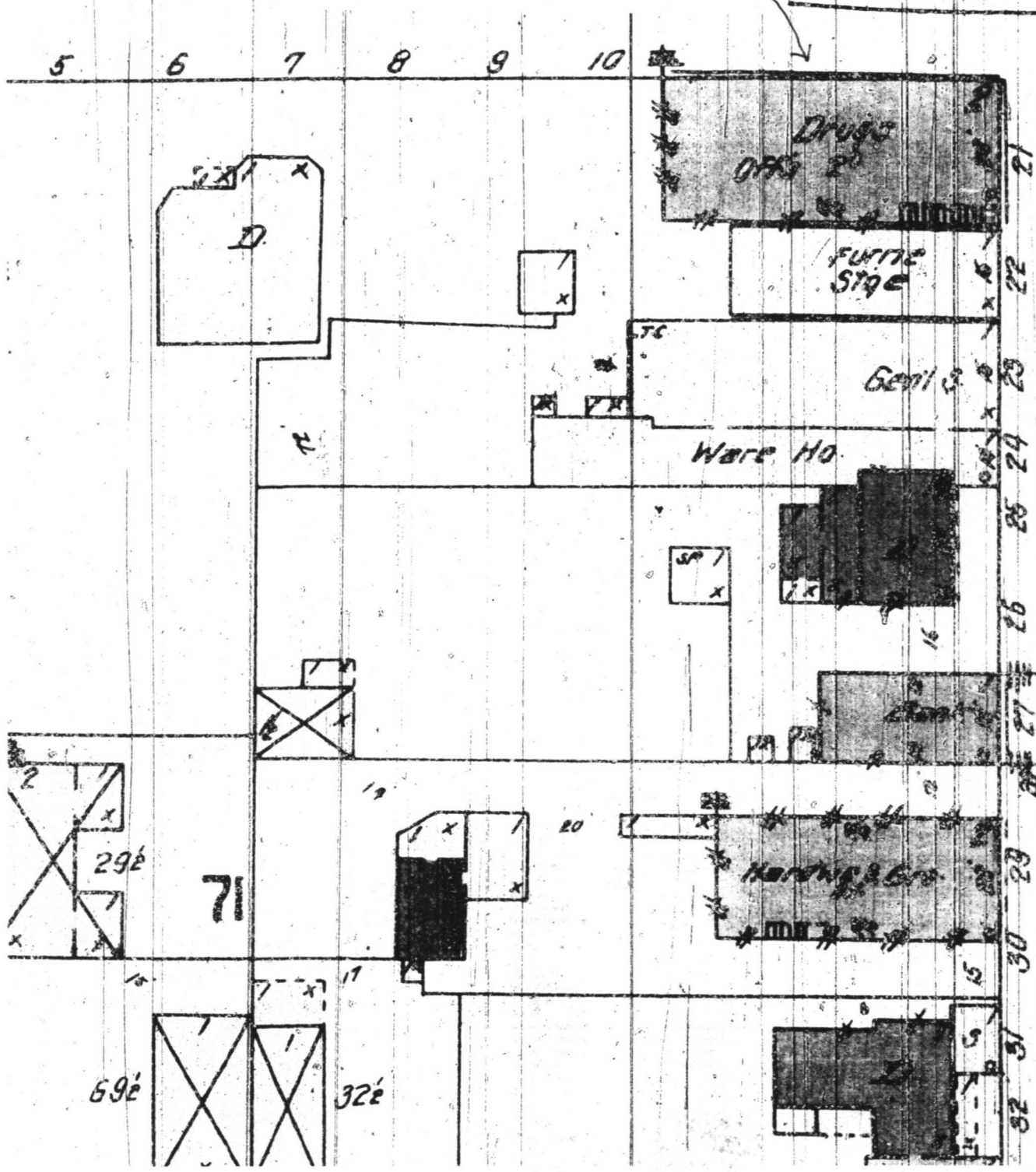


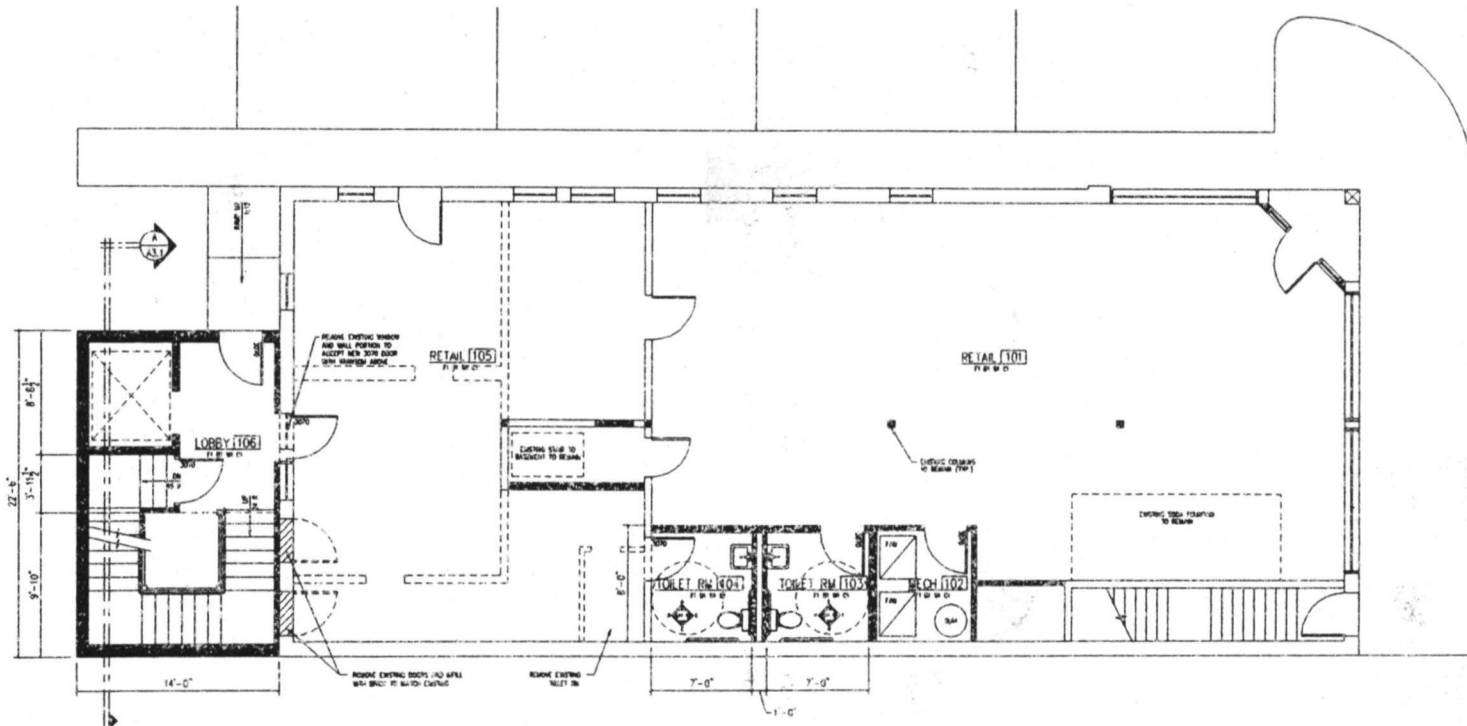
Boyden Block
circa 1940, from George Beard collection at BYU

Boyden Block, 2 S. Main, Coalville, Utah

Sanborn Fire Insurance Map, 1907

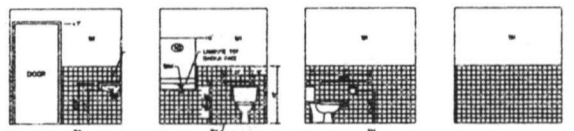
UNION PACIFIC OVERPASS



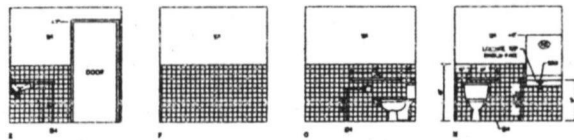


MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

- EXISTING WALL TO BE REMOVED
- FUTURE WALL
- EXISTING WALL TO REMAIN
- EXISTING GLASS W/ W/ WALL



TOILET ROOM 104
SCALE 1/4" = 1'-0"



TOILET ROOM 103
SCALE 1/4" = 1'-0"

REVISION	BY

KENT FARRIS & ASSOCIATES
ARCHITECT

1000 WEST 1000 SOUTH, SUITE 100, SALT LAKE CITY, UT 84119
PHONE: (801) 466-1111 FAX: (801) 466-1112

RESTORATION REMODEL FOR THE
BOYDEN BLOCK BUILDING
COALVILLE, UTAH
MAIN LEVEL FLOOR PLAN

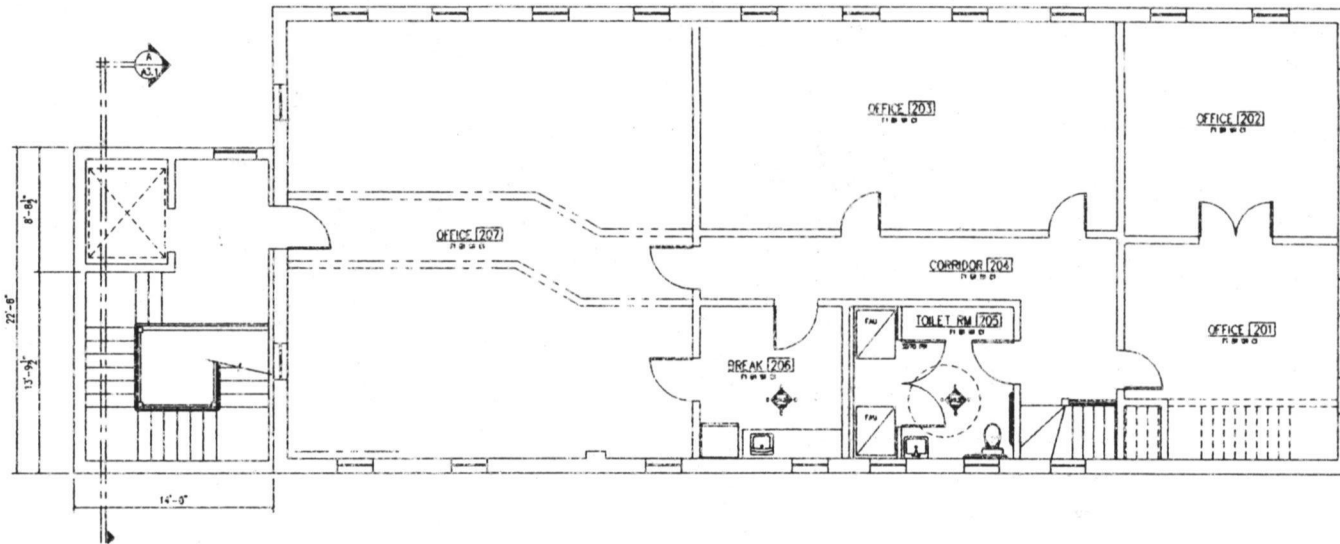


PROJECT: BOYDEN BLOCK BUILDING RESTORATION
CLIENT: BOYDEN BLOCK BUILDING
DATE: OCTOBER 2001
SCALE: 1/4" = 1'-0"
DRAWN BY: K.F.
CHECKED BY: K.F.
DATE OF ISSUE: 12/16/01

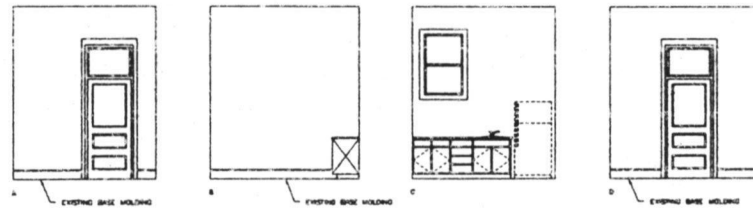
A1.1

C-2004

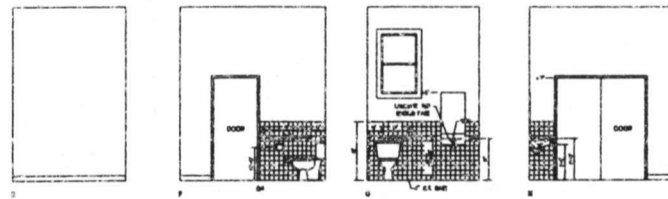
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UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



BREAK ROOM 206
SCALE: 1/4" = 1'-0"



TOILET ROOM 205
SCALE: 1/4" = 1'-0"

REVISIONS	BY



RESTORATION REMODEL FOR THE
BOYDEN BLOCK BUILDING
COALWILE UTAH
MAIN LEVEL FLOOR PLAN

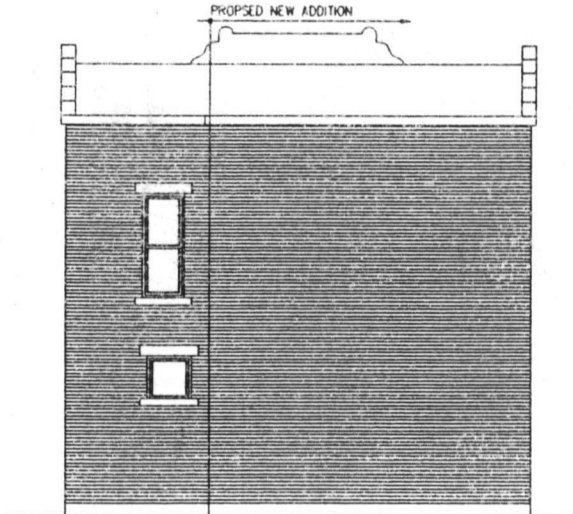


DATE SET
CHECKED BY
DATE
OCTOBER 2001
SCALE
1/4" = 1'-0"
JOB NO.
108 8A
SHEET
A1.2

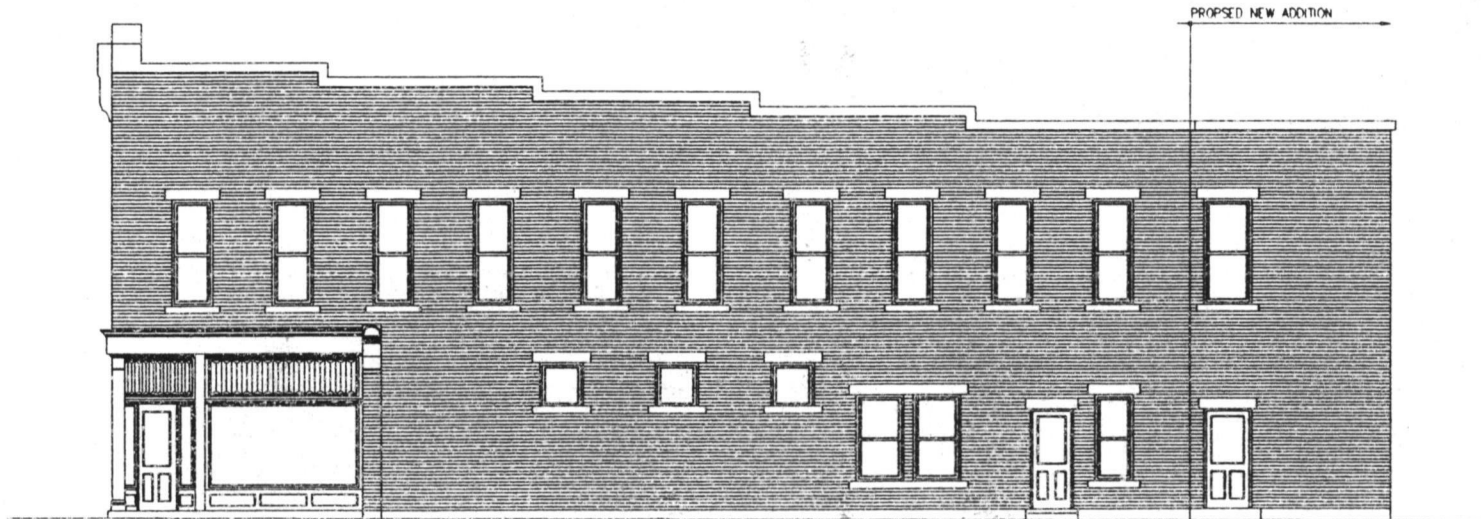
c. 2001



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	BY



RESTORATION REMODEL FOR THE
BOYDEN BLOCK BUILDING
COALVILLE, OHIO
EXTERIOR ELEVATIONS



DATE MET
CHECKED BY
DATE
OCTOBER 2001
SCALE
JOB NO.
SHEET
A2.1

C. 2001

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Boyden Block

MULTIPLE NAME:

STATE & COUNTY: UTAH, Summit

DATE RECEIVED: 12/31/08 DATE OF PENDING LIST: 1/21/09
DATE OF 16TH DAY: 2/05/09 DATE OF 45TH DAY: 2/13/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000019

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The Boyden Block is locally significant under National Register Criteria A and C in the areas of Commerce, Health/Medicine, and Architecture. Completed in 1906, the two-story brick building is a fine local example of early twentieth century (Victorian Eclectic) commercial design. One of the largest commercial buildings erected in the small community of Coalville, the building represents a transitional form emerging from the modest, wood-frame front designs of the pioneer settlement era into the more substantial, architecturally sophisticated masonry designs of the turn-of-the-century period. The building housed an important local commercial enterprise, providing local residents with access to medicines and medical care not readily available in this isolated region. The significance of the property rests not only in its service as a commercial operation, but also for its long association with a family intimately tied to the development of professional pharmacy services in the region and the state.

RECOM./CRITERIA Accept CRITERIA A+C

REVIEWER PAUL R LUSIGAN DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 2/6/2009

DOCUMENTATION see attached comments Y/N see attached SLR Y (N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



1 Boyden Block
Coalville, Summit Co., UT



BOYDEN BLOCK

12
SOUTH MAIN

2 Boyden Block
Coalville, Summit Co., UT



3 Boyden Block
Coalville, Summit Co., UT



PAVING BLOCK

SUMMIT
MERC
GROCERIES
HARDWARE
DRY GOODS
APPLIANCES



BOYDEN BLOCK

COALVILLE, SUMMIT CO., UT

PHOTO 4



BOYDEN BLOCK
GOALVILLE, SUMMIT CO., UT

PHOTO 5



PHOTO 6

BOYDEN BLOCK
COALVILLE, SUMMIT CO., UT



BOYDEN BLOCK

COALVILLE, SUMMIT CO., UT

PHOTO 7



OP

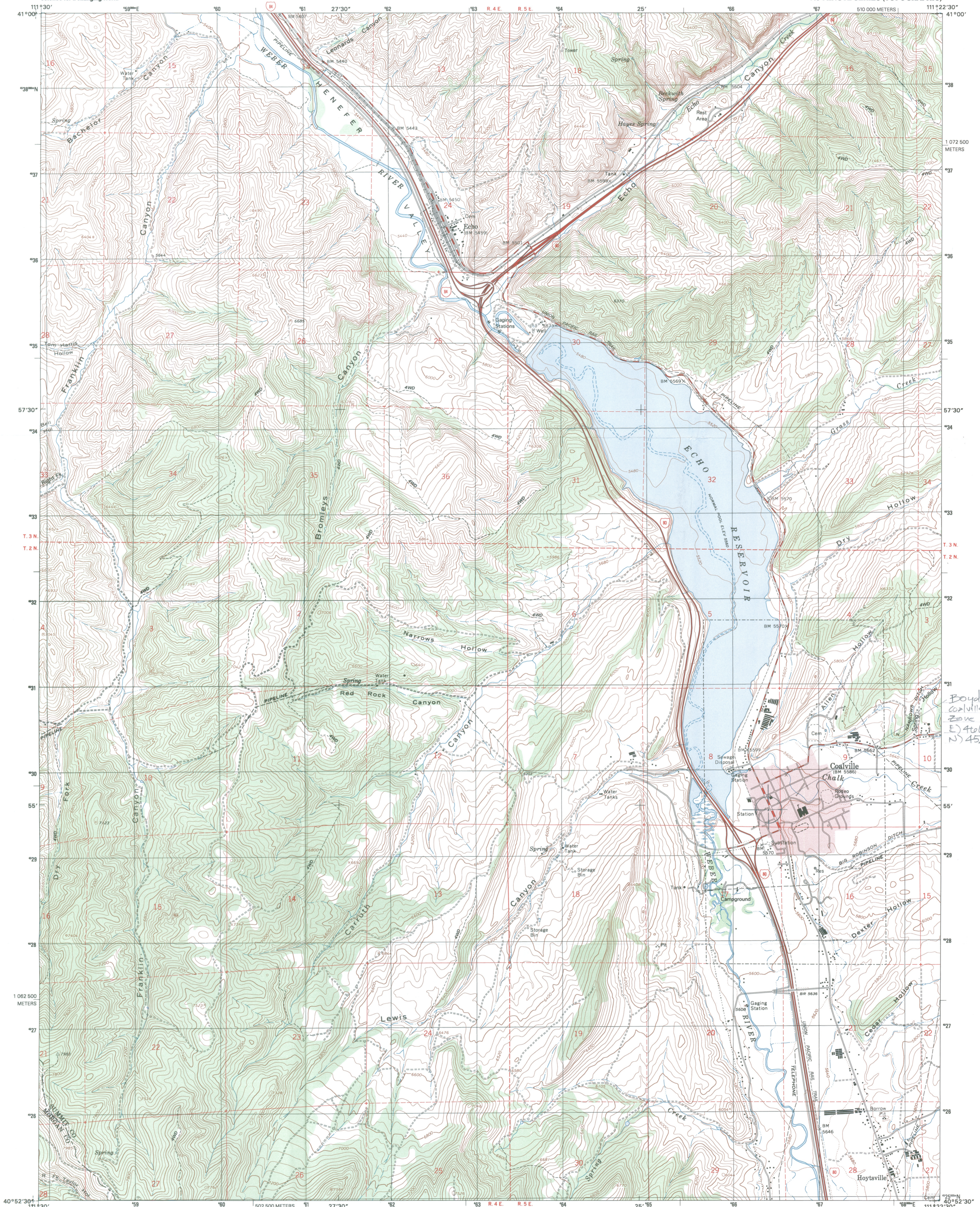
EXIT

ZIONS BANK
AT NEW ATR

BOYDEN BLOCK

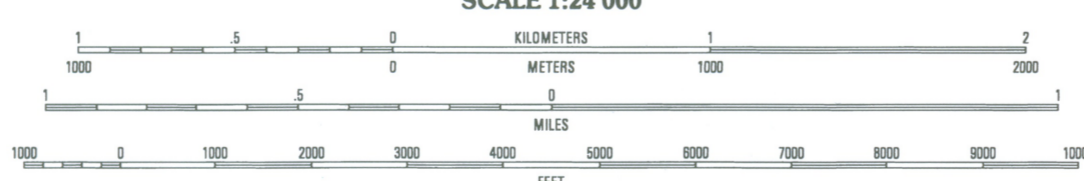
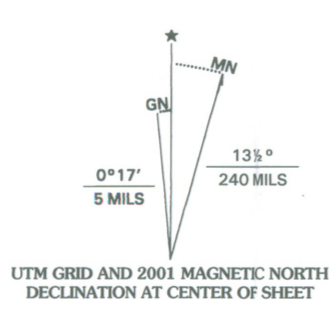
PHOTO 8

COALVILLE, SUMMIT CO., UT



Boyd Block
Coalville, Summit Co., UT
Zone 12
E) 466420
N) 4529540

Produced by the United States Geological Survey
Topography compiled 1997. Planimetry derived from imagery taken 1997 and other sources. Public Land Survey System and survey control current as of 1967. Boundaries current as of 1999. Underwater contours by U.S. Bureau of Reclamation.
North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 12. 2 500-meter ticks: Utah Coordinate System of 1983 (north zone).
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
Houses of worship, schools, and other labeled buildings verified 1967.



CONTOUR INTERVAL 40 FEET
SUPPLEMENTARY CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1989
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



ROAD CLASSIFICATION

Primary highway hard surface	Light-duty road, hard or improved surface
Secondary highway hard surface	Unimproved road
Interstate Route	U.S. Route
	State Route

1	2	3	1 Devils Slide
4	5	4 East Canyon Reservoir	
6	7	8 Crandall Canyon	
8			

COALVILLE, UT
1997
NIMA 3765 IV NW-SERIES V897

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Department of Community and Culture

PALMER DePAULIS
Executive Director

State History

PHILIP F. NOTARIANNI
Division Director



December 22, 2008

JANET MATTHEWS
KEEPER
NATIONAL REGISTER OF HISTORIC PLACES
1201 EYE STREET, NW, 8th FLOOR (MS 2280)
WASHINGTON, D.C. 20005

Dear Ms. Matthews:

Enclosed please find the registration form and documentation for the following National Register nominations that have been approved by the Utah Historic and Cultural Sites Review Committee (Utah Board of State History) and the Utah State Historic Preservation Officer for nomination to the National Register of Historic Places:

Boyden Block
Crockett House
Spiro Tunnel Mining Complex
Utah-Idaho Sugar Factory

Coalville, Summit Co.
Logan, Cache Co.
Park City, Summit Co.
West Jordan, Salt Lake Co.

Thank you for your assistance with these nominations. Please contact me at 801/533-3559, or at coryjensen@utah.gov if you have any questions.

Sincerely,

J. Cory Jensen
Architectural Historian
National Register Coordinator
Office of Historic Preservation

Enclosures



UTAH STATE HISTORICAL SOCIETY
ANTIQUITIES
HISTORIC PRESERVATION
RESEARCH CENTER & COLLECTIONS



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Executive Director

State History

PHILIP F. NOTARIANNI
Division Director



TO: ~~Janet~~ Janet Matthews, Keeper,
National Register of Historic Places

FROM: Cory Jensen, National Register Coordinator
Utah State Historic Preservation Office

SUBJECT: National Register Nomination

The following materials are submitted on this 22nd day of December, 2008,

for the nomination of the Boyden Block
to the National Register of Historic Places:

- 1 Original National Register of Historic Places nomination form
- Multiple Property Nomination form
- 3 Photograph(s) (archival)
- 5 Photograph(s) (supplemental)
- 1 Gold Archival CD-R w/Image Files & Nomination PDF
- 1 Original USGS Map
- 4 Sketch map(s)/figure(s)
- Pieces of Correspondence
- 3 Other Photocopies of photographs

COMMENTS: Please review



For questions please contact Cory Jensen at 801/533-3559, or coryjensen@utah.gov