

**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 JAN 6 - 1982

date entered FEB 11 1982

## 1. Name

historic

John Boyden House

and/or common

## 2. Location

street &amp; number 47 West Center Street

\_\_\_ not for publication

city, town

Coalville

\_\_\_ vicinity of

congressional district 01

state

Utah

code 049

county

Summit

code 043

## 3. Classification

**Category**

\_\_\_ district  
 building(s)  
\_\_\_ structure  
\_\_\_ site  
\_\_\_ object

**Ownership**

\_\_\_ public  
 private  
\_\_\_ both

**Public Acquisition**

\_\_\_ in process  
\_\_\_ being considered

**Status**

\_\_\_ occupied  
\_\_\_ unoccupied  
 work in progress  
**Accessible**  
 yes: restricted  
\_\_\_ yes: unrestricted  
\_\_\_ no

**Present Use**

\_\_\_ agriculture  
 commercial  
\_\_\_ educational  
\_\_\_ entertainment  
\_\_\_ government  
\_\_\_ industrial  
\_\_\_ military  
\_\_\_ museum  
\_\_\_ park  
\_\_\_ private residence  
\_\_\_ religious  
\_\_\_ scientific  
\_\_\_ transportation  
\_\_\_ other:

## 4. Owner of Property

name

M. B. Associates (William L. Hutchinson and Stewart M. Beard)

street &amp; number

P.O. Box 15045

city, town

Salt Lake City

\_\_\_ vicinity of

state Utah

## 5. Location of Legal Description

courthouse, registry of deeds, etc.

Summit County Courthouse

street &amp; number

Main Street

city, town

Coalville

state Utah

## 6. Representation in Existing Surveys

title Utah Historic Sites Survey

has this property been determined eligible? \_\_\_ yes  no

date

Winter 1980

\_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records

Utah State Historical Society

city, town

Salt Lake City

state Utah

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" 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 John Boyden house, in its present form is a two-story brick dwelling which exhibits particular features common to Victorian pattern-book architecture in Utah. The house has a somewhat irregular "L" plan (see drawing) with a projecting gable facade and side wing. There are two gabled extensions and a closed-in frame porch to the rear. A square tower with a pyramid roof is located in the crook of the "L" and contains the hallway and staircase. In general, the stylistic overtones of the house suggest the Gothic Revival. Steeply pitched gables are the dominant visual elements on the structure; a quality which would have been emphasized even more by the finials which now have been removed. Bracketed bay windows occur on both the north and east and the other openings are decorated with relieved arches of stone which have a pronounced keystone at the center. A porch which appears to be a latter addition is now found across the front of the side wing.

## 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 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 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 checked="" type="checkbox"/> other (specify) Community
		<input type="checkbox"/> invention		Development

**Specific dates** ca. 1860s, 1880s, 1890s

**Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The John Boyden home is significant for its historic association with the development of Coalville and architecturally documents the economic and cultural growth of the town. Originally built in the 1860s as a one story vernacular type home, the house was expanded to its present Victorian form in the late 1880s as Boyden's wealth and prominence in the community was established.

In the Biographical Record of Salt Lake and Vicinity (1902), it is stated that "John L. Boyden, born in 1841 in Staffordshire, England, emigrated with his parents to Utah in 1860. Educated in England as a teacher, he taught in Morgan County for three years before settling in Coalville in 1866." Shortly after his arrival, Boyden began the construction of a brick house which is still visible within the walls of the present house (see plan). The original house was a gable facade, one story variant of the temple form vernacular type which is found with some frequency in Coalville. The house faced north and was built using a fancy "flemish bond" brick technique.

John Boyden's early fortunes were tied up in the Coalville Co-op Store where he prospered and achieved local recognition as county assessor, school board member, county recorder, three term mayor and bishop of the LDS Ward. In 1891 he established Coalville's first drugstore; and later he became secretary of the Park City Railroad Company and participated in the development of the local coal industry. In the late 1880s and early 1890s, as his prestige and influence increased, Boyden remodeled his older home in accordance with the then prevailing architectural fashion.

A popular house plan in Utah during the 1880s and 1890s consisted of a basic T-plan with the main entrance and a central passageway located in the base, or stem, of the T. This plan is found in most Utah towns and combines traditional and pattern book design principles. Two of Coalville's leading citizen's, Thomas Allen and Alma Elldrige, constructed homes in the late 1880s which were based on this central-hall "T" plan. John Boyden's new house, built on top of the old one, followed a similar design. Because the addition had to be reconciled with the walls of the existing dwelling, accommodations in room size and placement had to be made and the overall house when finished was not completely successful. The addition, however, illustrates well the importance of the house as status symbol and the persistent need to follow the whims of architectural fashion.

The Boyden home remains today in good condition and is being renovated by its current owners.

# 9. Major Bibliographical References

Biographical Record of Salt Lake and Vicinity, Chicago; National Historical Record Co., 1902,  
 Goss, Peter, "The Architectural History of Utah," Utah Historical Quarterly, 43:3 (Summer  
 1975), pp. 208-239.  
 Tullidge, Edward, Tullidges Histories, Vol. II.

UTM NOT VERIFIED  
 ACREAGE NOT VERIFIED

# 10. Geographical Data

Acreeage of nominated property Less than one

Quadrangle name Coalville

Quadrangle scale 1:24000

### UMT References

A 

1	2
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4	6	6	4	7	0
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4	5	2	9	1	6	0
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 Zone Easting Northing

B 

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 Zone Easting Northing

C 

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D 

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H 

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### Verbal boundary description and justification

Lot 93, Block 79, Coalville Township.

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

state	code	county	code

state	code	county	code

# 11. Form Prepared By

name/title Tom Carter, Architectural Historian/Fred Aegerter, Historian

organization Utah State Historical Society date Winter 1980

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:

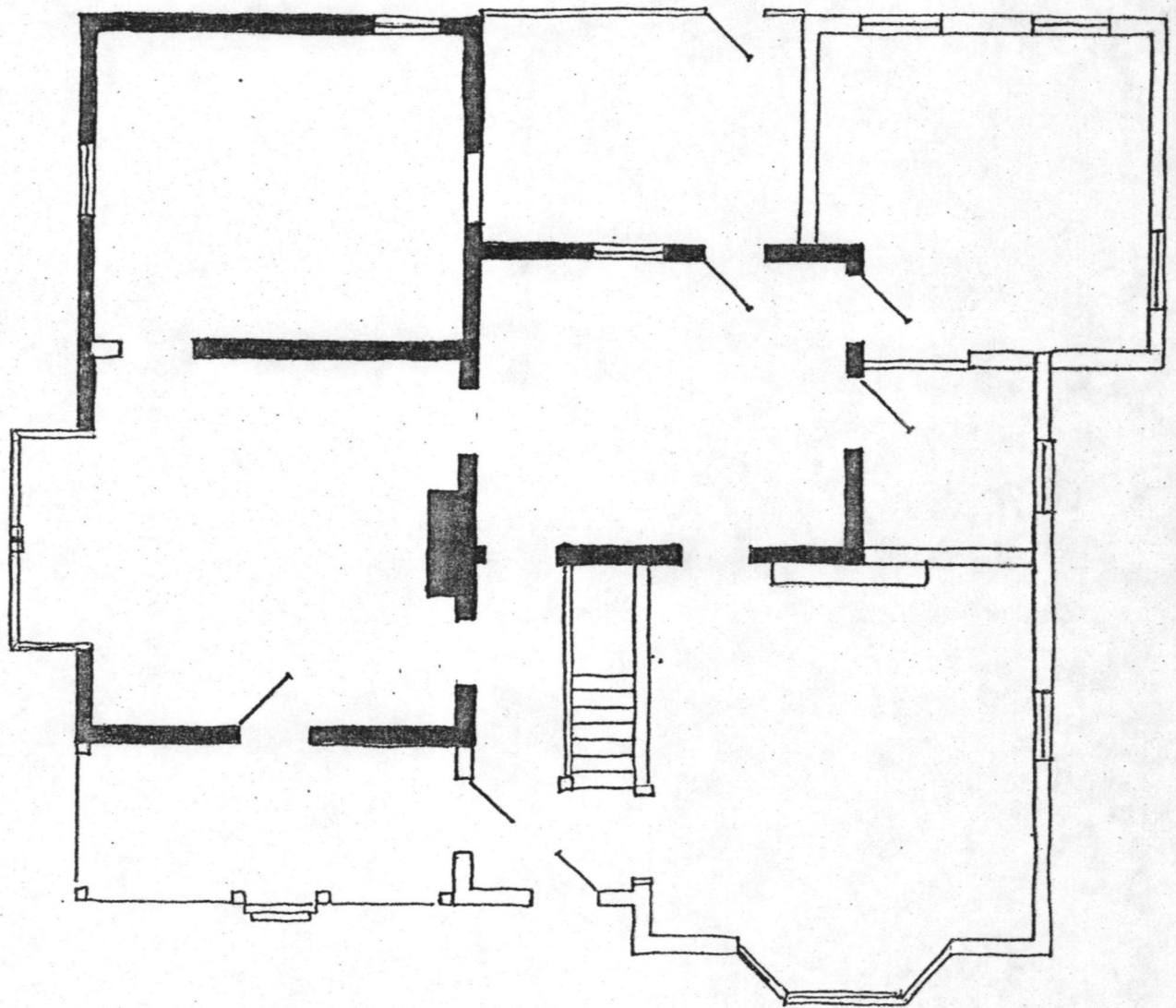
national  state  local

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.

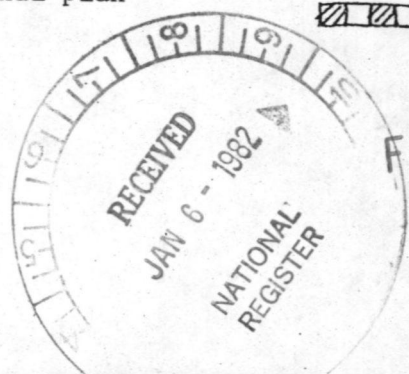
State Historic Preservation Officer signature Melvin T. Smith

title Melvin T. Smith, State Historic Preservation Officer date December 18, 1981

For HCRS use only	
I hereby certify that this property is included in the National Register	
for <u>Kevin M. O'Connell</u> Keeper of the National Register	date <u>2/11/82</u>
Attest:	date
Chief of Registration	



John Boyden House showing original plan  
and later addition



FEB 11 1982

Name Boyden, JOHN. House 82009142  
 State, County UT, Summit Fed Nom or Request-Agency \_\_\_\_\_  
 Working Number 1-6-82-39 Federal Register Date 2.7.83

Nomination  
 Determination of Eligibility  
 On Nomination Form

Bldg(s)  
 Site  
 Object  
 Structure  
 District

Within:  
 Multiple Resource Area  
 Thematic Group

Maps   
 Photos

Nomination prepared by:  
 State Staff  
 Local  
 Other

Action:  
 ACCEPT 2/11/82  
 RETURN  
 REJECT

Check if Appropriate:  
 State Request for Review  
 Keeper's Decision to Review  
 2nd Return

I. Evaluation of Resource (cont. on back if necessary)

*Significant as the home of an early local politician, and as a local interpretation of the Italianate style. Meets criteria A+C*  
*Travers*  
*2/3/82*

II. Evaluation of Nomination

	Good			Comments
	Adequate	Poor		
1. Descriptive Statement Short Format <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<i>Concise. No unnecessary information</i>
2. Significance Statement Short Format <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<i>" "</i>
3. Concepts/Integrity				
4. Concepts/Criteria				
5. Concepts/Boundaries				
6. Contextual Evaluation				

General Comments (cont. on back if necessary):

Reviewer/Date Travers 2/2/82

See Attached \_\_\_\_\_



John Boyden House  
Coalville, Utah

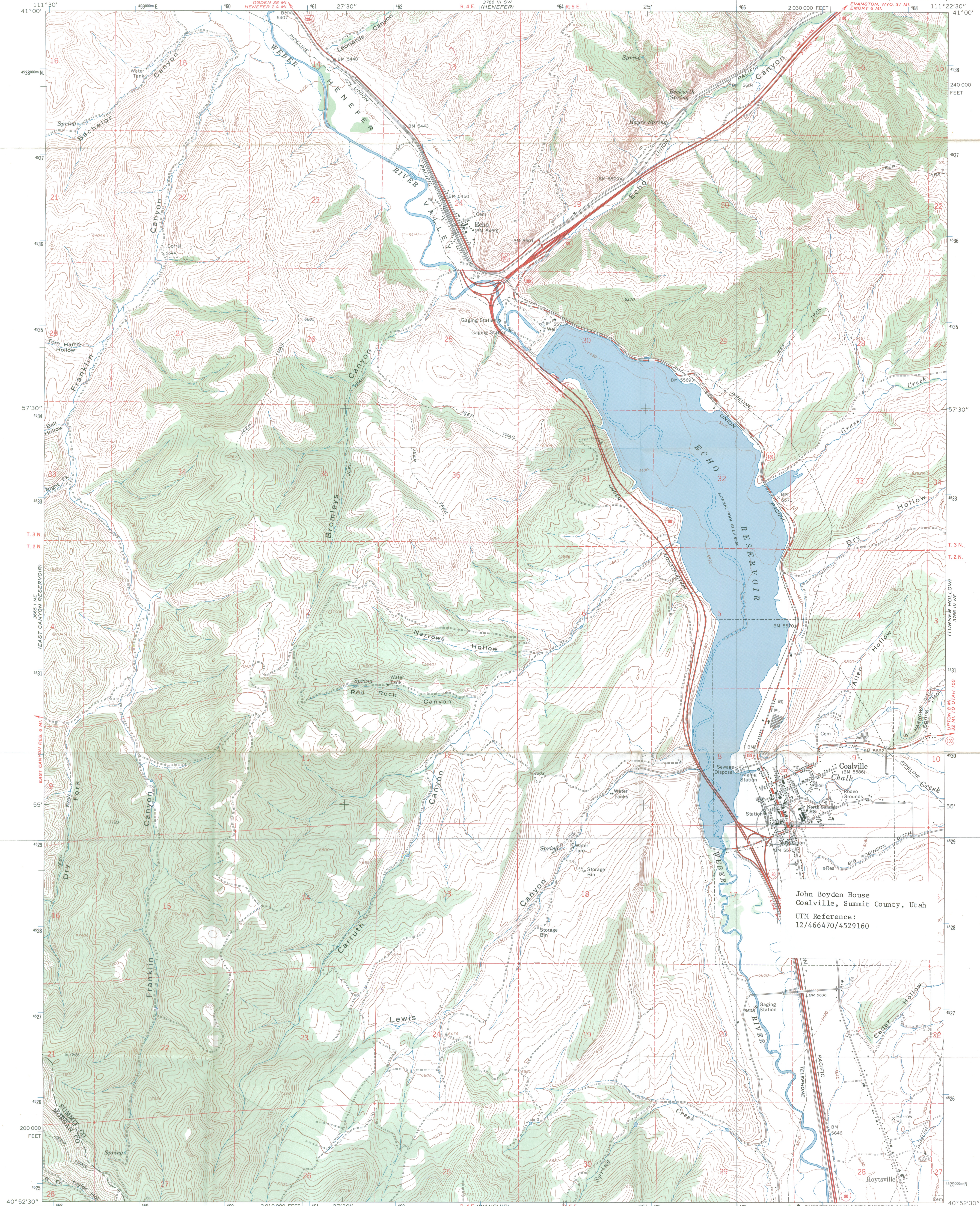
1 of 1

East facade

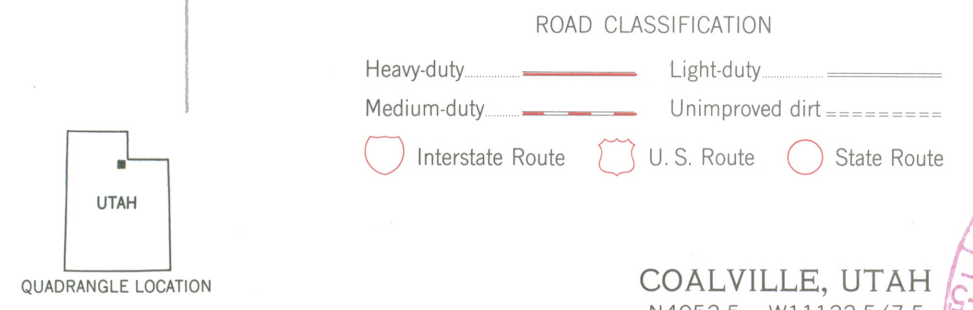
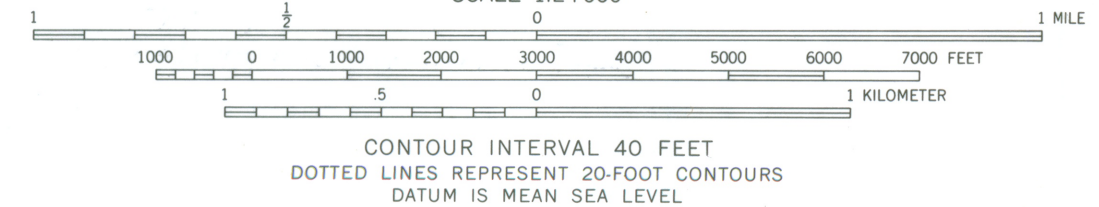
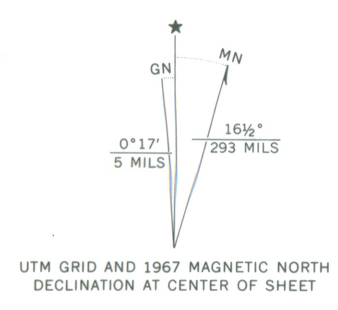
Photo: Winter 1980 by M. B. Associates

Negative filed at Utah State Historical Soc.

FEB 11 1982  
JAN 6 - 1982



Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs taken 1963. Field checked 1967  
Underwater contours by U. S. Bureau of Reclamation  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Utah coordinate system, north zone  
1000-meter Universal Transverse Mercator grid ticks, zone 12, shown in blue  
Fine red dashed lines indicate selected fence lines



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

COALVILLE, UTAH  
N4052.5-W11122.5/7.5  
1967  
AMS 3765 IV NW—SERIES V897

FEB 11 1982  
RECEIVED  
JAN 6 - 1982  
NATIONAL REGISTER

x160  
Now  
22 May 81



SCOTT M. MATHESON  
GOVERNOR



STATE OF UTAH  
DEPARTMENT OF COMMUNITY AND  
ECONOMIC DEVELOPMENT

Division of  
State History  
(UTAH STATE HISTORICAL SOCIETY)

MELVIN T. SMITH, DIRECTOR  
300 RIO GRANDE  
SALT LAKE CITY, UTAH 84101  
TELEPHONE 801 / 533-5755

December 23, 1981

Ms. Carol Schull  
Acting Keeper  
National Register  
National Park Service  
W434  
Washington, D. C. 20240

Dear Ms. Schull:

Enclosed please find the following nominations which have been approved by a majority of the Historic and Cultural Sites Review Committee and by the Utah State Historic Preservation Officer:

Augustus B. Patton House  
Dennis A. Smyth House  
Madison Elementary School  
✓ John Boyden House

Also enclosed and attached to each nomination form is a signed waiver letter waiving rights to object to the proposed listing and requesting listing of said property in the National Register.

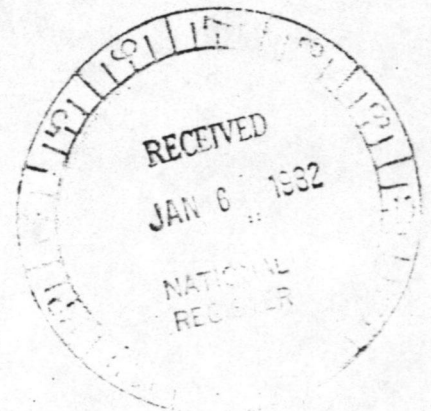
Sincerely,

*Philip S. Natanian for A. Kent Powell*

A. Kent Powell  
Deputy State Historic Preservation Officer

AKP/rm

Enclosures



12/10  
Dr. Melvin T. Smith  
Director and State Historic  
Preservation Officer  
Utah State Historic Society  
300 Rio Grande  
Salt Lake City, Utah 84101

Dear Dr. Smith:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the address of my property:

John Boyden House  
47 West Center Street  
Coalville, Utah

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Sincerely,

*mb associates*  
*by William R. Hutchinson*



ENTRIES IN THE NATIONAL REGISTER

STATE UTAH

Date Entered FEB 11 1982

<u>Name</u>	<u>Location</u>
Layton, John Henry, House	West Layton Davis County
Boyden, John, House	Coalville Summit County

Also Notified

Honorable Orrin G. Hatch  
Honorable Jake Garn  
Honorable James V. Hansen

State Historic Preservation Officer  
Dr. Melvin T. Smith  
Utah State Historical Society  
300 Rio Grande  
Salt Lake City, Utah 84101

Rocky Mountain Region, NPS

NR Eady/mc 3/9/82

For further information, please call the National Register at (202) ~~344-6100~~  
272-3504