

# COLORADO HISTORICAL SOCIETY

## COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

**SECTION I**

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**Name of Property**

Historic Name Hoyt School

Other Names Hoyt Community Center

**Address of Property**

address not for publication

Street Address 3515 Morgan County Road B

City Hoyt County Morgan Zip 80654

**Present Owner of Property**

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Hoyt Community Center (Timothy E. Todd, President)

Address 3515 B Road Phone \_\_\_\_\_

City Hoyt State Colorado Zip 80654

**Owner Consent for Nomination**

(attach signed consent from each owner of property - see attached form)

**Preparer of Nomination**

Name Lovella Learned Kennedy, member Date August 31, 2007

Organization Hoyt Home Circle Club

Address 21677 Highway 39 Phone \_\_\_\_\_

City Wiggins State Colorado Zip 80654

<b>FOR OFFICIAL USE:</b>		Site Number <u>5MR.870</u>
<u>8/31/2007</u> Nomination Received	Senate # _____	House # _____
<u>11/16/2007</u> Review Board Recommendation <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial	<u>11/29/2007</u> CHS Board State Register Listing <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
	Listing Criteria <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
<b>Certification of Listing:</b> President, Colorado Historical Society		Date _____

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES**

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**SECTION II**

**Local Historic Designation**

Has the property received local historic designation?

no

yes ---  individually designated  designated as part of a historic district

Date designated \_\_\_\_\_

Designated by \_\_\_\_\_ (Name of municipality or county)

**Use of Property**

Historic EDUCATION/ school; MEETING HALL/ community center

Current MEETING HALL/ community center

**Original Owner** Morgan County School District No. 42

Source of Information

Colorado State Archives website- school census section

**Year of Construction** circa 1918

Source of Information

History of Morgan County, Wiggins, Hoyt and the Surrounding Areas by Robert and Anna Baer

**Architect, Builder, Engineer, Artist or Designer** Unknown

Source of Information \_

**Locational Status**

Original location of structure(s)

Structure(s) moved to current location

Date of move \_\_\_\_\_

**SECTION III**

**Description and Alterations**

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES**

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**SECTION IV**

**Significance of Property**

**Nomination Criteria**

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

**Areas of Significance**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Agriculture                        | <input type="checkbox"/> Economics                     | <input type="checkbox"/> Landscape                 |
| <input type="checkbox"/> Architecture                       | <input checked="" type="checkbox"/> Education          | <input type="checkbox"/> Architecture              |
| <input type="checkbox"/> Archaeology – prehistoric          | <input type="checkbox"/> Engineering                   | <input type="checkbox"/> Law                       |
| <input type="checkbox"/> Archaeology – historic             | <input type="checkbox"/> Entertainment/ Recreation     | <input type="checkbox"/> Literature                |
| <input type="checkbox"/> Art                                | <input type="checkbox"/> Ethnic Heritage               | <input type="checkbox"/> Military                  |
| <input type="checkbox"/> Commerce                           | <input type="checkbox"/> Exploration/ Settlement       | <input type="checkbox"/> Performing Arts           |
| <input type="checkbox"/> Communications                     | <input type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Politics/ Government      |
| <input type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine               | <input type="checkbox"/> Religion                  |
| <input type="checkbox"/> Conservation                       | <input type="checkbox"/> Industry                      | <input type="checkbox"/> Science                   |
|   | <input type="checkbox"/> Invention                     | <input checked="" type="checkbox"/> Social History |
|   |  | <input type="checkbox"/> Transportation            |

**Significance Statement**

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

**Bibliography**

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

**SECTION V**

**Locational Information**

Lot(s) N/A Block N/A Addition N/A

USGS Topographic Quad Map Hoyt

**Verbal Boundary Description of Nominated Property**

(describe the boundaries of the nominated property on a continuation sheet)

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES**

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**SECTION VI**

**Photograph Log for Black and White Photographs**

(prepare a photograph log on one or more continuation sheets)

**SECTION VII**

**ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION**

**Owner Consent Form**

**Black and White Photographs**

**Color Prints or Digital Images**

**Sketch Map(s)**

**Photocopy of USGS Map Section**

**Optional Materials**

**Use of Nomination Materials**

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. The Colorado Historical Society may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for Society and/or State Register purposes.

**For Office Use Only**

Property Type:  building(s)  district  site  structure  object  area

Architectural Style/Engineering Type: OTHER: rural schoolhouse

Period of Significance: 1918-1983

Level of Significance:  Local  State  National

Multiple Property Submission: Rural School Buildings of Colorado

Acreage less than one

P.M. 6th Township 1N Range 60W Section 27 Quarter Sections SW SW SW SE

UTM Reference: Zone 13 Easting 578193 Northing 4429710 NAD27

Site Elevation: 4765 feet

The UTMS were derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

Property Name Hoyt School

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## DESCRIPTION and ALTERATIONS

### School

#### Exterior

The circa 1918 Hoyt School faces south onto County Road B in southern Morgan County. The school sits among agricultural fields, with little visible for miles around, providing an intact setting for this rural school. Immediately south of the building is a dirt parking lot while native grasses surround it on the west, north, and east sides. One lone tree stands to the west while a scattered grouping of cottonwood trees spreads to the north and northeast in the field behind the school. Two juniper shrubs are positioned along the south wall of the building. North of the building is a concrete block and tin structure that served as a concession stand for the local fair. An outhouse is also located on the property, northeast of the school.

Though the building faces south, the main entry door faces east, sheltered by a hipped roof porch. A secondary entrance on the south façade (towards the west end) provides entry into the 1930s hipped roof addition. The rectangular shaped building is covered by an asphalt hipped roof with an attached front gabled projection on the south façade. Walls are clad in horizontal wood siding with pilaster-like cornerboards. The poured concrete foundation has a variety of covered windows: one on the south façade, two on the east, and three on the north; there are no basement windows on the west. All corners of the building have pilasters applied as cornerboards.

The south façade, from west to east (left to right in picture) contains a hollow core entry door into the 1930s Works Progress Administration (WPA) addition, a modern slider window at the kitchen, and a 1/2 rectangular non-original aluminum window that provides light into the vestibule. The original window opening has been filled in at the top with siding, though the larger, original opening is discernible. The eastern portion of the façade contains the inset entry porch with an east facing five panel wood door with transom. Pilasters extend downward at the gable ends, though the one to the west side is shortened due to the roof of the hipped roof WPA addition.

The east wall contains three evenly spaced 1/2 rectangular non-original aluminum windows. The original window openings are filled in at the top with siding. A shed roof addition extends out from the center of the wall, providing access to the basement. It is covered with the horizontal siding similar to the rest of the building.

The north (rear) wall contains four window openings. From east to west (left to right) the first window is in the original opening but is a 1/2 non-original aluminum window. The three other windows have been boarded up, though the openings are discernible. Architrave surrounds remain intact over all four windows.

The west wall is composed entirely of post-1935 WPA hipped roof addition. One covered window opening with architrave surround is located at the south end of the wall.

#### Interior

Upon entering the main entry door, a square paneled vestibule leads into the one room classroom. All walls have been covered with wood paneling. The stage is placed at the west end of the classroom. On the south wall is an open pass through into the kitchen. Adjacent to the pass through is a door-sized opening between the classroom and the kitchen. Heading west from the kitchen through a three-panel wood door brings one into the WPA addition. The other south façade entry opens into this space. Poured concrete stairs lead into the basement. All walls in the basement demonstrate poured concrete. Upon

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entering the basement, the kitchen where hot lunches were prepared for students is to the south (right). There is a rectangular opening without a door and an adjacent small arched pass through. The remainder of the basement is one big open space. A second egress exists on the east wall and leads to the shed roof addition on the exterior.

**Concession Stand** (photo #6)

The 1964 concession stand is a partially open structure with a side gabled tin metal roof. The east and north walls are composed of concrete block while the west and south sides are open. Eaves are slightly overhanging.

**Outhouse** (photo #6)

The 1964 outhouse is a one story front gabled building with horizontal siding and an asphalt shingle roof. Eaves are slightly overhanging.

1932 Historic Image of the Hoyt School

(courtesy of the Hoyt Home Circle Club)



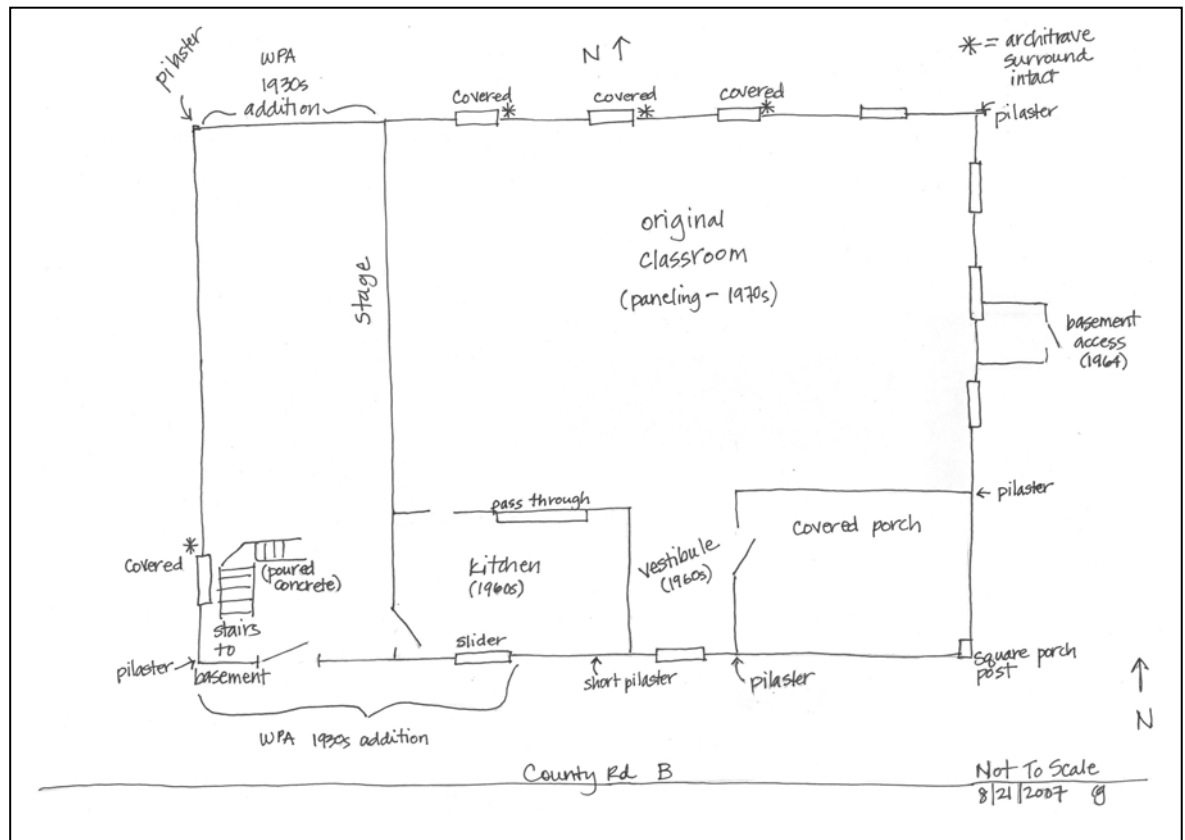
Property Name Hoyt School

**Alterations**

The Hoyt School has seen a variety of changes over the years, many occurring during the period of significance. The most significant change occurred in the late 1930s, when the Works Progress Administration (WPA) constructed a hipped roof addition on the south and west sides. This addition provided space for a stage at the front of the single classroom as well as a poured concrete basement with kitchen for making hot lunches for students. The large space in the basement served as a lunchroom for the school children. In 1935, the Hoyt Home Circle Club brought electricity to the building. Added to the east side in 1964, the shed roof basement entry allowed for a second exit from the building and met with code requirements of the time. Three of the four north (rear) wall windows were covered in 1959 to help with heating and insulation issues; the architrave surrounds are still visible on the north exterior wall. The three windows on the east wall and one on the south facade were shortened and replaced at an unknown date. A 1932 historic photo of the school shows that original windows were a 4/4 configuration.

Interior changes include adding a kitchen in place of the original hallway that originally extended to the west from the main entry door (see the footprint map). This 1960s change created a vestibule upon entering through the east facing door. In the 1970s, wood paneling and a dropped ceiling were installed in the former single classroom and stage area.

Footprint



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### SIGNIFICANCE STATEMENT

Built circa 1918 to replace a smaller schoolhouse in the same location, the Hoyt School meets the registration requirements of the schoolhouse property type as defined in the *Rural School Buildings in Colorado* Multiple Property Documentation Form (MPDF). Schoolhouses are associated with the influence of formal education on the development of rural and isolated settlements. These buildings provide physical evidence about the conditions of rural education in Colorado in the early twentieth century. It is therefore eligible to the State Register of Historic Properties under Criterion A in the area of **Education**. The schoolhouse served as the educational center for this agricultural community from its construction in 1918 up until consolidation forced its closure in 1946.

As the largest school building in the district, the Hoyt School served as an important meeting place and social outlet for area residents by hosting dances, elections, local fairs, dinners, and the Literary Society. It is therefore eligible through the MPDF under Criterion A in the area of **Social History**. The popular local fairs, held every year from 1964 through 1983, necessitated construction of a concession stand and new outhouse. As one of the only public buildings on the local landscape, the school has been the focus of local community life since its construction.

The Hoyt School is also under Criterion A in the area of **Social History**. During the Great Depression, the Works Progress Administration (WPA), constructed an addition to the south and west sides, which included a stage at the head of the classroom and stairs leading to a basement. According to the *Rural School Buildings in Colorado* MPDF, the WPA did not construct many rural schools; however, basement excavations designed to add more usable space for students were typical projects of this New Deal era federal relief program. The basement excavation at the Hoyt School was completed by the WPA and included a small kitchen where hot lunches were made for students. The adjoining larger room served as a cafeteria where students could eat what might possibly be their only complete and hot meal of the day.

The period of significance for the Hoyt School begins with the completion of the educational building in 1918 and ends in 1983, the last year the local fair was held at the school. The school retains integrity of setting, location, association, feeling, design, workmanship, and materials. Though some of the windows are covered and others replaced, many of these openings still retain their architrave surrounds and are clearly visible when viewing the building. Most of the changes occurred during the building's period of significance.

### Historical Background

The Hoyt family homesteaded in the area in 1884 (Baer, 1967), lending their name to this rural area in what is now Morgan County. A stagecoach road ran through the area from Fort Morgan into Denver. Agriculture was the main economic staple, but several businesses arose in the early part of the twentieth century. Most of these closed by the 1930s when the Great Depression hit, but a store and post office remained until the 1980s.

Initially Hoyt was in Weld County. The first Hoyt School was established in 1888 as part of Weld County School District 95 and was a dugout in the bank of Bijou Creek. When Morgan County was created in 1889, the school immediately transferred to Morgan County's School District 5. By 1893, Hoyt was part of School District 9. Around 1909, local residents donated money for the building of a frame school. The new school building constructed on County Road B stood along part of the short-lived Colorado loop of the Lincoln Highway (Whiteley and Whiteley, 2007). This small wood frame school became the Rock Creek



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School when moved away from Hoyt in early 1917. This 1909 building also saw use by the Rock Creek Grange, organized in 1917.

The large number of students in the Hoyt area required a bigger schoolhouse. The nominated school was constructed in 1918 at the same location as the 1909 wood frame school. Sometime after 1935 the WPA added a stage and basement to the building. In 1935, the Hoyt Home Circle Club added electricity to the building by purchasing a Delco Light System.

At approximately the same time as construction of the school, Morgan County School District 42 was created in 1918 and included five schools: Hoyt, Old Trail, Rock Creek, Antelope Valley, and Long Meadow (Colorado State School Archives website). Because it was the biggest school in the district, eighth grade graduation for all schools was held at Hoyt (Baer, 1967). Every month, one of the five schools in the district would provide an entertainment or educational program for the community at the Hoyt School. The building continued to serve the educational needs of the community when consolidation with Wiggins schools forced the closure of the Hoyt School in 1946. The building, however, remained an important meeting place for locals.

From the beginning of its construction to the current day, the school building has also served as a community center for area residents. This was the meeting place for organizations and community members for purposes such as literary debates, spelling contests, dances, elections, funerals, and many other activities (Baer 1967:17 - 18).

One of the organizations that met at the Hoyt School was the local Literary Society. This organization formed in the 1930s and provided an outlet for social gatherings as well as entertainment for area residents, including music, skits, newspaper parodies of local residents, and jokes. The society disbanded during World War II as people and resources became scarce (Phyllis Musgrave, personal communication, 2007).

Another organization that has seen significant use of the school building is the Hoyt Home Circle Club. Created in 1910, the club played a major role in maintaining the school since it was built and continues to provide support for the property to this day. In 1947, after School District 42 consolidated with Wiggins, the Hoyt Community Center organization was created to manage the building. The organization purchased the building from the school district and individuals could purchase shares of the center.

The girls of the Wide Awake 4-H Club and the boys of the Big Antelope 4-H Club, both from the Hoyt area, were large enough to sponsor a local fair. Events at the fair included a stock show, baking and sewing exhibits, animal judging and showmanship, and food preparation demonstrations. The Hoyt Fair began in 1951 and was held at local farmers' residences until 1964 when it moved to the Hoyt Community Center. In the late 1950s, the clubs began preparing to hold the fair at the Community Center by planting trees on the property and building pens for the animals. The residents built the concession stand and current outhouse for use by fair participants. It was also in 1964 that the outside entrance on the east was added to the basement. For almost twenty years the Community Center served as the location for the local Hoyt Fair.

Other events at the building over the years include dances, community dinners, and a regular Old Timer's picnic. The Hoyt Community Center continues to serve the local community's needs. Currently, the building hosts a weekly Sunday school, the Hoyt Home Circle Club meetings and a variety of other community events.

Property Name Hoyt School

## BIBLIOGRAPHY

Baer, Robert and Anna Baer. *History of Morgan County, Wiggins, Hoyt and the Surrounding Areas*. Compiled January 30, 1967.

Colorado State Archives website- *Morgan County, Colorado School Districts*:  
<http://www.colorado.gov/dpa/doit/archives/schools/1morganco.htm> Accessed September 16, 2006.

Doggett, Suzanne and Holly Wilson. *Rural School Buildings of Colorado Multiple Property Listing*. Denver, CO: Office of Archaeology and Historic Preservation, 1999.

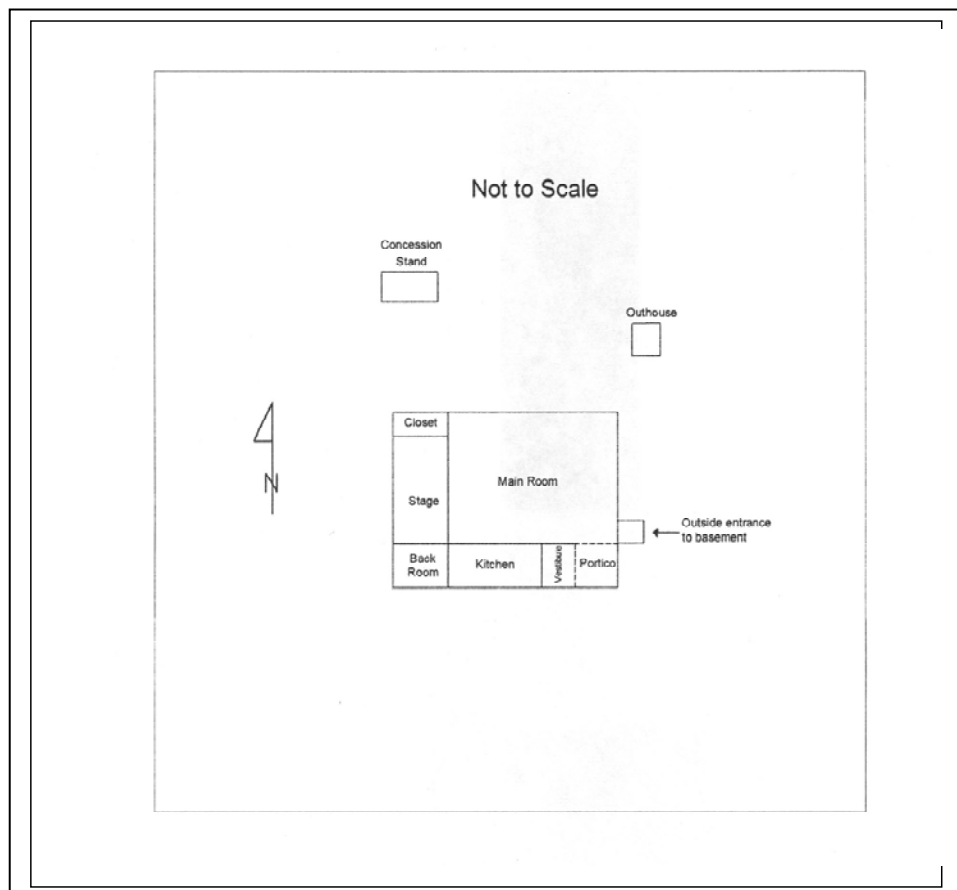
Musgrave, Mary. Personal communication, 2006 and 2007.

Musgrave, Phyllis. Personal communication. 2007

Shwayder, Carol Rein, Ed. *Weld County Old and New, Volume I, Chronology Weld County, Colorado 1836-1983*. Greeley, CO: Unicorn Ventures, 1983.

Whiteley, Lee and Jane Whiteley. *The Lincoln Highway in Colorado*. Prepared for the Lincoln Highway Association, 15<sup>th</sup> Annual Conference, Fort Morgan, Colorado, June 18-22, 2007.

## Site Plan



Property Name Hoyt School

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**GEOGRAPHICAL DATA**

**VERBAL BOUNDARY DESCRIPTION**

The property, identified at the Morgan County tax records as parcel #148327000900, is located in the SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , SE $\frac{1}{4}$  of Township 1N, Range 60W, Section 27. It is located in the center of the section along the southern section line. The property extends 200 feet north from County Road B (section line), and extends 75 feet both east and west of the school building. The boundary also includes the two outbuildings- the concession stand and outhouse.

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### PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-16 except as noted:

Name of Property: Hoyt School  
Location: Hoyt, Morgan County/ Colorado  
Photographer: Robin Todd  
Date of Photographs: August 26, 2007  
Negatives: with photographer

<u>Photo No.</u>	<u>Photographic Information</u>
1	South side of building and includes portico, facing north.
2	Southwest corner of building, facing northeast.
3	East wall of building. View of main entrance and outside basement entrance, facing west.
4	North wall of building, facing south.
5	Northwest corner of building, facing southeast.
6	View of outhouse and concession structure north of school building.
7	Interior of main room, facing north.
8	Interior view of northeast corner of main room.
9	Interior view of stage, facing west.
10	Interior of main room, facing east.
11	Kitchen, facing south.
12	Kitchen, facing southeast corner.
13	Kitchen, interior door leads to the back room and basement, facing west.
14	Basement, facing east.
15	Basement, facing north.
16	Kitchen in basement.

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**USGS TOPOGRAPHIC MAP**  
Hoyt Quadrangle, Colorado  
7.5 Minute Series

