

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic STEWART RANCH THEMATIC RESOURCES

and or common

2. Location

street & number

not for publication

city, town

X vicinity of Woodland

state Utah

code 049

county Wasatch and Summit

code 051, 043

3. Classification

Category

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

Ownership

- public
 - private
 - both
- Public Acquisition**
- N/A 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 Various - See individual structure/site forms

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Wasatch County Courthouse; Summit County Courthouse

street & number 25 N. Main;

city, town

Heber City; Coalville

state Utah

6. Representation in Existing Surveys

title None

has this property been determined eligible? ___ yes no

date

___ federal ___ state ___ county ___ local

depository for survey records

city, town

state

7. Description See individual structure/site forms for more detailed information

Condition		Check one	Check one
<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 checked="" type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date c. 1932 (1 building)

Describe the present and original (if known) physical appearance

The Stewart Ranch Thematic Resources nomination consists of eight buildings which were part of the original Stewart Ranch, a recreational ranch that was established around 1902. Included among the eight buildings are the ranch homes of the four Stewart brothers who founded the ranch, the ranch homes of the two Hewlett brothers, in-law relations of the Stewarts who purchased the ranch in 1931, the ranch foreman's house, and the dairy barn. There are a number of other structures and buildings on the ranch which are not included in the nomination because they either have been altered, constructed within the past 50 years, or lack significant historical associations.

Stewart Ranch is located in Pine Valley, a small mountain valley on the western edge of the Uinta Mountains, approximately 60 miles east of Salt Lake City. The valley, which runs generally north and south, is two or three miles in length, several hundred yards wide, and consists of a combination of open meadow lands and forested areas. The North Fork of the Provo River runs the length of the valley and converges with the South Fork at the southern end of the valley. Also extending the length of the valley is a dirt road which passes through a series of fences and gates that mark some of the current property lines.

The eight significant buildings that are included in the Stewart Ranch Thematic Resources nomination are as follows:

- Ethelbert White/William M. Stewart Ranch House
- Barnard J. Stewart Ranch House
- Samuel W. Stewart Ranch House
- Charles B. Stewart Ranch House
- Stewart Ranch Foreman's House
- Lester F. Hewlett Ranch House
- Verner Hewlett Ranch House
- Stewart-Hewlett Ranch Dairy Barn

There are three other houses on the ranch which, though not yet 50 years old, may be eligible for future nomination to the Register because they were constructed during the second and final period of the ranch's significance as a recreational ranch. They are listed below.

- Isaac M. Stewart Summer Home c. 1941
- Junius M. and Ruth Stewart Romney Summer Home 1946
- Harold F. and Madelyn Stewart Silver Summer Home 1946

8. Significance See individual structure/site forms for more detailed information

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 checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social:
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics:government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) recreation

Specific dates c.1902-1955 **Builder/Architect** Various - see individual structure/site forms

Statement of Significance (in one paragraph)

The Stewart Ranch Thematic Resources nomination includes eight significant buildings which were part of the Stewart Ranch, a well preserved turn-of-the-century "recreational ranch" that served for over 50 years as both a working ranch and a recreational summer retreat for its owners, prominent business and professional men from Salt Lake City. Stewart Ranch is probably the best preserved of the recreational ranches that were established on the west slope of the Uinta Mountains, a popular location for such ranches because of both its wilderness appeal and its proximity to Salt Lake City, only about sixty miles away. The ranch was established c.1902 by four Stewart brothers--William M., Samuel W., Charles B., and Barnard J.--who maintained their homes and professions in Salt Lake City while supervising and, to various degrees, participating in the operations of the ranch. The Stewarts sold the ranch in 1931 to Lester Hewlett, son-in-law of Charles, and his brother, Verner, who operated it for 24 years as a successful dairy ranch. During their ownership they, like the Stewarts, continued to live and work in Salt Lake City and used the ranch as both a working ranch and a recreational summer retreat.

The formation of Stewart Ranch began in 1900 when William M. Stewart purchased 160 acres of land in the northern end of Pine Valley. Stewart family history recounts how William was travelling by horseback up Beaver Creek from Kamas to the high mountain lakes when he first saw Pine Valley and, captivated by its beauty, became determined to own property there. He encouraged his three brothers to also purchase property in the valley, which they did soon after his initial purchase. Over the next several years virtually the entire valley and much of the surrounding land was bought by the Stewart brothers and incorporated into Stewart Ranch, which, at its peak, totalled 2,262 acres. Although Stewart Ranch was a working ranch and a business venture, for the Stewarts it served perhaps more importantly as a recreational retreat to which they could bring their families in the summer.

The four Stewart brothers who established Stewart Ranch were William M.(1859-1913), Samuel W.(1867-1955), Charles B.(1870-1945), and Barnard J.(1873-1931). They were born in Draper, Salt Lake County, to Isaac M. Stewart and his second of three polygamous wives, Elizabeth White Stewart. Isaac was a prominent local leader of the LDS church, having served as bishop of the Draper Ward from 1856 until his death in 1890. Bishop Stewart's death, at a time when the three youngest sons were in their teens and early twenties, and other factors fostered a closeness between the brothers that is evidenced by three of them practicing law together for more than 20 years and by their joint acquisition and operation of the Stewart Ranch.

Although the Stewart brothers were involved to at least some degree in the operation of the ranch, they were most successful and best known for their
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primary careers in the fields of education, law, and business in Salt Lake City and other urban areas. William became a prominent educator in Utah, serving as superintendent of Salt Lake County Schools, a faculty member in the Department of Education at the University of Utah, and was dean of the first School of Education there. As such he founded a highly acclaimed training school for teachers which, after his death, was housed in a specially constructed building known as the William M. Stewart School. Samuel, Charles and Barnard all entered the legal profession and until 1920 were partners in their own law firm. They distinguished themselves both collectively and individually over the course of their careers. Samuel, or S.W. as he was known, was elected judge of the Third Judicial District in 1900, served a term in the Utah Legislature, and served for 33 years as a member of the State Board of Corrections. While he was chairman of that board, Samuel was interested in having the prison moved from Sugar House to its present site at the Point of the Mountain, where the Stewart brothers had, as youngsters, herded the Draper cattle. Charles, or C.B. as he was known, in addition to his law practice first in Utah then California, was involved extensively in the wool-growing and marble industries in Utah, serving for a number of years as secretary of the Utah Woolgrowers Association and helping open up marble quarries in the state. He also served as vice-president of the Farmers and Stockgrowers Bank, director of Pioneer Book Publishing Company. Barnard Stewart was appointed principal of the Draper schools at age 18 and, after graduating from law school, figured prominently in water rights litigation in Utah. He was also extensively involved in the livestock industry in the state, serving as a partner in the Stewart-Harding Ranch and in the Paradise Land and Livestock Company, as well as being the principal owner and operator of the Stewart Ranch.

The Stewarts were not the only professional men from Salt Lake City to establish a recreational ranch on the western edge of the Uinta Mountains. The upper Weber River area, located about 15 miles northwest of Pine Valley, was the site of at least two such ranches, Holiday Ranch and Pyree Ranch, later known as The Pines. Those and other "camping communities" were established in the late nineteenth and early twentieth centuries by a number of prominent families from Salt Lake City, but their emphasis was much more on recreation than on ranching.¹ A ranching operation on the scale of the Stewart Ranch was apparently never undertaken in those areas, due at least in part to the fragmented ownership of the land there. In recent years Holiday Park and The Pines have become popular summer home areas and numerous new structures have been erected, replacing or obscuring whatever buildings were first constructed there. One of the more substantial houses known to have been built in the Holiday Park area, the 1 1/2 story cabin built in 1914 for John M. Cannon, has been demolished.²

Recreational ranches are a distinct type of ranching operation in Utah, but one about which little is currently known. They were owned by business or professional men who were financially successful in their primary careers in the city, usually Salt Lake City. The ranches were located relatively near the city in order to be accessible to the owners, since the recreational

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aspect of the ranches was perhaps the greatest attraction for them. The actual ranching activities, which were usually performed primarily by hired hands, were a secondary or even hobby-like business venture for the owners, and in many of the "camping communities" it is likely that no ranching was undertaken at all. Structures erected on the ranches ranged from temporary tents in the camping communities to substantial houses such as those found on the Stewart Ranch. The recreational ranches of the late nineteenth and early twentieth centuries are the earliest known examples in Utah of the summer cabin trend that has become popular during the past few decades. Stewart Ranch is the largest, best preserved, and most ranch-oriented of those early recreational ranches that have been identified to date.

Two other general types of ranches have been identified, the large, corporation-like, open range ranches that ran hundreds of head of livestock and employed numerous cowhands, and the small, often family-operated ranches that were usually no larger than several hundred acres in size and which were the main, if not only, occupation of their owners. Most of the large, open range ranches in Utah, such as the Scorup, Nutter and Redd ranches, were located in the eastern and southeastern sections of the state, while the smaller type were found in almost every part of the state, since they did not require the vast range areas of the larger operations. There are, of course, numerous variations of these two general types.

The history of Pine Valley prior to the Stewart brothers' acquisition is at best sketchy. The first white settlements in the region were the Mormon communities of Kamas (1861) and Woodland (1867), both of which are several miles west of Pine Valley. The logging and timber trade became the mainstay of these early communities and logging camps and lumber mills were established along the nearby rivers and streams. Several mills existed in Pine Valley during the late 1880s, including Welch's sawmill and Blazzard's sawmill. These mills were to the west and northwest of the William M. Stewart homestead in the northern end of Pine Valley; no evidence of them remains, however. Several homesteads were established in Pine Valley between 1895 and 1898, including those of Ethelbert White, Edgar Fulton, and Charles Wilcken. The homestead laws in existence in the late 1890s required a family to build a structure and develop and beneficially use a 160 acre tract of land before a government patent for fee title to the land could be issued.

Some of the small cabins built by the homesteaders were still on the land when the Stewart brothers began purchasing portions of the valley in 1900. Included among those early buildings were the following: a log cabin built c. 1890 by Ethelbert White and purchased in 1900 by William M. Stewart; a frame cabin built in 1898-99 by Edgar L. and Lillie White Fullton and purchased by Charles B. Stewart in 1901; two frame buildings constructed c. 1895 by Charles H. Willcken as part of his trading post operations with the Indians and which, after being purchased by the Stewarts in 1902, were used as ranch homes by Barnard J. Stewart and Samuel W. Stewart. All of the brothers except William, who died in 1913, eventually replaced their original ranch homes with new, larger ones. Barnard was probably the first to have a new ranch house built in 1911, followed by Samuel c. 1913, and Charles in 1918-19.

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Articles of incorporation for Stewart Ranch were filed on February 23, 1907, although ranching activity may have begun as early as 1902, by which time much of the land in Pine Valley had already been purchased by the Stewarts. Each brother was an incorporator and received 25 shares of stock with each share being valued at one hundred dollars. The "Purpose Clause" of the articles of incorporation included "the business of dealing in land and livestock, farming and buying and selling of all kinds of cereals, hay, grain, provisions, trees and lumber...real estate," etc. Assets conveyed into the corporation were described as follows:

Also forty-five (45) head of range cattle and twelve (12) head of horses; also all plows, harrows, wagons, mowers, rakes, and all farming implements and improvements of every kind and nature located upon the above premises.³

Cattle and sheep were raised on the ranch, as well as hay and grain for feed, and a ranch foreman was hired to manage the operations since the Stewarts had homes and occupations in Salt Lake City and were away from the ranch most of the year. The original foreman's house was built at the southern end of Pine Valley soon after the ranch was incorporated. Other buildings were also erected, including a blacksmith shop, a root cellar, an ice house, a large barn, and various other outbuildings and corrals. In 1919 a new, larger house was built for the foreman, and the old one was moved to the rear where it was used a bunkhouse for hired hands. Most of those buildings have been either demolished or altered to the point that they are no longer eligible for nomination to the National Register. Only the later ranch foreman's house retains its original integrity and is included in the nomination.

Although the four brothers were initially equal partners in the ranch corporation, Barnard eventually took over the bulk of responsibilities and by 1920 had assumed complete control of the ranch operations and had purchased from his brothers all of the ranch property except a 15-acre parcel surrounding Charles' home. By that time William had died (1913), Charles had become involved in numerous other business activities and had moved to California (1920), and Samuel had ceased being involved in the ranching activities. Despite the conscientious efforts of all concerned, Stewart Ranch consistently operated in the red. One factor contributing to this was the practice of taking the few profits made by the sale of livestock and wool and investing them in the purchase of additional land, the acquisition of water rights, and the irrigation and fencing of the property. Another factor was the shortness of the growing season, but the worst problem was the advent of the Great Depression. Wool and meat prices plummeted. Professional men such as doctors and lawyers could not collect their fees from those they served; to get living expenses for their families they had to borrow money on their real estate holdings. Those who lived through the period could retire their mortgages, but Barnard died at the peak of the Depression. The only solution was to sell most of the 2262-acre ranch.

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Lester Hewlett, who had married Charles' daughter Margaret, and his brother Verner, both of whom had built cabins on the ranch in 1929, offered to take over the ranch debt and buy all of Barnard's property except his home and 25 acres surrounding it. Their purchase of the ranch not only saved it from forfeiture and sale, but also saved their own ranch homes from the same fate, since they were located on lands owned by Barnard and encumbered with mortgages. The debt assumed by the Hewletts was in excess of \$40,000, which was a staggering amount to take on during the Depression. They were able to keep up with their financial obligations, however, due primarily to the success of their business in Salt Lake City, a jam and jelly factory, which loaned large amounts of money to the ranch for several years during the 1930s. The Hewletts turned to a combination of dairying and sheep-raising, and, through careful management and increased productivity, by the end of the 1930s the ranch began either to break even or earn a profit. During the 1940s and '50s the ranch consistently turned a profit for the Hewletts. Another financial boon for the Hewletts was the sale of land in the southern end of the ranch for summer home property. The Pine Springs summer home area was surveyed and divided into lots in the mid-to-late 1930s, and Orson Hewlett, the father of Lester and Vern, was in charge of selling the lots. Fishing permits were also sold to those who wished to fish on the rivers that ran through the property.

The Hewletts continued to operate the ranch until 1955. At that time they sold approximately 1,439 acres of the ranch (all but the major part of Pine Valley) to Edward W. Clyde for the sum of \$175,000. Lester retained approximately 340 acres for his family in Pine Valley and sold an additional 154 acres to his brother-in-law, Isaac M. Stewart. He also sold 25 acres of horse pasture to the Barnard J. Stewart descendents. Much of the land that was purchased by Ed Clyde has continued in use to the present as a working ranch, while other portions have been divided into summer home lots.

¹Lambert, High Uintas Hi!, pp. 252-253, 261.

²Paul B. Cannon, interview, July 13, 1984; also "Memories of the Cannon Weber Canyon Cabin."

³Quoted in Epperson, "The Settlement of Pine Valley and Historical Roots of the Stewart-Hewlett Ranch," p. 3.

9. Major Bibliographical References

Epperson, David H. "The Settlement of Pine Valley and Historical Roots of the Stewart-Hewlett Ranch," unpublished report, 1985. Available at Utah State Historical Society.
Lambert, Roy. High Uintas - Hi! Kamas, Utah: published by the author, 1964.
Snow, Nora Stewart. Letters and interviews, 1984-85. Available in National Register files, Utah State Historical Society. (continued)

10. Geographical Data

See individual structure/site forms for more detailed information.
Acreage of nominated property _____
Quadrangle name Woodland Quadrangle scale 1:24000

UTM References

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

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

state	<u>N/A</u>	code	county	<u>N/A</u>	code
state		code	county		code

11. Form Prepared By

name/title Roger Roper/Historian
organization Utah State Historical Society date February 1985
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 National Park Service.

State Historic Preservation Officer signature

title A. Kent Powell, Deputy State Historic Preservation Officer date February 28, 1985

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Cannon, Paul B. "Memories of the Cannon Weber Canyon Cabin," unpublished report, 1977.
Cannon, Paul B. Interview with Roger Roper, July 13, 1984, Salt Lake City.

