

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Wilson L. Snyder House**

Address: 1010 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-43

Current Owner Name: Darryl Matsui & Polly Gautsch

Parent Parcel(s):

Current Owner Address: 1630 Westminster Drive, Cardiff, CA 92007

Legal Description (include acreage): 0.04 acres; 0S 16 T 2S R 4E ALL LOT 30 BLK 4 SNYDERS ADDITION.

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1983, 1995 & 2006
 historic: c.

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
 city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L Cottage / Vernacular Style

No. Stories: 1 1/2

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Lot rises from north to south. No visible significant site features.

Foundation: Tax cards indicate none, but unverified.

Walls: Wood drop siding. Partial-width inset porch enclosed with multi-pane casement windows.

Roof: Cross-wing form sheathed in asphalt shingles.

Windows: Double-hung sash type and multi-pane casements.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This frame T/L cottage has remained unaltered from the description provided in the National Register nomination (see Structure/Site Form, 1983).

Minor changes that occurred prior to NR nomination include window replacement from two-over-two double-hung to single double hung windows, the upper window in the gable end was added, and the porch was enclosed (believed to be during the historic period).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains as it was in the tax photo and later photos. Like many of Park City's historic homes, the side yards are narrow and the house is surrounded by homes of similar size and scale.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1905

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 1995.

Photo No. 3: West elevation. Camera facing east, 1983.

Photo No. 4: West elevation. Camera facing east, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES. Street No. _____
 Schedule _____ Class 3-57 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		543	\$	\$ 1246
	x x	-57		\$	\$ -62
	x x			\$	\$ 1184

No. of Rooms 3 Bath Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		100
Ext. Walls <u>BRICKTEX</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>AT SHG.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>44 @ 80</u>	35	
Rear @		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	315	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets Mantels		
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u> <u>WOOD LINED.</u>		75
Total Additions and Deductions	350	175
Net Additions or Deductions	175	

REPRODUCTION VALUE \$ 1459
 Age 40 Yrs. by AV AD { Est. Owner 1 Tenant 1 Neighbors 1 Records 1 }
 Depr. 1-2-3-4-5-6 61/39 % \$ 569
 Reproduction Val. Minus Depr. \$ 569
 Remodeled Est. Cost _____ Remodeling Inc. % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence \$ _____
 Cars _____ Walls _____ Out Bldgs. \$ _____
 Roof _____ Size x _____ Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage \$ _____
 Remarks AV. AGE. 40 YRS Total Building Value \$ _____
ON OLD CARD. 1941.

Appraised Oct. 1949 By W. H. C. AJ

Serial No. SA 43

Location Block 4 SA All lot 30
 Kind of Bldg. RES St. No. 1010 Woodside Ave
 Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x				\$
	x x				
	x x				

Gar.—Carport _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		
Ext. Walls <u>Bricktex</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Gab.</u> Mtl. <u>Pa</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ @ <u>80</u>	<u>unoccupied</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____	<u>Salvage \$7500</u>	
Planters _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>2nd</u>	<u>Reappraised 11/20/79</u> <u>2279</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {		Class _____ Tub _____ Trays _____
		Basin _____ Sink _____ Toilet _____
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
		Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____		
Heat—Stove <u>X</u> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		

Total Additions		
Year Built <u>See Ques 1949-48</u>	Avg. Age _____	Current Value \$ _____
Inf. by {	Owner - Tenant -	Commission Adj. % _____
	Neighbor - Record - Est.	Bldg. Value _____
Remodel Year _____	Est. Cost _____	Depr. Col. (1) 2 3 4 5 6 % _____
Garage—Class _____	Depr. 2% 3% _____	Current Value Minus Depr. \$ _____
Cars _____	Floor _____ Walls _____	
Size—x _____	Age _____	Roof _____ Doors _____
Other _____	Cost _____	x _____ % _____
Total Building Value		\$ _____

Appraised 5-2- 1958 By 1302



SA 43

S-37

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1010 Woodside
Park City, Summit County, Utah

UTM: 12 457700 4499740

Name of Structure: Wilson I. Snyder House

T. R. S.

Present Owner: Otto and LaRue Carpenter

Owner Address: P.O. Box 15, Park City, Utah 84060

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #: SA-43

All of Lot 30 Block 4, Snyder's Addition to Park City Survey.
Less than one acre.

STATUS/USE 2

Original Owner: Possibly Wilson I. Snyder

Construction Date: 1880

Demolition Date:

Original Use: Residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography:

Date of Slides: 1983

Slide No.:

Date of Photographs: 1983

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> Other Census Records |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Alter, Cecil J. Utah: The Storied Domain. (Chicago and New York: The American Historical Society, Inc., 1932). Vol. II, pp. 82-84.
Park Record. July 17, 1886; July 23, 1898; October 10, 1930, p. 1. Wilson I. Snyder obituar.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. An open porch originally spanned the west side of the stem-wing. It was enclosed at some time within the historic period. Careful attention was paid to matching the frame siding of the porch with the siding of the original house, and to using windows that are compatible with the character of the building. A small one over one double hung sash window is centered over two windows of the same type on the gable end of the cross-wing. The small window is not original, but was added to make attic space available for use. It is an unobtrusive alteration. Access to the interior of the house is through a door off the enclosed porch into the south side of the cross-wing. There is a large single pane window on the stem-wing. The square and rectangular windows on the south side of the building may not be original, but they, too, are unobtrusive alterations. There is a shed roof rear extension which, according to the Sanborn Insurance Map of 1900, was added sometime between 1889 and 1900. In materials and scale it is compatible with the original house. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house.

(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1880

Built c. 1880, the Wilson I. Snyder House at 1010 Woodside is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. This house is also historically significant as the only house in Park City known to be associated with Wilson I. Snyder, a prominent attorney and mining man in Park City and the state for almost fifty years.

This house was built before 1889, as indicated by the Sanborn Insurance Maps, possibly having been constructed as early as the late 1870s for Wilson I. Snyder. 1880 census records indicate that Snyder was living in a house near this location at that time. Although Snyder did not receive legal title to this and surrounding property until 1890, it was not uncommon during the early decades of Park City's settlement for individuals to build houses on property which they had obtained through informal rather than official transactions. Snyder continued to own this property until 1918, although he probably began using it as rental property in the mid-1880s. It is unknown whether Snyder ever lived in this house, but, since records do not indicate that he owned many other houses in Park City, it is likely that he did live here. Other houses that he is known to have owned have apparently been demolished, including the house he had built in 1886 behind his office on Main Street,¹ and the two story frame house, also on Main Street, which he had built in 1898 after the great fire which destroyed that part of town.²

Wilson I. Snyder was born in 1856 near Salt Lake City, and began studying law at the age of 18. He was admitted to the bar in 1878, and opened an office soon after in Park City. Park City was just a few miles away from the farming community of Snyderville which had been founded by his relatives. He served

(See continuation sheet)

1010 Woodside

Description continued:

Although major changes have been made to the exterior of this building, they reflect typical methods of expansion of the small mining cottage, and all of the changes were made so that the building retains its original character.

History continued:

for a time as Park City Attorney and also as Summit County Attorney. While in Park City he was very active in the leadership and affairs of the local Independent Order of Odd Fellows lodges, and eventually became a grand master in that organization. On 1901, he moved to Salt Lake City to organize a law firm there, but continued to be involved in Park City through his real estate and mining investments, and various legal matters. He served as the representative of the Park City Townsite Corporation in 1916 when they attempted to clear up the "extensive property muddle" by granting clear title to the occupants of numerous properties which had never been legally purchased from the Townsite Corporation, but which had changed hands through unofficial transactions for over 40 years. W.I. Snyder served as president of the Utah Bar Association in 1908, wrote several important articles on mining and mining law, and was an instructor of mining at the University of Utah for a time. He served for many years as vice-president, director and general counsel for the Tintic Standard Mining Company. He died at his home in Salt Lake City (1351 E. 100 S.) in 1930. Preceding him in death were his first two wives, Cynthia Brown Snyder (d.1881), whom he had married in 1877 and who bore him at least two children, and Elizabeth Wells Arrick Snyder, who died in 1921.

¹Park Record, July 17, 1886, p. 3.

²Park Record, July 23, 1898, p. 3.



Wilson I. Snyder House
1010 Woodside
Park City, Summit County, Utah

Southwest corner

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society





1010

020228