



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): **Caroline Snyder House**

Address: **664 Woodside Avenue**

Date of Construction: **c. 1885**

City, County: **Park City, Summit County, Utah**

Architect/Builder: **Unknown**

Tax Number: **NGS-2-X**

Current Owner: **Park City Redevelopment Agency**

Legal Description (include acreage): **LOT 2 NATIONAL GARAGE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 2646 SQ FT OR 0.06 AC**

STATUS / USE

Original Use: **Single dwelling**

Current Use: **Single dwelling**

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Not Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints

Historic

Research Sources:

Sanborn Maps

Tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: **T/L cottage type**

No. Stories: 1

Number of Associated Structures: Accessory building(s). # 0 Structure(s). # 0

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: , original location:)

Materials: (Describe the visible materials)

Exterior Walls: **Drop wood siding**

Foundation: **partially concrete**

Roof: **The cross-wing roof form is sheathed in standing seam metal material**

Windows/Doors: **Ribbon of three multi-pane casement units, square casement, rectangular casement and double hung**

Additions: Major Minor None

Alterations: Major Minor None

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

664 Woodside is a T/L cottage that has undergone several modifications. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. The house was originally connected to a large livery building that was in turn connected to another house. The other structures have since been demolished, but this house remains. The cross gable roof is sheathed with standing seam metal. The walls are clad with bricktex siding, which likely covered the drop wood siding shown in the c. 1940 tax photo. A window with a central section flanked by two narrow sections, each of them multi-paned, sits in the front gable end of the house. A casement window sits to the right of the door in the porch area, but it is difficult to see and its type remains uncertain. There are two doors that enter the

house, one into the cross-wing and one into the stem wing, both appear to have an upper light. The porch wraps around the house from the primary façade to the south side, and is covered by a hip extension of the main roof. The porch roof is supported by square wood posts with a railing between. The house is below road grade and a stair leads down to it. A shed sits at the road level and is roofed with standing seam metal and clad with drop-novelty wood siding. The shed is noted on the 1949 tax card as a garage, but it is unknown when it was originally built. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The 1889 Sanborn map shows this property having a simple rectangular house, while the 1900 map shows the house as it appeared for the majority of the historic period. It is unknown whether the original structure was demolished or added onto. The house was likely built while the property was under the ownership of Caroline K. Snyder, who purchased it in 1882. Caroline was born in 1839 and lived in Park City with her twelve children. The 1880 census states that she was married, but no record of her husband was found. She lived until 1889, and the property transferred to her son Frank Snyder. Frank is noted as working on a farm in the 1880 census, and working as an electrician in the 1900 census. Frank owned the house with his wife Nina, until 1896.

The next owner was Edward Evans, a coal merchant who did not live in the house during the 1900 census, but lived in another house he owned on Norfolk Avenue. In 1901 the property was transferred to Zack Evans, Edward's brother. Zack was a teamster who did coal delivery, possibly somehow related to his brother's work as a coal merchant. In 1907 the house was sold to Frank Stewart.

No record of a Frank Stewart living in Park City exists, and it is likely that the house was rented out. The 1910 census shows that a house addressed 662 Woodside Avenue was rented by Annie Campbell and her two sons. As there is no house with that address found on the 1907 Sanborn map, it is likely that it is referring to this house. Annie did not work, but her sons Glen and Theodore worked as a plumber and a miner respectively. In 1914 the house was sold to Joseph Minetti. No records could be found regarding anyone of that name in the area. The house was next sold to Della Curtis Gray in 1917.

Della Gray is found on the 1920 census living on Woodside Avenue with her husband James. Della was born in Arizona, while James was born in Wyoming and worked in the mines. They moved to a house on the Tramway in 1922 and sold the house to George Erickson.

George Erickson worked in the mines, and lived in the house with his wife Thamszon and their two sons. He owned the house until it was transferred to his wife in 1943, though it is not known if this was due to his death or some other reason. The property stayed in the family for a time, but is currently owned by the Park City Redevelopment Agency.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOGRAPHS

(Provide several clear historical and current photos of the property.)



Photo 1: 664 Woodside Avenue. West elevation. 2020



Photo 2: 664 Woodside Avenue. Southwest oblique. November 2013



Photo 3: 664 Woodside Avenue. West elevation. November 2013



Photo 4: 664 Woodside Avenue. Northwest oblique. November 2013



Photo 5: 664 Woodside Avenue. West elevation. 2008



Photo 6: 664 Woodside Avenue. in 1995



Photo 7: 664 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 8: 664 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

MAPS

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)

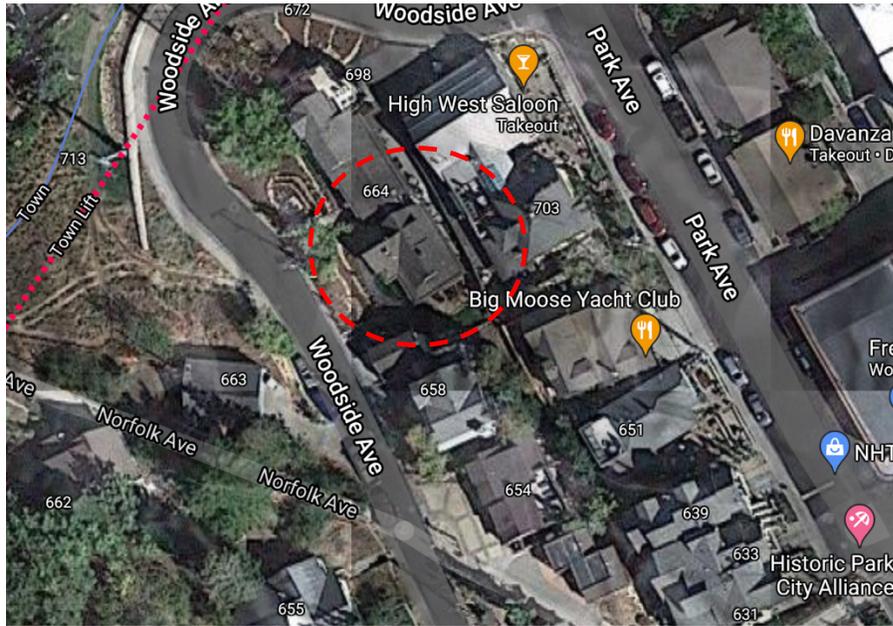
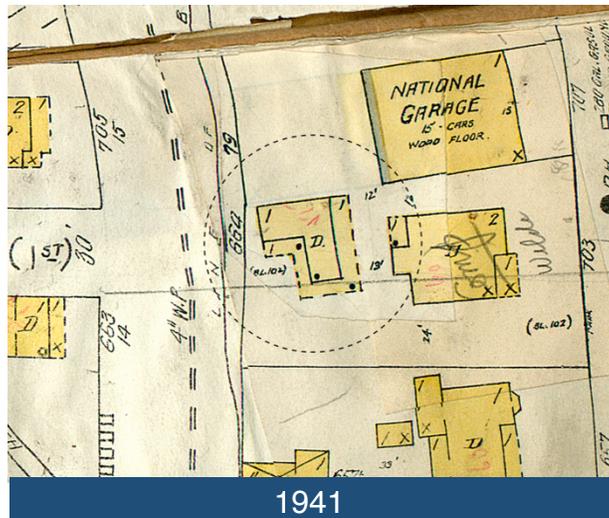
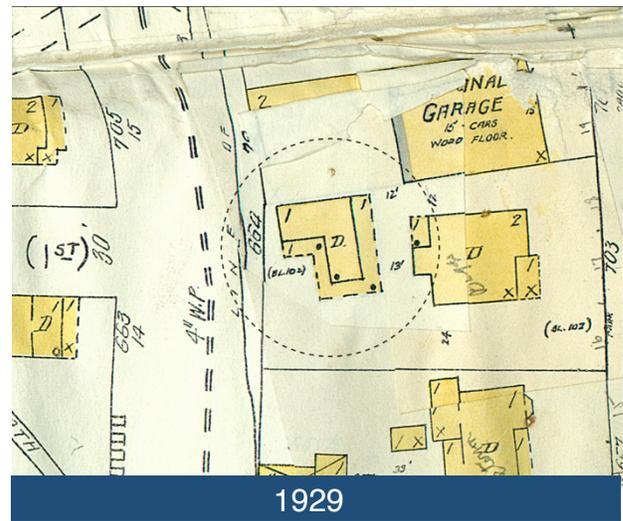
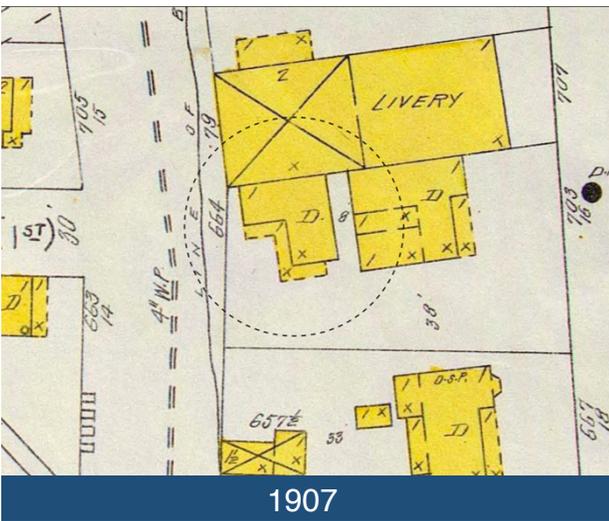
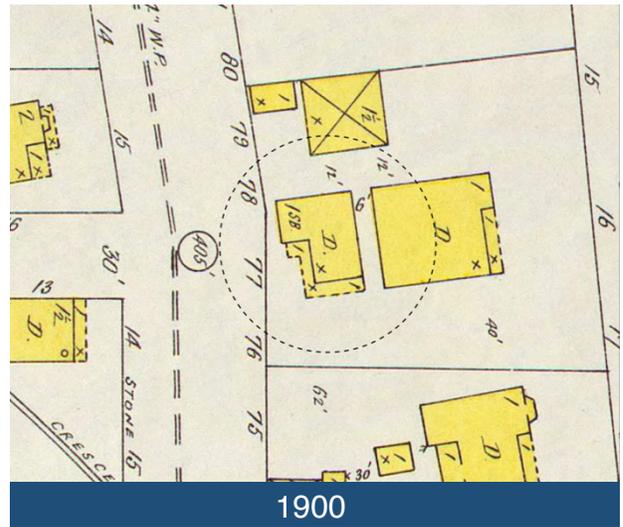
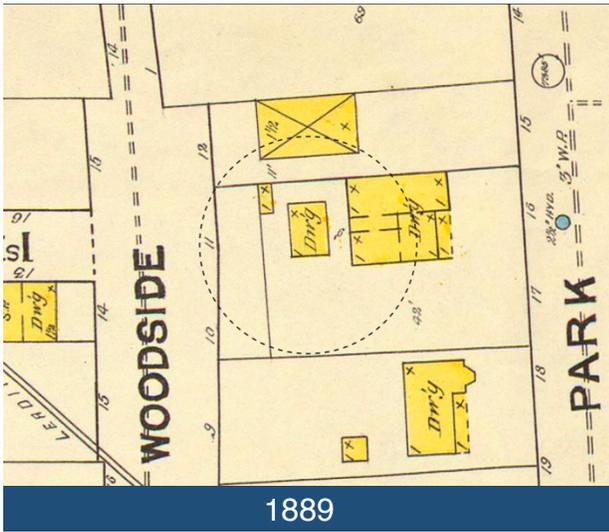


Figure 1: Aerial view showing the location of 664 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 664 Woodside Avenue

City: Park City, UT

Current Owner: Park City Redevelopment Agency
Address: (see historic site form for address)

Tax Number: NGS-2-X

Legal Description (include acreage): Parcel 2, National Garage Sub. (2006) (PC BK6 pt.L20, L21, L22) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
2/23/1882	Edwd P. Ferry	Merrill L. Hoyt	W		[L16-22]
4/8/1882	M.L. Hoyt	David C. McLaughlin	W		[L16-22]
4/8/1882	David C. McLaughlin	Merrill L. Hoyt	Mortgage	\$1000.00	[L16-22]
5/6/1882	David C. McLaughlin	Caroline K. Snyder	W		[L16-22]
5/6/1882	Caroline K. Snyder	Edward P. Ferry	Mortgage	\$1019.50	[L16-22]
3/8/1889	Caroline K. Snyder	Frank R. Snyder	W.D.		"21,22"
2/6/1890	Frank R. Snyder	Nina Snyder	W.D.		"21,22"
5/12/1896	Nina Snyder	Edward P. Evans	W.		"21,22"
12/27/1901	E.P. Evans & wife	Zack Evans	W.D.		"21,22"
8/14/1907	Zack Evans & Wife	Frank Stewart	W.D.		"21,22"
5/8/1914	Frank A. Stewart & wife	Joseph Minetti	W.D.		"21,22"
9/14/1917	Joseph Minetti	Della Curtis Gray	W.D.		"21,22"
5/2/1922	Della Curtis Gray	George Erickson	W.D.		"21,22"
10/14/1943	George Erickson	Thamzson Erickson	W.D.		"21,22"
4/6/1977	Joyce M. Erickson, et al	Burnis & Betty S. Watts	W.D.		[parcel as it it today, rest of form]
12/3/1997	Burnis & Betty S. Watts	Park City RDA	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/7/2015