



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Wilson I. Snyder House

Address: 1010 Woodside Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: SA-43

Current Owner: Insan, Inc.

Legal Description (include acreage): see continuation sheet

STATUS / USE

Original Use: Single dwelling

Current Use: Single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date: 1984

Not Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: T/L cottage type / vernacular style

No. Stories: 1.5

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-novelty wood siding

Foundation: Not verified

Roof: Cross-wing form sheathed in asphalt shingles

Windows/Doors: Double-hung sash type and multi-pane casements

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.)

The house at 1010 Woodside was described in a 1984 National Register nomination form as follows:

“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. 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.”

No major changes have been made to this house since the writing of the 1984 description. Although several changes may have been made prior to the nomination, such as enclosing the porch area, these most likely occurred during the historic period. Some site work is occurring in the most recent images. The overall form and materiality of the building remains intact and the building retains 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.)

A history of the first owner of this house was given in the 1984 National Register nomination as follows:

“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 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.

Wilson Isaac 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 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. In 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.”

This house was unoccupied during the 1910 census, while it was still under Snyder’s ownership. It was sold to Joseph Halvorson in 1918. It appears that Joseph lived in Salt Lake City, and may have used the house as a rental property, though it was vacant during the 1920 census. It was sold in a 1924 tax sale to Edward and Violet Wood. They lived in the house during the 1930 census with Violet’s father. Edward was a deliveryman for a grocery store. They still lived at the same house during the 1940 census, and sold the house in 1943. The property has changed hands several times since then, and is currently owned by Insan, Inc.

Legal Description (include acreage): ALL LOT 30 BLK 4 SNYDERS ADDITION TO PARK CITY IQC-160-252 M80-438 M75-12 396-683 683-240 1654-813 1673-940 2025-283-310 DARRYL S MATSUI & POLLIE GAUTSCH AS TRUSTEES OF THE MATSUI/GAUTSCH LIVING TRUST AN UND 50% INT 1673-940 & 1984-925 2025-310; JOHN D PFAFF & KELLY S PFAFF TRUSTEES OF THE PFAFF FAMILY TRUST AN UND 50% INT 1984-925 2025-310; 0.04 AC

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: 1010 Woodside Avenue. West elevation. 2020



Photo 2: 1010 Woodside Avenue. Southwest oblique. November 2013



Photo 3: 1010 Woodside Avenue. West elevation November 2013



Photo 4: 1010 Woodside Avenue. Northwest oblique. November 2013



Photo 5: 1010 Woodside Avenue. West elevation. 2006



Photo 6: 1010 Woodside Avenue. in 1995



Photo 7: 1010 Woodside Avenue in 1981 (Historic Architectural Survey, 1982)



Photo 8: 1010 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

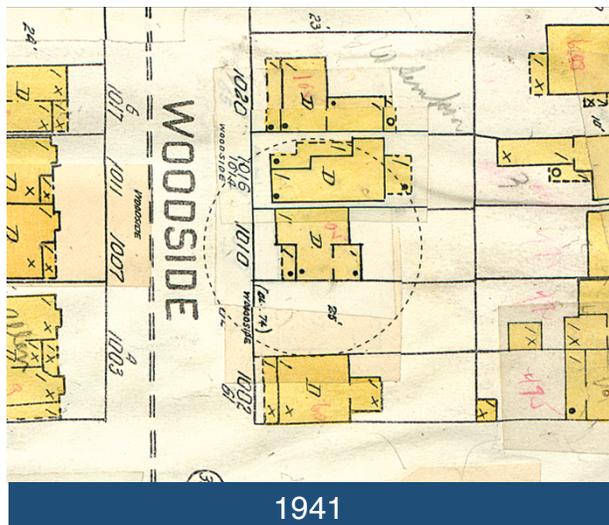
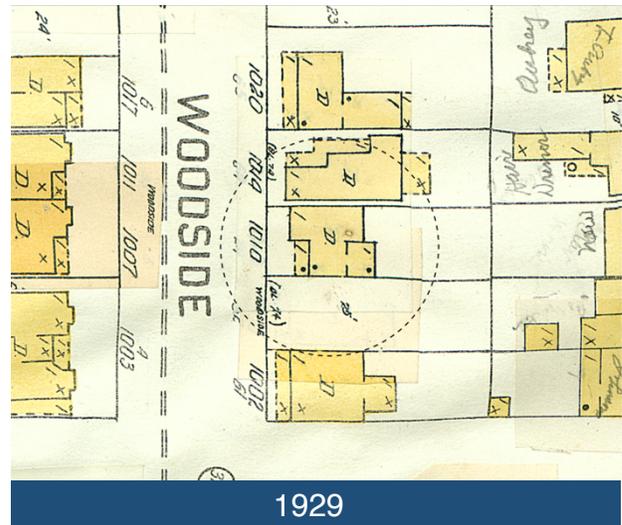
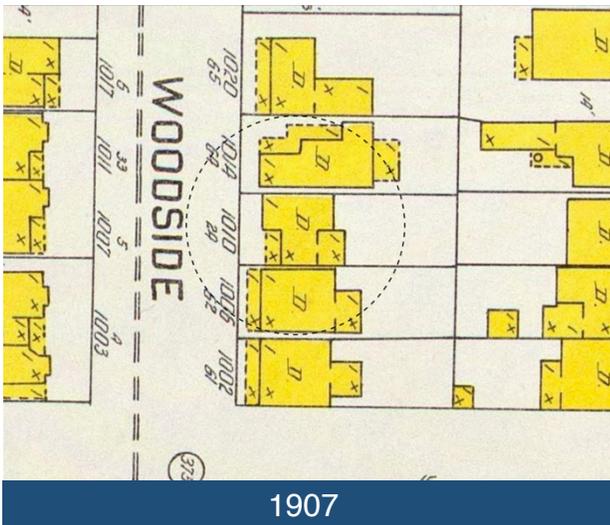
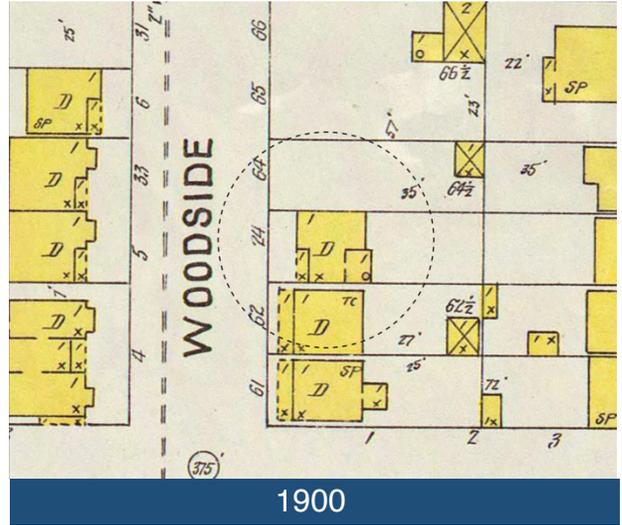
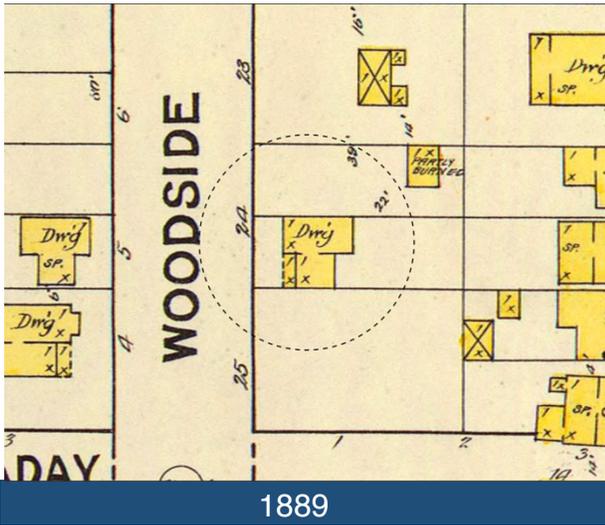
MAPS

(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 1010 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

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

Tax Number: SA-43

Address: 1010 Woodside Avenue

City: Park City, UT

Current Owner: Insan, Inc.

Address: (see historic site form for address)

Legal Description (include acreage): SA BK4 L30 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L-11, 14-32]
11/10/1890	D.C. McLaughlin & wife	W.I. Snyder	W		"2,3,30"
11/25/1890	Wilson I. & Lizzie W. Snyder	National Bldg. and Loan Ass'n	Trust Deed	\$1000.00	"2,3,30"
10/24/1894	W.I. Snyder & wife	Jas. Farrell & W.V. Rice	Mortg.	\$1500.00	"3,30"
6/11/1895	Wilson I. & Lizzie W. Snyder	Margaret S. Dalton	Mortg.	\$700.00	"3,30"
7/13/1897	Wilson I. Snyder & wife	P.W. Madsen (Trustee)	Trust Deed		"3,30"
8/7/1900	Wilson I. Snyder & wife	Cora E. Evans	W.D.		"3,30"
12/8/1900	Cora E. Evans	W.I. Snyder	W.D.		"3,30"
7/17/1918	Wilson I. Snyder	Joseph Halvorson	W.D.		"30" [r
2/21/1936	Summit County	Ed & Violet Wood	red cert		[from 1924 Tax Sale]
8/11/1943	Ed. Wood, et ux	George Cossey	Q.C.D.		
7/2/1956	Summit County	Otto & LaRue Carpenter	Q.C.D		[under 1948-1951 tax sale]
5/31/1957	Otto & LaRue Carpenter	Emeline & VerDon A. Capenter	Q.C.D		
11/18/1975	Emeline & VerDon A. Capenter	Otto & LaRue Carpenter	Q.C.D.		
8/22/1986	Otto & LaRue Carpenter	Gregory J. Vinson	W.D.		
9/16/1992	Gregory J. Vinson	Susan Kay Harries	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/8/2015

