

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 205 Snow's Lane

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PP-25-F

Current Owner Name: Patrick M. & Gwen S. Reddish

Parent Parcel(s):

Current Owner Address: 205 Snow's Lane, Park City Utah 84060

Legal Description (include acreage):

## 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: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints
- 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: ILS Form, 2006.

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

Alexander, Thomas G. and James B. Allen. Mormons and Gentiles: A History of Salt Lake City. Boulder: Pruett, 1984. Page 229.

Carter, Thomas and Peter Goss. 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. Pages 37.

Lufkin, Beatrice and Dina Blaes. Historic Site Form. Utah State Historic Preservation Office, 2006.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998. Pages 308-310.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other (modified to L) / Vernacular style

No. Stories: 1 ½

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

Number of associated outbuildings and/or structures:  accessory building(s), # 1;  structure(s), # 1.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 06-2009

- 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: Rural setting with natural vegetation. House sits off of Snow's Lane with primary façade facing north.

Foundation: Concrete

Walls: Vertical siding - board and batten, wooden window and door trim.

Roof: Side gable roof form with dormers, full-width shed roof extension on front elevation - all sheathed in standing seam metal roof materials.

Windows/Doors: Various types including one-over-one double-hung sash, six-over-one double hung sash, fixed casement, "picture" windows of fixed casement, "French doors" with single lights, and doors with single lights.

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): The central section of the house is 1-½ stories tall and side-gabled with gabled wall dormers, each with a double-hung window. A shed-roofed single-story addition on the front, possibly an enclosed front porch, stretches the full thirty-six foot length of the façade with large picture windows in horizontal openings. Knee brackets support the small gabled porch sheltering the front door. The unpainted wooden porch deck in front has three stairs and an unusual open metal pipe and wire grid railing.

A fifteen-foot-wide, one-and-a-half story ell extends back twenty-two and a half feet from the main section. It was most likely built at the same time as the side-gabled central section. It also has gabled wall dormers on both the east and west sides and a double-hung window in the second floor gable end. On the first floor it is surrounded by a single story addition that broadens in the rear (south elevation) to forty feet in width with a low-pitched gable roof and is glazed on the first floor gable end. Double glass doors lead onto a wooden deck that extends twelve feet south from the house and wraps around the house on the southeast side.

The corbelled brick wall chimney is the major feature on the east elevation. A single story shed-roofed addition, possibly at one time a glazed porch, extends back from the original section, with a single door and three double-hung windows. Double glass doors are located in the newest section toward the rear. The extent of changes has significantly diminished the building's historic integrity.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is semi-rural with agricultural fields and the large Armstrong barn to the north across the street. The house is at the end of the unpaved Snow's Lane and has a rural feeling in spite of the residential development nearby on Three Kings Drive.

There are two outbuildings on the property near the house. A wooden breezeway with a corrugated metal roof connects the house to the three-car gable-roofed garage on the east. The breezeway and the garage date from the late 1960s or early 1970s.<sup>1</sup> A curved concrete sidewalk leads around to the studio at the back (south). The corrugated metal round studio has a conical-shaped roof clad with metal standing seam roofing. It has windows on both levels and was built between 1994 and 2001.<sup>2</sup>

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<sup>1</sup> From the time of the ownership by the Princes, according to the next owner, Raye Carleson Ringholz.

<sup>2</sup> Kirsten Whetstone, Park City senior planner, 12/1/06.

With the exception of additional accessory structures, the setting does not appear to have been altered significantly.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical material from the historic period has been replaced with new materials that are compatible with the types of materials used during the historic period. The new additions, particularly on the rear also reflect the materials typical of that period.

**Feeling** (Describe the property's historic character.): The physical elements of the site combine to give a vague sense of life in a mining town of the late nineteenth and early twentieth centuries. The site has been significantly modified, but the mass and scale of the main building and the care taken to attach the accessory structures in a way that sets them apart from the main building has enabled the site to retain much of its historic character.

**Association** (Describe the link between the important historic era or person and the property.): This property is associated primarily with the agricultural activities that occurred on the outskirts of Park City during the mining era. In addition, the site is also associated with Herbert A. Snow. Herbert Snow was a banker in Salt Lake City who, among his many achievements in area of ranching and business, narrowly lost the 1939 SLC mayoral race against the city's world-famous racecar driver, Ab Jenkins.<sup>3</sup>

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1904-05

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)

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): The site is associated with Herbert Ashby Snow, a prominent banker in SLC and rancher who raised prized Guernsey cows.

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:** North (primary façade) elevation, 2009.

**Photo No. 2:** North (primary façade) elevation, 2006.

**Photo No. 3:** Northeast oblique (obstructed), 2006.

**Photo No. 4:** East elevation detail, 2006.

**Photo No. 5:** South elevation, 2006.

**Photo No. 6:** Southeast oblique, 2006.

**Photo No. 7:** West elevation detail, 2006.

**Photo No. 8:** West elevation, 2006.

**Photo No. 9:** Northwest oblique (obstructed), 2006.

<sup>3</sup> Alexander, Thomas G. and James B. Allen. Mormons and Gentiles: A History of Salt Lake City. Boulder: Pruett Publishing Company, 1984. Page 229.



















# HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

## 1 IDENTIFICATION

Name of Property:

Address: 205 W. Snows Lane

Twnshp: Range: Section:

City, County: Park City, Summit County

UTM:

Current Owner Name: Reddish, Patrick M. & Gwen S.

USGS Map Name & Date: Park City West, UT, 1955, Rev. 1975

Current Owner Address: 205 W. Snows Lane, Park City, UT 84060

Tax Number: PP-25-F

Legal Description (include acreage): Beg S 26.15 ft & W 2724.1 ft from NE Cor Sec 8 T2SR4E SLBM said pt on fence line; th S 1\*24'14" W along said fence line 151.84 ft; th N 88\*25' W 132.89 ft; th N 0\*16' W 150 ft; th S 88\*25' E 84.595 ft; th N 89\*30' E 52.69 ft to beg together with & subject to r/w 3 rods wide c/l beg S 2590.30 ft & W 2861.39 ft from NE cor Sec 8 T2SR4E SLBM & run E to center of county rd Snow Lane. Cont. 0.46 acres.

## 2 STATUS/USE

### Property Category

building(s)  
 structure  
 site  
 object

### Evaluation

eligible/contributing  
 ineligible/non-contributing  
 out-of-period

### Use

Original Use: Single Dwelling  
Current Use: Single Dwelling

## 3 DOCUMENTATION

### Photos: Dates

slides: 2006  
 prints: 2006  
 historic: various

### Drawings and Plans

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

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

abstract of title  
 tax card & photo  
 building permit  
 sewer permit  
 Sanborn Maps  
 obituary index  
 city directories/gazetteers  
 census records  
 biographical encyclopedias  
 newspapers  
 city/county histories  
 personal interviews  
 USHS Library  
 USHS Preservation Files  
 USHS Architects File  
 LDS Family History Library  
 local library: Park City Historical Society and Museum  
 university library(ies): Marriott Library, University of Utah

### Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Armstrong, Mel. Telephone interviews with author, November 15 & 28, 2006.

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.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Utah Centennial History Series. Utah State Historical Society and the Summit County Commission. Salt Lake City: Utah State Historical Society, 1998.

Hanley, Gerry. Telephone interview with author, November 28, 2006.

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

Reddish, Gwen. Property owner. Telephone interview with author, May 15, 2006.

Ringholz, Raye Carleson. *Diggings and Doings in Park City*. Park City, UT: R.C. Ringholz, 1990.

Ringholz, Raye Carleson. Telephone interview with author, December 8, 2006.

Whetstone, Kirsten. Telephone interview with author, December 1, 2006.

Researcher/Organization: Beatrice Lufkin-Dina Blaes / Park City Municipal Corporation Date: 2006

#### **4 ARCHITECTURAL DESCRIPTION**

**205 West Snows Lane, Park City, UT p.2**

*Building Style/Type:* Classical: Other - Vernacular / Other Residential Type *No. Stories:* 1 ½

*Foundation Material:* concrete, coursed rubble *Wall Material(s):* painted wooden shingle siding

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

*Number of associated outbuildings* 2 *and/or structures* 0.

*Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.*

The house faces Snow's Lane to the north with its façade shaded by several large pine trees in the front yard. The central section of the house is 1 ½ stories tall and side-gabled with gabled wall dormers, each with a double-hung window. A shed-roofed single-story addition on the front, possibly an enclosed front porch, stretches the full thirty-six foot length of the façade with large picture windows in horizontal openings. Decorative shutters surround the two first-floor windows and the entry door. Knee brackets support the small gabled porch sheltering the front door. The unpainted wooden porch deck in front has three stairs and an unusual open metal pipe and wire grid railing.

A fifteen-foot-wide one-and-a-half story ell extends back twenty-two and a half feet from the main section. It was most likely built at the same time as the side-gabled central section. It also has gabled wall dormers on both the east and west sides and a double-hung window in the second floor gable end. On the first floor it is surrounded by a single story addition that broadens in the rear (south elevation) to forty feet in width with a low-pitched gable roof and is glazed on the first floor gable end. Double glass doors lead onto a wooden deck that extends twelve feet south from the house and wraps around the house on the southeast side.

The corbelled brick wall chimney is the major feature on the east elevation. A single story shed-roofed addition, possibly at one time a glazed porch, extends back from the original section, with a single door and three double-hung windows. Double glass doors are located in the newest section toward the rear.

Two small shed-roofed additions are found on the west side, one on the second floor where the ridge lines intersect and the other a single-story small room with a door on the north on the first floor. Both have aluminum slider windows. Other windows on the house are double-hung, one-over-one or six-over-one replacement windows.

There are two outbuildings on the property near the house. An unpainted wooden breezeway with a corrugated metal roof connects the house to the three-car gable-roofed garage on the east. The garage is clad in painted vertical wooden siding and has three single-car overhead doors on the façade. The breezeway and the garage date from the late 1960s or early 1970s.<sup>1</sup> A curved concrete sidewalk leads around to the studio at the back (south). The corrugated metal round studio has a conical-shaped roof clad with metal standing seam roofing. It has windows on both levels and was built between 1994 and 2001.<sup>2</sup>

The setting is semi-rural with agricultural fields and the large Armstrong barn to the north across the street. The house is at the end of the unpaved Snow's Lane and has a rural feeling in spite of the residential development nearby on Three Kings Drive. The house is ineligible/noncontributing because of the first floor additions to the original structure, particularly on the façade.

#### **5 HISTORY**

**205 W. Snow's Lane, Park City, UT p. 3**

<sup>1</sup> From the time of the ownership by the Princes, according to the next owner, Raye Carleson Ringholz.

<sup>2</sup> Kirsten Whetstone, Park City senior planner, 12/1/06.

Architect/Builder:

Date of Construction: c. 1904-5<sup>3</sup>

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).  
(see instructions for details)

<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Law	<input checked="" type="checkbox"/> Social History
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Maritime History	<input type="checkbox"/> Other
<input type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The spring running through the property is named after Elizabeth Sullivan, Sullivan's Spring.<sup>4</sup> Elizabeth Roseann Denton Sullivan was born in Ogden, Weber County, in 1857 to George and Margaret Jane Pears Denton. She and Patrick John Sullivan married and in 1880 were living in Stockton, Tooele County, while Patrick Sullivan worked in the smelter. Popular history states that she and her husband homesteaded the property. The mining industry drew the Sullivans to Park City where they were living in 1884 as their second son, John Denton Sullivan, was born. Patrick and Elizabeth Sullivan moved here from their smaller house to the south.<sup>5</sup> Patrick died in 1898 in Park City and Elizabeth was left to raise their four sons alone.

Snow's Lane was named after Herbert Snow, a Salt Lake banker who purchased the property in 1934. He ran the Snow Summit Ranch and raised Guernsey cows in a dairy operation, as well as pursuing a career in banking and living in Salt Lake City. This house was associated with the ranch. Herbert Ashby Snow was born in St. George in 1889 and married his second wife, Eleanor Taylor, in 1944. Following his death in 1957, his widow, Eleanor Taylor Snow, deeded the property to the Snow Summit Ranch Corporation in 1964.

Frederick S. Prince, Jr. and his wife, Anne Armstrong, received title to the property from the Snow Summit Ranch in 1970 and renovated the house to live in with their family. Anne Armstrong's two brothers, Mel and Herbert, now live nearby; Mel in the c. 1926 Armstrong Barn and Herbert in the c. 1907 Judge Mine Superintendent's House that was moved to Snows Lane. As children the Armstrongs had spent weekends on the property with their grandparents, the Herbert Snows. A family photograph shows Anne Armstrong as a child planting the pine tree in front of the house.<sup>6</sup>

The Princes sold in 1975 to Joseph F. Ringholz and his wife, Raye Carleson, the Park City historian. The 205 Snows Lane address was used in the imprint on her Park City history, *Diggings and Doings in Park City*, in 1983. Henry J. (Hank) Louis purchased the property in 1994. He was an architect and built the round studio before he sold to Richard Tavener in 2001. The current owners, Patrick M. and Gwen S. Reddish, acquired the property in 2004.

<sup>3</sup> Date is from Gerry Hanley, grandson of the Sullivans. The Summit County Assessor's Office has 1922 as the construction date.

<sup>4</sup> Telephone conversation with Mel Armstrong.

<sup>5</sup> According to Gerry Hanley his grandparents the Sullivans used to live in the small frame hall-parlor at what is now 1895 Three Kings Drive, which has since been relocated on the lot and has a modern addition under construction in 2006.

<sup>6</sup> Conversation with Mel Armstrong, 11/19/06.

# TITLE SEARCH FORM

<b>ADDRESS:</b>	<b>205 Snow's Lane</b>		<b>TAX NUMBER:</b>	<b>PP-25-F</b>
<b>CITY:</b>	Park City, Utah		<b>LEGAL DESCRIPTION AND ACREAGE: 0.46 acres</b> Beg S 26.15 ft & W 2724.1 ft from NE Cor Sec 8 T2SR4E SLBM said pt on fence line; th S 1*24'14" W along said fence line 151.84 ft; th N 88*25' W 132.89 ft; th N 0*16' W 150 ft; th S 88*25' E 84.595 ft; th N 89*30' E 52.69 ft to beg together with & subject to r/w 3 rods wide c/1 beg S 2590.30 ft & W 2861.39 ft from NE cor Sec 8 T2SR4E SLBM & run E to center of county rd Snow Lane.	
<b>CURRENT OWNER:</b>	Patrick & Gwen Reddish 205 Snow's Lane, Park City, Utah 84060		<b>DATE BUILT:</b>	
<b>HISTORIC NAME:</b>	----		c. 1904-05	

Book Page	Date of Record	GRANTOR (seller)	GRANTEE (buyer)	Type of Transaction	Dollar Amount	COMMENTS
	3/29/04	Richard Tavener	Patrick & Gwen Reddish	WD		
	7/02/01	Henry J. Louis	Richard Tavener	WD		
	2/28/94	Joseph F. Ringholz	Henry J. Louis	WD		Current legal description
	2/25/94	Henry J. Louis	Bank One Mortgage Corp.	TRD		\$351,600
	1/16/81	Frederick S. Prince Jr., & Anne Armstrong	Joseph & Raye Ringholz	QCD		Corrected QCD
	3/31/75	Frederick S. Prince Jr., & Anne Armstrong	Joseph & Raye Ringholz	WD		Legal slightly diff M26/571+1974 TRDeed
	6/26/70	Snow Summit Ranch Corp.	Frederick S. Prince Jr., & Anne Armstrong	WD		M26/511 larger piece includes current prop.
11 118	5/15/64	Eleanor T. Snow, widow	Snow Summit Ranch Corp.	WD		232,231, 230 contains house.

# TITLE SEARCH FORM, continued

ADDRESS:	TAX NUMBER:	
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Book Page	Date of Record	GRANTOR (seller)	GRANTEE (buyer)	Type of Transaction	Dollar Amount	COMMENTS