

George Q. Cannon Association Residence
4459 North Highway 224
Snyderville
Summit County
Utah

HABS No. UT-127

HABS
UTAH
22-SNYD,
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, Colorado 80225

HABS
UTAH
22-SNYD,
1-

HISTORIC AMERICAN BUILDING SURVEY
George Q. Cannon Association Residence

I. INTRODUCTION

Location: 4459 North Highway 224, vicinity Snyderville,
Summit County, Utah

Quad: Park City West, Utah

UTM: 12/4505020/454070

Date of Construction: ca. 1902

Present Owner: Steven Barrett, Park City, Utah

Present Use: residence complex

Significance: The George Q. Cannon Association Residence consists of a Victorian pyramid cottage and two wood frame outbuildings. The residence and shed date to ca. 1902. The house represents a good example of the vernacular architecture (though in an unusual form) once common in many parts of Utah. It (with its associated outlying shed) also represents the only residence still standing from historic Snyderville.

The wooden vernacular former Pace-Archibald Store located near the house was probably built ca. 1880-1900 and may have operated up until the 1920's. Its structural integrity has been greatly compromised by the loss of its front and the addition of swinging garage doors.

Historians: A. Dudley Gardner and Michael R. Polk

II. HISTORY

A. Agricultural Development in Utah

Agricultural development within the present state of Utah preceded the Homestead Act of 1862. Within the Salt Lake Valley farming began in 1847 with the arrival of Mormon emigrants, who came west seeking religious freedom. Tightly organized, this religious colony prospered by irrigating the stream valleys that feed the Great Salt Lake. So successful were their farming efforts that by 1850 the population of Utah had grown to 11,380 people.¹ By 1860 the population had climbed to 40,273 individuals.² This population growth occurred within an agriculturally centered economy and grew without the benefit of the government's generous Homestead Act.

In Utah, the farm village was utilized to colonize the future state. From 1847 until about 1890, the state was settled through the establishment of 450 hamlets or farm villages. Virtually all of these villages were laid out in the four-square pattern following the cardinal directions. They were also often located at canyon openings according to the dictates of water.³ The towns were established and promoted as the ideal form of settlement by the Mormon Church. Alternative types of settlement were discouraged and, in general, never worked as well as the farm village. This system encouraged community unity and orderly placement and division of outlying ditches. Peterson describes the value of the farm village pattern in its larger perspective on the Utah landscape:

The landscape that emerged from Mormon planning may be viewed in terms of use. In general the impulse was inward, with functions of greatest intensity focusing on the town lot with its home, garden, and barns. The fort was a place of defense and a preliminary settlement phase from which in time houses were moved and around which memories and traditions functioned. The village itself was a sanctuary, a place of worship and a place of self-policing control.⁴

Aside from the church's efforts, a most important factor contributing to the success of this pattern was that arable land was scarce and "water the price of blood". This deficiency made the small farm village model the most effective means of colonizing the land and expanding the area of the Mormon church's influence.⁵ In Utah the Mormon Church, rather than the federal government, took the lead in settling the land. This did not mean, however, that church members did not take advantage of the Homestead Act of 1862. What did take place with the passage of the Homestead Act was a change in Utah's land use patterns.

The Homestead Act had a pronounced impact on settlement patterns in Utah. While the farm village was definitely a Euro-American land use pattern, it did take into consideration prevailing environmental conditions, such as drainage patterns and the availability of natural resources. The Homestead Act was based on allotting land in 160 acre plots. This system allotted land based on legal definitions and was not based on environmental conditions. As Peterson notes:

The new homestead farms were larger and located on highline canals and along section lines away from the farm villages, reducing the near monopoly the older pattern once held on the landscape. A typically American system of distribution based on federal land provisions and speculation [was] superimposed upon the pioneer pattern.⁶

Most people in Utah began to actively apply the Homestead Laws during 1869.⁷

While the Homesteading Act in Utah greatly aided in the settlement of the future state, settlement patterns would still reflect Mormon values throughout most of the territory. So successful were these Mormon farmers that politicians throughout the west used them as examples of how the desert could be cultivat-

ed. Gentiles, or non-Mormons, did homestead in Utah, but the principal beneficiaries of the Homestead Act were members of the Mormon farm villages because they could show prior use and they controlled the water.

After 1890 the focus of the Utah farm and ranching industry changed dramatically. The shift was economically motivated and centered around changing from a self-sufficient system of agriculture to commercialism.⁸ "Underlying the entire process was the shift from a land business based on Mormon stewardship to one of commercialism and speculation." Due to this change, the amount of acreage cultivated increased sharply from 1.3 acres under the old system to 4.1 million acres in the 1890's.⁹ Improved farmlands also almost doubled, and irrigated land increased by 132 percent. It was also between the years of 1889 and 1899 that the sheep grazing industry exploded from slightly more than one million animals to almost four million.¹⁰ By 1910, 10 percent of the total area of Utah had been claimed for farming. This was a remarkable accomplishment considering that estimates of arable land in Utah rarely exceeded four or five percent of the state's land surface. Thus, the above provides a brief synopsis of the broad statewide setting within which to better understand the significance of the George Q. Cannon Association property. It is the later ranching period, which we leave at this point, of which the property is most representative.

B. The Homesteads at Snyderville

The earliest farm villages established near present Park City and Snyderville had their beginnings in the 1850's. Both Heber, south of Park City, and Coalville, to the north, were established in 1859. These communities were laid out in the typical Mormon farm village pattern. The notable difference was that Coalville also had a mining element. Coal was mined for local use and the Union Pacific Railroad, after 1868, looked to the Coalville area as a potential source of fuel. However, it was at Park City that major mining activity would be the cause for the growth and development of a community. Nearby Snyderville would be greatly impacted by this growth and prosperity. To understand the growth which eventually occurred in Snyderville and of homesteading in the area, both the Mormon settlement of the area and the opening of the Park City mines need to be considered.

In 1849, Samuel Comstock Snyder joined with Parley P. Pratt to open a road from Salt Lake City east across the Wasatch Mountains into an area which had recently been named "Parley's Park". Parley's Park was a large area on the east side of the crest of the Wasatch Mountains which included the present communities of Park City, Snyderville and Kimball. In 1850, Samuel Snyder built a home and settled with his family in the area that would eventually be known as Snyderville. By 1860 the population of the Parley's Park area had grown to about 150 Mormon settlers.¹¹

In the late 1860's two events, occurring almost simultaneously, forever changed the future of Snyderville. The first of these was in 1868 when a federal surveyor general was appointed to Utah. The second event occurred in 1869 when

gold and silver ore was discovered in the Park City area. Both of these events had profound effects upon the Snyderville population.

The first event, appointment of a surveyor general to the territory in 1868, produced a drastic change in Utah's settlement pattern including that of Parley's Park. Obviously settlement had taken place prior to 1868, but the federal government did not recognize private land ownership in Utah until after that date. The delay in appointment of a surveyor was due, in large part, to Congressional opposition. This delay also prevented extension of preemption and the homestead laws in Utah.¹² The first cadastral plat maps of the Snyderville area, an essential step towards obtaining land from the federal government, were not approved until 1869. Yet, by this time, some areas such as Snyderville had been settled for 20 years or more.

Snyderville was originally settled in a pattern similar to most early Mormon communities. The Snyderville settlement pattern was described by Carroll:

As a settlement type, Snyderville possessed most of the characteristics Peterson ascribed to the "Mormon Village". By the time of Snyderville's founding, church leadership had fixed upon the village as a way of preserving religious practice; promoting communal development of resources, and insuring a mutual defense. Under the direction of church leadership, isolated farms often became the core of future village settlements. Snyderville's genesis fits this pattern. Snyderville had the Mormon village's basic form; a nucleated settlement with haying, farming and grazing lands beyond. The 1869 cadastral map, the first for the area, depicted Snyderville as a cluster of buildings strung mostly along present day Old Ranch Road. To the north was a large fenced enclosure labeled "Field" which shared a common fence line with a second larger enclosure to the east.¹³

The sudden shift to the federal system after 1868 based upon the Homestead Act began a slow, though orderly dispersal of the population.¹⁴ Changes in the Snyderville townsite occurred similarly to other areas where one individual

often obtained rightful claims of prior long term use. David Carroll provides an example of such a claim:

On September 20, 1870, Ephraim Snyder received the patent to the north half of the northwest quarter of Section 31. Snyder's subsequent sale to his sister, Betsy Ann Black, in 1872 for \$1 represented her claim on the property from prior use and the inheritance from her father's estate.¹⁵

Considering the potential for dissension in cases of land claims 20 years old, the transition from the historic farm village pattern to the homestead system was relatively smooth. In fact, this change was rather unique in the Intermountain Region. With the exception of the Spanish land grant system which preceded the homesteading system in Arizona, New Mexico and southern Colorado, Utah's farm village pattern was the only other displaced settlement system in the Intermountain Region. Of the two supplanted systems, however, the Homestead Act posed the greatest change to Utah's existing population distribution and to economic, political and religious patterns in the territory.

Implementation of the Homestead Act permanently changed the land use patterns of the territory. A new pattern of township and section boundaries and homesteads was laid over the original village pattern. As a result, settlement in the territory became more dispersed.¹⁶ After 1870, scattered farms and ranches became more common in Utah due to the homestead laws. Settlement in the Snyderville area followed this pattern.

Early settlers in Snyderville experimented with both farming and stock raising. Due to the high elevation that prevented cultivation of crops, cattle raising became the dominant agricultural industry. The enlarged homestead acts helped

expand ranching ventures, but it did not serve as an impetus for settlement of the area.

In 1869 the other event occurred which most profoundly affected the future of Snyderville. In that year soldiers from Fort Douglas in Salt Lake City, who were prospecting in the Parley's Park area, discovered gold and silver ore in the Park City area. As was common throughout the West during this time, a stampede of gold seekers resulted, and tents and brush shelters were built in the Park City area near the mines.

This discovery of gold and silver also had a profound effect upon the nearby Snyderville community. These effects, however, may have helped to balance and even enhance the rearrangements of the cultural landscape which were wrought by implementation of the Homestead Act in 1868. The arrival of many miners and others to the area produced an immediate local need for both lumber and agricultural commodities. Two Snyderville sawmills, one operated by Samuel Snyder and his relatives and the other by William Gibson, provided much of the needed lumber for the mines until 1872. By then the local mountains had been stripped of timber.¹⁷ Agricultural commodities also provided by the Snyderville settlement included milk, eggs, hay and other farm products. Thus, the economic hardships which might have resulted from the disbursement of the Snyderville community were offset by the opening of a new and demanding market for their agricultural commodities.

C. George Q. Cannon Association Residence

Ownership of the property upon which the George Q. Cannon Association residence was eventually built, has its beginnings in 1850 when Snyderville was founded. Actual legal ownership, however, did not occur until 1870. Ephraim Snyder received the first land patent in Snyderville from the United States Government on September 20, 1870.¹⁸ According to the Daughters of Utah Pioneers:

...the United States issued patents for the lands, under the custom that the man owning the largest acreage in any one hundred and sixty acres would apply for and receive the patent for it. He in turn was under legal and moral obligation to issue deeds to any and all who owned smaller acreage within the boundaries of his patent.¹⁹

Ephraim Snyder was apparently the largest land holder. He was given title to the entire north half of the northwest quarter of Section 31, Township 1 South - Range 4 East.²⁰ Snyder apparently held onto the Cannon Association parcel until June 23, 1881 when he sold/transferred twenty-six and two-thirds acres to his uncle George Gideon Snyder.²¹ After several other Snyder family transactions the property passed to George Q. Cannon on October 2, 1900.²² Interestingly, Cannon transferred the property to the George Q. Cannon Association only six months later on March 4, 1901 for the price of \$1.00.²³ It was during the period of Cannon Association ownership that the main residence and associated shed were probably constructed (ca. 1902). In 1910 the property passed to Angus Cannon, a son of George Q. Cannon and in 1920 to Mabel H. Cannon. It was during this latter transaction that a note was made in the Warranty Deed that the home on the property was fenced and occupied by William Archibald. It is presumed that Archibald may have taken the property from Angus Cannon

in lieu of debts which Cannon apparently owed to him.²⁴ In 1929, the residence property which, by 1920 had been reduced to a ten acre parcel, passed out of the Cannon family to William Archibald and onto others in later years.

The structures built on the Cannon Association property consist of a one and a half story late Victorian pyramid cottage and two wooden frame outbuildings.²⁵ The cottage appears to have been built ca. 1902 during a time when agricultural commercialism was on the rise. Whether this particular parcel of land and its associated structures were closely tied into the sheep and cattle ranching industry in the area is not known, but it is likely that the property may have served, at least to some extent, as one of several parcels of land where animals were grazed and kept. It is not known if crops were ever raised here. In any case, it is likely that this parcel alone was not depended upon for stock raising since the Snyder, Cannon and Archibald families all owned numerous other nearby parcels of land which could have been (and likely were) combined for ranching purposes.

Who built the house and associated outbuildings on the property is not known. The house and shed were probably built about 1902 during the Cannon Association ownership, but the particular builder cannot be identified. The house was built in the Victorian style of the era. Wealthy miners and ranchers throughout the West often built Victorian homes to reflect an owner's new found status and wealth. While the Cannon Association residence reflects late Victorian influence it also shows some elements of vernacular form, especially in the window and door sizing. The cottage is well constructed and exhibits a truncated hipped roof with projecting dormers. The original fenestration is intact.²⁶

Ranching was a mainstay in the Snyderville area. As a result, this industry prospered and so did commercial ventures such as the Pace-Archibald store located adjacent to the residence near the highway. The history of the Pace-Archibald Store is not well-known. The few sources which note its former presence in Snyderville are quite vague about its origins and even its function. According to Peterson and Pearson: "...the store... [in Snyderville] was run by Pace and Archibald."²⁷ Archibald, no doubt, refers to the William Archibald family, a prominent group who were early settlers and farmers in the area. Pace could refer to the George Milton Pace family who homesteaded on Silver Creek (about five miles northeast of the store) in 1863 and operated a stock ranch.²⁸ They, along with several other families, apparently established and operated Atkinson Station, a restaurant/freight wagon stop, on the road from Coalville and Echo to Park City.²⁹ How the Pace-Archibald Store was operated, how ownership was divided, what was sold and when it operated is not clear. It is not shown on the 1924 map compiled by the Office of the State Engineer and so it is presumed that it ceased operation at some point prior to that time.³⁰ In the absence of better information, temporal interpretation of architectural stylistic detail will have to suffice to suggest a possible date of construction. As discussed in the architectural description of the structure, a date of 1900 would be most likely, though it may have been built as long ago as the 1880s or 1890s.

Following the initial late nineteenth to early twentieth century construction of the Cannon Association residence, economic conditions in the area deteriorated. The stagnant economic conditions were a direct result of the decline in mining activity at Park City. Possibly as a result of this decline, there were very few

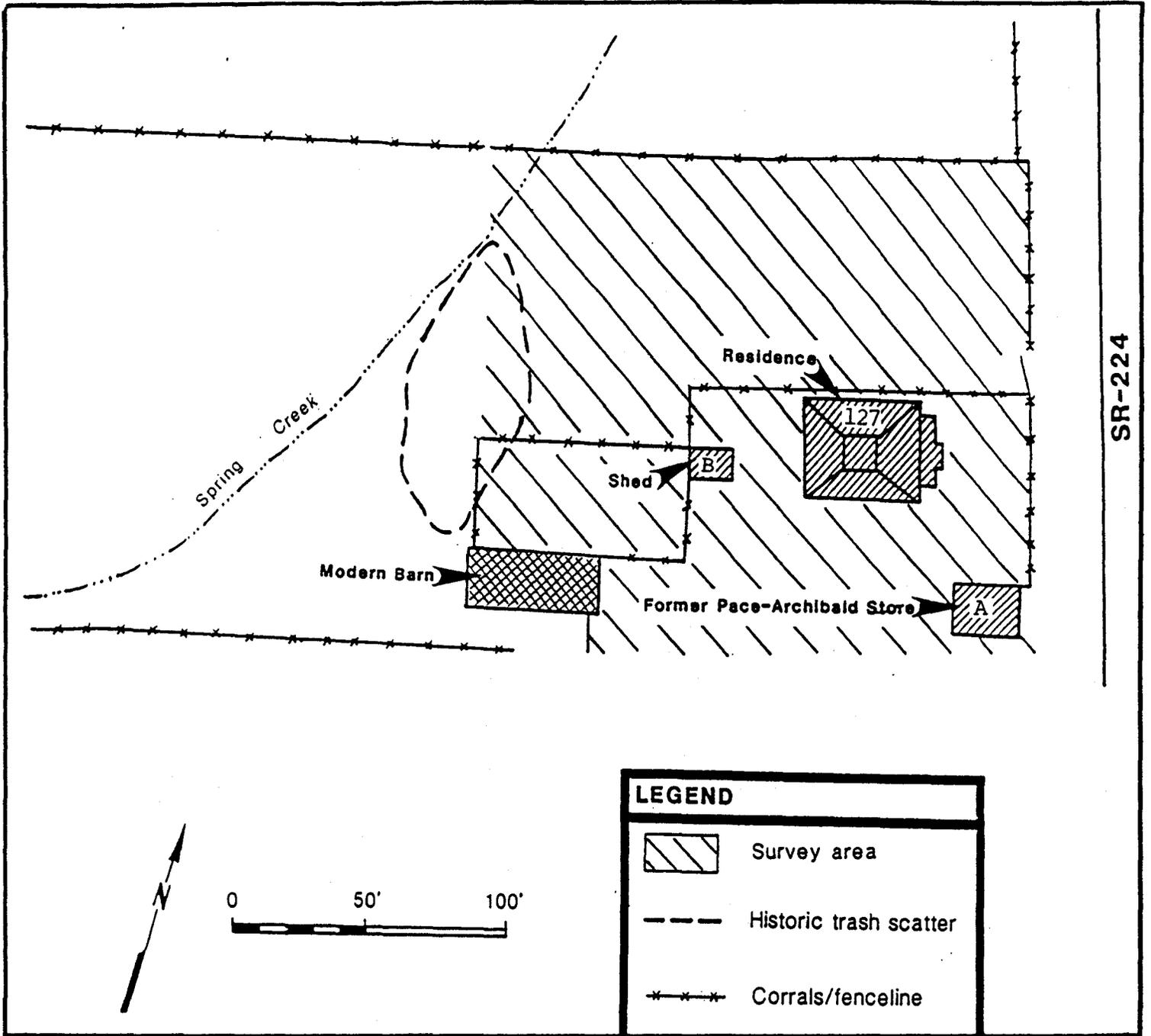
structural alterations made to the building following the initial construction period except, perhaps, the rear addition which may have been added in the first decade of this century.

The residence contains construction elements similar to those of the wealthier or higher economic status households in Park City.³¹ This may suggest that the builder, if a rural merchant, sought to emulate his urban counterparts.³² It may also be that he was an affluent urban dweller who transplanted to this area.

It may be assumed that the owners of the Cannon Association property profited from ranching activities in and around the Snyderville area. They continued to purchase and trade other properties and built a residence reflecting considerable affluence for the time period. Of course, it is difficult to say that money made in local ranching was responsible, or even contributed to their ability to build such a structure. Their money had already been made in other ventures outside of the Snyderville community. Regardless, the building of the residence coincided with turn-of-the-century homesteading and , to a lesser degree, the mining activity at Park City.

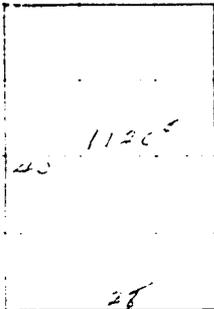
Chain of title for the George Q. Cannon Association Residence and the Pace-Archibald store.³³

<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>	<u>INSTRUMENT</u>	<u>BOOK/PAGE</u>
09/20/1870	United States	Ephraim Snyder	Patent	Patents B-248
06/23/1881	Ephraim Snyder	George G. Snyder	Warr Deed	Miscellaneous Records B-159
04/16/1884	George G. Snyder	Caroline K. Snyder	Warr Deed	Warr Deeds B-75
04/20/1899	Estate of Caroline K. Snyder	Rilla Snyder, et al.	Decree of Distribution	Miscellaneous Records J-319
12/02/1900	Rilla Snyder, et al.	George Q. Cannon	Warr Deed	Warr Deeds E-580
03/04/1901	George Q. Cannon	George Q. Cannon Association	Warr Deed	Warr Deeds E-631
02/17/1910	George Q. Cannon Association	Angus J. Cannon	Warr Deed	Warr Deeds J-89
02/13/1920	Angus J. Cannon and Miriam L. Preston	Mabel H. Cannon	Warr Deed	Warr Deeds M-164
03/08/1929	J. and Mabel H. Cannon	William Archibald	Warr Deed	Warr Deeds O-456
03/22/1929	William Archibald and Catherine	Andrew Voigt	Warr Deed	Warr Deeds O-520
11/05/1942	Andrew Voigt	Lloyd B. Brown and wife		
02/16/1943	Lloyd B. Brown and wife	Clarence W. McCullough and wife		



SR-224

George Q. Cannon Association Residence
 HABS No. UT-127
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RESIDENTIAL OUT BUILDINGS	Area	Value
		47
		47
		47
		47
		47
		47

Garage -- Class 2 Depr. 2% 67
 Cars 1 Floor 2 Walls 5 Roof 4.5 Doors 1
 Size 16 x 22 Age 30 Cost 763
 1940 Base Cost 262 x 30 % Depr. 211

REMARKS _____ Total 211

7-74 REV. 61
 STATE OF UTAH - TAXATION DEPARTMENT

Serial Number _____ of _____ Card Number _____
 Owners Name George Q. Cannon 732 Culbrough
 Location Box 21 Tulo Rye
 Kind of Bldg 125 St. No. Snyderville
 Class 3 Type 127 4. Cost \$ 4277 x 104%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1120		4469	
	x x				
	x x				

Att. Gar. -- C.P. _____ Flr. _____ Walls _____ Cl. _____
 Description of Buildings Additions Additions
 Foundation--Stone _____ Conc. _____ Sills _____
 Ext. Walls Asph. on siding
 Roof Type Asph Mtl. PS
 Dormers--Small 4 Med. 1 Large = 200
 Bays--Small _____ Med. _____ Large _____
 Porches--Front 5x20 100 6 2.25 225
 Rear _____ 6
 Porch _____ 6
 Planters _____ 6
 Ext. Base. Entry _____ 6
 Cfm. Bmnt. -- 1/4 1/4 1/4 1/4 Full _____ Floor Dist 75 20
 Bmnt. Gar. _____
 Basement--Apt. _____ Rms. _____ Fin. Rms. _____
 Attic Rooms Fin. 2 Unfin. _____ 375
 Plumbing { Class 1 Tub 1 Trays _____ 550
 Basin 1 Sink 1 Toilet 1 30
 Wtr. Sfr. _____ Shr. St. _____ O.T. 1
 Dishwasher _____ Garbage Disp. _____
 Heat--Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____
 Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____
 Air Cond. -- Full _____ Zone _____
 Finish--Fir. _____ Hd. Wd. _____ Panel _____
 Floor--Fir. 1 Hd. Wd. _____ Other _____
 Cabinets 1 Mantels _____
 Tile--Walls _____ Wainscot _____ Floors _____
 Storm Sash--Wood D. 2 S _____ Metal D. 5 _____ 50
 Awnings -- Metal _____ Fiberglass _____
C.S. Bebbins 100 24

Total Additions 1605
 Year Built _____ Avg. 1962 Replacement Cost 6074
 Age 2 Obsolescence _____
 Inf. by { Owner - Tenant - _____ Adj. Bld. Value _____
 Neighbor - Reg'd - Est. _____ Conv. Factor 107
 Replacement Cost--1940 Base _____
 Depreciation Column 1 2 3 4 5 6
 1940 Base Cost, Less Depreciation _____
 Total Value from reverse side GARAGE 211
 Total Building Value \$ _____
 Appraised @ 51 69 By 1347 JUL 27 1969
 Appraised @ _____ 19 _____ By _____ 1328

Front and back of 1969 Summit County tax appraisal card for George Q. Cannon Association property at 4459 North Highway 224, Snyderville, Utah.³⁵

III. ENDNOTES

1. Superintendent of Documents, *Historical Statistics of the United States, Colonial Times to 1957, A Statistical Abstract Supplement*, p. 13.
2. Ibid.
3. Charles S. Peterson, *Utah, A History*, p. 38.
4. Charles S. Peterson, Imprint of Agricultural Systems of the Utah Landscape, In: *The Mormon Role in the Settlement of the West*, p. 95.
5. Charles S. Peterson, *Utah, A History*, p. 38.
6. Ibid., pp. 127-128.
7. Ibid.
8. Charles S. Peterson, *Utah A History*, p. 127.
9. Ibid.
10. Leonard J. Arrington, The Commercialization of Utah's Economy: Trends and Developments from Statehood to 1910, In: *A Dependent Commonwealth: Utah's Economy from Statehood to the Great Depression*, p. 16.
11. Marie Nelson, *Mountain Memories: A Book of Remembrance, 1848-1986*, p. 129.
12. David M. Carroll, Results of the Historical Research: Documented Cultural Resources, In: *Historical Archaeology at Parley's Park, Utah: The Testing Program*, p. 28.
13. Ibid., p. 27.
14. Charles S. Peterson, Imprint of Agricultural Systems on the Utah Landscape, In: *The Mormon Role in the Settlement of the West*, pp. 91-106.
15. David M. Carroll, Results of the Historical Research: Documented Cultural Resources, p. 29.
16. Ibid.
17. Marie Nelson, *Mountain Memories: A Book of Remembrance, 1848-1986*, p. 131.
18. Douglas S. Beckstead, Snyderville Property Acquisitions and Transferences, In: *The Snyderville Historic Townsite: Testing and Archival Research*, p. 21.
19. Daughters of Utah Pioneers, *Tales of a Triumphant People*, p. 259.

20. Douglas S. Beckstead, *Snyderville Property Acquisitions and Transferences*, p. 21.
21. *Ibid.*, p. 25.
22. George Q. Cannon was a prominent Mormon polygamist and counselor to three successive LDS Church presidents.
23. Douglas S. Beckstead, *Snyderville Property Acquisitions and Transferences*, p. 61 and David M. Carroll, *Results of the Historical Research: Documented Cultural Resources*, p. 38.

In early 1901 Cannon was in poor health, so on March 13 he left Utah to convalesce in Monterey, California for a period of time. He died there on April 12, 1901 (Andrew Jenson, *Latter-Day Saint Biographical Encyclopedia*, Vol. I, p. 51).
24. David M. Carroll, *Results of the Historical Research: Documented Cultural Resources*, p. 39.
25. *Ibid.*, p. 37.
26. J. Stephen Alexandrowicz, *Historical Archaeology at Parley's Park, Utah: The Testing Program*, p. 121.
27. Marie Ross Peterson and Mary M. Pearson, *Echoes of Yesterday, Summit County Centennial History*, p. 330.
28. Marie Nelson, *Mountain Memories: A Book of Remembrance, 1848-1986*, p. 130.
29. Marie Ross Peterson and Mary M. Pearson, *Echoes of Yesterday, Summit County Centennial History*, p. 334.
30. Office of the State Engineer, *State Engineer's Determination of Water Rights on the Weber River, 1924*, map on file.
31. J. Stephen Alexandrowicz, *Historical Archaeology at Parley's Park, Utah: The Testing Program*, p. 121.
32. *Ibid.*
33. David M. Carroll, *Results of the Historical Research: Documented Cultural Resources*, p. 38.
34. Don D. Southworth and Teri Christensen, *Additional Historic and Archaeological Investigations of Snyderville, Summit County, Utah*, p. 10.
35. Douglas S. Beckstead, *Snyderville Property Acquisitions and Transferences*, pp. 62-63.

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Summit County Book of Abstracts T1S R4E Section 31. Summit County Clerks Office, Warranty Deeds, Book O, Coalville, Utah.

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