

United States Department of the Interior
National Park Service

NOV 16 1992

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name SCHNEITZER HOTEL
other names/site Virginia House

2. Location

street & number 700 North Homestead Drive N/A not for publication
city, town Midway N/A vicinity
state Utah code UT county Wasatch code 051 zip code 84049

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
Name of related multiple property listing: <u>N/A</u>		<u>1</u>	<u>0</u> Total
		No. of contributing resources previously listed in the National Register <u>0</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature] 11-12-92
Signature of certifying official Date

Utah State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 - See continuation sheet
- determined eligible for the National Register. See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other, (explain:)

Entered in the
National Register

[Signature] 12/17/92

6. Functions or Use

Historic Functions
(enter categories from instructions)

DOMESTIC / single dwelling
DOMESTIC / hotel

Current Functions
(enter categories from instructions)

DOMESTIC / hotel

7. Description

Architectural Classification
(enter categories from instructions)

Federal

Materials
(enter categories from instructions)

foundation STONE
walls BRICK
STUCCO
roof WOOD
other

Describe present and historic physical appearance.

Built c. 1886, the Schneitter Hotel is a two-story, central passage, Federal style house with brick exterior walls, stone foundation, and a low-pitched, truncated hip roof capped with a wooden widows walk. The house underwent extensive rehabilitation in the 1980s, at which time several changes were made on both the interior and exterior, including the addition of a compatibly designed one-story rear sun room which replaced earlier additions. Overall, the house retains its historic integrity.

The house is virtually square in plan and is symmetrical on all four elevations. The principal (north) facade has a five-bays with central doors on both the first and second stories. The classically inspired two-story porch is a modified reconstruction (probably 1980s) of the original porch. It has tapered square columns, full-width open extensions at the main-floor level, a gabled roof over the second story, and simple, rectangular balusters. The original porch had an open porch on the second story and lathe-turned balusters and columns decorated with scroll-sawn corner brackets (see historic photos). The dimensions of the current porch appear similar to the original (excluding the open-porch sections at the main level). Despite its differences, the front porch is a very compatible element on the facade.

The foundation, constructed of local "pot rock," supports a projecting, six-inch thick sandstone water table. Originally, the house had five chimneys--one at each of the corners and one at the rear (south) entry. These were removed a number of years ago and have been replaced with new chimneys (1980s) which are shorter and wider than the originals. The widows walk is a reconstruction (probably 1980s) with a simpler balustrade pattern than the original that matches the existing porch. The original two-over-two windows have been replaced with one-over-one double-hung windows with fixed-sash storm windows. The flat, molded lintels over the windows and doors are original.

The interior of the house has a central passage plan, which is characterized by a central hall and stairway. There are currently four rooms per floor--two on either side of the hall. Reportedly, there were six rooms per floor originally. The change was apparently made in the 1980s in order to accommodate bathrooms in each room. The house has 1,152 square feet of floor area on each level. Exterior and main interior walls are foot-thick masonry. Floors are wood which have been carpeted over within the past few years. Ceiling heights are 9' 8" on the main floor and 10' 3" on the second floor. The interior trim and doors are original.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
<u>ARCHITECTURE</u>	<u>c. 1886-1938</u>	<u>c. 1886</u>
<u>RECREATION</u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
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<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
Significant Person	Architect/Builder	
<u>N/A</u>	<u>unknown</u>	
<u></u>	<u></u>	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built c. 1886, the Schneitter Hotel is both historically and architecturally significant. Architecturally, it is the only example of the Federal style in the Midway area. Most of the houses in town are relatively modest Victorian or vernacular designs, though there are several elaborate Gothic Revival style houses as well¹. The house is also significant as the principal building at Schneitter's Hot Pot Resort, predecessor of the current Homestead Resort. It served as a guest house for patrons of the resort and probably as a residence for the operators as well. Schneitter's resort was one of the two most successful and long-lived of the several bathing resorts developed in the Midway area in the nineteenth century to take advantage of the natural hot springs, many of which are surrounded by large, conical mineral deposits, or "pots." The Schneitter Hotel is one of the few remaining historic buildings that represent the recreational industry that was important in the early (and current) economy of the area.

Schneitter's Hot Pot Resort was established by Simon and Maria Schneitter and their 23-year-old son Simon J. A local history claims that it was in 1886 that "a two-story brick hotel and swimming pool was started."² Some facilities were probably available at that time, but the hotel and the more fully developed resort were probably not finished until the summer of 1891 when the local newspaper announced the grand opening of the resort.³ That the hotel was not operational until that time is further indicated by a newspaper article a few weeks earlier, which noted that "S.J. Schneiter⁴ spent a portion of last week in Salt Lake City, making the necessary purchases of furniture, etc., for the fitting out of his bathing resort

X See continuation sheet

¹Most of the Gothic Revival style houses have been listed in the National Register under the thematic nomination titled "The Architecture of John Watkins," after the architect/builder who designed them.

²William J. Mortimer, editor, How Beautiful Upon the Mountains (Salt Lake City: Deseret News Press, 1963), pp. 593, 672-673. The source of much of the content of this book is based on information provided by descendants of the settlers and long-time residents of the area.

³Wasatch Wave (Heber City, Utah), June 23, 1891. June 25 is given in this advertisement as the date of the grand opening.

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**National Register of Historic Places
Continuation Sheet**

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Schneitter Hotel, Midway, Wasatch County, Utah

and summer hotel by the big hot pot."⁵ It seems likely, then, that the Schneitters started developing the resort and constructing the hotel in 1886 but did not have it completed and fully operational until 1891. Gazetteers or business directories of the period support that conclusion, since it was not until the 1892-93 edition that Schneitter's "Hotel and Saloon" were listed.

Though several hot pot resorts were developed in the Midway area in the late nineteenth century, only two enjoyed long-term success--Luke's Hot Pots and Schneitter's Hot Pots.⁶ Luke's was established in 1888 by Andrew Luke and John Busby and is still in operation today as the Mountain Spa Resort. Schneitter's, built between 1886 and 1891, remained in family ownership until 1952. Though both Simon and Simon J. have been credited as the resort's founder, it seems that Simon J. was the principal force behind the enterprise. His name is listed in early newspaper articles, advertisements, and gazetteers as the proprietor.

The Schneitters created swimming pools by drilling into the base of the large hot pot and piping the water to the pools. Other attractions at the resort included horse racing, music, and food, in addition to the hotel accommodations. Resort owners figured out early on that soaking in hot pools developed healthy appetites. As one early resort-goer put it, "A fellow goes into the hot pots and when he comes out, he can eat a house and lot."⁷ By all accounts, fried chicken dinners seem to have been the favorite at Schneitters.

Simon and Maria Schneitter were immigrants from Switzerland, who came to Utah in 1863 after joining the Church of Jesus Christ of Latter-day Saints (or Mormon church) in their native land. They settled in the Midway area in 1864 where a number of other Swiss immigrants had established themselves. The Schneitters set about clearing the land and farming, though Simon was a watchmaker by trade. The hot springs and "pots" were geological novelties in the area. The largest hot pot was two hundred feet in diameter and one hundred feet high.⁸ One of the largest hot pots was located on Schneitter's property. People from surrounding towns, especially those from the nearby mining town of Park City, would travel to Midway to see the hot pots and bathe in the pools. The idea of building a resort to accommodate them occurred to several local residents, including the Schneitters.

Soon after the hotel and resort were completed, the Schneitters began leasing it out to various operators. They included Thomas Monks, William W. Ritter, and Peter Kurellor. The age and health of Simon and Maria may have been one of the reasons. Maria (b. 1821) died in 1893, and Simon (b. 1828) died in 1900. Simon J. (b. 1860)

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⁵Wasatch Wave, June 9, 1891.

⁶For a full description of the various hot pot resorts, see How Beautiful Upon the Mountains, pp. 591-596.

⁷"Territorial Happenings," Wasatch Wave, August 18, 1891.

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Schneitter Hotel, Midway, Wasatch County, Utah

apparently had more lucrative opportunities in the mining towns of Eureka, Utah, and Ouray, Colorado. He lived away from Midway between about 1891 until 1907. He married Velate Manhart in 1898 then, after her death in 1902, married Fannie Manhart Miles in 1903. Upon his return to Midway around 1907 Simon J. and Fannie took over operation of the resort. They continued running it until their deaths in 1938 and 1950, respectively.⁹ Noble J. Schneitter, Simon J.'s son by his first wife, also helped operate the resort, probably taking a lead role in the later years.¹⁰

A year or so after Fannie Schneitter's death, the resort was sold to Ferrin W. Whitaker, who changed the name to "The Homestead" and named the old hotel the "Virginia House." The Whitakers expanded and remodeled the facilities, enhancing its reputation as a resort. Additional changes were made in the 1980s with the addition of a golf course, tennis courts, and expanded and improved accommodations. Through all of the changes, the original hotel has remained very much unchanged on the exterior and functions today much as it did historically.

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⁹Biographical information on Simon J. and Fannie Schneitter is available in Mortimer, How Beautiful Upon the Mountains, pp. 787-788; Salt Lake Tribune, September 23, 1938 (Simon J. Schneitter obituary); Salt Lake Tribune, September 3, 1950, p. B-9 (Fannie Schneitter obituary).

¹⁰"Death Takes Ex-Owner of Hot. Pots." Salt Lake Tribune, September 30, 1967, p.31. Mr. Schneitter is listed

9. Major Bibliographical References

Mortimer, William James, compiler and editor. How Beautiful Upon the Mountains.
Heber City, Utah: Wasatch County Chapter, Daughters of Utah Pioneers, 1963.

Varley, C. Ray. "Intensive Level Survey -- Schneitter Hotel."

Wasatch Wave, (Heber City, Utah) 1891.

___ See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic preservation office
- Other State agency
- Federal agency
- Local Government
- University
- Other

Specify repository:

10. Geographical Data

Acreage of property 0.23 acre

UTM References

A	<u>1/2</u>	<u>4/5/8/9/9/0</u>	<u>4/4/8/5/6/7/0</u>	B	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / / /</u>	D	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / / /</u>

___ See continuation sheet

Verbal Boundary Description

An area 100 ft. by 100 ft. square with sides parallel to the building and with the Schneitter Hotel roughly centered in the square. (The northwest corner of the boundary is located 20 ft. north and 32 ft. west of the northwest corner of the masonry building.)

Area described is located entirely within parcel number OMI-0204-0-027-034.

___ See continuation sheet

Boundary Justification

The boundary includes only the historic building and not adjacent buildings and structures that are part of the current resort operation. The boundaries provide a reasonable amount of adjacent landscaped area similar to that present historically. (See historic photo.)

___ See continuation sheet

11. Form Prepared By

name/title Roger V. Roper / Architectural Historian

organization Office of Historic Preservation, Utah Division of State History date October 1992

street & number 300 Rio Grande telephone (801) 533-5755

city or town Salt Lake City state Utah zip code 84101

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**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 3

Schneitter Hotel, Midway, Wasatch County, Utah

Photo No. 1

1. Schneitter Hotel
2. Midway, Wasatch County, Utah
3. Photographer: Roger Roper
4. Date: September 1992
5. Negative on file at Utah SHPO
6. North elevation. Camera facing south-southwest.
7. Photo No. 1

Photo No. 2

1. Schneitter Hotel
2. Midway, Wasatch County, Utah
3. Photographer: Roger Roper
4. Date: September 1992
5. Negative on file at Utah SHPO
6. West and south elevations showing new, one-story addition. Camera facing northeast.
7. Photo No. 2

Photo No. 3

1. Schneitter Hotel ("Sniders Hot Pot Farm and Resort")
2. Midway, Wasatch County, Utah
3. Photographer: Unknown
4. Date: 1926(?)
5. Negative on file at Utah SHPO
6. West elevation and historic porch with second historic building (no longer extant). Camera facing east.
7. Photo No. 3