

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **William Tretheway House**

Address: 335 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-372

Current Owner Name: James Totoro & Jill Harwood

Parent Parcel(s):

Current Owner Address: PO Box 3654, Park City, UT 84060-3654

Legal Description (include acreage): 0.08 acres; LOTS 9 & 10 BLK 30 PARK CITY SURVEY.

## 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: 7/12/1984 - Mining Boom Era Residences Thematic District)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints: 1983, 1995 & 2006  
 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:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

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.

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

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-Parlor type / Vernacular style

No. Stories: 1 1/2

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

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

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

- Good (Well maintained with no serious problems apparent.)
- 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:** The site rises gradually from the retaining wall at the road to a narrow relatively level building pad. The site behind the house rises sharply. The vegetation includes two mature evergreen trees in the front yard and grasses--not formal plantings. Dry stacked stone retaining wall does not appear to be original to the site, but is compatible with the neighborhood.

**Foundation:** The front porch rests on cinder blocks; remaining foundation cannot be verified.

**Walls:** Walls are clad in wood drop siding and corner boards. The front partial-width porch is supported by simple square columns with shed extensions out to the sides, making it a full width porch. The rail is a simple inverted king-post truss design.

**Roof:** The roof is a side gable with rear extension into a saltbox form, sheathed in asphalt shingles.

**Windows:** Single double-hung units with simple trim casings. Also, small casement windows on the side elevations.

**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 site has not changed from the description provided in the 1983 National Register nomination- excerpted below:

This house is a one story frame hall and parlor house with a gable roof. Typical of the hall and parlor house is the rectangular form, the symmetrical facade with a door centered between two windows, and the porch spanning the facade. The piers that support the section of porch between the windows may be original, but the porch roof, the side piers, and the balustrade were later additions. Those changes are unobtrusive and are reversible. The roof of this house slopes off to the rear, resembling a saltbox roof. An original shed extension such as this was common in Park City houses, allowing the two room hall and parlor form to be expanded to a four room house. There is a door with a small balcony set in the top half story of the south gable end. All of the original windows are the one over one double hung sash type. Two small windows in the north wall are more recent additions, but the change is minor. Despite the minor porch and window changes, the house maintains its original character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is typical of mining era homes in Park City. The house is located on .08 acres with a narrow building pad that results in the rear of the house nearly embedded into the hill behind. The lot gradually rises from the stone retaining wall at the street front and rises more sharply at the rear of the house. Landscaping is informal and consists of evergreen trees and grasses. The house is located close to other houses of similar size and scale.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1900<sup>1</sup>

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)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>2</sup>

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):

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:** East elevation. Camera facing west, 2006.

**Photo No. 2:** East elevation - detail. Camera facing west, 2006.

**Photo No. 3:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 4:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 5:** Southeast oblique. Camera facing northwest, 1983.

<sup>1</sup> Summit County Tax Assessor.

<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. \_\_\_\_\_

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 335 Woodside UTM: 12 458060 4498970  
 Park City, Summit County, Utah  
 Name of Structure: William Tretheway House T. R. S.  
 Present Owner: Elmer S. George  
 Owner Address: 2937 Casto Lane, Salt Lake City, Utah 84117  
 Year Built (Tax Record): Effective Age: Tax #: PC 372  
 Legal Description: Kind of Building:  
 Lots 9 and 10 Block 30, Park City Survey  
 Less than one acre.

STATUS/USE 2

Original Owner: probably William Tretheway Construction Date: c. 1893 Demolition Date:  
 Original Use: Residence Present Use:  
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:  
 Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory Historic Period  National Register  Multi-Resource  
 Deteriorated  Major Alterations  Not Contributory  State Register  Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:  
 Views:  Front  Side  Rear  Other Views:  Front  Side  Rear  Other  
 Research Sources:  
 Abstract of Title  Sanborn Maps  Newspapers  U of U Library  
 Plat Records/ Map  City Directories  Utah State Historical Society  BYU Library  
 Tax Card & Photo  Biographical Encyclopedias  Personal Interviews  USU Library  
 Building Permit  Obituary Index  LDS Church Archives  SLC Library  
 Sewer Permit  County & City Histories  LDS Genealogical Society  Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):  
 1900 Census Records. Summit County, Park City Precinct, p. 153-A.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall &amp; Parlor House

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame hall and parlor house with a gable roof. Typical of the hall and parlor house is the rectangular form, the symmetrical facade with a door centered between two windows, and the porch spanning the facade. The piers that support the section of porch between the windows may be original, but the porch roof, the side piers, and the balustrade were later additions. Those changes are unobtrusive and are reversible. The roof of this house slopes off to the rear, resembling a saltbox roof. An original shed extension such as this was common in Park City houses, allowing the two room hall and parlor form to be expanded to a four room house. There is a door with a small balcony set in the top half story of the south gable end. All of the original windows are the one over one double hung sash type. Two small windows in the north wall are more recent additions, but the change is minor. Despite the minor porch and window changes, the house maintains its original character.

Statement of Historical Significance:

Construction Date: c. 1893

Built c. 1893, the William Tretheway house at 335 Woodside is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built between 1889 and 1900, according to the Sanborn Insurance Maps. It was probably constructed in 1893, the year that William Tretheway purchased this property from the Park City Townsite Corporation, although Tretheway, like many others in town, may have built the house before receiving legal title to the property. William Tretheway was born in England in 1854 and came to the U.S. in 1883. He worked as a mine foreman in Park City. His wife, Jessie, whom he married c. 1876, was also a native of England (b. 1854). She did not join him in the U.S. until 1891. The Tretheways had at least two children.

In 1901, the Tretheways sold this house to Lizzie T. Campbell, about whom nothing is known. The Campbells apparently owned the house until 1927, when it was sold to Mrs. Fannie B. Watterson, who owned it until 1944.



William Tretheway House  
335 Woodside  
Park City, Summit County, Utah

Southeast corner

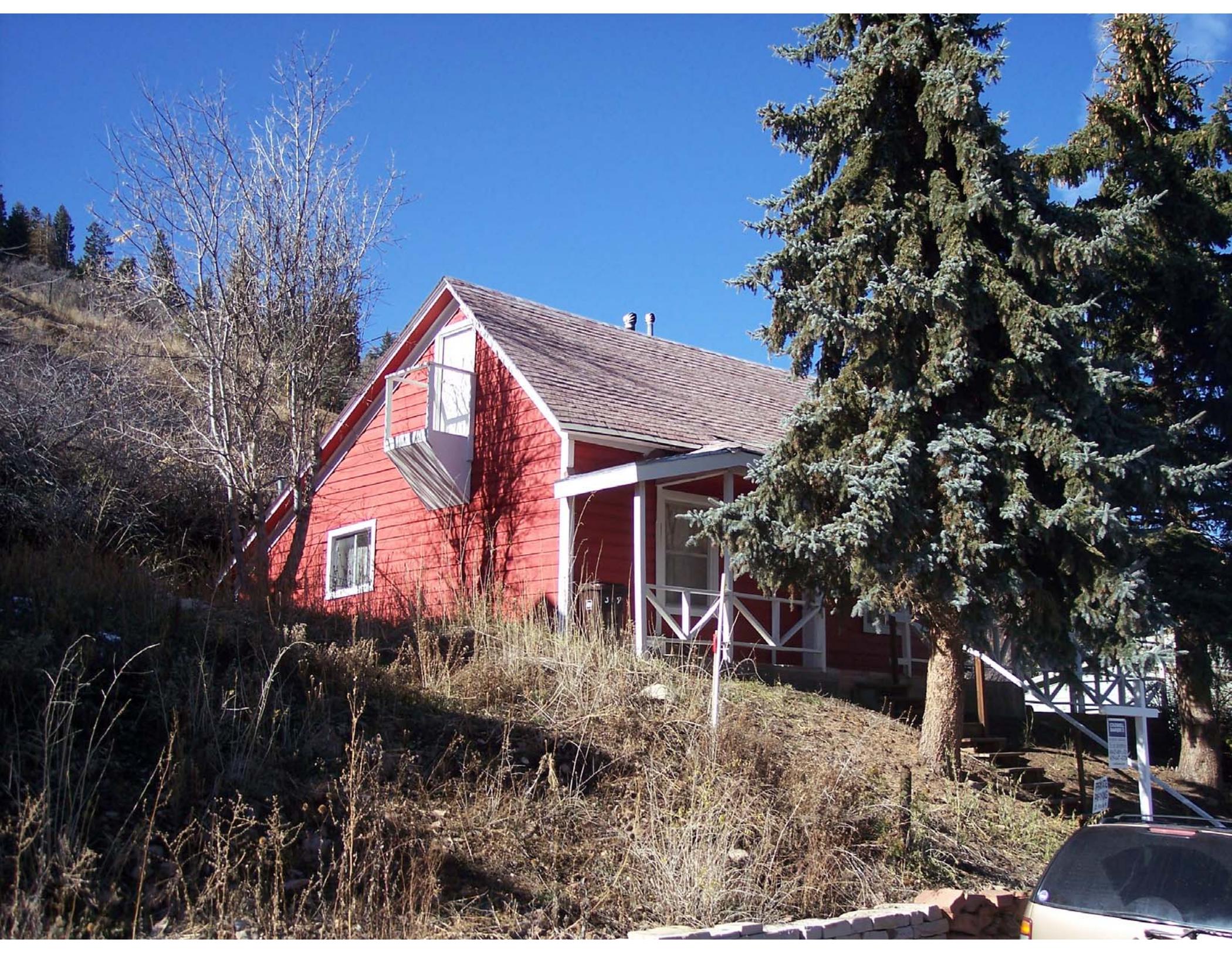
photo by Debbie Temme, October 1983  
Negative: Utah State Historical Society





335

po





PRIVATE  
PARKING  
337 Woodside Ave.

PRIVATE  
PARKING  
335 Woodside Ave.