



HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Edward Cook House

Address: 543 Woodside Avenue

Date of Construction: c. 1894

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: PC-346

Current Owner: Smaxski LLC

Legal Description (include acreage): LOTS 11 & 12 BLK 28 PARK CITY SURVEY M155-646 VWD-204 IQC-216
415- 519-520 570-111 1315-766-767-785 1501-1708 1715-551-555 1920-910; 0.09 AC

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:

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: **Cross-wing type / vernacular and Victorian Eclectic styles**

No. Stories: **1.5**

Number of Associated Structures: Accessory building(s). # **2** Structure(s). # **1**

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: _____, original location: _____)

Materials: (Describe the visible materials)

Exterior Walls: **Drop-novelty wood siding and stone**

Foundation: **Stone and concrete block**

Roof: **Cross wing roof form sheathed in asphalt shingle**

Windows/Doors: **Windows include two paired double-hung units in the full height bay on the primary façade and paired casement units. Doors include a six-panel door on the lower level and a midcentury solid door on the upper level**

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.)

543 Woodside is a cross-wing type house that has undergone significant changes. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. The projecting bay present on both the main and lower level seen in the c. 1940 tax photo has been altered so only the lower projecting bay is present. A rear addition was built at some point after the 1968 tax card. The cross gable roof is sheathed with composition shingles. The house is clad with drop-novelty siding which appears to be original with coursed stone on the lower level. Although a previous site information form notes

that the fish-scale shingles in the gable may not be original, they appear to have been present when the projecting bay was still extant and appear to be original. There was a group of four windows in the front gable end where a projecting bay was previously which replaced by a pair of one-over-one double hung sash windows sometime between 2013 and 2020 when the lower bay was extended to the second floor. Other windows include a pair of one-over-one double hung sash windows in the lower part of the bay and another pair with a horizontal picture window in the porch area. The door is a wood frame and panel door with an upper light. The porch is incorporated under the roof with square wood posts. A simple wooden balustrade surrounds the porch area and leads down the stairs to a lower deck or porch area, which has stairs leading to the sidewalk. There is mention of a bunk house and small shed on tax cards, but these are not visible in present images. The site is sloped steeply upward from the road. Although the overall form remains legible, the cumulative formal and material changes have diminished 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.)

This house was built while under the ownership of Edward Cook, though it is not known if he lived in the house. The next owner was William Tretheway, who bought the house in 1892. William Tretheway was a mining foreman who was born in England, and emigrated to the U.S. in 1883. He and his family appear on the 1900 census, living in a house on Woodside, though it is unknown if it was this house, due to the lack of addresses on that census. They sold the house in 1910 to Charles Martin.

The house was not on the 1910 or 1920 censuses, indicating that it was likely vacant at that time. The house came under the ownership of the county, and was then sold to W.D. Turner in 1926. William Turner was a farmer who lived in Kamas during the 1920 census. It would appear that he did not live in the house, as it was rented out during the 1930 census to Lyle Cossey and his family. Lyle was a barber who grew up in Park City, and lived in the house with his wife Laurinda, and their daughter Mildred. The house was likely foreclosed on in 1938, and the property went to auction, being bought by the Home Owners Loan Corporation. The house was rented out during the 1940 census, and was occupied by Oscar Clegg, his wife Della, and their three sons. Oscar Clegg was a trapper in the area. The house was sold in 1945 to Rex Leatham.

The property has changes hands many times since the historic period, and is currently owned by Smaxski, LLC.

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: 543 Woodside Avenue. East elevation. 2020



Photo 2: 543 Woodside Avenue. East elevation. November 2013



Photo 3: 543 Woodside Avenue. Northeast oblique. November 2013



Photo 4: 543 Woodside Avenue. East elevation. 2008



Photo 5: 543 Woodside Avenue. East elevation. 2006



Photo 6: 543 Woodside Avenue. in 1995



Photo 7: 543 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 8: 543 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.)

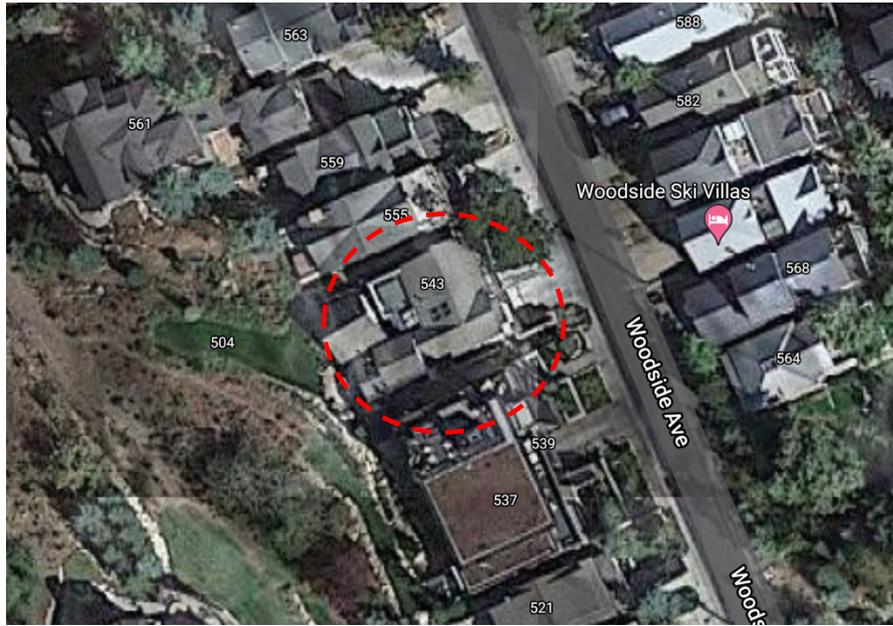
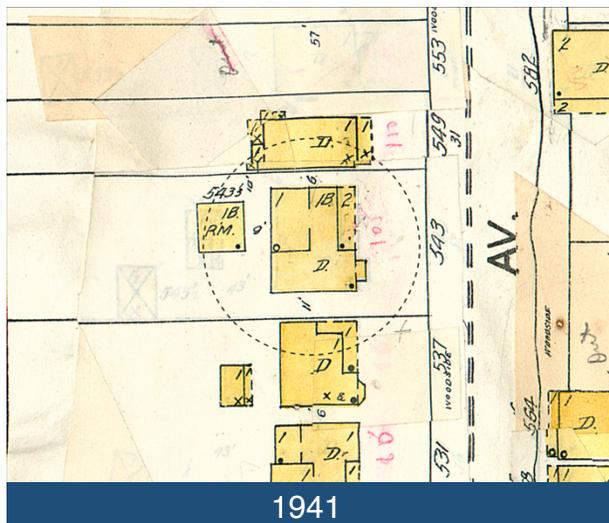
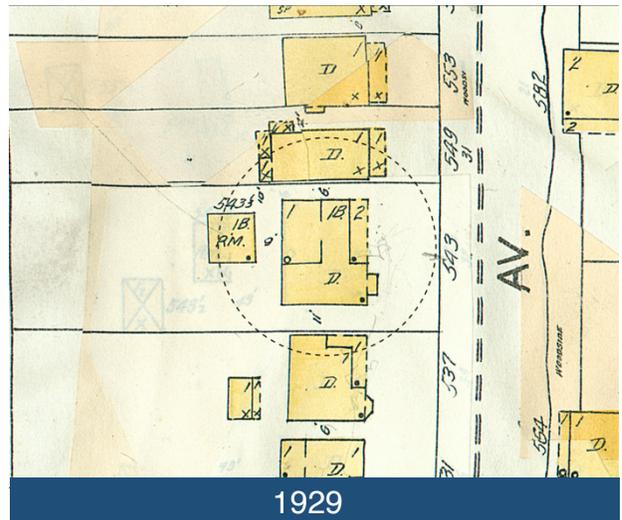
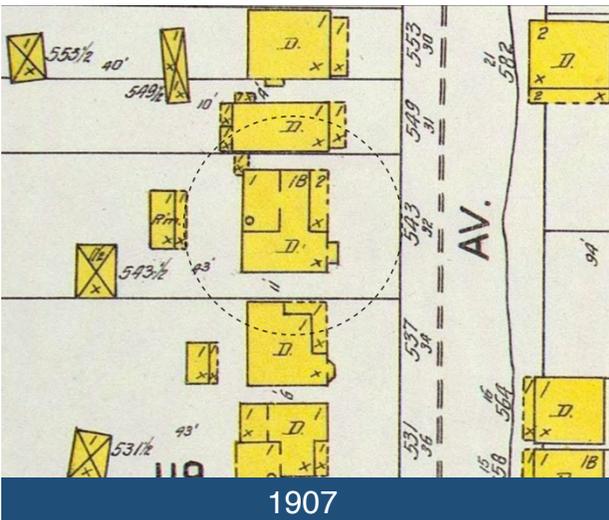
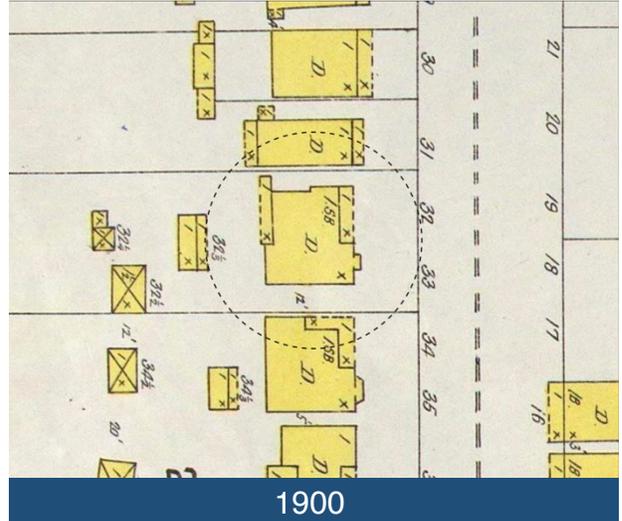
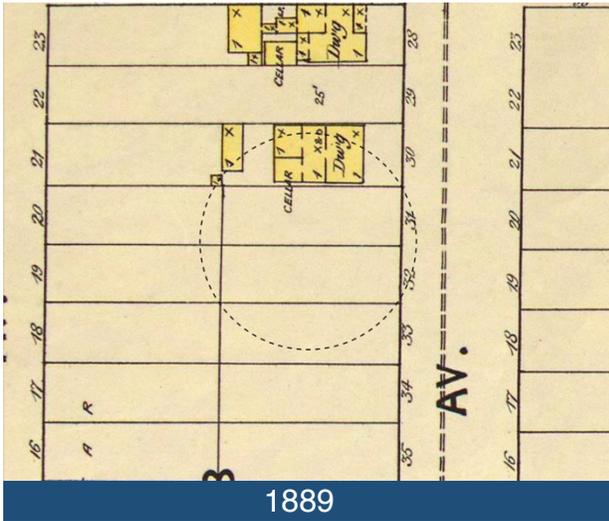


Figure 1: Aerial view showing the location of 543 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

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

Tax Number: PC-346

Address: 543 Woodside Avenue

City: Park City, UT

Current Owner: Smaxski LLC

Address: (see historic site form for address)

Legal Description (include acreage): 543 Woodside Avenue Sub. (2013) (PC BK28 L11 & L12) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		[L1-15 and undiv. N1/2 of block]
4/14/1890	D.C. & H.M. McLaughlin	Edward M. Cook	W		"11,12"
4/1/1890	Edward M. Cook	Hannah R. Wells	Mortgage	\$700.00	"11,12"
8/16/1892	Edward M. & Emily A. Cook	William Trethewey	W		"11,12"
10/31/1910	Mrs. Jessie Trethewey	Charles L. Martin	W.D.		"11,12"
6/14/1926	Summit Co.	W.D. Turner	Red. Cert.		
10/1/1928	Retta B. Turner & husband	America Building & Loan Co.	Mtg.		
10/29/1938	By Sheriff: William D. Turner, et al	Home Owner's Loan Corp.	Sheriff's Deed		
6/2/1945	Home Owner's Loan Corp.	Rex Alvin Leatham, et ux	W.D.		
4/12/1949	Rex Alvin & Lizzie Ann Leatham	William L. & Elizabeth J. Reed	W.D.		
1/23/1987	William L. & Elizabeth J. Reed	Robert G. & Dorothy J. Larson	W.D.		
1/14/1987	Robert G. & Dorothy J. Larson	R.V. Coalson	W.D.		
7/5/1990	R.V. Coalson	M.H. Smith & C. MacGregory	W.D.		
4/14/2000	M.H. Smith & C. MacGregory	J. Mahoney & F.C. Moore	W.D.		
4/14/2000	J. Mahoney & F.C. Moore	Jack & Louise Scott Mahoney	W.D.		
3/20/2008	Shirlene Bastar (esq. tr.)	Smaxski LLC	W.D.		[as trustee of Mahoney Enterprises]

Researcher: John Ewanowski, CRSA Architecture

Date: 1/6/2015