



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

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Property Name (if any): **Chester and Mary Withey House**

Address: **1045 Woodside Avenue**

Date of Construction: **1890**

City, County: **Park City, Summit County, Utah**

Architect/Builder: **Unknown**

Tax Number: **1045-WS-1**

Current Owner: **Victorian Home LLC**

Legal Description (include acreage): **LOT 1, 1045 WOODSIDE AVENUE REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 0.09 AC**

**STATUS / USE**

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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**

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Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

**DESCRIPTION**

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Architectural Style: **cross-wing type / Victorian Eclectic style**

No. Stories: **1.5**

Number of Associated Structures:  Accessory building(s). # **0**  Structure(s). # **0**

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

Location:  Original location  Moved (Date: 1980s , original location: 705 Woodside Ave)

Materials: (Describe the visible materials)

Exterior Walls: **Drop and board-and-batten wood siding**

Foundation: **Concrete**

Roof: **Cross-wing form sheathed in asphalt shingles**

Windows/Doors: **Paired two-over-two double-hung, and a Chicago-style window with large center casement flanked by narrow double-hung (in this case two-over-two lights). New addition includes French doors onto what appears to be a rooftop deck over a carport**

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Essential Historic Form:  Retains  Does Not Retain

**NARRATIVE DESCRIPTION OF PROPERTY**

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(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.)

1045 Woodside is a two story cross-wing type house that has been extensively modified over the years. It was also moved to its current location from 705 Woodside in the 1980s. 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. A large two story addition was constructed to the side and rear of the house in 2007-2008. While the addition retained the front section of the house intact and untouched, it significantly impacted the overall form. The walls of the original house are clad with drop-novelty wood siding and the walls of the addition are clad with board-and-batten

wood siding. The windows on the front gable end in the porch area shown in the 2006 photo were a group of three casement windows, but were replaced with a taller set of three windows, a large central pane flanked by two two-over-two double hung sash type windows. The two-over-two double hung sash windows in the upper porch area have replaced the casement windows shown previously. The door is not readily visible in any of the available photos and its type remains unverified. The porch is covered by a shed roof and supported by chamfered wood posts with decorative brackets. There is a lathe turned wood balustrade that runs between the posts. A stone retaining wall runs along the sidewalk. The cumulative formal and material changes have diminished its historic value.

## SIGNIFICANCE

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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 moved in the 1980s from 705 Woodside Avenue to its current location at 1045 Woodside Avenue. The following history belongs to the house, and not to the address.

This house was likely built in 1890, when a mortgage was taken out on the property by Chester and Mary Withey. Chester and Mary appear on the 1900 census, at that time living on Norfolk Avenue. Chester was a millman, but they later moved to Los Angeles where he became involved in a fine arts company. They sold the house to 1891 to James Farrell

James Farrell was one of the pioneers of Park City mining, and started the Quincy mine in conjunction with D.C. McLaughlin. He was born in Ireland, and immigrated to the U.S. when he was ten years old. He was a major participant in the mining, banking and livestock industry in Utah. It is likely that he used this house as an income property, as he is not noted as living on Woodside Avenue on the 1900 census, but it is unknown who the occupants were, as the census of that year did not include house numbers.

The house was sold in 1903 to Clarence Blocher. He appeared on the 1900 census for Park City, but he and his wife Mary lived somewhere outside of the main town at that time. He worked as a teacher, and was eventually superintendent of the schools in the area. He and his family had moved to Missouri by 1913. The title was transferred in 1905 to W.W. Armstrong and W.D. Sutton, who likely were acting for a title company, as the title was transferred two months later to the First Congregational Church of Park City.

No record could be found of the First Congregational Church using this building for services, but the 1910 census does show that the house was occupied by James and Barbary Schultz and their two children. James worked as a bookkeeper for a concentration mill. It is possible that they were members of the Congregational Church that had been displaced, but this is conjecture. The First Congregational Church owned the house until 1915 when it was sold to Glen Wentworth.

Glen Wentworth appears on the 1920 census, living in this house with his wife Edna, and their two children. Glen worked as a bookkeeper for a butcher shop. Glenn and Edna were married on Sept 16, 1914 and lived in Park City for some time. Glen lived until 1940, and Edna lived until 1971, at which time she had moved from Park City and was living in Wyoming. They sold their house in 1921 to John D. Fisher.

John D. Fisher appears on the 1920 census for Park City, at that time renting a house on Park Avenue. He lived there with his wife Maude, and their two children. He was a superintendent for a mine, but no other information could be found on him or his family. They sold the house in 1925 to George Krueger.

George Krueger appears on the 1930 census, living in this house with his wife Buelah and their three sons. George worked as a superintendent for the Judge Silver Mine at the time of the census and later as the general superintendent for the Park Utah Consolidated Mines Co. in 1947. He retired in 1953 and moved to Salt Lake City, dying later that same year. They owned the house until 1936 when it was sold to George Cunningham.

George Cunningham is shown on the 1940 census for Park City, at which time he lived at 627 Park Avenue with his wife Jeannette and their four children. He worked as a repairman and was active in several of the fraternal orders of the town. They owned the house from 1936 to 1943, but records show that they moved to Ogden, Utah in 1941. With there being no record of them having lived there, it is likely that they used the house as an income property. In 1940 it was rented by Ted and Constance Howden. Ted worked as an office clerk for the same company that George worked. The Cunninghams sold the house in 1943, and it has changed hands several times since then. The house was moved sometime between 1985 and 1995, while the house was owned by Madeline Smith or Daniel Smith. It is currently owned by Victorian Home LLC.

## REFERENCES

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- 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

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(Provide several clear historical and current photos of the property.)



Photo 1: 1045 Woodside Avenue. East elevation. 2020



Photo 2: 1045 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 1045 Woodside Avenue. East elevation. November 2013



Photo 4: 1045 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 1045 Woodside Avenue. East elevation. 2008



Photo 6: 1045 Woodside Avenue. East elevation. 2006



Photo 7: 1045 Woodside Avenue. in 1995



Photo 8: 1045 Woodside Avenue in 1981 (Historic Architectural Survey, 1982)



Photo 9: 1045 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.)

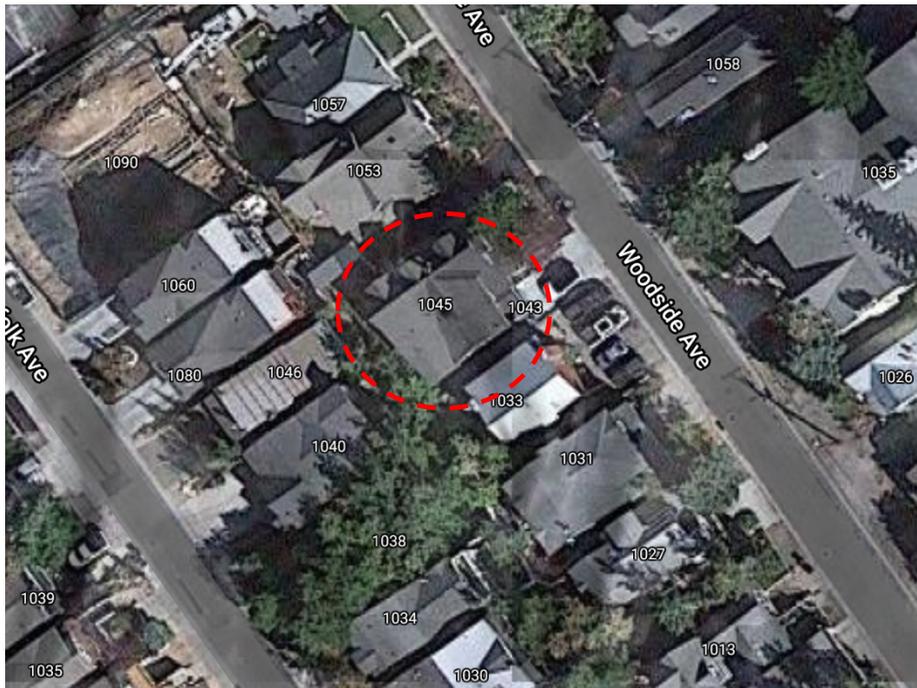
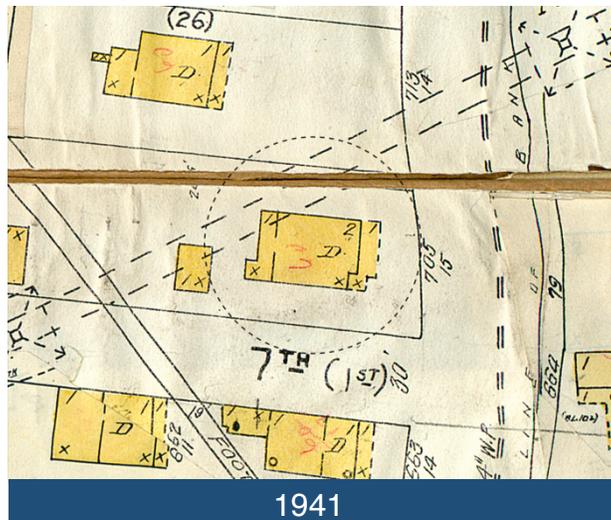
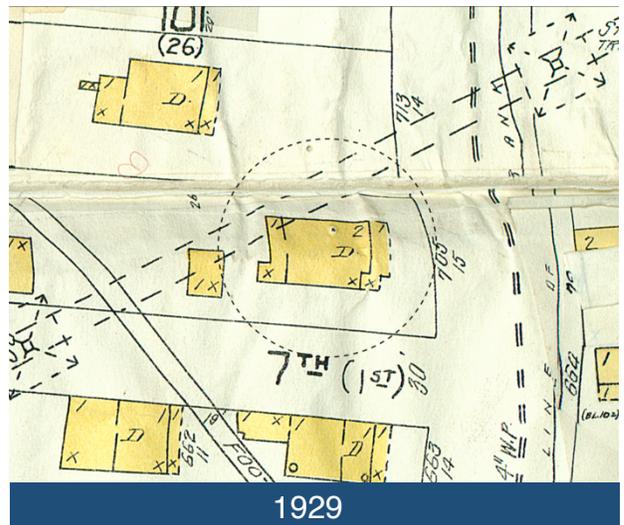
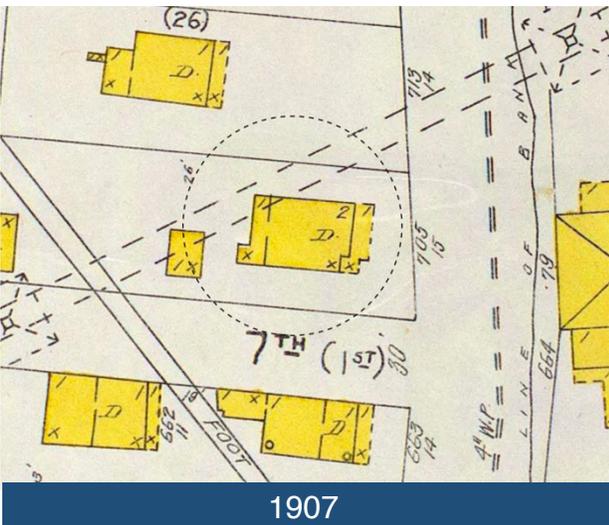
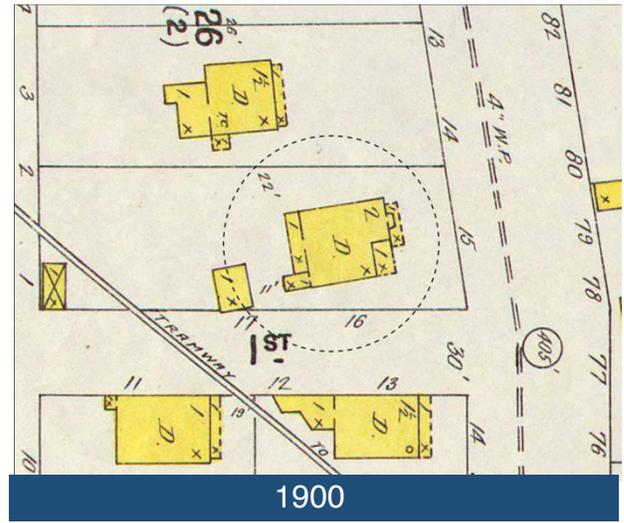
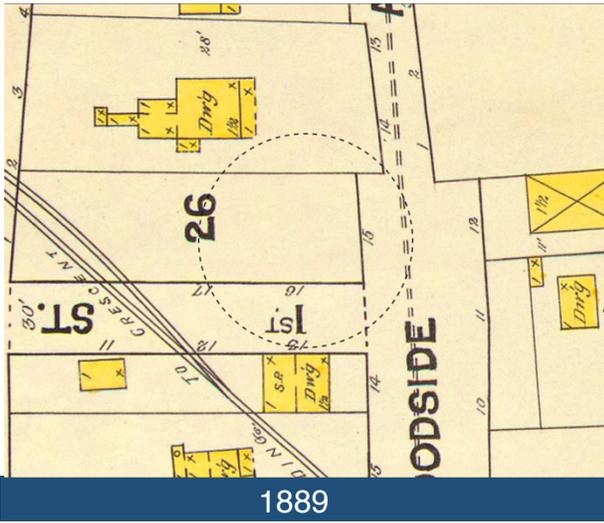


Figure 1: Aerial view showing the location of 1045 Woodside Avenue. (ESRI 2020)

# Sanborn Maps



### TITLE SEARCH FORM

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

Address: 705 Woodside (hist. site of 1045 Woodside) Tax Number: CWST-3 (parent)  
 City: Park City, UT Legal Description (include acreage): Lot 3 Coalition West Sub. (historically, approx. lots  
 Current Owner: VR CPC Holdings Inc. 1-2 Park City block 26).  
 Address: 390 Interocken Crescent, ste. 7000, Broomfield, CO 81620

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		"1,2, and unsub'd portion of Block 26"
7/14/1890	D.C. McLaughlin & wife	Chester H. Withey	W		"1,2, and pt. unsub'd portion of Block 26"
7/15/1890	Chester H. Withey	Mary E. Withey	W		
8/5/1890	Mary E. Withey	L.H. (?) Withey	Mortgage	\$1200.00	
12/24/1891	Chester H. & Mary E. Withey	James Farrell	W		
12/26/1891	James & Eliza Farrell	Lewis H. Withey	Mortgage	\$1200.00	
5/14/1902	James Farrell & wife	Clarence A. Blocher	W.D.		
6/27/1903	Clarence A. Blocher & wife	James T. Kescel	W.D.		
6/27/1903	James T. Kescel & wife	Clarence A. Blocher	W.D.		
1/2/1904	Clarence A. Blocher	Western Loan & S. Co.	Mortgage	\$2250.00	
12/12/1905	C.A. Blocher & wife	W.W. Armstrong & W.D. Sutton	Q.C.D.		
2/24/1906	W.W. Armstrong & W.D. Sutton	1st Congregational Church	Q.C.D.		
1/18/1908	1st Cong. Church of P.C.	The Cong. Church Bldg Society	Mtg.		
8/23/1915	First Congregational Church	Sherman Armstrong	W.D.		
4/10/1917	Sherman Armstrong & wife	Glen C. Wentworth	W.D.		
8/4/1921	Glen C. Wentworth	John D. Fisher	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 3/15/2016

### TITLE SEARCH FORM

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

Address: 705 Woodside (hist. site of 1045 Wside), p. 2      Tax Number: CWS1-3 (parent: PC-321)  
 City: Park City, UT      Legal Description (include acreage): Lot 3 Coalition West Sub. (historically, approx. lots 1-2 Park City block 26).  
 Current Owner: VR CPC Holdings Inc.  
 Address: 390 Interocken Crescent, ste. 7000, Broomfield, CO 81620

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
8/14/1925	John D. Fisher et ux	George S. Krueger	W.D.		
3/20/1936	George S. Krueger	George Cunningham	W.D.		
8/9/1943	George Cunningham, et ux	Richard E. Bessing	W.D.		
1/14/1949	Richard E. Bessing, et ux	Oris Waldo Thompson	W.D.		
10/28/1977	Mary Elva Gunn Thompson	William Coleman	Exec. Deed		[executrix of Oris Thompson estate]
10/28/1977	William & Karen Coleman	Edward S. Sweeney, single	Q.C.D.		
12/31/1980	Edward S. Sweeney	Sweeney Coalition Company	Q.C.D.		
12/31/1980	Sweeney Coalition Company	Sweeney Land Company	Q.C.D.		
1/24/1999	Sweeney Land Company	Powdr Dev. Co.	W.D.		
9/11/2014	Greater PC / Powdr Dev. Co.	VR CPC Holdings, Inc.	W.D.		

Researcher: John Ewanowski, CRSA Architecture      Date: 3/15/2016

**TITLE SEARCH FORM**

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

Address: 1045 Woodside Avenue

City: Park City, UT

Current Owner: Victorian Home LLC

Address: (see historic site form for address)

Tax Number: 1045-WS-1 (parent: SA-89)

Legal Description (include acreage): 1045 Woodside Avenue Sub. (2007) (SA BK9 L11 & L12) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-32]
10/27/1917	Rebecca Sorenson	Nannie Bums	W.D.		"N1/2 11, 12, 21, N1/2 22"
3/23/1925	Thomas McKissick	Mae McKissick	W.D.		[L10-12, 21-23]
8/12/1929	Mae McKissick	Mrs. F.W. Koehler	W.D.		[L10-12, 21-23]
6/9/1941	Summit County	George W. Bausman	Q.C.D.		[under 1936-1938 Tax Sale]
7/29/1943	George W. Bausman	Margaret & Isabella Johnson	Q.C.D.		[L10-12, 21-23]
9/19/1949	Margaret & Isabella Johnson	Robert Lloyd Simpson, et ux	W.D.		"11,12" [rest of form]
4/2/1958	Robert L. & Leona P. Simpson	John L. & Nora J. Simpson	W.D.		
9/13/1968	John L. Simpson	Clara S. Lundin	W.D.		
10/27/1970	Clara S. Lundin	Jack L. & Mary C. Burton	W.D.		
7/30/1984	Jack L. & Mary C. Burton	Madeline A. Smith	W.D.		
12/19/1988	Madeline A. Smith	Daniel Allen Smith	W.D.		
1/26/2006	Daniel A. & Lee Ann Smith	Victorian Home LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/8/2015