



HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): William Trethewey House

Address: 335 Woodside Avenue

Date of Construction: c. 1900

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: PC-372

Current Owner: John K. Watkins and Erich W. Joiner (T/C)

Legal Description (include acreage): PC 372 LOTS 9 & 10 BLK 30 PARK CITY SURVEY IQC414-165 M22-134
422- 451 922-165-166 (1803-755) 1832-1023-1026 1900-1249 1982-1757 2013-1806; 0.08 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: **Hall-parlor type / vernacular 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: _____, original location: _____)

Materials: (Describe the visible materials)

Exterior 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**

Foundation: **Concrete**

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

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

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.)

The house at 335 Woodside Avenue is under construction in the most recent images, with the house being raised and the site excavated to build a basement level addition. A large rear addition is also being built. The main house has been stripped to its framing and has had new OSB sheathing installed. The 1984 National Register nomination follows:

“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.”

The house was renovated and added to from 2013-15. The west (rear) addition is a simple one-and-a-half story gable-roofed structure. It is clad in salvaged wood and features double-hung sash type windows. The roof appears to be standing-seam metal. The historic house was re-clad in drop wood siding, which be the original materials photographed in 1983. Removing historic cladding as panels and reinstalling onto a modern insulated wall is common practice in Park City and was used on this house. New windows were installed in the historic segment, as well, and these also mimic the historic double-hung sash type used in most early twentieth century Park City houses. 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 between 1889 and 1900, and it is unclear if it was built while the property was under the ownership of the Park City Townsite Corporation, or by William Tretheway, who purchased the property from the company in 1893. William was a mining foreman who emigrated from England in 1883. He lived at the house with his wife Jessie, and their two children. They sold the property in 1901 to Lizzie Campbell.

No record of Lizzie and her husband William living at the house exists, though there is a note of them living on Heber Avenue in the 1900 census. The ownership of the house was transferred to the county in a tax sale in 1912. Fannie B. Watterson purchased it from the county in 1927.

Fannie B Watterson did not live at the property during the 1930 or 1940 censuses. Donald Eddington, his wife Elsie, and their family rented the home in 1930. Donald was born in Idaho and was a carpenter for a mine, and his wife was born in Utah. The house was rented by George Jennings and his wife Mary during the 1940 census. George was a truck driver, and he and his wife had lived at that house since at least 1935, as noted on the census. Fannie Watterson sold the property to Rex Leatham in 1944.

There were two men named Rex A Leatham in Park City at this time, but it is unknown which of them purchased the house. The house has traded hands many more time since the historic period, and is currently owned by John K Watkins, and Erich W Joiner.

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: 335 Woodside Avenue. East elevation. 2020



Photo 2: 335 Woodside Avenue. Southeast oblique. December 2015



Photo 3: 335 Woodside Avenue. East elevation. December 2015



Photo 4: 335 Woodside Avenue. East elevation. 2006



Photo 5: 335 Woodside Avenue. in 1995



Photo 6: 335 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)

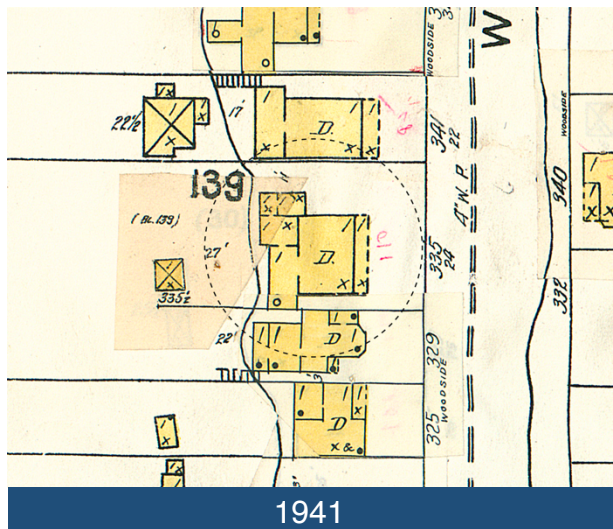
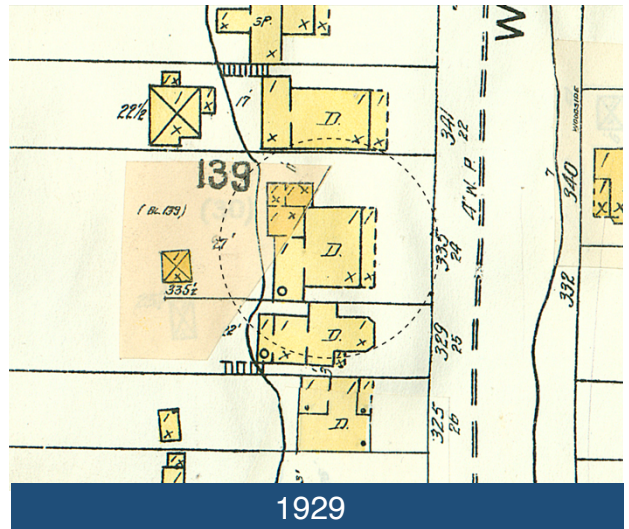
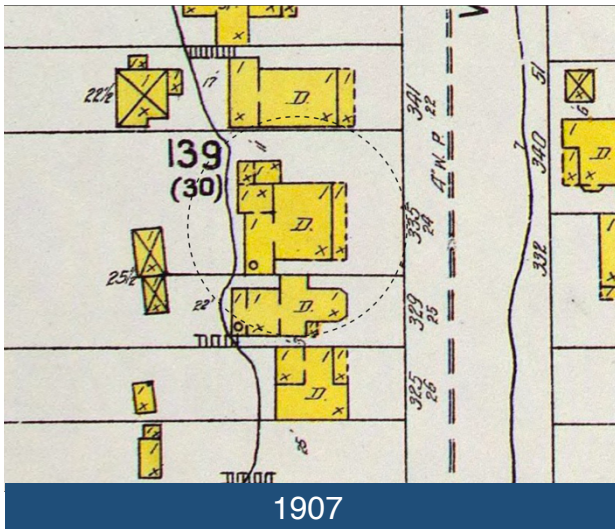
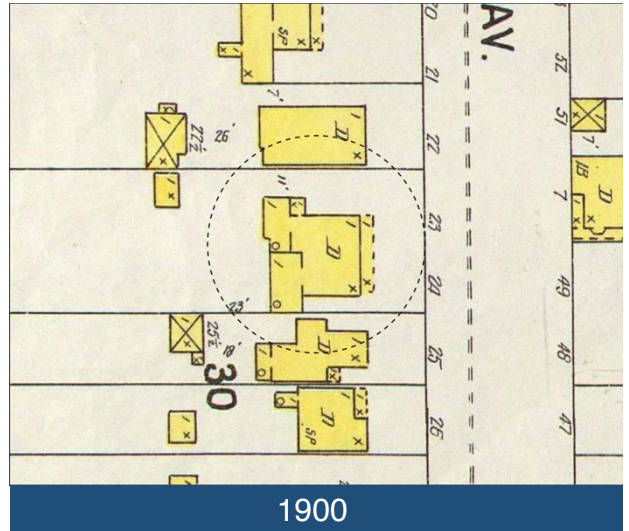
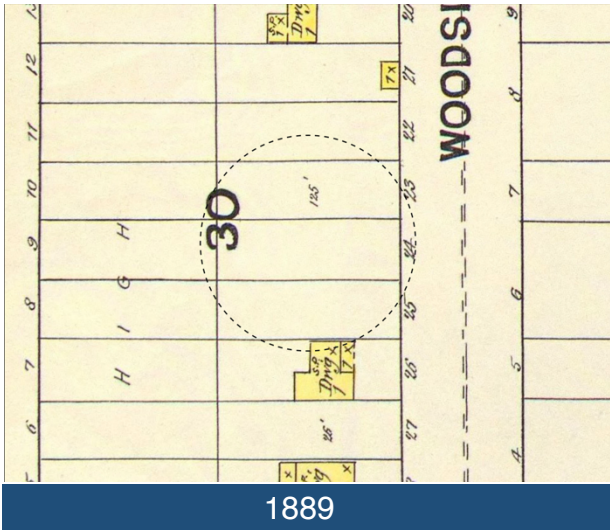
MAPS

(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 335 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

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

Address: 335 Woodside Avenue

City: Park City, UT

Current Owner: John K. Watkins & Erich W. Joiner (T.I.C.)

Address: (see historic site form for address)

Tax Number: PC-372

Legal Description (include acreage): PC BK30 L9&L10 (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		[entire Block 30]
4/15/1893	D.C. McLaughlin & wife	William Tretheway	W		"9,10" [rest of form]
6/12/1901	William Tretheway & wife	Lizzie Campbell	W.D.		
6/7/1901	Wm. F. Campbell & wife	Western Loan and Savings Co.	Mortgage	\$1356.00	
5/9/1927	3rd Jud. Dis. Court	John C. Clark (Sheriff)	Cert of Sher.		
11/23/1927	J.C. Clark (Sheriff)	Inter. Mt. Buldg. & Loan Assn.	Deed		
12/10/1927	Intermountain Bldg & Loan Assoc.	Mrs. Fannie B. Watterson	W.D.		
3/2/1944	Fannie B. Watterson	Rex A. Leatham	W.D.		
5/31/1960	Summit County	J. Harold & Marie H. Abegglen	Tax Deed		
8/5/1964	Marie H. Abegglen	J. Harold Abegglen	Q.C.D.		
8/5/1969	J. Harold Abegglen	Elmer S. George, single man	Q.C.D.		
3/10/1987	Elmer S. George	E.S. George & Gerald Renshaw	Q.C.D.		
11/6/1995	Gerald Renshaw	Elmer S. George	Q.C.D.		
7/12/2006	Elmer S. George	Elmer S. George (trustee)	W.D.		
11/26/2006	Gerald Renshaw (suc. trustee)	James Totora	W.D.		
11/21/2007	James Totora	James Totora & Jill Hanwood	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/6/2015

