1 IDENTIFICATION

Name of Property: William Tretheway House

Address: 335 Woodside Avenue

City, County: Park City, Summit County, Utah

Current Owner Name: James Totora & Jill Harwood

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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation</th>
<th>Reconstruction</th>
<th>Use</th>
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</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>☑ Original Use: Residential</td>
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<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>☐ Current Use: Residential</td>
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<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Partial</td>
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<tr>
<td>☐ building(s), public</td>
<td>☐</td>
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<td></td>
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<tr>
<td>☐ building(s), accessory</td>
<td>☐</td>
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<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>☑</td>
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*National Register of Historic Places: ☐ ineligible ☑ eligible

 Listed (date: 7/12/1984 - Mining Boom Era Residences Themtatic District)

3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
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<tr>
<td>☑ tax photo:</td>
<td>☑ abstract of title</td>
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<td>☐ historic: c.</td>
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<th>Drawings and Plans</th>
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<td>☑ Sanborn Maps</td>
<td>☑ Utah Hist. Research Center</td>
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<td>☑ site sketch map</td>
<td>☑ USHS Preservation Files</td>
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<td>☑ measured floor plans</td>
<td>☑ LDS Family History Library</td>
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<td>☑ Park City Hist. Soc/Museum</td>
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<td>☑ university library(ies):</td>
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<tr>
<td>☑ newspapers</td>
<td>☑ other:</td>
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</table>

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

No. Stories: 1 ½

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. 1900¹

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.²

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. 5: Southeast oblique. Camera facing northwest, 1983.

¹ Summit County Tax Assessor.
² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
# Structure/Site Information Form

**Street Address:** 335 Woodside  
Park City, Summit County, Utah

**Name of Structure:** William Tretheway House

**Present Owner:** Elmer S. George

**Owner Address:** 2937 Casto Lane, Salt Lake City, Utah 84117

**Year Built (Tax Record):**  
**Effective Age:**

**Legal Description:** Lots 9 and 10 Block 30, Park City Survey  
Less than one acre.

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**Original Owner:** probably William Tretheway  
**Construction Date:** c. 1893  
**Demolition Date:**

**Original Use:** Residence  
**Present Use:**

**Building Condition:** □ Excellent  
□ Good  
□ Deteriorated  
**Integrity:** □ Site  
□ Unaltered  
□ Minor Alterations  
□ Major Alterations  
**Preliminary Evaluation:** □ Significant  
□ Not of the Historic Period  
□ Not Contributory  
**Final Register Status:** □ National Landmark  
□ National Register  
□ Multi-Resource  
□ State Register  
□ Thematic

**Photography:**

<table>
<thead>
<tr>
<th>Views</th>
<th>Date of Slides</th>
<th>Slide No.</th>
<th>Date of Photographs</th>
<th>Photo No.</th>
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<tr>
<td>□ Front</td>
<td>□ Side</td>
<td>□ Rear</td>
<td>□ Other</td>
<td></td>
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</tbody>
</table>

**Date of Slides:** 1983  
**Date of Photographs:** 1983

**Research Sources:**

| ☐ Abstract of Title | ☐ City Directories | ☐ Newspapers | ☐ U of U Library |
| ☐ Plat Records/Map | ☐ Biographical Encyclopedias | ☐ Utah State Historical Society | ☐ BYU Library |
| ☐ Tax Card & Photo | ☐ Obituary Index | ☐ Personal Interviews | ☐ USU Library |
| ☐ Building Permit | ☐ County & City Histories | ☐ LDS Church Archives | ☐ SLC Library |
| ☐ Sewer Permit | | ☐ LDS Genealogical Society | ☑ Other |

**Bibliographical References** (books, articles, records, interviews, old photographs and maps, etc.):

1900 Census Records. Summit County, Park City Precinct, p. 153-A.

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**Researcher:** Roger Roper  
**Date:** 4/84
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.

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