

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 405 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-63

Current Owner Name: Harold Victor Berriochoa

Parent Parcel(s):

Current Owner Address: PO Box 333, Park City, UT 84060-0333

Legal Description (include acreage): 0.17 acres; PCS BLK 4 PLAT 0S 16 T 2S R 4E PC 63 50 X 150 FT W'LY SIDE OF WOODSIDE AVE ON SEC 16 T 2S R 4E SLM & OPP W'LY OF LOTS 31 & 32 BLK 4 PARK CITY SURVEY DESC. AS BEG AT PT S 66]40' W 50 FT FR SW COR LOT 32 BLK 4 PARK CITY SURVEY IN SEC 16 T 2S R 4E SLM RUN TH S 66]40' W 150 FT, N 66]40' E 150 FT S 23]38' E 50 FT TO BEG.

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:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 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: T/L cottage / vernacular style

No. Stories: 1

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

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

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

General Condition of Exterior Materials:

- 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: Retaining wall made of railroad ties with vertical ties. Low picket fence and small accessory building placed at the street front.

Foundation: Cannot be verified, but a section located under the north side of the front façade is faced in perma-stone.

Walls: Walls are clad in vertical and horizontal ship-lap wood siding. Front entry porch is supported by open metalwork columns.

Roof: Cross-wing roof form is sheathed in asphalt shingles with metal strip at the drip edge.

Windows: Windows flanking the main door are large side-slider and multi-pane casement window units.

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 original T/L frame cottage has been significantly modified. The front porch which originally spanned the stem wing has been enclosed and a multi-pane casement window installed. The paired double-hung wood windows with slight pediment headers that were originally located in the gable end have been replaced with a single large side-slider window. Shutters have been applied and vertical siding installed in the gable end. The changes are significant and diminish the sites 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 has not been significantly altered, though a small accessory building has been constructed at the street front and the stacked stone retaining wall that is visible in the tax photo has been replaced. Beneath the accessory building are several stones that may be part of the original wall. The entry steps have been moved from the north end of the lot to the center, and the natural vegetation visible in the tax photo has been replaced by lawn and raised planting beds.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

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

Photo No. 2: East elevation. Camera facing west, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Tax Assessor.

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



APPRAISAL CARD (1940 APPR. BASE)

Address _____
 Location _____
 Kind of Building Res. Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>576</u>	\$ -	\$ <u>1246</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone—Conc.—None ✓		<u>100</u>
Ext. Walls <u>Bricktex</u>		
Insulated—Floors—Walls—Clgs.		
Roof—Type <u>Gab.</u> Mat. <u>Metal</u>		
Dormers—Small—Med.—Lg.		
Bays—Small—Med.—Lg.		
Porches—Front <u>48' @ 100</u>	<u>48</u>	
Rear _____ @ _____		
* <u>Cellar</u> Basmt'— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ full-floor <u>Volcan</u>	<u>35</u>	
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin.—Unfin.		
Plumbing—{ Class <u>4</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <u>✓</u> H. A. _____ Steam _____ S. Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. <u>✓</u> Fir. <u>✓</u> Fir. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbs. lined. No. Stds. 4 @ 35'</u>		<u>140</u>
Total Additions and Deductions.	<u>433</u>	<u>240</u>
Net Additions or Deductions.	<u>-240</u>	<u>1246</u>

Av. Age 55 Yrs. by { Est. Owner ✓ REPRODUCTION VALUE \$ 1439
 Tenant Depr. 1-2-3-4-5-6 68/52 % \$
 Neighbors
 Records Reproduction Val. Minus Depr. \$ 460

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$
 Cars _____ Walls _____ Out Bldgs. _____ \$
 Roof _____ Size x Age _____ \$
 Floor _____ Cost _____ Depreciated Value Garage _____ \$

Remarks (12/22 Ave. Val. 1941) Total Building Value \$ _____

Appraised 10/1949 By AO & A.J.

Location South of Block 29 PC. (50' x 150')

Kind of Bldg. RES St. No. 405 Woodside Ave

Class 3 Type 1 2 3 4. Cost \$ 1309 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		576		\$ 1309
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gab.</u> Mtl. <u>GI</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>—</u> @ <u>—</u>	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>—</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
	350
Total Additions	

Year Built <u>—</u> Avg. <u>64</u>	Reproduction Value	\$ 1659
<u>Ave. Age 1949 - 55</u> Age <u>—</u>	Obsol. or Rem. %	
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u>—</u> Est. Cost <u>—</u>	Depr. Col. (1 2 3 4 5 6) <u>30</u> %	
Garage—Class <u>—</u> Depr. 2% 3% Carport—Factor <u>—</u>	Repr. Val. Minus Depr.	\$ 498
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>		
Size— <u>—</u> x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %		
Other <u>—</u>		
	Total Building Value	\$

PC 63
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 405 Woodside

Class 3 Type 3 4. Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	650		\$ 2959	\$
	x x				
	x x				

Att. Gar.—C.P. x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
--------------------------	-----------	-----------

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls Brk Tux (A)

Roof Type Galv Mtl. GI

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ 16' @ .75 12

Rear _____ 70' @ 1.50 105

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____

Basin _____ Sink 1 Toilet 1 460

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____ 307

Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. J Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 984

Year Built <u>1894</u>	Avg. <u>1.894</u>	Replacement Cost	3943
Avg Age <u>1949-55</u>	Age <u>2.</u>	Obsolescence	
Inf. by <u>Owner</u> - Tenant -		Adj. Bld. Value	
<u>Neighbor</u> - Record - Est.		Conv. Factor	113

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

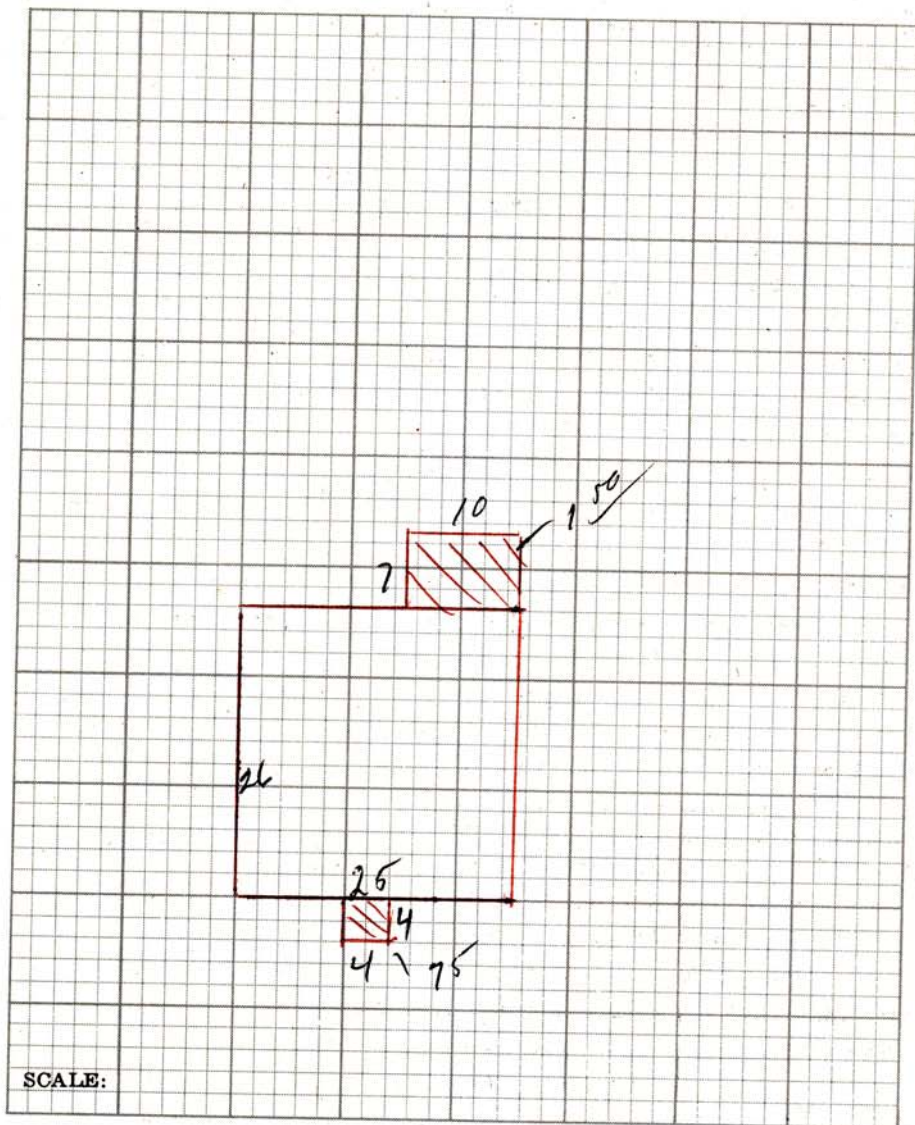
Total Value from reverse side 50

Total Building Value \$

Appraised ① 10-17-68 19 _____ By 1708

Appraised ② _____ 19 _____ By _____

DEC 13 1968



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Wood Sheds Cont	304	x		Salvage				15
10' of Planter	146	x	10'	2.50		.47		25
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total 50

REMARKS _____



PC 63

Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-158B

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION

Street Address: 405 Woodside Ave. Plat PC Bl. 4 Lot W31-32
Name of Structure: T. R. S.
Present Owner: Victor H. and Irene W. Berriochoa UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-63

AGE/CONDITION/USE

Original Owner: Construction Date: @1890's Demolition Date:
Original Use: residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STATUS

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other
Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps 1889, 1900 & 1907. Utah State Historical Society Library Other

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

5
ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

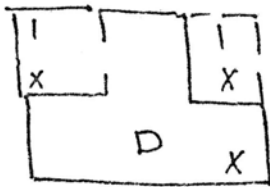
Building Type/Style: residential

Description of physical appearance & significant architectural features:

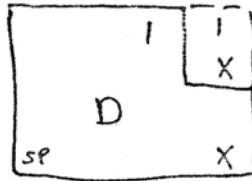
(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame with gable roof, covered with galvanized iron; and brick-text siding.
Apparently a bask edition, with gable roof, was added between 1900-1907.

From Sanborn Maps:



1907



1900

Vacant lot shown on 1889 map.

6

HISTORY

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

Contributory to the district, representing a miner's home, and typical in style to others in the area.

In 1905 lot #32 was deeded to William J. Scoble(?) from Ann Wilcocks; however, in 1916 a deed was filed by Thomas Murtha which had been instituted in 1885. During the 1920's, at least, ownership recorded to one Mide Fairless.



F-150
EX-L

