



HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Mike McCarty House

Address: 405 Woodside Avenue

Date of Construction: c. 1901

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: PC-63

Current Owner: Victor H. and Irene W. Berriochoa (H/W jt.)

Legal Description (include acreage): see continuation sheet

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: T/L cottage type / vernacular style

No. Stories: 1

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: **Narrow shiplap siding**

Foundation: **Not verified**

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

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

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.)

405 Woodside is a T/L cottage that has not undergone many changes made to its overall form but has had many of its materials altered. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. The cross-gable roof is sheathed with composition shingles, with a small strip of metal at the front edge. The house is clad with shiplap wood siding, which either replaced or covered the drop-novelty wood siding shown in the c. 1940 tax photo. The windows have been significantly modified. Currently, a large side sliding window sits in the front gable end of the house, which replaced the one-over-one double hung sash windows shown in the tax photo. A large multi-pane window sits to the right of the door in the stem wing. The original condition of this area remains unverified due to the tax photo being obscured. The porch, originally filling the L of the house, has been reduced to a small entryway with a gable roof supported by open metal posts. The door is a wood frame and panel door with a small upper light. There is a railroad tie retaining wall on the left side of the stair leading to the porch and a

small tool shed on the right. 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.)

The property was under the ownership of the Park City Townsite Corporation until 1941, when ownership was transferred to Mike McCarty. The house was rented out previous to that purchase. The house was not listed on the 1920 census, indicating it was vacant at that time; it was occupied during the 1930 census, by Bertle D Hansen, his wife Ida, and their three children. Bertle was a laborer in the concentrating mill.

During the 1940 census the house was occupied by Bart Duke, and the census indicates that Duke owned the house, though the title search does not reflect that information. Bart Duke was a motorman for a mine, and he and his wife Estelle were married in 1937.

Mike McCarty (or McCarthy) lived in a neighboring house, 409 Woodside, but not much else is known of him. He sold the property to Hilding Sundquist. Sundquist was a mine laborer who lived in another house on Woodside during the time of the 1940 census, but nothing was found of his life after he purchased the house. The property traded hands several times, and then its transaction record was lost. It is currently owned by Victor and Irene Berrichoa.

Legal Description (include acreage): 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. 50.0 FT FR. SW COR. LOT 32 BLK 4 PARK CITY SURVEY, IN SEC.16T2SR4E SLBM, RUN. TH S. 66*40' W. 150.0 FT, TH N. 23*38' W. 50.0 FT; N. 66*40' E. 150.0 FT, S. 23*38' E. 50.0 FT TO BEG. 16 2S4E HQC601 M59-652; 0.17 AC

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: 405 Woodside Avenue. East elevation. 2020



Photo 2: 405 Woodside Avenue. Northeast oblique. November 2013



Photo 3: 405 Woodside Avenue. East elevation. November 2013



Photo 4: 405 Woodside Avenue. East elevation. 2006



Photo 5: 405 Woodside Avenue. in 1995



Photo 6: 405 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 7: 405 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.)

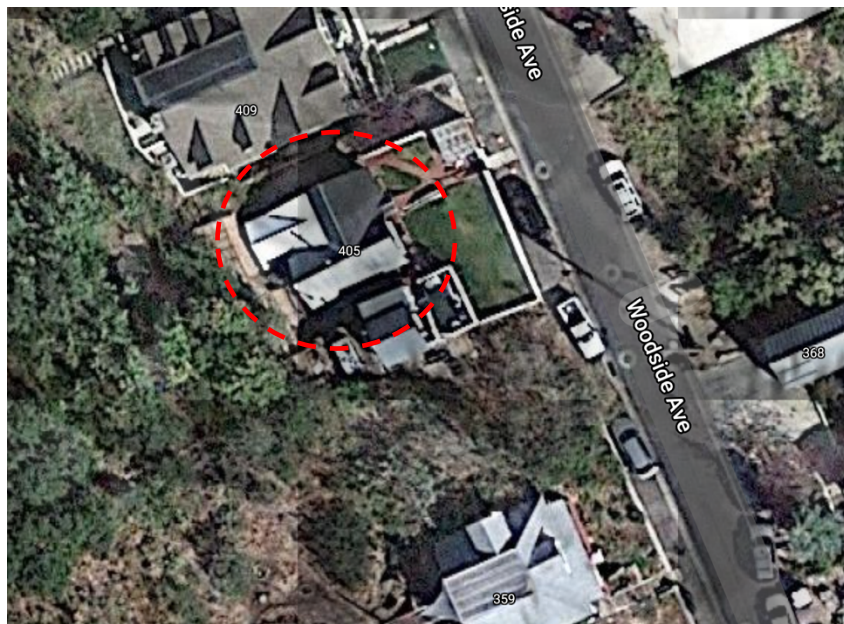
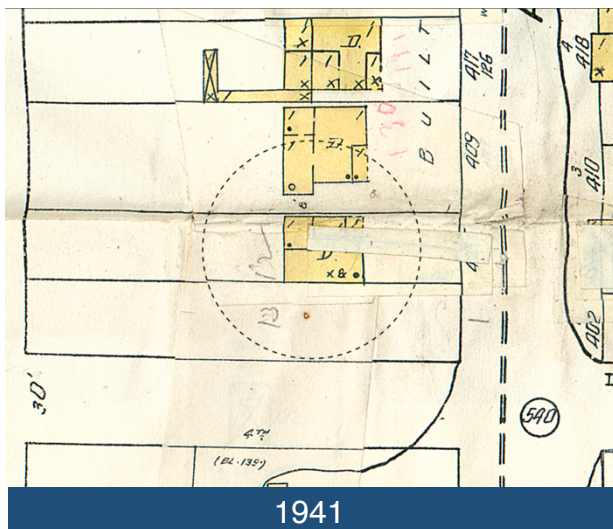
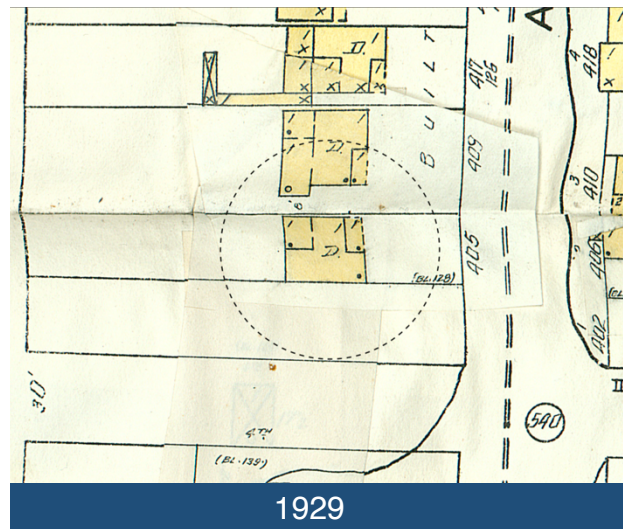
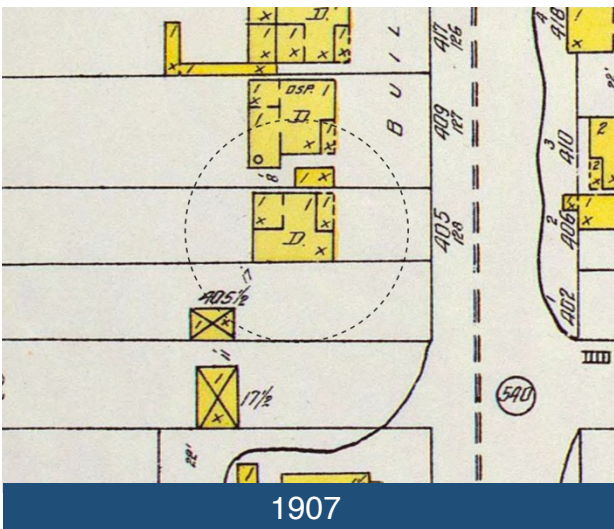
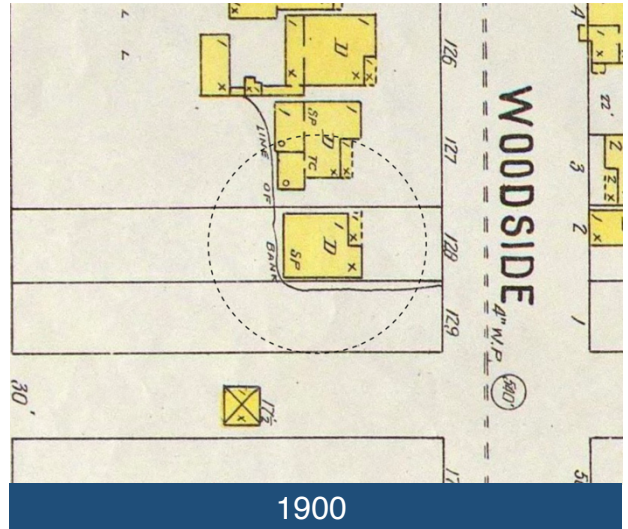
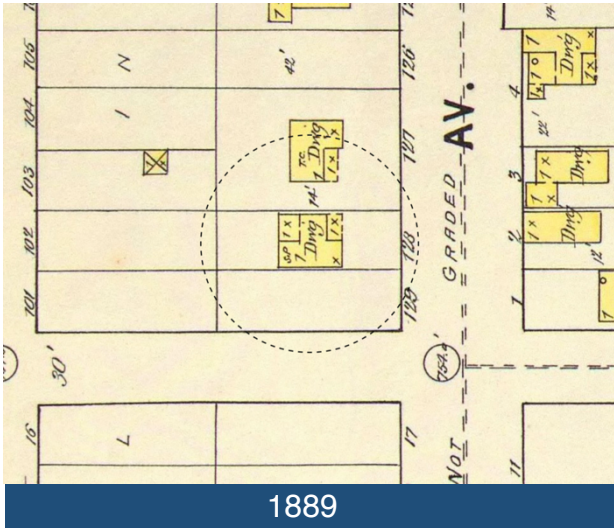


Figure 1: Aerial view showing the location of 405 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

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

Address: 405 Woodside Avenue

City: Park City, UT

Current Owner: Victor H. & Irene W. Berriochoa

Address: (see historic site form for address)

Tax Number: PC-63

Legal Description (include acreage): PC BK29 pt.L1, L13 (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		[L1-6, 12-19, undiv. part of block]
11/21/1916	P.F. Ryan (Sheriff)	Park City Townsite	Sheriff's Deed		[L1-6]
12/6/1941	Summit County	Mike McCarty, et ux	Q.C.D.		[L1, S15ft. L2, under 1923-1938 tax sale]
7/17/1946	Third Jud. Dist. Court	Mike McCarty	Decree		
7/27/1946	Mike McCarty	Hilding S. Sundquist	Q.C.D.		
9/3/1956	State of Utah	Re: Hilding Severin Sundquist	Death Cert.		
12/8/1969	A.J. & Geneva A. Butkovich	A.J. & Geneva A. Butkovich	W.D.		
4/16/1971	A.J. & Geneva A. Butkovich	Park Investment Corporation	W.D.		
	[missing link]				

Researcher: John Ewanowski, CRSA Architecture

Date: 1/6/2015

Geo. W. Garns Dies In El Segundo, Cal.

After a lingering illness George W. Garns, for many years a resident of this city, passed to his final rest at 8:30 a.m. Thursday, November 14 at the home of his daughter in El Segundo, California.

Mr. Garns was born in Mendon, Utah, September 18, 1880, and was married to Erminnie Roach April 10, 1904. Most of his life was spent in or around Park City. Except for two separated periods when he was foreman of the Salt Lake Ico company for thirteen years and two years when he and his brother operated an ice plant in Idaho Falls, Idaho. He followed the occupation of mining here. In the years 1904 and 1905 he worked at the Silver King Coalition and the remainder of his mining career was followed at the Park Utah Consolidated Mines company, where he became shift boss, foreman, and assistant superintendent.

Mr. Garns retired in October 1945, because of ill health and moved to Los Angeles, California, where his health failed steadily until his death.

Services were held at the L. D. S. chapel in Inglewood, California, with interment in the Inglewood Park cemetery.

He is survived by the following: His wife, Erminnie Garns; two sons, Wm. G. Garns, Bell Gardens, California; Paul L. Garns, Los Angeles; one daughter, Mrs. V. L. McCarthy, El Segundo, California; one brother, Martin Garns, Idaho Falls, Idaho; five sisters, Della Bates, Idaho Falls; Jane Garns and Zotia Rynearson of Los Angeles; Lillian Anderson, Portland, Oregon; and Cecella Pfister, Santa Barbara, California.

Park Record, 11/21/1947