



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



**IDENTIFICATION**

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Property Name (if any): **William T. Backus House**

Address: **424 Woodside Avenue**

Date of Construction: **c. 1900**

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

Architect/Builder: **Unknown**

Tax Number: **424-WS-1**

Current Owner: **Heather Berkley**

Legal Description (include acreage): **LOT 1 424 WOODSIDE AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 5625 SQ FT OR 0.13 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: **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: **Drop-novelty wood siding**

Foundation: **Concrete**

Roof: **Side gable with long rear shed extension is sheathed in metal standing seam material**

Windows/Doors: **Windows include small fixed casement windows on the rear elevation and doubled-hung wood units on the side**

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.)

424 Woodside is a hall-parlor type house that has been modified significantly. The hall-parlor is one of the main three house types built during the historic Park City mining era, and is the earliest of those three, occurring mostly toward the beginning of that period. A large addition has been built to the side at the street level above the original house which is well below the road grade. The side gable roof of the original house is sheathed with standing seam metal, while the complex roof of the addition is sheathed with composition shingles. The walls of both the original house and the addition are clad with drop-novelty wood siding. The façade of the original house that is facing the street has at least four casement windows spaced across it, while the side has several one-over-one double hung sash windows. The addition has a one-over-one double hung sash window in its gable and two of the same type in the front most section. The addition has a two-car

garage that is on the same level as the street. The original house is much lower than the road grade, and a concrete stair leads down to the primary façade of the house. Although the overall form remains legible, 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.)

A brief history of the house was given in a 1978 National Register nomination:

“This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

“In the early 1890's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett, Finally, in 1916 sold to Erick Anderson.

“Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias.”

Due to the commonness of the name Charles Allen, it is difficult to determine who the owner of the property was initially, as several lived in Park City at the time.

William T Backus, the owner after Charles (or Chelsey) Barker and also his nephew, had lived in Park City previously, leaving for Nevada in 1904. They returned at some point, and lived in this house for a time, before selling it to Charles Barker's wife Luella, who quickly sold it to William Dickert in 1909.

Not much information was found on William Dickert, and he does not appear on the 1910 census, so it can be assumed he did not live on the property. He transferred the property to Fraser Buck in 1914.

Fraser Buck was a salesman in the hardware industry. It is noted in the 1920 census that he lived with his parents and sister. No other information is known about him. The property was transferred to Erick Anderson in 1916.

It appears that Erick Anderson did not live at the house, at least during the time of the 1920 census, when the house was vacant. The house was also vacant during the 1930 census.

In 1931, Erick Anderson transferred the property to his daughter Esther Anderson, who retained it until 1981. It was rented by Andles Henderson and his wife Sydona during the 1940 census. Andles was a laborer in a mine, but nothing else is known of him. The property is currently owned by Heather Berkley.

## 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: 424 Woodside Avenue. Northwest oblique. 2020



Photo 2: 424 Woodside Avenue. West elevation. November 2013



Photo 3: 424 Woodside Avenue. Northwest oblique. November 2013



Photo 4: 424 Woodside Avenue. Southwest oblique. 2006



Photo 5: 424 Woodside Avenue. in 1995



Photo 6: 424 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 7: 424 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

## MAPS

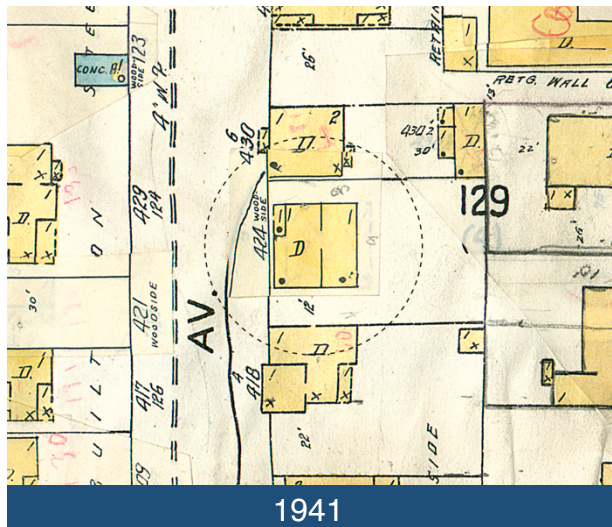
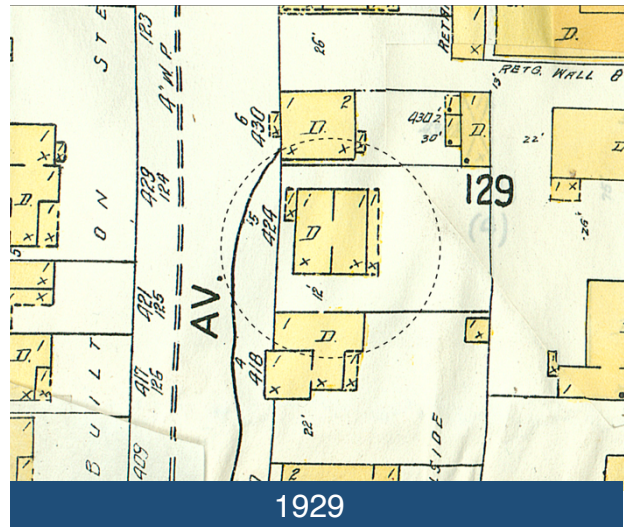
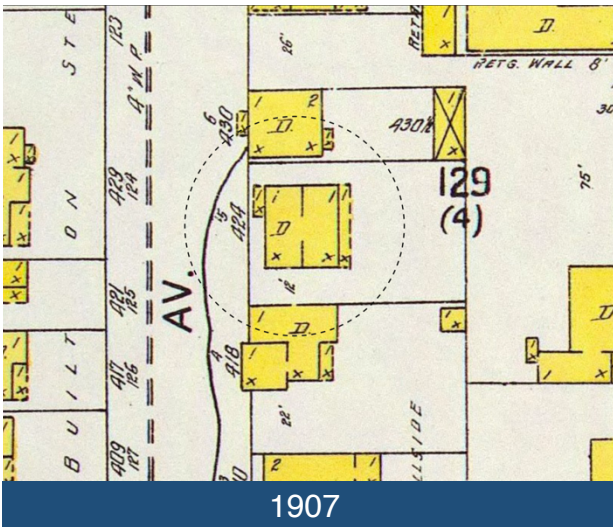
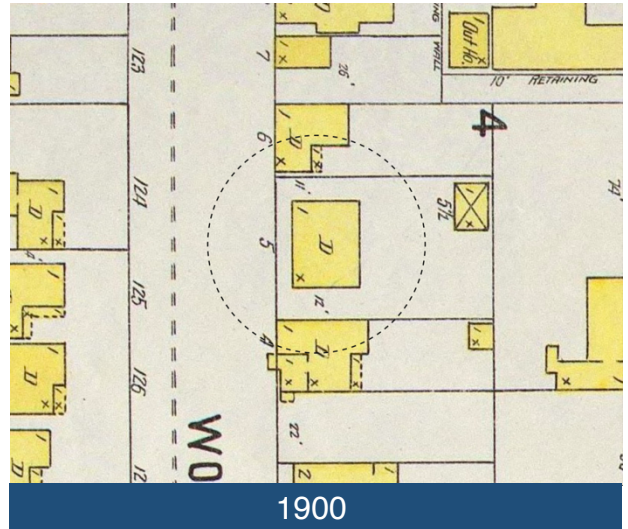
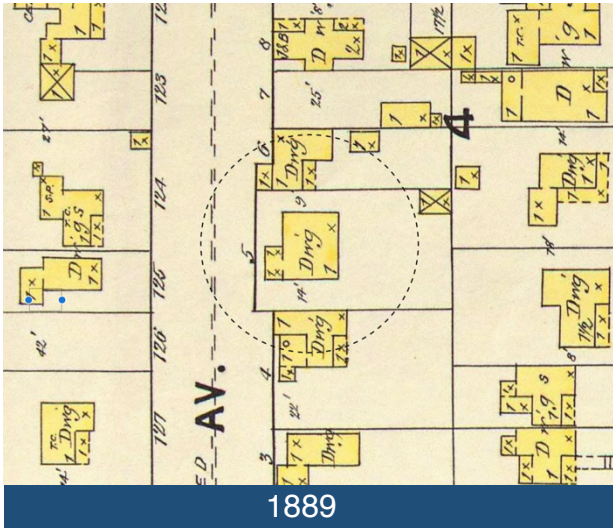
(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)



Figure 1: Aerial view showing the location of 424 Woodside Avenue. (ESRI 2020)



# Sanborn Maps



### TITLE SEARCH FORM

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

Address: 424 Woodside Avenue

City: Park City, UT

Current Owner: Heather Berkley

Address: (see historic site form for address)

Tax Number: 424-WS-1 (parent parcel: PC-66)

Legal Description (include acreage): Lot 1 424 Woodside Sub. (PC BK4 L26, L27, L28)  
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
4/12/1886	Alfred B. Mulhall (ill.)	Henry Newell	Mortgage	\$100.00	"26,27"
6/4/1886	A.B. Mulhall (ill.)	Charles W. Allen	W		"26,27"
6/8/1886	Charles W. Allen	Gilbert Gregor	Mortgage	\$200.00	"26,27"
7/17/1893	C.W. Allen & wife	John Kennedy	Mortgage	\$195.00	"26,27"
4/18/1896	Chas W. Allen	Charles C. Barker	W		"26,27"
12/19/1901	Charles C. Barker & w.	Jennie H. Backus	W.D.		"26,27"
9/25/1909	Wm. T. Backus & wife	Luella V. Barker	Deed		"26,27"
12/23/1909	Luella V. Barker	Wm. Dickert & wife	W.D.		"26,27"
12/21/1914	William Dickert & wife	Fraser Buck	W.D.		"26,27"
5/6/1916	Fraser Buck & wife	Erick Anderson	W.D.		"26,27"
12/18/1931	Erick Anderson	Esther Anderson	W.D.		"26,27"
6/16/1981	Esther Anderson	Ennis J. Gibbs	W.D.		"26,27"
2/21/1989	Ennis J. Gibbs	Richard B. & Robert L. Peek	W.D.		"26,27,28"
12/14/1989	Robert L. Peek	Richard B. Peek	W.D.		"26,27,28"
12/20/1996	Richard B. Peek	Roger D. Armstrong	W.D.		"26,27,28"
10/9/2003	Roger D. Armstrong	Heather Berkeley	W.D.		"26,27,28"

Researcher: John Ewanowski, CRSA Architecture

Date: 1/6/2015