



HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): James Berry House

Address: 627 Woodside Avenue

Date of Construction: c. 1889

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: WDS-3

Current Owner: Joyce C. Solberg (trustee)

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: **Cross-wing type variation**

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: **Drop-novelty wood siding**

Foundation: **Concrete**

Roof: **Cross wing form sheathed in asphalt shingles**

Windows/Doors: **Three-part bay has fixed casement windows and the front façade has a band of casement windows with a large center light flanked by narrow lights. Main door is a frame-and-panel door with paired upper lights**

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 627 Woodside is a variation on a cross-wing type house that has undergone several modifications. The cross-wing, also known as a T/L cottage, is one of the main three types of houses built during the historic Park City mining era. The house appears to have been lifted to construct a basement level addition. The garage at the street level was present during the c. 1940 tax photo, but it is unknown when it was added. The half-hexagon bay on the front façade was originally an arced projection with five windows. A gambrel roof addition was constructed after 1968. The cross gable roof is sheathed with composition

shingles. The walls are clad with drop-novelty siding and the lower section with vertical board siding. The garage is clad with stone veneer. The windows are mostly casement windows, with a set in the porch area, one on each side of the bay and another set below the bay. The door is a wood frame and panel door that has two upper lights. The porch is covered by a section of the roof which is supported by square wood posts with a simple wood railing. There is a deck area on top of the garage that has a wood balustrade. A stair starting at the sidewalk leads to the deck area and turns up to the porch. 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 house is present on the 1889 Sanborn map, and it is unknown when before that it was built. It was owned by the Park City Townsite Corporation, and if it was occupied, it was likely used to house workers. The first individual to own the property was Joseph Busby, who purchased it in 1889. There is no record of a Joseph Busby living in Park City, but there is census information for a Joseph Busby in Salt Lake City, so it may be the case that he rented the home out. The next owner was Charles Street, who purchased it in 1890. Charles Street is found on the 1880 census living in Park City with his wife Anna and their four children. He worked as an assayer, but nothing else is known of him. The next owner of the home was William O'Connell. No information regarding a William O'Connell living in Park City could be found.

The property later came in the hands of James Berry, and was sold to Patrick Mannin in 1905. It was sold in the next year to Mary McFalls, who owned several properties on Woodside Avenue. After a tax sale, James Berry bought the property again, and lived there with his wife Rhoda and their family during the 1920 census. He worked as an acid drainage operator for a mine at that time. They continued to live there during the 1930 census, when James worked as a tram operator. James died in 1932. His wife Rhoda lived until 1965, and the property was passed down to her daughter Thelma. The property has traded hands several times since then and is currently owned by Joyce Solberg.

Legal Description (include acreage): PARCEL 3, WALTER-DANIELS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 6165 SQ FT OR 0.14 ACRES 949-325 937-41 1030-308 2130-1354 JOYCE C SOLBERG TRUSTEE OF THE JOYCE C SOLBERG TRUST 2130-1354

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: 627 Woodside Avenue. East elevation. 2020



Photo 2: 627 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 627 Woodside Avenue. East elevation. November 2013



Photo 4: 627 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 627 Woodside Avenue. East elevation. 2006



Photo 6: 627 Woodside Avenue. in 1995



Photo 7: 627 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 8: 627 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.)

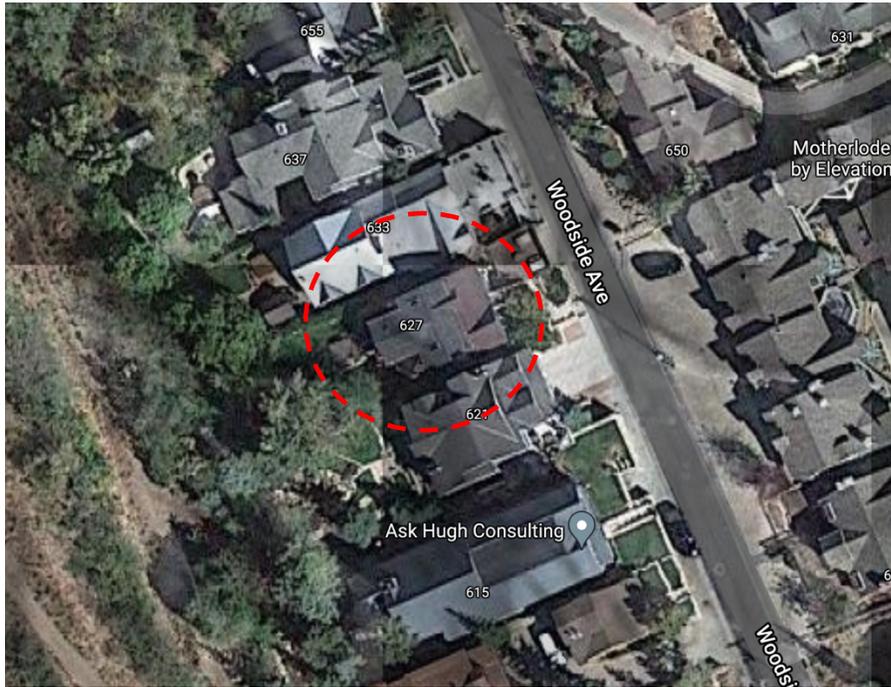
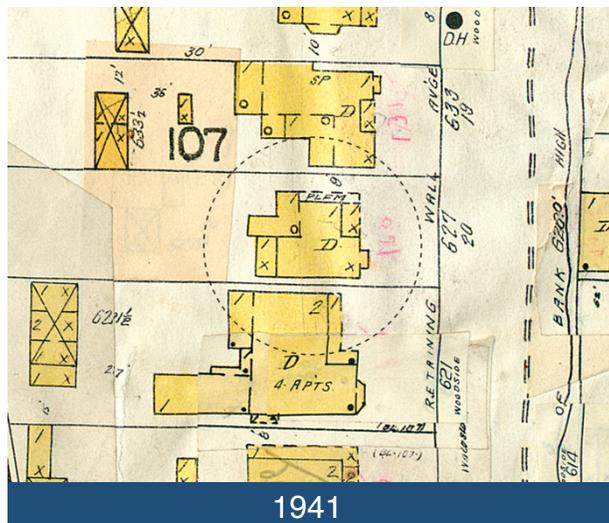
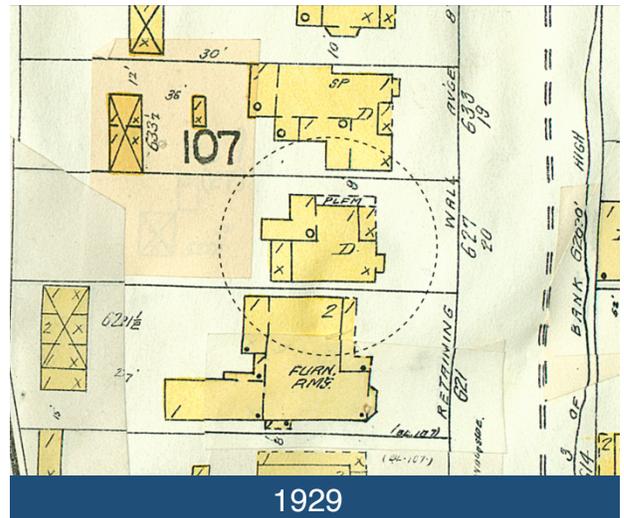
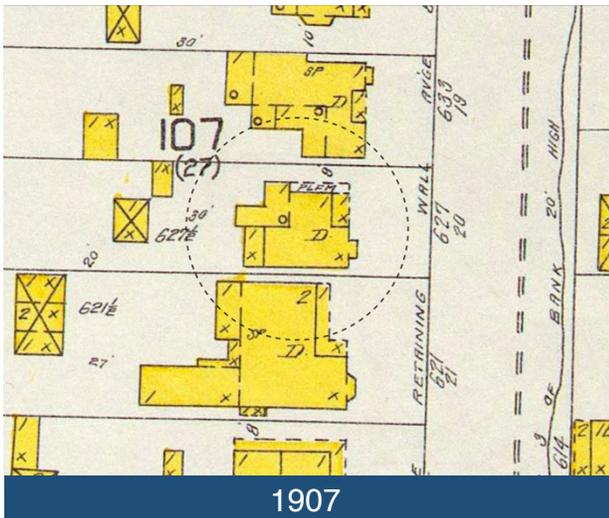
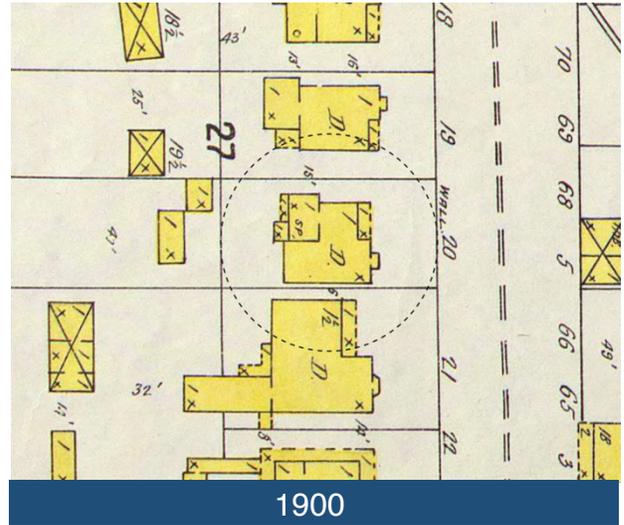
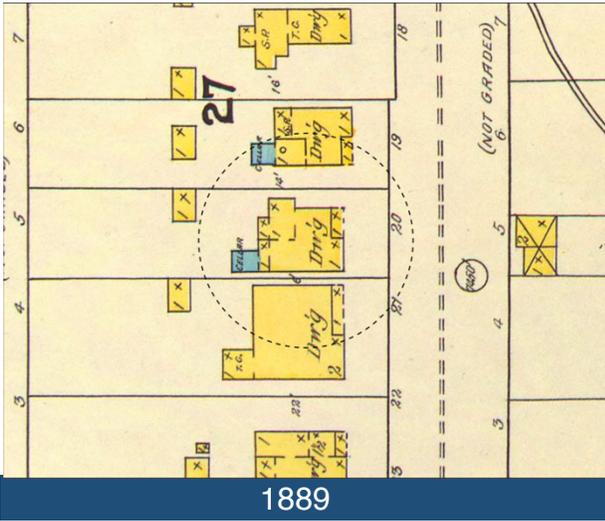


Figure 1: Aerial view showing the location of 627 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

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

Address: 627 Woodside Avenue

City: Park City, UT

Current Owner: Joyce C. Solberg (trustee)

Address: (see historic site form for address)

Tax Number: WDS-3

Legal Description (include acreage): Parcel 3 Walter-Daniels Sub. (1996) (PC BK27 L7 & S15ft. L8) (see historic site form for complete legal description)

| TRANSACTION DATES | GRANTOR (SELLER) | GRANTEE (BUYER) | TYPE OF TRANSACTION | DOLLAR AMOUNT | COMMENTS |
|-------------------|---------------------------------|-----------------------------|---------------------|---------------|-------------------------|
| 8/23/1889 | David C. & Henrietta McLaughlin | Joseph A. Busby | W | | "All L7, Part L8" |
| 5/28/1890 | Joseph A. Busby & wife | Charles E. Street | W | | "All 7, Pt. 8" |
| 9/12/1891 | Chas. E. Street | Mrs. Dilla Cunningham | Mortgage | \$466.00 | |
| 9/13/1895 | Chas. E. Street & wife | Wm. O'Connell | W | | |
| 9/25/1895 | Edward P. Ferry | Wm. O'Connell | Q.C. | | |
| 5/15/1897 | William O'Connell | Emma H. O'Connell | W | | |
| 4/11/1905 | James Berry & wife | Patrick Mannin | W.D. | | |
| 6/9/1906 | Patrick Mannin | Mary J. McFalls | W.D. | | |
| 3/4/1919 | Summit County | James L. Berry | Q.C.D. | | [following tax sale] |
| 10/9/1930 | James L. Berry | Rhoda E. Berry, his wife | W.D. | | |
| 8/3/1965 | Thelma Esther Berry Reseigh | Thelma B. & Earl W. Reseigh | W.D. | | [estate of Rhoda Berry] |
| 4/25/1973 | Thelma B. Reseigh | Ellen Katz | W.D. | | |
| 7/20/1973 | Ellen Katz | Ellen Katz & Joan P. Katz | W.D. | | |
| 4/30/1984 | Ellen Katz & Joan P. Katz | Kim & Bonnie Deffebach | W.D. | | |
| 10/9/1991 | Kim Deffebach | Bonnie Deffebach | Q.C.D. | | |
| 1/3/1992 | Bonnie Deffebach | Bobby L & Yoshiko Weeks | W.D. | | |

Researcher: John Ewanowski, CRSA Architecture

Date: 1/7/2015

James L. Berry Called

With the ushering in of Memorial Day the spirit of a real old timer of Park City, and an esteemed citizen of this community for the past fifty-one years, passed out to God, who gave it.

James L. Berry, who since 1881, was prominent in civic and business affairs, was suddenly summoned by Death early last Monday morning, following a three weeks illness with heart trouble. Previous to this attack, deceased passed through a severe illness, from which he never recovered his strength, and was gradually failing when stricken with his fatal illness.

While his passing on was not unexpected, the news of his death was received with sincere regret—and to his sorrowing wife and family, sincere sympathy is extended in their hour of bereavement.

Mr. Berry was born in Keauvalton, New York, November 11, 1861. He came to Park City in 1881. He was first employed at the old Ontario as fireman, in the days of the big Cornish pump at that property. For several years following he with his brother Ed, conducted a large blacksmith shop in this city—and were the leading blacksmiths. He then engaged in the livery business, which he followed until he accepted a position with the Silver King Coalition Mines company, in charge of the aerial tramway, and held that position for nineteen years.

At the time of the disastrous Park City fire in 1898, Mr. Berry held the position of fire chief of the city, and long before that and up to the time of his death, was an active member of the local fire department.

Always of a jolly, genial disposition, "Jim" was popular with all classes, and only good can be spoken of him during his long and useful residence in our community.

Deceased is survived by his widow, Mrs. Rhoda Berry and five sons and daughters: James Berry, Los Angeles, Howard L. Berry and Mrs. Thelma Reeseigh, Park City, Mrs. Emma Guelich, Los Angeles, Mrs. Jack Bess, Huntington Park, California. Also eight grandchildren. Two brothers and two sisters survive: E. W. Berry, of this city, John Berry, of Philadelphia, Pa., Mrs. Anula Brainard, of Harrisville, New York, and Mrs. Sarah Brainard, of Rochester, New York.

Requiem high mass was celebrated at St. Mary's church, this city, Thursday morning, Rev. Father Butler, officiating. The services were largely attended, and the floral tokens of sympathy and esteem were many and beautiful. Interment was in Mount Olivet cemetery, Salt Lake City. The funeral was in charge of Mortician Geo. M. Archer.

The active pallbearers were John A. Tallon, Joe Sullivan, George M. Crossman, Charles Conlon, Matt Leahy and James Cunningham.

Honorary pallbearers John P. Welsh, James A. Farrell, E. W. Macdonald, Jim Don, Harry Berry and Robert T. Kimball. Among the out-of-town friends who attended the funeral services Thursday were Mr. and Mrs. John F. Flanagan, Mrs. A. F. Ridge, Miss Maud Ridge, Mr. and Mrs. Ed Tracey, M. J. Dalley, P. A. Murdock, Mr. and Mrs. Wilson Dean, Andrew Lindsey, Mr. and Mrs. James Lindsay, Mr. and Mrs. D. Duke, Mr. and Mrs. John Churley, Mrs. L. Hickery, Mrs. H. Kleekey, Mr. and Mrs. H. W. Harvey, Miss Nyeth Harvey.

"For tho' from out our bourne of Time
and space
The flood may bear me far,
I hope to see my Pi'ot face to face,
When I have crossed the bar."

CARD OF THANKS

Through the columns of The Record we desire to return our warmest thanks to the citizens of this community for kindness and sympathy extended to us during the illness and after the passing on of our beloved husband, father and brother. While our home now has a vacant chair, yet as we reflect upon the many deeds of sympathy and love of the many friends, it gives a silver lining to the dark cloud left by death.

Very gratefully yours,
MRS. JAMES L. BERRY
AND FAMILY,
E. W. BERRY.

Park Record, 6/3/1932