

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **John W. Buck House**

Address: 1110 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-58

Current Owner Name: Todd Debonis & Charles Vonderach Parent Parcel(s):

Current Owner Address: 14001 Goddall Road, Lake Oswego, OR 97034

Legal Description (include acreage): 0.09 acres; 0S 16 T 2S R 4E LOTS 29 & 30 BLK 5 SNYDERS ADDITION.

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: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1983, 1995, 2006 & 2008
 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: Bungalow

No. Stories: 1

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.):

Foundation: Concrete.

Walls: Narrow wood lap siding.

Roof: Hipped roof form sheathed with standing seam metal.

Windows: Chicago windows, casement windows flanking the chimney, and double-hung sash type.

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 one-story frame bungalow is largely unchanged from the description provided in the National Register nomination (See Structure/Site Form, 1983).

The only alteration from the original appears to be the addition of a handrail around the porch columns.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The site remains unchanged from its original setting.

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 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 bungalow was a common house type built in Park City and Utah 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. 1928¹

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)

¹ Summit County records.

- 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: Northwest oblique. Camera facing southeast, 2008.

Photo No. 2: West elevation. Camera facing east, 2008.

Photo No. 3: Southwest oblique. Camera facing northeast, 2008.

Photo No. 4: West elevation. Camera facing east, 2006.

Photo No. 5: West elevation. Camera facing east, 1995.

Photo No. 6: West elevation. Camera facing east, 1983.

Photo No. 7: Northwest oblique. Camera facing southeast, tax photo.

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

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. _____

Schedule 1 Class 5A Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1178</u>	<u>\$ -</u>	<u>\$ 4074</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 5-Bath Condition Good

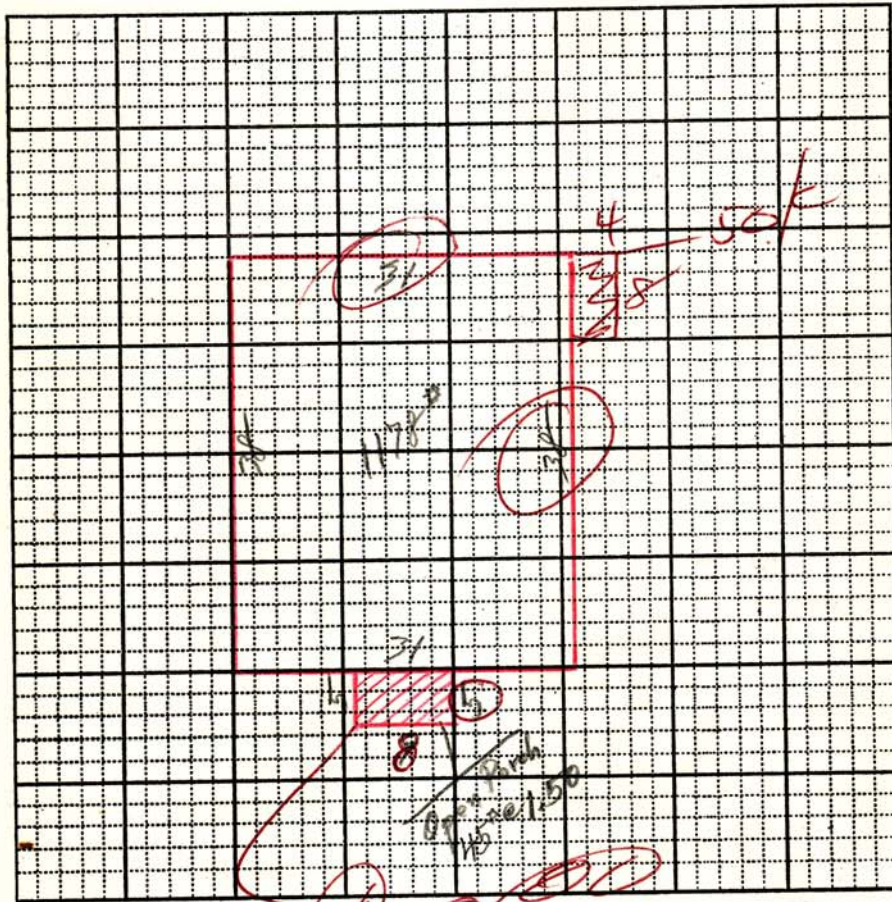
Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <input type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Hip</u> Mat. <u>Pol. Shp.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>45" @ 1.50</u> <u>78</u>		
Rear _____ @ _____		
Cellar—Basm't <u>1/4</u> <u>1/3</u> <u>1/2</u> <u>3/4</u> (full floor) <u>Conc.</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> <u>Steam</u> <u>S.</u> <u>Blr.</u> Oil _____ Gas _____ Coal _____	<u>446</u>	
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> Conc. _____	<u>40</u>	
Cabinets <u>1</u> Mantels <u>1</u>		
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. <input checked="" type="checkbox"/>		

Total Additions and Deductions 564 4074
 Net Additions or Deductions \$ + 564

Age 21 Yrs. by { Est. Owner Tenant _____ Neighbors _____ Records _____ }
 REPRODUCTION VALUE \$ 4638
 Depr. 1-2-3-4-5-6 34/66 % \$ _____
 Reproduction Val. Minus Depr. \$ 3061
 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 _____ Total Building Value \$ _____

Appraised 10/1949 By CAO & A.F.



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

2A 58

Location Block 5 SA. Lots 29+30.
Kind of Bldg. 2 1/2 St. No. 1110 Woodside
Class 5 Type 1 2 3 4. Cost \$ 2960 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1178		\$ 2960
	x x				
	x x				

Gar.—Carpport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <input checked="" type="checkbox"/> None <u>—</u>	
Ext. Walls <u>—</u> <u>5.11.19</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Hip</u> Mtl. <u>509</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>579</u> <u>45°</u> @ <u>125</u> <u>56</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 2/3 3/4 Full <u>—</u> Floor <u>—</u> <u>490</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing {	Class <u>—</u> Tub <u>—</u> Trays <u>—</u>
	Basin <u>—</u> Sink <u>—</u> Toilet <u>—</u> <u>410</u>
	Wtr. Sfrtr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>—</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> <u>349</u>	
Oil <u>—</u> Gas <u>—</u> Coal <input checked="" type="checkbox"/> Pipeless <u>—</u> Radiant <u>—</u> <u>214</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>—</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u> <u>60</u>	
Cabinets <u>—</u> Mantels <u>—</u> <u>140</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>	
	<u>1719</u>

Total Additions			<u>1719</u>
Year Built <u>1928</u>	Avg. Age <u>30</u>	Reproduction Value	\$ <u>4679</u>
Inf. by { Owner - Tenant -	Neighbor - Record - Est.	Obsol. or Rem.	%
		Bldg. Value	
Remodel Year	Est. Cost	Depr. Col. ① 2 3 4 5 6 <u>57</u>	%
		Repr. Val. Minus Depr.	\$ <u>2667</u>
Garage—Class <u>—</u> Depr. 2% 3%	Carpport <u>—</u> Factor <u>—</u>		
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			\$

Appraised 4-30- 1958 By 1302

SA 58
Serial Number

.....OF.....
Card Number

Owners Name Park City
 Location _____
 Kind of Bldg. Res St. No. 1110 Woodside Ave
 Class 5 Type 1 2 3 4 Cost \$ 6679 x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1178	567	\$ 6679	\$
	x x				
	x x				

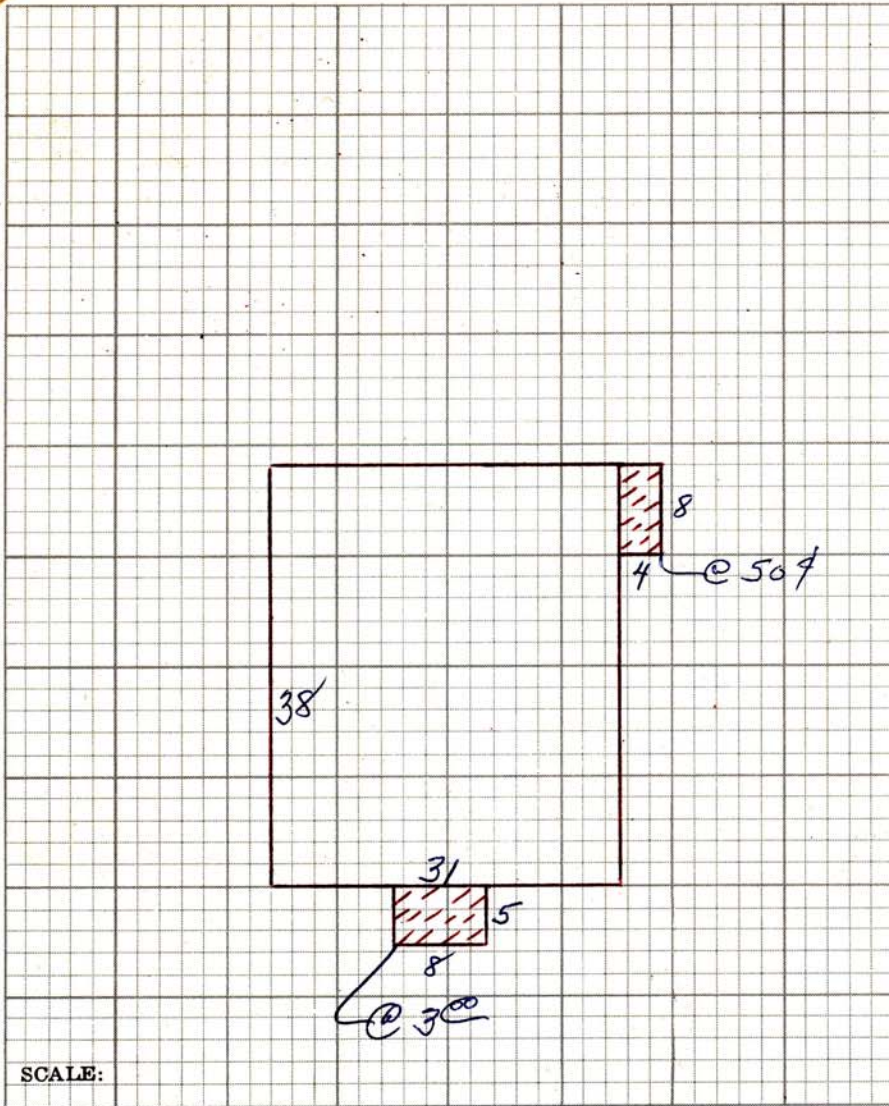
Att. Gar. — C.P. x Fr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>Siding</u>		
Roof Type <u>hip</u> Mtl. <u>Shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>40' x 40'</u> @ <u>3⁰⁰</u> <u>140⁰</u>		
Rear <u>32' x 40'</u> @ <u>50⁰</u> <u>16⁰</u>		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <input checked="" type="checkbox"/> Floor <u>conc</u> <u>1286</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sffr. _____ Shr. St. _____ O.T. _____	<u>650⁰</u>
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	<u>585</u>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. <u>1</u> Other _____	<u>40</u>	
Cabinets <input checked="" type="checkbox"/> Mantels. <u>1</u>	<u>390</u>	
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	<u>120</u>	
Awnings — Metal _____ Fiberglass _____		

Total Additions		<u>3207</u>
Year Built <u>1928</u>	Avg. 1.	Replacement Cost <u>9886</u>
	Age 2.	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Rec'd - Est.	Conv. Factor x.47
Replacement Cost—1940 Base		
Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$ <u>7656</u>

Appraised ① 10-24 19 68 By 1581 6474
 Appraised ② _____ 19 _____ By JAN 9 1969
 1328

170



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
X		x				.47		
		x				.47		
		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 _____

REMARKS _____



SA 58

S 45

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1110 Woodside UTM: 12 457630 4499840
 Park City, Summit County, Utah
 Name of Structure: John W. Buck House T. R. S.
 Present Owner: Woodside Partnership
 Owner Address: c/o Skyline Land Co.
 P.O. Box 1330, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: SA 58
 Legal Description: Kind of Building:
 Lots 29 and 30 Block 5, Snyder's Addition to Park City. .09 acres

STATUS/USE 2

Original Owner: John W. Buck Construction Date: 1928 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

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

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Park Record. October 5, 1928, p. 8.
Salt Lake Tribune. April 11, 1966, p. 32. John W. Buck obituary.
 February 6, 1940, p. 16. William E. Scales obituary.

Architect/Builder: /Ralph H. Billingsley

Building Materials: Wood

Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame bungalow with a hip roof and a square plan. It lacks the prominent porch of a typical bungalow, but it is comparable with other houses that were built in Park City during the period of peak popularity of the bungalow. Park City's bungalows generally have a square or rectangular form, a low pitch hip roof, narrow width lap siding, a symmetrical facade with a door centered between large horizontal windows, and some type of porch. This house fits the above description. It's square form is raised about a foot and a half off the ground on a concrete foundation, and stairs ascend to the entrance centered between two identical window bays consisting of a large single pane window flanked by two narrow double hung sash windows. A small gable roof porch supported on Tuscan columns extends out over the door from the roof edge. Most of the other openings are on the south side of the house. There is a second entrance, another large window bay, a small square window, and a single double hung sash window. The house is essentially unaltered and therefore maintains its original integrity.

Statement of Historical Significance:

Construction Date: 1928

Built in 1928, the John W. Buck House at 1110 Woodside is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This "modern five room bungalow" was built in 1928 for John W. and Blanche D. Buck by Ralph H. Billingsley, a Salt Lake carpenter.¹ Billingsley was awarded the joint contract to build this house and the similarly styled house at 1100 Woodside² by William E. Scales, an elderly Park City resident and builder, who apparently was still active in the building industry in Park City as a general contractor and construction supervisor. Scales owned the property for both of these houses until they were completed in December of 1928, at which time he granted deeds to the respective owners, who had contracted with him beforehand to have the houses built.

The Bucks probably lived in this house until 1942, when they moved to California. They continued to own it and rent it out until 1949, when they sold it to James Ivers Jr. John W. Buck was born in Nova Scotia in 1891, and came to Park City by at least 1914, when he married Blanche Deighton of Park City. He probably came to the area to work in the mines.

¹Park Record, October 5, 1928, p. 8.

²Ibid.



John W. Buck House

1110 Woodside

Park City, Summit County, Utah

Northwest corner

Photo by Debbie Temme, October 1983

Negative: Utah State Historical Society











TOYOTA

7352