



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Fraser Buck House

Address: 405 Park Avenue

AKA: 411 Park Avenue

Date of Construction: c. 1900

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-52-53-A

Current Owner: Ryan Schaper

Legal Description (include acreage): LOT 2 BLK 4 PARK CITY TOWNSITE SURVEY CONT 0.04 AC 1752-958
 1783-1529 1940-1212 2159-1224

STATUS / USE

Original Use: single dwelling Current Use:

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Non Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints: 2008 (3), 1996, 1995, 1940s

tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

abstract of title

USHS Preservation Files

DESCRIPTION

Architectural Style: Pyramid/foursquare type / Vernacular style

No. Stories: 2

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in drop/novelty siding.

Foundation: The foundation is faced with cut stone. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Roof: The roof on the initial house is hipped. The roof of the rear 2008 addition is complex and not totally visible in the available photographs. Both the initial house and the addition are sheathed in composition shingles. The full-width front porch has a shed roof clad in standing seam metal materials, with square wooden supports. A gablet is set to the side, over the front stairs.

Windows/Doors: The façade windows are two-over-two double-hung. Two are set in a single opening on one side of the door and a large fixed pane is flanked by double-hung windows on the other side. The door is a wooden paneled bungalow-style door with three lights.

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

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 Park is a pyramid type house that has undergone significant renovations in recent years. The pyramid house is one of the main three house types built during the historic Park City mining era, and is the most recent of those three, occurring mostly towards the end of that period. The roof over the original section of the house is hipped and sheathed with composition shingles. The roof over the porch is also hipped but is covered with standing seam metal and has a small gable that sits over the stairs. The walls are clad with drop-novelty wood siding and the lower addition to the house is covered with a stone veneer. There is a pair of two-over-two double hung sash windows to the left of the door, and to the right of the door is a large fixed pane flanked by two over two double hung windows. The door itself is a wood paneled door with three horizontally aligned upper lights. A large renovation occurred in 2008 when the house was lifted and a garage and basement level was constructed. A large two story rear addition was also built and is visible from the front of the house at certain angles. The overall changes to the form and materiality have diminished the historic value of the house.

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.)

This house was built sometime between 1889 and 1900, judging by the Sanborn maps of those years. A structure existed on the site before the house was built, shown on the 1889 map, but this was likely destroyed in the fire that occurred in 1898, with the house likely being built shortly afterward. The owner of the property when this house was constructed was Mary Fergusen, later Mary Keith.

Mary Keith lived in Salt Lake City during the 1900 census, with her husband David. David is listed as working as a capitalist, but no further information is given. It is unknown if they ever lived in this house, but this seems unlikely, as their names do not appear on the 1910 census for Park City. They sold the house to May Bailly in 1913.

No information could be found on May Bailly, or May Walden as she is named in the title history; she sold the house in 1921 to Fraser Buck. Fraser Buck was a co-owner of the Welsh, Driscoll, and Buck grocery store. He was also involved in the politics of Park City, and was mayor during the period of his ownership of this house. He later wrote a book about the history of Park City, and is remembered as one of its more prominent citizens. He sold the house to Iverson-Buck Realty Co., which it is assumed he was a partner in. He is shown as living in this house during the 1930 census with his wife Myrtle and their daughter. By 1940 they had moved elsewhere and the house was occupied by Ronald Provost, his wife Jennie, and their three sons. Ronald was a motorman for the mines. The house has changed hands several times since the historic period, and is currently owned by Ryan Schaper.

REFERENCES

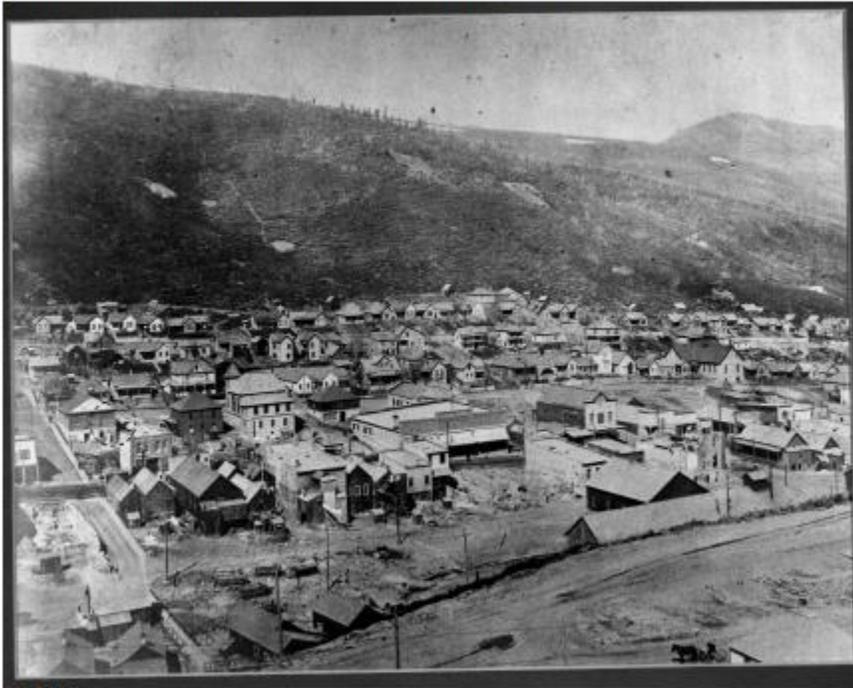
- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. 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.

PHOTOS

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

405 Park Avenue, Park City, Summit County, Utah

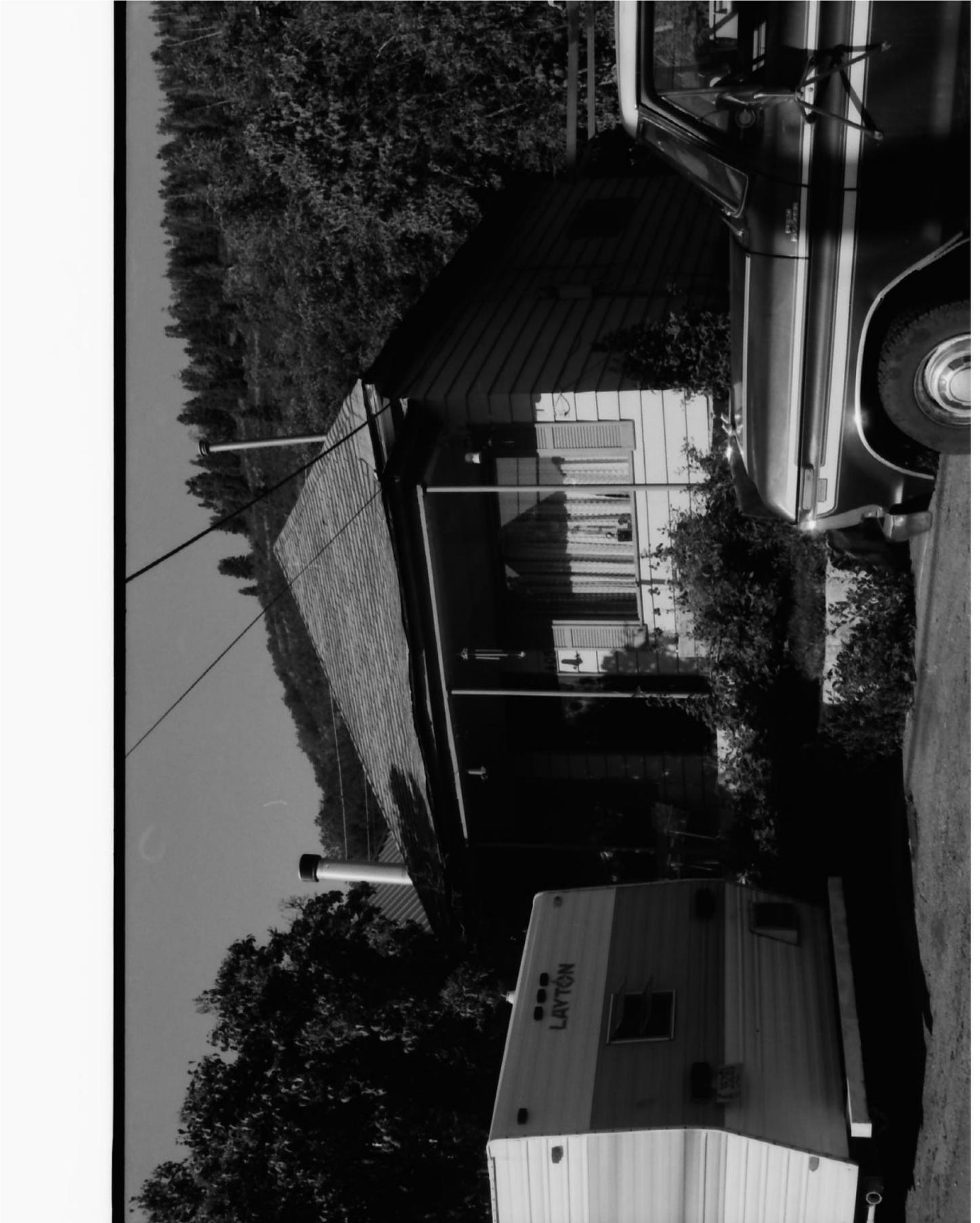
Intensive Level Survey—Biographical and Historical Research Materials



c. 1900



Planning Department/ Park City Corporation













405 Park Avenue. Southeast oblique. November 2013.



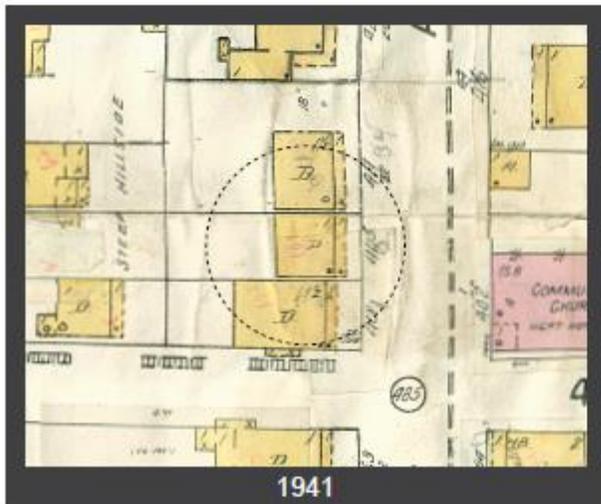
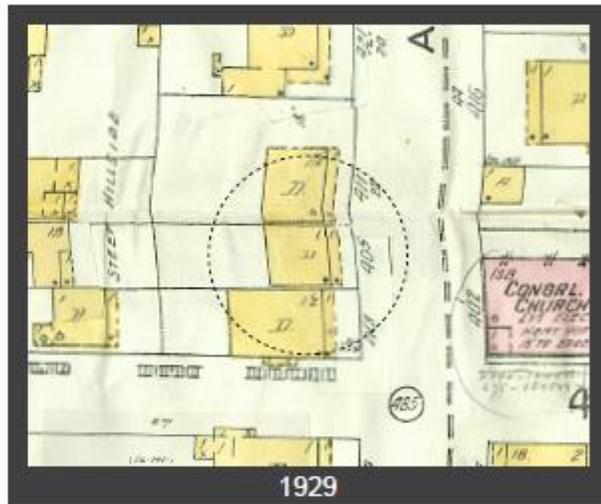
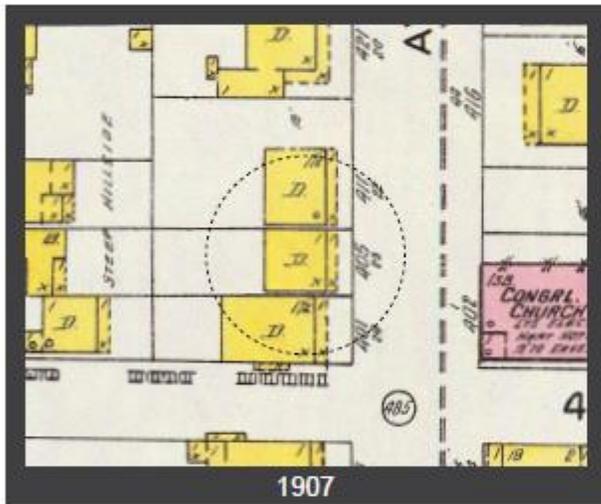
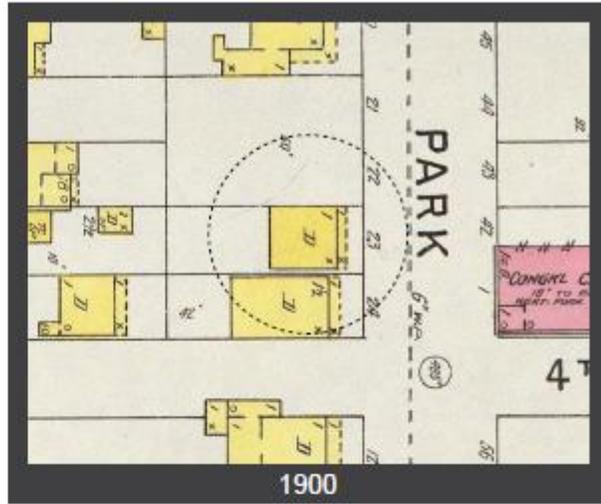
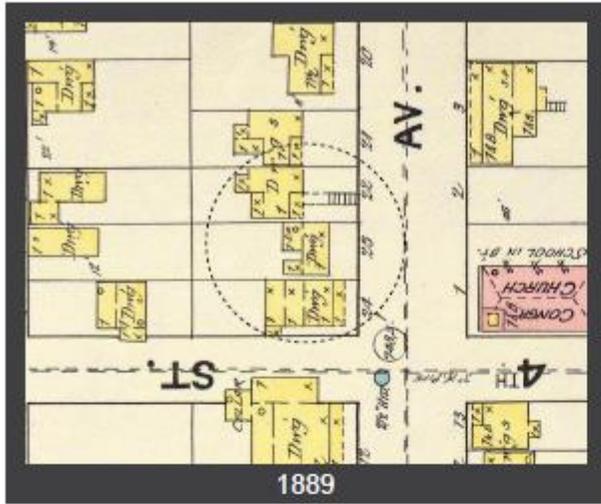
405 Park Avenue. East elevation. November 2013.



405 Park Avenue. Northeast oblique. November 2013.

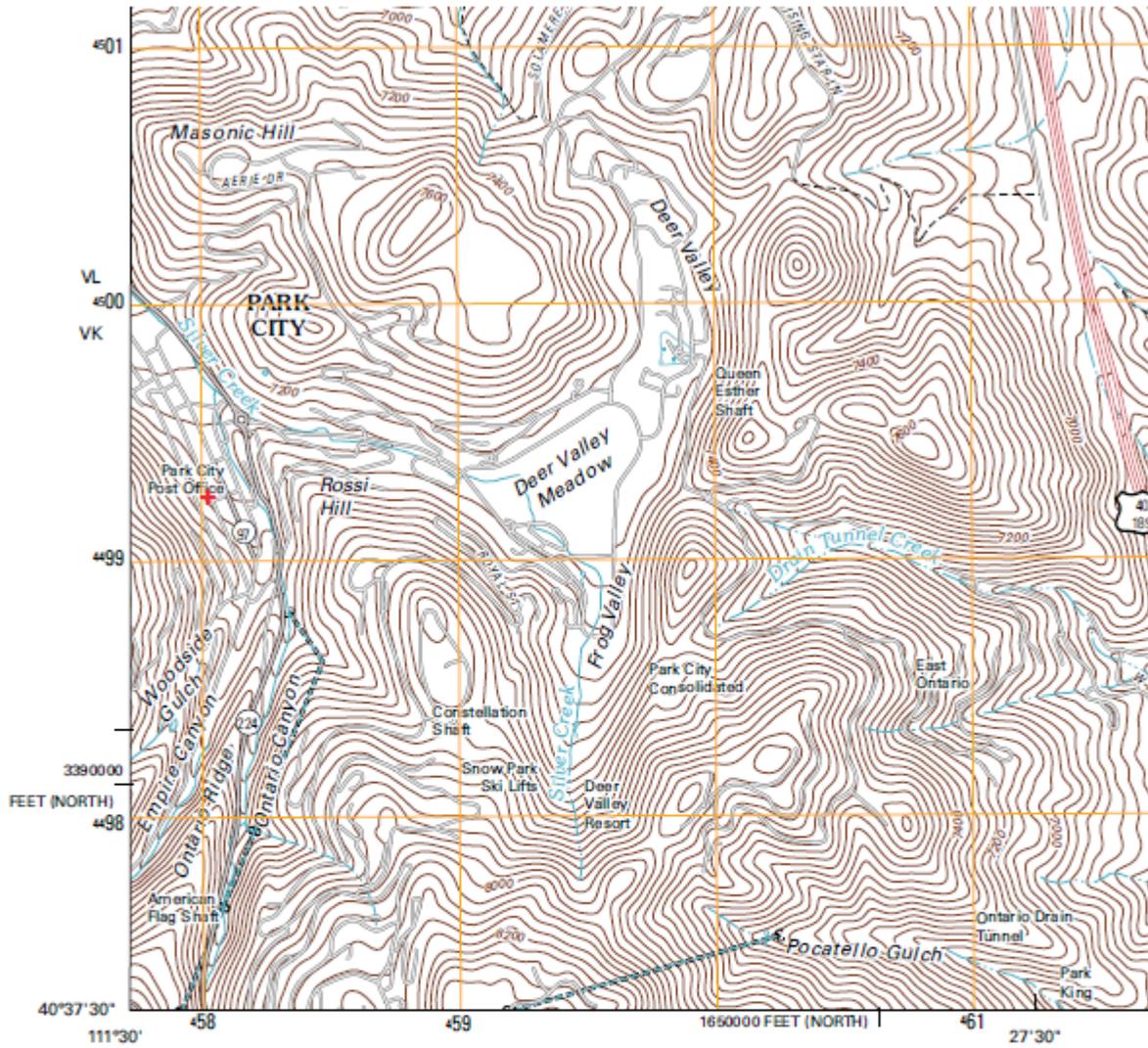
MAPS

405 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



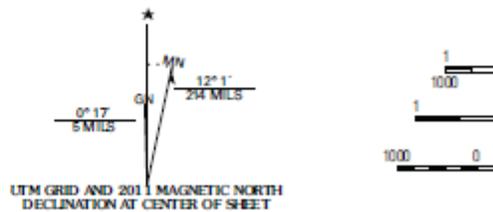
405 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T

+ Location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

TITLE SEARCH FORM

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

Address: 405 Park Avenue

City: Park City, UT

Current Owner: Ryan Schaper

Address: (see historic site form for address)

Tax Number: PC-52-53-A

Legal Description (include acreage): PC BK4 L2 (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		[L1-2, 5-8, 20-23, 28-32]
7/28/1886	David C. McLaughlin	John H. Rogers	W		"2"
10/9/1886	J.H. Rogers	Oliva C. Lockhart	W		
4/9/1889	Oliva C. & Mary I. Lockhart	Mary Ferguson	W		
9/23/1892	Mary Ferguson	Sarah Ann Daft	Mortgage	\$400.00	
3/14/1913	Mary F. Keith & husband	May Bailly	Deed		
6/20/1921	May Walden	R. Frazer Buck, et al	Deed		
12/9/1927	R. Frazer Buck, et al	Iverson-Buck Realty Co	W.D.		
6/28/1952	Iverson-Buck Realty Co	Loren & Janet Larsen	W.D.		
*book 3, page 497	missing from PC title abstracts				
11/18/2005	John D. Plunkett & Barbara J. Kuhl	Peter Silvero	W.D.		
4/10/2006	Peter Silvero	Park Avenue 405 LLC	W.D.		
7/17/2008	Park Avenue 405 LLC	Peter Silvero	W.D.		
12/6/2012	Peter Silvero	Ryan Schaper	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/2/2014

Serial No. PC 52

Location _____

Kind of Bldg. Res St. No. 405 Park Ave

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

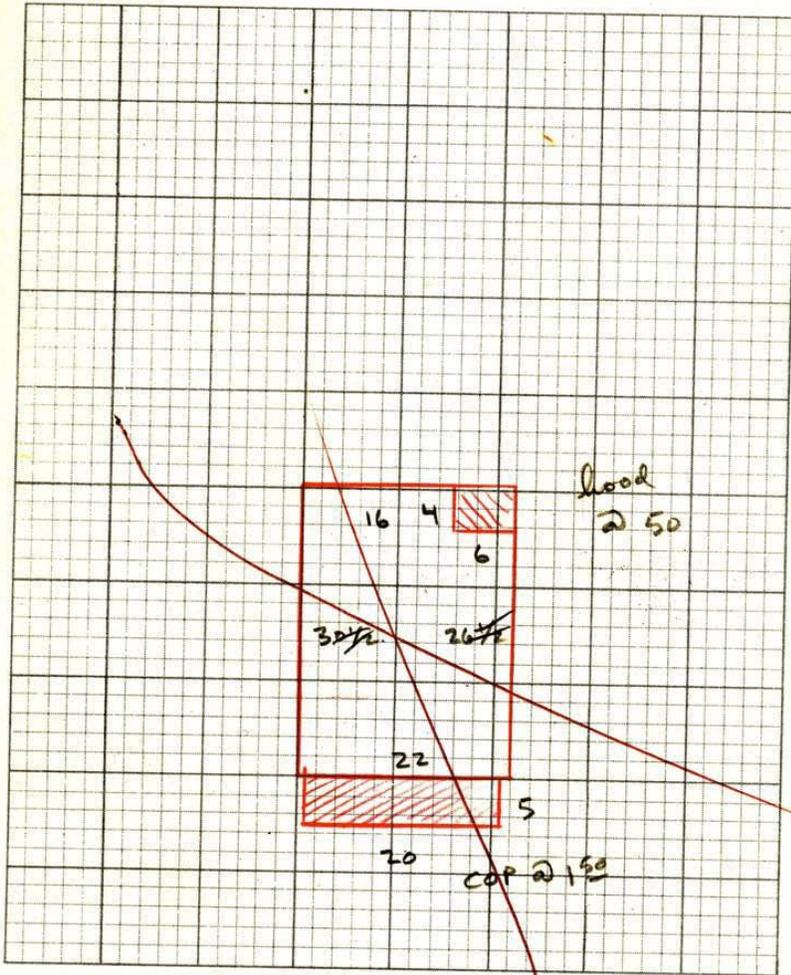
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		647		\$ 1375
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Imp</u> Mtl. <u>alum</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays — Small _____ Med. _____ Large _____	
Porches—Front <u>100</u> @ <u>1.50</u> <u>150</u>	
Rear <u>24</u> @ <u>.50</u> <u>12</u>	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub _____ Trays _____ Basin <u>1</u> Sink _____ Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____ Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile — Walls _____ Wainseot _____ Floors _____	
Storm Sash— Wood D. _____ S. _____ ; Metal D. _____ S. _____	
Total Additions	<u>512</u>

Year Built _____	Avg. Age <u>56</u>	Current Value	\$ <u>1887</u>
Inf. by { Owner _____ Tenant - _____ Neighbor - Record - Est. _____		Commission Adj. _____ %	
Remodel Year _____ Est. Cost _____		Bldg. Value	
Garage— Class _____ Depr. 2% 3% _____ Carport — Factor _____		Depr. Col. <u>1</u> <u>2</u> <u>3</u> <u>4</u> <u>5</u> <u>6</u> <u>31</u> %	
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		Current Value Minus Depr.	\$ <u>585</u>
Size— <u>x</u> _____ Age _____ Cost _____ x _____ %			
Other _____		Total Building Value	\$ _____

Appraised 11-28 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

0052
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. *Res* St. No. *405 Park Ave*

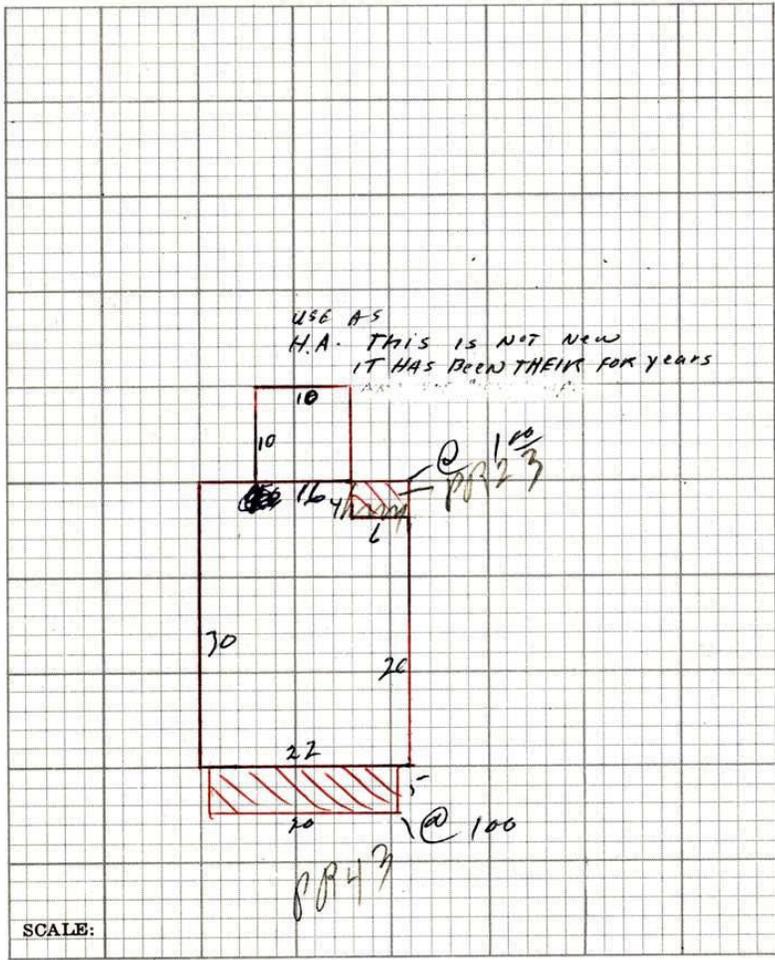
Class. *3* Type 1 *use* *(3)4*. Cost \$ _____ X *100* %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	<i>736</i>		\$ <i>3310</i>	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <i>ASB stake (A)</i>		
Roof Type _____ Mtl. _____		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <i>100' @ 100</i>	<i>100</i>	
Rear _____ <i>20' @ 100</i>	<i>20</i>	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <i>1</i> Tub. <i>1</i> Trays _____	<i>550</i>
	Basin <i>1</i> Sink <i>1</i> Toilet <i>1</i>	
	Wtr. Sfrtr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____	<i>168</i>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless <input checked="" type="checkbox"/> Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		<i>832</i>
Year Built <i>1901</i>	Avg. 1.	Replacement Cost <i>4142</i>
	Age 2.	Obsolescence
Inf. by <i>(Owner - Tenant - Neighbor - Record) - Est.</i>		Adj. Bld. Value
		Conv. Factor <i>1.13</i>
Replacement Cost—1940 Base		
Depreciation Column <i>1</i> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$ _____		
Appraised ① <i>10-16-</i>	19 <i>68</i>	By <i>17 05</i>
Appraised ② _____	19 _____	By _____

DEC 17 1961
1215



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		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 _____

Researcher: Philip F. Notarianni
 Date: June, 1978

Site No. SU-10-127

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

IDENTIFICATION	Street Address: <u>405 Park Avenue</u>	Plat <u>PC Bl. 4 Lot 2-3 S4</u>		
	Name of Structure: _____	T. R. S. _____		
	Present Owner: <u>Loran E. and Janet Larsen</u>	UTM: _____		
	Owner Address: <u>P.O. Box, Park City, Utah,</u>	Tax #: <u>PC 52 & 53</u>		
AGE/CONDITION/USE	Original Owner: _____	Construction Date: <u>@1898</u>	Demolition Date: _____	
	Original Use: <u>residential</u>	Occupants: _____		
	Present Use:	Occupants: _____		
	<input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Public <input type="checkbox"/> Commercial <input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other			
STAT	Building Condition:	Integrity:		
	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Site <input type="checkbox"/> Ruins	<input type="checkbox"/> Unaltered <input type="checkbox"/> Minor Alterations <input checked="" type="checkbox"/> Major Alterations	
	Preliminary Evaluation:	Final Register Status:		
	<input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion	<input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> State Register		<input type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic
DOCUMENTATION	Photography:			
	Date of Slides: <u>11/77</u>	Date of Photographs: _____		
	Views: Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>		
	Research Sources:			
<input type="checkbox"/> Abstract of Title <input checked="" type="checkbox"/> Plat Records <input checked="" type="checkbox"/> Plat Map <input checked="" type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> City Directories <input type="checkbox"/> Biographical Encyclopedias <input type="checkbox"/> Obituary Index <input type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Utah State Historical Society Library	<input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input checked="" type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> Other		
Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):				
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah. Sanborn Maps, Park City, Utah, 1899, 1900, 1907.				

ARCHITECTURE 5

Architect/Builder: unknown

Building Materials: wood

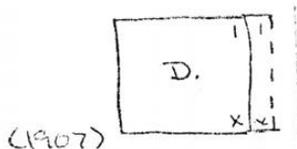
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

One-story frame with hip roof and aluminum siding. The porch has been altered with wood posts replaced by iron. Front window openings have been enlarged, with aluminum framing replacing the double-hung frame windows from the original.

From Sanborn Maps:



The same in 1900;
but different in 1889.

HISTORY 6

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 | |

In all probability the dwelling represents one of those erected after the 1898 fire; one that is contributory in style to other Park City residences.

This property, with an earlier structure, passed from Michael Murphy to Dr. Edward P. LeCompte in 1885. There is evidence (Business Directories) that Le Compte served as a Park City physician from approximately 1903 to 1920. However, in 1887 this lot went to Hannah Wells, and in 1901 to one Elizabeth Condon.