

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Buehler, John H. and Agnes, House

Other names/site number: Hobbit House; Mushroom House

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 806 North River Road

City or town: Midway State: Utah County: Wasatch

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

___ A ___ B X C ___ D

<p>_____ Signature of certifying official/Title:</p> <p><u>Division of State History/Office of Historic Preservation</u> State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p> <p>_____ Title :</p>	<p>_____ Date</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing
3

Noncontributing
2

buildings

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<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>4</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND EARLY 20th C. AMERICAN MOVEMENTS/Bungalow/Craftsman
LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STUCCO; STONE: Limestone; WOOD:
Shingle; WOOD: Weatherboard

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The John H. and Agnes Buehler House was originally built ca. 1893 by John U. Buehler but was extensively remodeled between 1916 and 1957 by John H. “Jack” Buehler (John U. Buehler’s son); no visible evidence of the original house remains. As it exists today, the John H. Buehler House is a one-and-a-half-story, masonry and wood-framed, Tudor Revival–influenced bungalow with an irregular plan and an irregular intersecting curved hipped roof. The walls are a mixture of irregularly coursed limestone tufa (locally known as “pot rock”), stucco, and wood weatherboard. The roof is covered with closely overlapping wood shingles that curve around the eaves, giving it an appearance reminiscent of a thatched roof. The building has two porches, both covered with extensions of the roof, and both with pillars made of tufa, although the rear porch was a later addition to the building. The interior of the house, while heavily remodeled in the late 1950s, reflects the Tudor Revival and Arts and Crafts influences of the exterior and includes an emphasis on Tudor arches for doors and railings, prominent fireplaces, and high ceilings. The fireplaces, which were modified ca. 1957, also feature Exotic Revival and Art Deco design elements. The house is in Midway, Utah, a primarily residential and agricultural community in the Wasatch Mountains west of Heber, Utah, and south of Park City, Utah. The property is surrounded by rural development, including farm fields, barns, and agricultural enterprises, as well as dispersed single-family dwellings. The property also includes three contributing outbuildings and two structures and one outbuilding that are noncontributing. Although significant changes were made to the property, most date to the period of significance and therefore are significant in their own right. The property is in excellent condition and retains integrity in nearly all aspects.

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Narrative Description

Exterior

The John H. and Agnes Buehler House is a west-facing, one-and-a-half-story, stone masonry and wood-framed, Tudor Revival and Craftsman–influenced bungalow with an irregular plan and an irregular intersecting curved hipped roof. Although the building is now a bungalow in form, it was originally built ca. 1893 and was almost entirely remodeled to its present appearance between 1916 and 1957.¹

The primary façade faces west toward River Road. It stands on a foundation of mortared tufa (locally known as “pot rock”). The north wall of the west façade is made of rough-hewn mortared tufa with buttressed tufa supports; the wall on the south end of the west façade is clad with stucco. On this façade and throughout the building the masonry walls have concave joints. The west wall has buttress supports—also made of tufa—that extend outward from the wall. The sections made of masonry appear to be masonry load-bearing walls (based on their thickness and the use of buttress supports). A porch, original to the historic period of the house, extends from the south side of the tufa wall. The original (west) porch stands on a poured concrete foundation that has been scored to resemble laid stone. Four buttressed columns made of random coursed tufa and sandstone slabs support the porch roof. The porch roof is an extension of the house roof, with a stucco ceiling. The roof is covered with closely overlapping wood shingles that curve around the eaves, giving it an appearance reminiscent of a thatched roof, a common element in Tudor Revival buildings; this is the case on all elevations. A wide dormer extends from the roof on the second story. No doors access the west side. The fenestration pattern on the west side, and for the building as a whole, appears to be original. The west side has five windows on the first floor and one on the second, which will be discussed from north to south; unless otherwise noted all windows in the building are replacements. The three first-floor windows open to the front room, and all have sandstone lintels and sills. The northmost is made up of five separate vinyl-framed, four-by-two casement windows, each measuring approximately 15 by 42 inches. The next two windows are made up of three vinyl-framed, four-by-two casement windows, each measuring 18 by 36 inches. A wood piece below the more northern of these two windows but above the sandstone sill suggests that the original windows would have been approximately 6 inches taller than the replacements. An additional first-floor window opens to the living room. It is a vinyl-framed four-by-three window measuring approximately 27 by 42 inches. The final first-floor window opens to the bathroom off the bedroom. It is a vinyl-framed, three-light awning window, measuring approximately 24 by 18 inches, and has a sandstone sill. The second-story window is made of six separate three-by-two casement windows; it measures approximately 30 by 80 inches.

The south elevation of the building stands on a foundation of mortared tufa. It is clad with stucco on the west end and made of tufa masonry on the east end. The masonry on the east end has buttress supports—also made of tufa—that extend outward from the wall. The sections made of masonry appear to be masonry load-bearing walls (based on their thickness and the use of buttress supports). The gable end of the roof extends over the stucco portion of the wall. A gently sloping east-west-oriented gable roof covers the tufa masonry section on the east end. One door, the primary entrance to the Buehler House, opens on the west end of the south elevation. The door is a glazed flat wood door with a single fixed pane in the shape of a pointed arch with a decorative wood grate over it. The door measures 36 by 80 inches and has stained glass side lights. The south side of the building has five windows, which will be discussed in

¹ Due to extensive alterations to the ca. 1893 building, it is unclear what its original form or appearance would have been.

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order from west to east. The front door is framed by two fixed stained glass windows; these windows measure approximately 20 by 48 inches. A large single fixed pane (in the shape of a Tudor arch) opens to the living room; it measures approximately 30 by 64 inches tall and has a sandstone sill. A double two-by-three casement window opens to the bathroom; it measures approximately 27 inches by 30 inches and has a sandstone lintel and sill. A five-sash bow window with a sandstone sill opens to the bedroom; each sash is a two-by-five casement. The bow window is approximately 8 feet long; the individual windows measure approximately 18 by 48 inches.

The east elevation primarily stands on a foundation of mortared tufa, with the exception of the kitchen on the northeast corner, which stands on a foundation of poured concrete. Its walls are a mixture of tufa masonry, stucco, and wood weatherboard. The southmost section is made of tufa masonry; the center section is clad with stucco, and the northmost portion has tufa masonry approximately 3 feet tall below wood weatherboard. Two gable ends define the roofline of much of the east elevation. The tufa masonry section is beneath the gable end of the one-story section of roof that covers the first-floor bedroom. The second, central gable is 2 stories tall. Additionally, a hipped roof extends past the elevation's walls to form a porch that spans the north half of the east elevation. The porch appears to be a modern addition, based on its design and workmanship. It stands on a poured concrete foundation and is supported by vertical columns with tufa veneer (differentiable from the rest of the tufa masonry because of its thicker joint profiles) and has a stucco ceiling. The east elevation of the building is accessed via two doors. One is a pair of nine-light vinyl French doors. The pair of doors measures 57 by 79 inches. The other is the one original door remaining on the building. It is a paneled, glazed wood door with a 1-over-1 fixed window on the east side of the house. It is fitted with a wood screen door and measures 32 by 77 inches. The east side of the building has three windows on the first floor and one window on the second floor; these will be discussed from south to north. The south end (which encloses a bedroom) has an original arched window opening; the wood-framed window is original and has a sandstone sill and a single fixed pane with glazing of patterned glass. It measures approximately 9 by 20 inches. The next window opening wraps around the corner of the building and is original; it contains five wood-framed, single-light fixed windows (two on the south side and three on the east). Each measures approximately 18 by 42 inches. The northernmost window on the east side opens to the kitchen; it is a vinyl-framed, three-by-three casement window measuring approximately 20 by 20 inches. The second-story window is a vinyl-framed, eight-light-by-eight-light sliding window measuring approximately 48 by 54 inches. Additionally, a window once opened on the north end of the east wall of the front room, but the opening has since been infilled.

The north elevation stands on a foundation of mortared tufa, with the exception of the kitchen on the northeast corner, which stands on a foundation of poured concrete. The north elevation's walls are primarily made of tufa masonry, with the exception of a small portion of the wall on the east end that is covered with wood weatherboard. A round tower extends to the north from the center of the wall. A hipped roof covers the north elevation. Two chimneys extend from the north side of the building; both are made of tufa. The north side of the building is accessed via a pair of nine-light vinyl French doors. The pair of doors measures 57 by 79 inches. The north wall has six windows on the first floor and one on the second, which will be discussed from east to west. The easternmost window opens to the kitchen; it is a vinyl-framed three-by-three casement window measuring approximately 20 by 20 inches. The second window opens to the bathroom; it is a vinyl three-by-two casement window measuring 15 by 20 inches and has a lintel and sill made of sandstone. The next two windows are set into the tower/staircase. Both are original wood-framed fixed windows with sandstone sills and measure 9 by 20 inches. Both of the westernmost windows open to the front room. Both are vinyl-framed two-by-three awning windows measuring 18 by 14 inches and have sandstone lintels and sills. The second-story window is original; it is

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a wood-framed Tudor arch-shaped, single fixed pane window measuring approximately 18 by 24 inches. A modern poured concrete deck extends from the north side of the house.

Interior

For the layout of the interior on the first and second floors, please see the photographs section. The floors are wood framed. The first floor (with the exception of the kitchen and bathrooms) has wood floors that were originally made from a mix of red and white oak, although the bedroom and dining room floors were replaced in kind due to flooding ca. 2000. The original flooring in the kitchen and bathrooms was replaced by tile flooring. All of the upstairs floors are wood framed and carpeted. Most interior walls (including those with masonry) are wood framed and finished with gypsum board with a rough stucco finish, which replaced earlier plaster and lath wall treatments. The kitchen section was finished with gypsum board and applied tile.

The bathrooms have applied tile and gypsum board finishes. The upstairs walls are finished with gypsum board. The ceilings are wood framed and are finished with gypsum board and stucco.

The house has two fireplaces, one in the front room and one in the living room, both on the north wall. The front room fireplace is covered with stucco and has decorative tile accents applied to it; the tile is likely a later addition from ca. 1957 (Holmes 1957). The living room fireplace is also stuccoed and has tile accents applied to it. The tile and the raised front section are likely later alterations based on how they cover up the previously existing Art Deco-style grates.

The interior has a number of original built-in furnishings. A cabinet with wood doors opens off of the stairs to the second floor. Additionally, both the landing and living room have built-in alcoves or telephone shelves, with wood counters and gently curved plastered sides. No original light fixtures or electrical plates remain. The house has a modern ground-mounted air conditioning unit on the exterior on the east side and is equipped with original forced air heating and running water.

Significant additions and alterations have been made to the house since 1916. The interior was remodeled in 1957 (Holmes 1957). During this remodel, the one-story kitchen on the northeast corner of the building was added; the original kitchen and dining area were turned into what is now the dining room; the south part of the living room ceiling was removed to create a vaulted ceiling and balcony; and beams were added across the vaulted ceiling section. Also, the bedroom to the south of the dining room was added, as was the front room on the west side. Exotic Revival tiles were also applied to the fireplaces ca. 1957. Outside of the historic era, the windows were replaced; some of the doors were replaced; and the east porch and north deck were added. Additionally, all bathrooms were remodeled ca. 2000. Due to water damage ca. 2000, the floors of the first-floor bedroom and the dining room were replaced in kind with a mixture of red and white oak matching the original floors.

Outbuildings

Outbuilding 1 is a north-facing, one-and-a-half story creamery/granary with a front gable roof; it is a contributing resource. It measures approximately 18 by 15 feet. It has a rectangular footprint and stands on a foundation made of regularly coursed tufa. The upper story has walls made of standard bond brick. The roof is wood framed and is clad with composite shingles. The roof has shallow overhanging eaves enclosed with fascia and soffit, as well as a cornice beneath the eaves. Two doors access the building. The door to the top floor (the granary) is on the north side and is accessed via a set of wood steps. The door is made of horizontal shiplap wood. The door was originally topped with a wood-framed transom light, but

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no glazing remains. The door to the basement (the creamery) is on the east side and is made of vertical wood boards with horizontal bracing. The building has one window on the south side of the upper floor. The window opening is wood framed and no glazing remains. Additionally, wood-framed vents open to the basement on the north, south, and west sides. The floor of the granary is wood framed and covered with boards. Wood boards and a portion of a log are attached via bolts to the west side, which may represent the location of an addition that was later removed. Based on its design and condition, the building likely dates to ca. 1893 and therefore falls prior to the property's period of significance; it would likely have been built in association with the original house and was present during the period of significance. Few alterations have been made to the building, and it retains integrity; it is therefore a contributing resource.

Outbuilding 2 is a one-story, south-facing, side-gabled horse barn and shed; it is a contributing resource. It has a rectangular footprint and measures 50 by 18 feet. Outbuilding 2 is composed of a shed on the east side and a horse barn section on the west side. The east (shed) section stands on a poured concrete foundation. The walls are clad with clapboard siding. The roof is clad with wood shingles, and the overhanging eaves are enclosed at the ends with a fascia. The west (barn) section does not have a foundation, but the walls are supported by wood posts set into concrete bases. The walls are clad with dimensional lumber and a mix of shiplapped boards and clapboard siding. The roof is covered with wood shingles and has overhanging eaves partially enclosed with a fascia. The building has three window openings, all on the south side. One is infilled with diagonal wood paneling, while two have wood-framed, two-by-six, fixed windows. The building has two doors on the south wall of the shed section. The east door is a three-panel door with glazing; what would have been the window is now infilled with diagonal boards. The west door is a flat plywood door. The west (barn) section has one opening on the south side, a large opening in the south wall without a door. Based on aerial imagery from 1962, the barn originally had an ell that extended to the south from the west end of the south wall; the ell does not appear in imagery from 1987 (Utah Department of Natural Resources 1987). Based on materials, design, and condition, the barn likely dates to ca. 1940. It therefore falls within the period of significance. Although the south ell has been removed, which was of significant size in relation to the building, the building continues to be used as a barn and shed. As a result, the barn retains integrity and is contributing.

Outbuilding 3 is a two-story, east-facing, front-gabled car barn and groundskeeper's house measuring 46 by 24 feet; it is a contributing resource. The building stands on a poured concrete foundation. The walls are made of a mix of stucco and random-coursed tufa masonry walls. The roof has curved eaves similar to the main house and is covered with composite shingles. A one-story, shed-roofed addition extends to the east; it stands on a poured concrete foundation and has stuccoed walls. The roof of the addition has overhanging eaves with exposed rafters and a fascia. All windows on the building are vinyl replacements. The building has doors on the east and west sides. The east door is a French double door made of glazed wood. The west doorway is accessed by a wood stairway. The door is a two-paneled glazed door with a single fixed pane. Based on its design and location, the building originally served as a car barn. The tufa walls are original, while the stucco sections on the north wall are likely infilled garage door openings. The east stucco-clad, shed roofed section is a later addition. The original dimensions of the building, prior to the east addition, were 28 by 24 feet. Based on the building's materials and construction method, it was built concurrently with the Buehler House's early alterations ca. 1916; it therefore falls within the period of significance. The rear addition and infilled garage door openings have altered the building's original design and appearance, but its most important character-defining features—the roofline and tufa walls—remain intact; it is therefore a contributing resource.

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Outbuilding 4 is a south-facing, front-gabled, modern garage measuring 24 feet 6 inches by 20 feet; it is a noncontributing resource. The building stands on a poured concrete foundation and has stuccoed walls. The roof is covered with composite shingles and has overhanging eaves enclosed with wood fascia and soffit. The building has no windows. It is accessed on the south side via a metal 12-paneled overhead garage door, and on the west side by a metal hollow-core, unglazed person-door with four panels. Based on the garage's design and materials, it dates to ca. 1980 and therefore was built outside of the period of significance. It is noncontributing.

Structure 1 is a stone wall that surrounds the property on all sides; it is a contributing resource. The stone wall is made of mortared, random-laid, unshaped tufa. It varies in height from approximately 2 feet 6 inches tall on the south side to approximately 5 feet 4 inches tall on the east side of the property. Based on the wall's materials and construction method, it was built concurrently with the Buehler House's early alterations ca. 1916; it therefore falls within the period of significance and is a contributing structure.

Structure 2 is a basketball court measuring 34 by 32 feet; it is a noncontributing resource. It is made of poured concrete, with a metal basketball hoop. Based on aerial imagery, it was built between 1962 and 1987, outside the period of significance (Utah Department of Natural Resources 1962, 1987). It is noncontributing.

Structure 3 is a tennis court measuring 60 by 120 feet; it is a noncontributing resource. It is made of poured concrete and is surrounded by a chain link fence supported by vertical metal poles. Based on aerial imagery it was built between 1962 and 1987, outside the period of significance (Utah Department of Natural Resources 1962, 1987). It is noncontributing.

Setting

The property is in Midway, Utah, a primarily residential and agricultural community in the Wasatch Mountains west of Heber, Utah, and south of Park City, Utah. The property is surrounded by rural development, including farm fields, barns, and agricultural enterprises, as well as dispersed single-family dwellings. The house is set back from River Road to the west. A stone wall (Structure 1) surrounds the perimeter of the property. A paved driveway leads from River Road to the rear (east side) of the house.

Integrity

Although the 1957 remodel altered the original house, the changes were made by John H. Buehler, who was responsible for the remodeling done between 1916 and 1957. These later changes are also an important part of the building's history and have become significant in their own right, such that the period of significance for the property extends from 1916 to 1957. Overall, the property retains many of the aspects of integrity. The location of the house and contributing outbuildings has not changed since the period of significance. Although the layout of the house has been changed, this occurred during the period of significance; no major alterations to the design and layout of the building have occurred since that time. Most original materials—particularly the wood shingle roof and the tufa walls—remain. Although many windows and doors have been replaced, most other original exterior building materials remain. The house also continues to display the high degree of workmanship that went into its construction, including the masonry work of the walls and the carefully shaped curving roof. Interior remodeling done ca. 2000 has not substantially altered the majority of interior materials or examples of the building's workmanship. The house remains in a rural setting, as it did during its period of significance: it is primarily surrounded by open farm fields, with only limited amounts of nearby residential development. From the combination

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of these factors, it also retains a strong sense of the feeling that would have characterized the property during its period of significance. The property is no longer associated with the Buehler family and no longer retains its historic association. However, the Buehler House retains integrity and conveys its significance as an important example of Tudor Revival–influenced Craftsman-style architecture in Midway.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1916-1957

Significant Dates

1916

1957

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

John U. Buehler

John H. Buehler

Anderson & Young

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The John H. and Agnes Buehler House in Midway, Utah, is significant under Criteria C because of its high architectural values on the local level. The house is unique in Midway as exemplified by the design and workmanship of the building, as well as its unique reinterpretation of a traditional local construction method using limestone tufa and imitation thatch shingle work. Because of the architecture the house is locally known as the “Hobbit House” or “Mushroom House.” The period of significance begins in 1916, when John H. Buehler began remodeling the original house and ends in 1957, when he made the last historic alterations. The original house dates to ca. 1893. Its original appearance is unknown, but based on some of the visible original form, it was most likely a vernacular classical home similar to rural domestic examples through the state. It was heavily remodeled beginning in 1916 by Buehler after he assumed ownership from his father, John U. Buehler. John H. Buehler made most of the significant changes between 1916 and 1931 and made additional renovations in 1957 (Halverson 2012:102–106; Holmes 1957). His changes resulted in a combination of the Craftsman and Tudor Revival styles that is unique both typologically and stylistically on the local level in Midway. In spite of some alteration made mostly to the interior over the past couple of decades—mostly due to damage from flooding—the house retains its historical integrity and primary character defining features and is a contributing historic resource in Midway, Utah.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C Significance: Architecture

Because of Buehler’s design and craftsmanship, the Buehler House is significant under Criterion C on the local level for its high architectural values. Building with tufa embodied the distinctive characteristics of a vernacular type of construction in Midway (albeit a late and stylistically unusual example). As Barry M. Roth observed in his master’s thesis, stone houses are “a distinctive feature of the Mormon Culture Region” (Roth 1973:1). Settling in a high-altitude desert region with only remote and difficult-to-transport timber reserves, Mormon settlers were faced with a challenge: how to adapt their traditional Euro-American architectural forms to a region that offered little in the way of the building materials with which they were familiar. As a result, Mormon settlers often adapted locally available materials such as adobe or stone to their building needs (Westwood 2014). The Buehler House is a reinterpretation of the traditional local pot rock buildings, and the result is a unique building design with high architectural values.

Despite not primarily residing in the Buehler House, Jack Buehler had a strong connection to the house and the property. Between 1916 and 1931, the majority of changes were made, giving the previously extant building its current appearance (Halverson 2012:102–106):

He came to Midway to work on the house whenever he could. He did much of the work himself over a twenty year period; for example the oak floor in the dining room was installed over June 1929 copies of the *Salt Lake Tribune*. (Midway Historic Preservation Committee 2018)

He also consulted with an architectural firm, Anderson & Young, in Salt Lake City about design sketches, but the results of that consultation are unclear from the historic record (Halverson 2010:2).

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These improvements and changes continued throughout most of Buehler's life and were impressive enough to cause the community to take notice, including an article about them in the *Salt Lake Tribune*:

The Buehlers realized what potential lay in this old home and made their plans to change it. Though the changes have taken place over a number of years, the inside was recently renovated, except for the kitchen area, and the change is almost unbelievable. It is now a truly lovely home because of the ingenious planning that went into the reconstruction. (Holmes 1957)

Buehler's changes to the property during this period included the construction of the stone wall (Structure 1), the horse barn and shed (Outbuilding 2), and the original garage (Outbuilding 3). The changes Buehler made to the house—particularly during the 1957 renovation—were extensive.

The original living room and bedroom, with two bedrooms above, were completely changed to make a large living room with very high beamed ceiling and a small balcony overlooking the living room. The old dining area and kitchen have now become a spacious dining room, and a new modern kitchen is being completed north of this room. A master bedroom and bath were added south of the dining room and a new study for Mr. Buehler was added off the living room to the west. The old walls were completely redone and painted in a pleasing off-white shade. Pink carpeting was chosen for the living area and traditional furnishings were added by Mrs. Buehler. (Holmes 1957)

Although adobe was often an expedient construction material favored early in Utah's history, more permanent building often used locally quarried or collected stone. Indeed, the majority of stone house construction in Utah occurred during the last half of the nineteenth century (Roth 1973:27). Mormon communities also benefited from collective masonry experience, which was often gained during the construction of temples, such as those in Manti and St. George. Those workers could, after the temples' completion, bring their knowledge of masonry back to their communities (Roth 1973:40).

In the case of the Heber Valley, this era of stone house construction extended for an unusually long period. Among the five communities throughout Utah that Roth surveyed, "The longest stone-building era for the homes studied was a period of forty-four years, from 1865 to 1907, in Heber City" (Roth 1973:86). Midway is approximately 3 miles away, just across the Provo River, and stone houses there were also a significant architectural type during this period. The first permanent structure in Midway, completed in 1869, was a "substantial rock building . . . on the southeast corner of the public square in which a good school was soon commenced. The house was built by taxation and was used for religious and other meeting purposes until 1874" (Mortimer 1963:547). In 1881, construction of the first Mormon meetinghouse was begun to serve the growing population. Services were initially held in the native stone building in 1886 (the year in which a new native rock tithing office was also built), but it was not dedicated until 1895 (Mortimer 1963:548–550; Embry 1996:44). During Roth's survey in the 1970s, "The Midway area [had] at least forty-five uncovered pot rock [tufa] houses, and numerous out-buildings, in addition to a church, a community center, and a school all made from pot rock" (Roth 1973:65).

Not only were stone houses historically a common building type in the community, Midway's buildings were also distinct in terms of materials.

There are no red sandstone buildings in Midway. . . . Possible explanations for the lack of sandstone construction in Midway include the presence of tufa under the topsoil, and the

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existence of sandstone quarries on the opposite side of Heber City at distances of four, five and seven miles from Midway. Perhaps there was some rivalry with Heber City that would hinder sandstone construction in Midway. (Roth 1973:65)

Tufa's properties also made it appealing as a building material. It was easily quarried and worked and large quantities were found nearby: "Various reports indicate that tufa could be harvested with picks, axes, crow bars, plows or by blasting. The pot rock in Midway gets its name from the often mounded hot springs known as hot pots" that were common close to town (Roth 1973:55).

The remodeled Buehler House, which is primarily made from tufa, in many ways continues this building tradition. It uses building materials and embodies a method of construction distinctive in Midway, but is an extremely late-period example and a strong stylistic departure from other such buildings. The Buehler House is a very late example of tufa construction. The majority of modifications to the Buehler House occurred between 1916 and 1957. As Roth notes, although house building using local stone continued in nearby Heber for longer than in most communities, it had largely ceased by 1907 (Roth 1973:86). In continuing to use local tufa in construction as late as 1957, Buehler departed from local preferences in materials and methods.

Furthermore, because his stylistic choices reflect those of the 1920s and 1930s, the house is distinct from earlier stone houses in Midway—most of which were vernacular dwellings with vernacular Classical Revival or Gothic Revival details. Craftsman- and bungalow-style buildings are uncommon in Midway. A 2010 reconnaissance-level survey identified only three other bungalows in the community (Oliver 2010). No other local examples exist of tufa bungalows, let alone in this organic Tudor Revival style. The typical Midway stone house is visually separate from the landscape. The formal geometry of the walls and roof result in a contrast between the typical tufa house and its natural surroundings. The design of the Buehler House, on the other hand, emphasizes the organic nature of the building. Its tufa walls and flowing roofline reinforce the intimate connection between the house and its environment.

The result of this modern interpretation of traditional Midway building practices is a unique house with high artistic values. No comparable houses exist in Midway, Utah, particularly in the high degree of workmanship or the emphasis on unique design details that characterize the Buehler House. The application of various nicknames by locals, such as the Mushroom House and the Hobbit House, to the Buehler House emphasizes the fact that it is notable for its architecture when compared with other buildings in the surrounding area. The house is also notable in Utah residential architecture for its unusual design and the unique expression of the Tudor Revival and Craftsman styles. As such, it is significant under Criterion C on the local level for its high architectural values.

Additional Context: Midway, Utah

The John H. and Agnes Buehler House (Buehler House) stands just outside the downtown area of Midway, Utah. The city of Midway is in Wasatch County, at the base of the Wasatch Mountains in the Heber Valley of northern Utah, about 3 miles west of Heber City. Euro-American settlement began in the area in 1858, when a wagon road was completed through Provo Canyon, and the area steadily grew during the 1850s and 1860s (Mortimer 1963:541–542). Most or all of the early settlers were Mormons, members of the Church of Jesus Christ of Latter-day Saints (LDS Church). The early settlement economy of the Midway area, and much of Utah at the time, was based on rural smallholdings, although these were effectively communalized under the cooperative ethic of the LDS Church.

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Midway, Utah, was founded in 1868 by members of the Church of Jesus Christ of Latter-day Saints. The original Midway plat was bounded by 200 North, 100 South, 400 West, and 300 East. Within the original Midway plat, including the length of Main Street, the typical private property was a smallholding, consisting of a deep lot organized with a house toward the front of the public street, with outbuildings and crops (primarily hay, wheat, oats, and potatoes) and livestock at the rear. Throughout the community's history, agriculture has been a key occupation, although many of Midway's residents also worked as miners in nearby Park City, Utah. By 1890, Midway was a firmly established and thriving rural community, and in 1891, its citizens organized a civic government and incorporated as the Town of Midway. Growth stabilized by 1900, when the population reached 524 adults and 669 children (Embry 1996; Mortimer 1963).

The recorded history of the property on which the Buehler House stands begins in the 1880s, when this land on the outskirts of Midway was first formally claimed by a Euro-American settler. The population of Midway was growing and the town was expanding during this period (Oliver 2010). The first owner of the land was William Beeler, who obtained a patent for it from the federal government in 1887 (Wasatch County Recorder 1887). Prior to officially obtaining title, however, Beeler had sold the land to Moary Olney in 1882, who then sold it to Charles Faucett in 1884 (Wasatch County Recorder 1882, 1884). (William Beeler had other land claims in the Midway area: in 1881, he gained patent to 120 acres to the north of the property on which the Buehler House stands [Bureau of Land Management 1881]). Little information exists about how the property was used in the 1880s, but given the heavy reliance on agriculture in Midway, it almost certainly was farmed.

Additional Context: History of Owners

Chain of title records are difficult to interpret for the property between 1884 and 1918, so little information is available about the history of the property from this time period. John U. Buehler bought the property for \$130 in 1893 (Midway Historic Preservation Committee 2018). John Ulrich Buehler (1859–1937) was born in Switzerland, where he grew up in a family that converted to the LDS Church in the 1860s. John U. Buehler remained an active member of the LDS Church throughout his life. The family immigrated to America in 1872, after which they traveled to Utah and settled in Midway. “Their first home was a three-room log cabin, rented from John Moser. In 1874 the family moved into their own home, constructed from lumber, cut and sawed in Snake Creek Canyon” (Mortimer 1963:711). John worked on his father's farm and as a timber cutter for the mines in Park City, Utah. He married Magdalena Haueter (1864–1946) in 1884 (FamilySearch 2018). The couple were called by the LDS Church to help colonize St. John, Arizona, in 1884, but after a series of hardships and crop failures they returned to Midway in 1887, where they remained. Together, John and Magdalena had seven children: May, John H., Emily, Charles, Edward, Lloyd and Orilla. In 1893, John obtained title to the property on which the Buehler House now stands, and it is likely that he built the original house on the lot, parts of which remain within the current house, as well as the creamery/granary (Outbuilding 1) (Midway Historic Preservation Committee 2018). John was a builder, and he likely added additional rooms as the family's finances allowed (Halverson 2012:102). The dining room was identified as the earliest part of the current house and likely dates to this period (personal communication, Carl Jones, July 5, 2018). It is also likely that Outbuilding 1 was built by John during this time as a farmer. In 1916, the couple sold their farm to their son John H. and moved to Logan, Utah, where they remained until their deaths (Mortimer 1963:711).

Like his parents, John H. (Jack) Buehler (1889–1960) was an active member of the LDS Church. In 1908, he served a mission in Switzerland and Germany. In 1916, he married Agnes Elfreda Jensen (1895–1979).

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Together they had three children: Marian Kathryn (1919–1999), Jeanne Elaine (1920–1995), and Jacquelyn Elfreda (1926–1999) (FamilySearch 2018).

Jack Buehler’s ownership of the house coincided with World War I, which brought a high demand for agricultural and mining goods, but prices dropped with the end of the war. “Utah, like other areas with similar economic bases, entered a severe depression a decade ahead of the rest of the nation which suffered during the Great Depression of the 1930s” (Embry 1996:115). Farming and mining continued as the primary occupations throughout these years. Many Midway residents returned to an approximation of the rural smallholding to weather the hard times, and there was an increase in the number of farmers in the 1930s as those with other jobs returned to the land. Most of the principal crops of alfalfa, clover, and hay were kept locally to feed livestock; peas were one of the few viable cash crops. At the same time, county land valuations plummeted by about 50% and sales dropped 40%; many nonessential stores closed (Embry 1996:167–169, 183–184).

Jack Buehler and his family remained in Midway until 1924, at which point they moved to Pioche, Nevada, so that Jack could take over the position of mine superintendent of the Bristol Silver Mine (Sullivan 2009). His career in mining was highly successful:

for thirty-six years [he] was in direct charge of the development, equipping, and operation of mines in Nevada, Utah, Idaho, and California. His broad experience covered all phases of underground mining, and construction of facilities used in connection therewith. He rose to General Manager and then became President of the Bristol Silver Mine [in 1959] (*Salt Lake Tribune* 1959)

Throughout this period and up to Jack’s death, the Buehler family lived in Lincoln County, Nevada. Jack still owned the Buehler House and the surrounding land, but he used it as a ranch and it does not appear to have been a primary residence. In 1960, he died at the Buehler House of a heart attack (*Salt Lake Tribune* 1960).

No chain of title records could be located relating to what happened to the house after Jack Buehler’s death in 1960. By 1993, Cottage Farms, LTD, had taken over ownership of the property, and in 1993, it was sold to 806 River Road Partners and then subsequently to Spencer F. Eccles (Wasatch County Recorder 1993a, 1993b, 1993c). In 2012, the property was deeded to Hobbit House, LLC. (Wasatch County Recorder 2012). Minor changes were made to the property after Buehler’s death, including the construction of the tennis and basketball courts (Structures 2 and 3) and the garage (Outbuilding 4), as well as alterations to the original garage (Outbuilding 3).

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9. Major Bibliographical References

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Utah Department of Natural Resources

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1987 NAPP_322-23. Available at: <https://geodata.geology.utah.gov/imagery/>. Accessed July 25, 2018.

Wasatch County Recorder

1882 Deed from William Beeler to Moary Olney. Book H, page 317.

1884 Deed from Moary Olney to Charles Faucett. Book H, page 577.

1887 Patent from the United States of America to William Beeler. Book H, page 123.

1993a Warranty deed from Cottage Farms LTD to 806 River Road Partners. Book 265, Page 115.

1993b Warranty deed from 806 River Road Partners to Spencer F. Eccles. Book 265, Page 118.

1993c Warranty deed from John B. Bowring et al. to Spencer F. Eccles. Book 265, Page 143.

2012 Warranty deed from Spencer F. Eccles to Hobbit House, LLC. Entry No. 329816.

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 5.86 acres

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-----------------------|------------------------|
| 1. Latitude: 40.52333 | Longitude: -111.462064 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

BEG N 715.32 FT & W 26.65 FT FR S1/4 CORSEC 26, T3S, R4E, SLM; N00°18'48"W
409.71 FT; S89°54'34"E 20.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the current parcel description and corresponds with the property boundary during the period of significance.

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11. Form Prepared By

name/title: Kate Hovanes and Anne Oliver, architectural historians
organization: SWCA Environmental Consultants
street & number: 257 East 200 South, Suite 200
city or town: Salt Lake City state: Utah zip code: 84111
e-mail: khovanes@swca.com
telephone: (801) 322-4307
date: January 24, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: John H. and Agnes Buehler House (806 North River Road)

City or Vicinity: Midway

County: Wasatch

State: Utah

Photographer: Kate Hovanes

Date Photographed: July 5, 2018

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1 of 36. West elevation. Camera facing east.



2 of 36. West and south elevations. Camera facing east.

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3 of 36. West and south elevations. Camera facing east.



4 of 36. South elevation. Camera facing north.

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5 of 36. South and east elevations. Camera facing northwest.



6 of 36. East and south elevations. Camera facing west.

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7 of 36. North and east elevation. Camera facing southwest.



8 of 36. North and west elevations. Camera facing southeast.

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9 of 36. Front room. Camera facing north.

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10 of 36. Front room. Camera facing southeast. Note Tudor arch-shaped Dutch door.

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11 of 36. Living room. Camera facing east. Note fireplace with applied tile.



12 of 36. Living room. Camera facing south.

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13 of 36. Living room. Camera facing north. Note open balcony on second story.



14 of 36. Dining room. Camera facing east.

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15 of 36. Doorway to stairs to second story. Camera facing north. Note Tudor arch-shaped doorway.

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16 of 36. Stairs to second story. Camera facing north.

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17 of 36. Second story, landing. Camera facing northwest. Note built-in telephone shelf and window with a Tudor arch shape.



18 of 36. Second story, east bedroom. Camera facing east.

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19 of 36. Second story, west bedroom. Camera facing southwest.



20 of 36. Outbuilding 1 (creamery/granary). Camera facing south.

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21 of 36. Outbuilding 1 (creamery/granary). Camera facing southeast.



22 of 36. Outbuilding 1 (creamery/granary). Camera facing northeast. Note attached sections of wood on west side of building

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23 of 36. Outbuilding (creamery/granary). Camera facing west.



24 of 36. Outbuilding 2 (horse barn and shed). Camera facing north.

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25 of 36. Outbuilding 2 (horse barn and shed). Camera facing west.



26 of 36. Outbuilding 2 (horse barn and shed). Camera facing west. Note missing section of building to the south of the remaining building

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27 of 36. Outbuilding 3 (original garage). Camera facing south.



28 of 36. Outbuilding 3 (original garage) with east addition. Camera facing south.

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29 of 36. Outbuilding 3 (original garage). Camera facing east.



30 of 36. Structure 1 (stone wall). Camera facing east.

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31 of 36. Structure 1 (stone wall) on south and east sides of property. Camera facing south.



32 of 36. Structure 1 (stone wall) on south side of property. Camera facing southwest.

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33 of 36. Structure 1 (stone wall). Camera facing northwest. Note Outbuilding 3 in the background.



34 of 36. Structure 1 (stone wall). Camera facing southeast. Note decorative gate.

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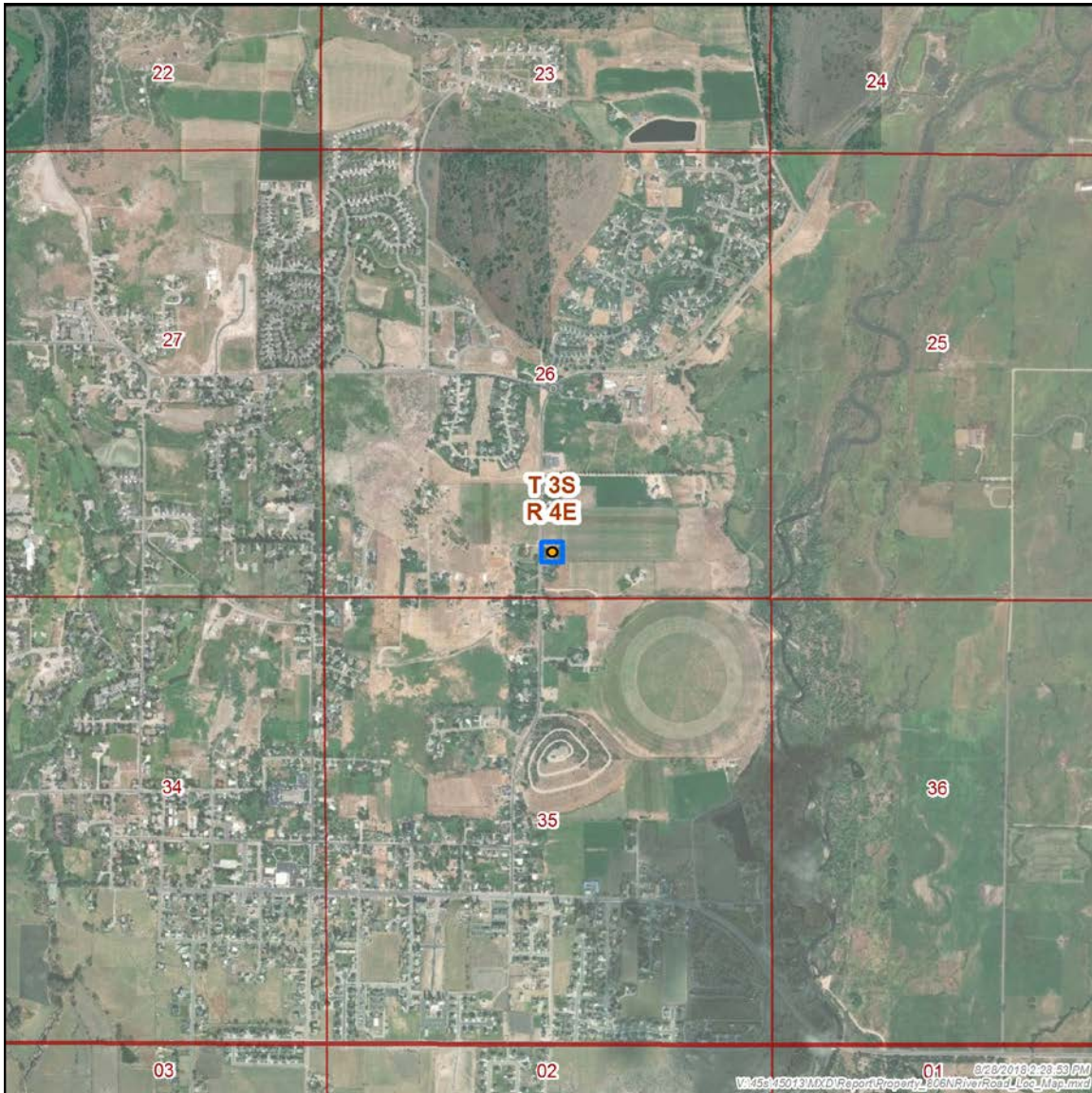
35 of 36. Structure 2 (basketball court). Camera facing northeast.



36 of 36. Structure 3 (tennis court). Camera facing north.

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806 North River Road, Midway, Utah
● Latitude: 40.52333 Longitude: -111.462064

Landownership
■ Private
■ State Parks and Recreation; State Wildlife Reserve/Management Area

■ Property Boundary
■ Township Boundary*
■ Section Boundary*

0 0.25 0.5 Kilometers
0 0.25 0.5 Miles

1:24,000
Contains Privileged Information: Do Not Release
Basemap from ESRI Online World Imagery
Date Accessed: 8/28/2018
*From the BLM's LSIS database.

SWCA ENVIRONMENTAL CONSULTANTS

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7/25/2018 11:12:38 AM
V:\45445013\WXD\Report\dwg\00_NF_Midway_Road_Sketch_Map.mxd

806 North River Road, Midway, Utah

 Parcel Boundary



1:1,000
Basemap from Esri ArcGIS Online: World
Imagery,
accessed July 25, 2018.
Contains Privileged Information: Do Not Release



Buehler, John H. and Agnes, House
Name of Property

Wasatch County, Utah
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7/25/2018 11:12:38 AM
W:\M5345013\MXD\Reports\2018-06-06-NR-Road_Sketch_Map.mxd

John H. Buehler (806 North River Road), Midway, Wasatch County, Utah

 Parcel Boundary

 Photo Point



1:1,000
Basemap from Esri ArcGIS Online: World
Imagery,
accessed July 25, 2018.
Contains Privileged Information: Do Not Release



Photo Key 1

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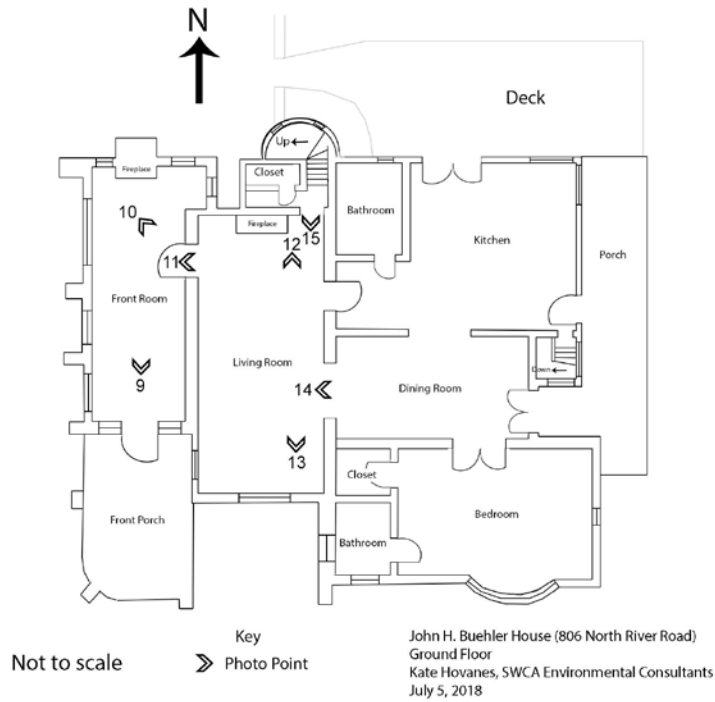


Photo Key 2

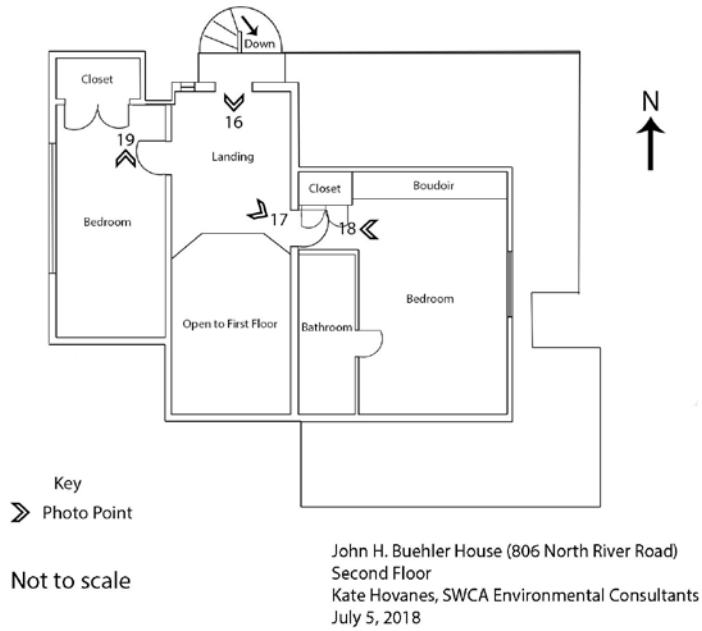


Photo Key 3

Buehler, John H. and Agnes, House
Name of Property

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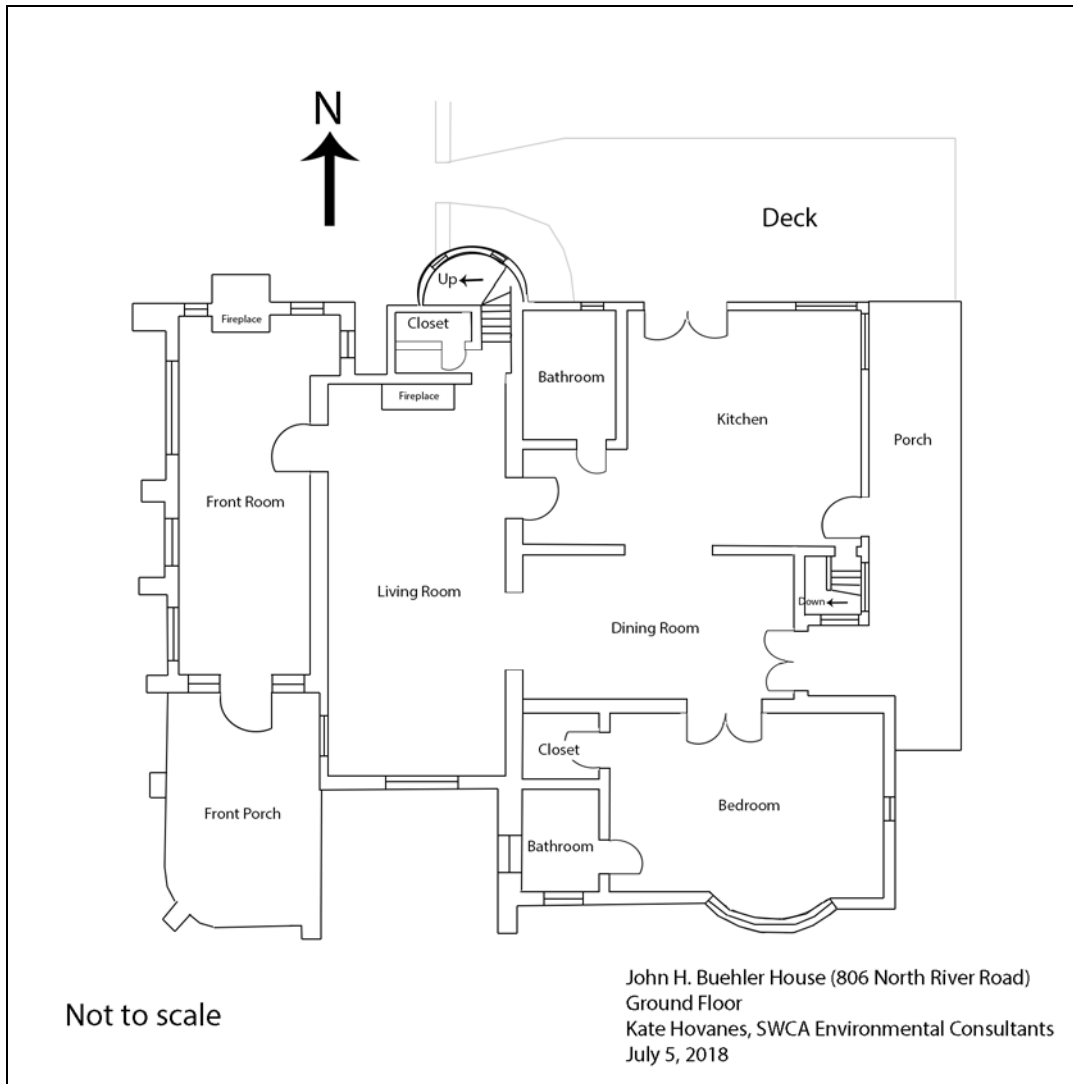


Figure 1. Sketch plan of Buehler House, ground floor. Not to scale.

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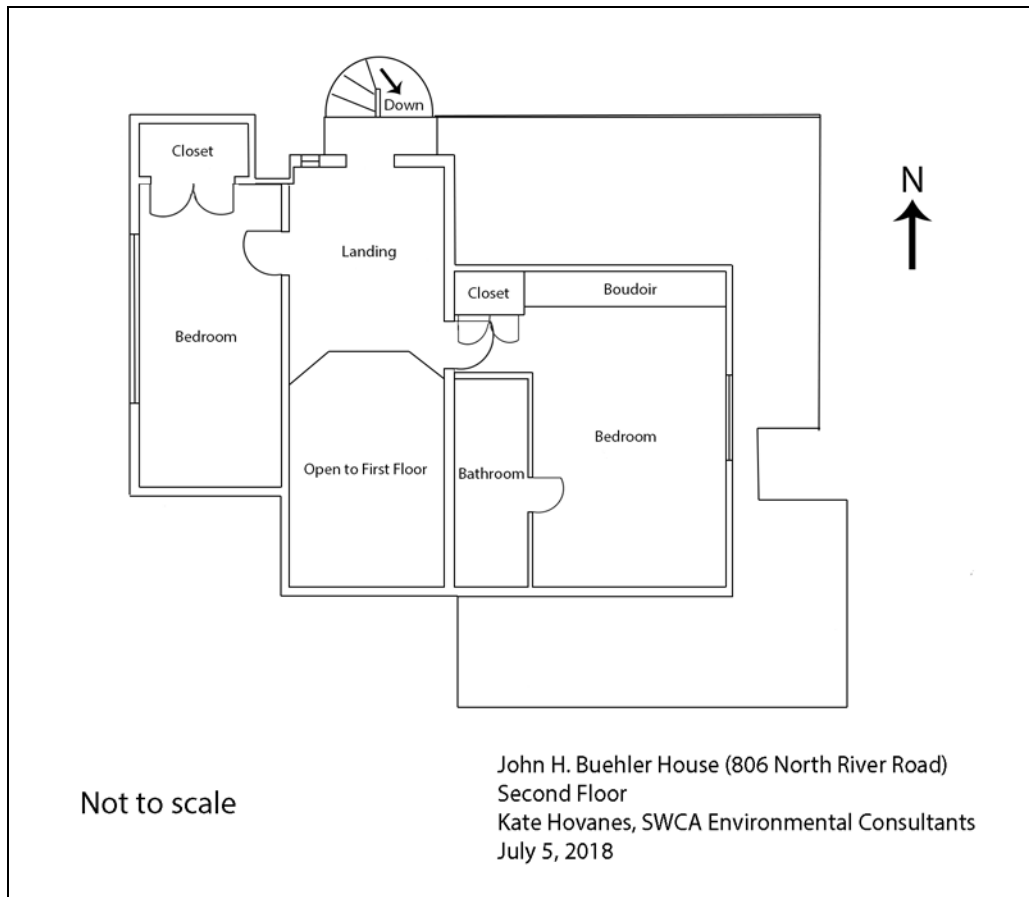


Figure 2. Sketch plan of Buehler House, second floor. Not to scale.

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Figure 3. CVY_3BB-85 (Utah Department of Natural Resources 1962). Image has been cropped. Arrow indicates location of property.

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Figure 4. NAPP_322-23 (Utah Department of Natural Resources 1987). Image has been cropped. Arrow indicates location of property.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.