HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:  
Address: 632 DEER VALLEY LOOP RD  
AKA: 
City, County: Park City, Summit County, Utah  
Tax Number: PC-537 
Current Owner Name: BERTAGNOLE WILLIAM T & JULI M TRUSTEES  
Parent Parcel(s): 
Current Owner Address: 1600 LUCKY JOHN DR, PARK CITY, UT 84060-6948 
Legal Description (include acreage): 11TH HOUSE S SIDE DEER VALLEY PARK CITY(#632 DEER VALLEY); ALSO DESC AS BEG S 42*52'44" E 1038.31 FT FROM E1/4 COR SEC 16 T2SR4E SLBM; TH S 76*43' E 116.60 FT; TH S 9*17' W 83.58 FT; TH S 80*29' W 129.40 FT; TH N 14*51' E 51.12 FT; TH N 10*39' E 82.35 FT TO BEG CONT 0.29

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
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<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>Full</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☑ structure(s)</td>
<td>Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td>*National Register of Historic Places: ☑ ineligible</td>
<td>☑ eligible</td>
<td></td>
</tr>
</tbody>
</table>

3 DOCUMENTATION

Photos: Dates  
☐ tax photo: 
☑ prints: 1995 & 2006 
☐ 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 
☐ city/county histories 
☐ tax card 
☐ personal interviews 
☐ original building permit 
☐ Utah Hist. Research Center 
☐ sewer permit 
☐ USHS Preservation Files 
☐ Sanborn Maps 
☐ USHS Architects File 
☐ obituary index 
☐ LDS Family History Library 
☐ city directories/gazetteers 
☐ Park City Hist. Soc/Museum 
☐ census records 
☐ university library(ies): 
☐ biographical encyclopedias 
☐ other: 
☐ newspapers 

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangular or “Hall-Parlor” House  
No. Stories: 1½
Additions: ☐ none  ☑ minor  ☐ major (describe below)  
Alterations: ☐ none  ☐ minor  ☑ major (describe below)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation  
Date: 12-2008
Number of associated outbuildings and/or structures: □ accessory building(s), # _____; □ structure(s), # _____.

General Condition of Exterior Materials:

- □ 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.): Vacant. Slightly sagging roofline, missing shingles, boarded up and exposed window openings, unkempt property, staggered and missing boards along porch foundation, peeling paint, and missing sections of roofline gutters and boards.
- □ 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: Not visible and therefore its material cannot be verified
- Walls: Vertical wooden boards, wooden trim, decorative metal porch supports (no railings)
- Roof: Undetermined shingle material (asphalt?) with metal cap endings along roofline edge
- Windows: Collaboration of picture windows, aluminum single hung windows, and window openings (windows missing).

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): Building card indicates side room addition between 1949-1969. Siding is not likely original, neither are the porch supports. The window configuration on the primary façade is also not typical of early mining era homes and is not likely original.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Structure built on a sloped building lot above the roadway. Surrounding grounds and property unkempt and overgrown with naturally occurring grasses and terrain. Narrow building lot surrounded by what appears to be newer multi-family housing developments.

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 the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

The extent of and cumulative effect of the alterations render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☑ Not Known □ Known: (source: ) Date of Construction: c. 1900

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1 Summit County Recorder.
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)
   - 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.


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 |
Type |
1 2 3 4 Cost $ |

1
Stories |
Dimensions |
Cu. Ft. |
Sq. Ft. |
Actual Factor |
Totals $ |

X |

No. of Rooms 4

Condition 1/4 R

Description of Building
Add |
Deduct |

Foundation—Stone Conc. None
Ext. Walls—Brick-Tex
Insulated—Floors Walls Glazes.
Roof—Type GAB Mat Pat-Sho
Dormers—Small Med. Lg.
Bays—Small Med. Lg.
Porches—Front
Rear

Cellar—Basin 1/4 1/2 1/2 1/2 full-floor

Basement Apts.—Rooms Etc.

Attic Rooms—Fin Unfin

Plumbing—Class Tub Trays

Basin Sink Toilet

Urns Funs Shrubs

Dishwasher Garbage Disp.

Heat—Stove H. A. Steam S. Hr.

Oil Gas Coal

Air Conditioned Incoanatoras

Radiant—Pipeless

Finish—Hd. Wd. Floors Fir Yr.

Cabinets Mantels

Tile

Walls Walnacot

Floors

Lighting—Lamp Drops Fix

Wood Lined

Total Additions and Deductions 198 204 1331

Net Additions or Deductions 198 198

REPRODUCTION VALUE

$ 1325

Age Yrs. by Owner Tenant
Years Depr. 193-4-5-6 50 yr

Records

Remodeled Est. Cost

Remodeling Inc. %

Garage—S C Depr. 2% 5%

Obsolescence

Care—Walls

Out Bldgs.

Roof—Size Age

Floor Cost Depreciated Value Garage

Remarks A.L. Age 37 Yrs. Recorded

Total Building Value

Appraised Oct. 1949

By AL & ST
**RECORD OF ASSESSMENT OF IMPROVEMENTS**

Summit  COUNTY  SERIAL NO.

OWNER'S NAME  Johnson, Harold

OWNER'S ADDRESS  Park City

LOCATION  11th House S. Side of Deer Valley

<table>
<thead>
<tr>
<th>OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

Form T. C. 74  
State of Utah—State Tax Commission
### Description of Buildings

<table>
<thead>
<tr>
<th>Description</th>
<th>Additions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation—Stone</td>
<td>Concrete</td>
</tr>
<tr>
<td>Ext. Walls</td>
<td>Brick</td>
</tr>
<tr>
<td>Insulation—Floors</td>
<td>None</td>
</tr>
<tr>
<td>Root Type</td>
<td>Flat</td>
</tr>
<tr>
<td>Dormers—Small</td>
<td>Medium</td>
</tr>
<tr>
<td>Bays—Small</td>
<td>Medium</td>
</tr>
<tr>
<td>Porches—Front</td>
<td>112° @ 30</td>
</tr>
<tr>
<td>Rear</td>
<td>0</td>
</tr>
<tr>
<td>Roof</td>
<td>@</td>
</tr>
<tr>
<td>Metal Awnings</td>
<td>Medium</td>
</tr>
<tr>
<td>Basement Entr.</td>
<td>@</td>
</tr>
<tr>
<td>Planters</td>
<td>@</td>
</tr>
<tr>
<td>Cellar-Bmt. — ¼ ½ ¾ % Full — Floor —</td>
<td></td>
</tr>
<tr>
<td>Attic Rooms Fin.</td>
<td>Unfin.</td>
</tr>
<tr>
<td>Class</td>
<td>Tub</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Trays</td>
</tr>
<tr>
<td>Basin</td>
<td>Sink</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>O.T.</td>
</tr>
<tr>
<td>Garbage Disp.</td>
<td>@</td>
</tr>
</tbody>
</table>

### Built-in-Appliances

- Oil Gas Coal Pipeless Radiant
- Air Cond. @
- Finish—Fir @ Ed. Wd. @
- Floor—Fir @ Ed. Wd. @ Other
- Cabinets Mantels
- Tile—Walls Wainscot Floors
- Storm Sash—Wood D. — S. — Metal D. — S. —

### Total Additions

- Total 440

### Year Built

- Avg. 1993
- Age 54

### Current Value

- $1238

### Commission Adj.

- %

### Bldg. Value

- $23456

### Depr. Co.

- 33%

### Current Value Minus Depr.

- $602

### Total Building Value

- $
Owners Name
Location
Kind of Bldg.   Lu   St. No.  C 33  Dixie Valley
Class.  2  Type  1/6/3  4.  Cost $             X 100 %

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
<th>Totals</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>x</td>
<td>980</td>
<td></td>
<td>$ 2788</td>
<td>$</td>
</tr>
</tbody>
</table>

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

**Description of Buildings**

- Foundation — Stone
- Ext. Walls — B.K. (A)
- Roof Type — G.B.
- Dormers — Small
- Bays — Small
- Porches — Front
- Rear
- Porch
- Planters
- Ext. Base. Entry
- Cellar-Basmt. — 1/4 1/2 1/4 1/2 1/4 Full Floor
- Bsmt. Gar.
- Attic Rooms Fin. — Unfin.
- Plumbing
  - Class
  - Tub
  - Trvys
  - Basin
  - Sink
  - Toilet
  - Wtr. Sftr.
  - Shr. St.
  - O.T.
  - Dishwasher
  - Garbage Disp.
- Heat — Stove
- H.A.
- FA
- HW
- Stkr.
- Elec.
- Oil
- Gas
- Coal
- A.
- Pipeless
- Radiant
- Air Cond.
- Full
- Zone
- Finish — Fir.
- 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**

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Avg.</th>
<th>Replacement Cost</th>
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<tbody>
<tr>
<td>1904</td>
<td>1904</td>
<td>3482</td>
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</table>

**No. AVL ACL**

- Age
- Obsolescence
- Inf. by
- Owner
- Tenant
- Neighbor
- Record
- Est.
- Conv. Factor
- Replacement Cost — 1940 Base
- Depreciation Column
- 1940 Base Cost, Less Depreciation
- Total Value from reverse side
- Total Building Value

**Appraised**

<table>
<thead>
<tr>
<th>12-4-48</th>
<th>19</th>
<th>By</th>
<th>1788</th>
<th>Jul. 11</th>
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<td>1328</td>
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</table>
## RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<tbody>
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</tbody>
</table>

Garage — Class Depr. 2% 3%

Cars ____________ Floor ____________ Walls ____________ Roof ____________ Doors ____________

Size ____________ x ____________ Age ____________ Cost ____________ x 47% ____________

1940 Base Cost ____________ x ____________ % Depr. ____________ Total ____________

### REMARKS

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TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION