

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

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 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. 1900¹

¹ Summit County Recorder.

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 2006.

Photo No. 3: East elevation. Camera facing west, 2006.

Photo No. 4: Northwest oblique. Camera facing southeast, 1995.

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 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>672</u>	\$	\$ <u>1331</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>104</u>
Ext. Walls <u>BRICK TEX</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>112 @ .70</u> <u>78</u>		
Rear @		
Cellar—Basem't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class Tub Trays Basin Sink Toilet <u>1</u> Urns Ftns Shr. Dishwasher Garbage Disp.	<u>120</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors Hd. Wd. Fir. Fir. Conc.		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. <u>WOOD LIKED</u>		<u>100</u>
Total Additions and Deductions	<u>198</u>	<u>204</u>
Net Additions or Deductions		<u>1331</u>

Age 45 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 1325
 Depr. 1-2-3-4-5-6 50/42 % \$
 Reproduction Val. Minus Depr. \$ 556

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C Depr. 2% 3% _____ Obsolescence _____
 Cars Walls _____ Out Bldgs. _____
 Roof Size x Age _____
 Floor Cost _____ Depreciated Value Garage _____

Remarks AV. AGE. 37 YRS. RECORDED **Total Building Value** \$ _____
ON OLD CARD. (1941)

Appraised Oct. 1949 By W. J. & A. J.

Location _____
 Kind of Bldg. RES ^{REAR} St. No. 623 Deer Valley
 Class 3 Type 1 2/3 4. Cost \$ 1383 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		672		\$ 1383
	x x				
	x x				

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone _____ Conc. <u>Brick</u> None _____	
Ext. Walls <u>Brick on side</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type <u>Gab.</u> Mtl. <u>RR</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front _____ 117' @ 90	90
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>1</u> Tub _____ Trays _____
	Basin _____ Sink _____ Toilet _____
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	350
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	440 440

Year Built _____	Avg. _____	Current Value	\$ 1823
<u>Avg Age 1949-45</u>	Age <u>54</u>	Commission Adj. _____ %	
Inf. by {	Owner - Tenant -	Bldg. Value	
	Neighbor - Record - Est.	Depr. Col. <u>1</u> 2 3 4 5 6 <u>33</u> %	
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ 602
Garage—Class _____	Depr. 2% 3% _____	Carport—Factor _____	
Cars _____	Floor <input checked="" type="checkbox"/> Walls _____	Roof _____ Doors _____	
Size— _____ x _____	Age _____	Cost _____ x _____ %	
Other _____			
Total Building Value			\$ _____

Appraised 5-16-58 1958 By 1302

Reappraised 11/27/79 2279

Owners Name _____
 Location _____
 Kind of Bldg. Res St. No. 633 Dona Valley
 Class 2 Type 1034 Cost \$ _____ X 100 %

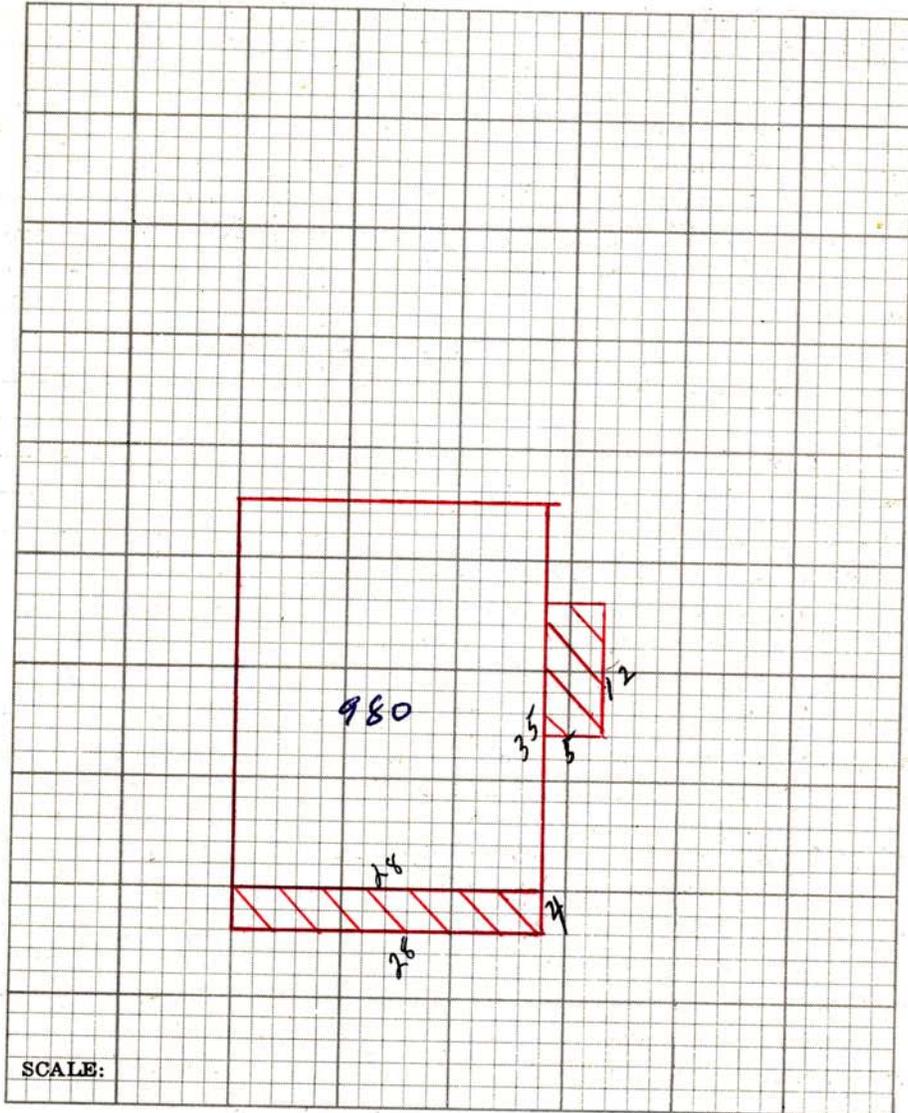
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	980		\$ 2788	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone <u>Brk.</u> Conc. _____ Sills _____		
Ext. Walls <u>Brk-T-x</u> (A)		
Roof Type <u>GAB</u> Mtl. <u>PAT</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>112 @ 75</u>	<u>84</u>
Rear _____	<u>60 @ 100</u>	<u>60</u>
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove <u>X</u> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas _____ Coal <u>X</u> Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		694
Year Built <u>1904</u>	Avg. <u>1904</u>	Replacement Cost <u>3482</u>
<u>NO AVG AGE</u>	Age <u>2.</u>	Obsolescence
Inf. by <u>Owner</u> Tenant -		Adj. Bld. Value
<u>Neighbor - Record - Est.</u>		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>2</u> 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$

Appraised ① 12-4-68 19 1708 By JUL 11 1969
 Appraised ② _____ 19 _____ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	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 _____







