

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **The New Park Hotel**

Address: 573 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-133

Current Owner Name: 573 MAIN STREET LLC

Parent Parcel(s):

Current Owner Address: 230 W FIFTH ST, TEMPE, AZ 85281

Legal Description (include acreage): **Legal** SUBD: PARK CITY BLOCK 9 BLOCK: 9 PLAT: 0S 16 T 2S R 4E ALL LOTS 16,17,18,29,30,31 & S 19 FT LOT 19 BLK 9; ALSO THE S'LY 18.98 FT OF THE E'LY 20 FT OF LOT 28 BLK 9 PARK CITY SURVEY BAL 0.30 AC KWD-243 GQC-360 IQC-305-328 1952-8 JQC-172 M29-443-441YWD-224 M22-280 749-211 M50-88 329-343 1804-1863, 0.30 AC

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: Commercial
Current Use: Commercial

*National Register of Historic Places: ineligible eligible
 listed (date: 03/07/1979 - Park City Main Street Historic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 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.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA:

Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Central Block with Wings

No. Stories: 3

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.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete.

Walls: Face brick.

Roof: Flat roof form.

Windows/Doors: three-over-one double-hung sash type and large casement with ribbon transoms.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The three-story brick hotel building remains as it was described in the National Register nomination. It retains its original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is typical of a mining era commercial core; buildings are located adjacent to one another and abut the sidewalk or street edge.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era commercial building/hotel are the form/plan type, the use of brick, the symmetrical façade elements, the restrained ornamentation (achieved primary through relief in the brickwork), and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the commercial activity 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 central block with wings is one of the most common commercial building types constructed in Park City during the mining era.

This site was listed as a contributing building on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period (1868-1929), is associated with the mining era, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1913¹

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 Notarianni, page 108.

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 commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district².

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation - façade detail. Camera facing west, 2008.

Photo No. 3: East elevation - façade detail. Camera facing west, 2008.

Photo No. 4: East elevation - façade detail. Camera facing west, 2008.

Photo No. 5: East elevation - façade detail. Camera facing west, 2008.

Photo No. 6: Southeast oblique. Camera facing northwest, 2006.

Photo No. 7: Southeast oblique. Camera facing northwest, 1995.

Photo No. 8: Northeast oblique. Camera facing southwest, 1995.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

² From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

PC 133
Serial Number

OF
Card Number

Owners Name Vaughn & June Johnson
 Location New PARK HOTEL
 Kind of Bldg Hotel St. No. c/o J. R. JONES.
 Class 3 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x 3628 x 11	39,908	20	\$153,037	\$
2	x 3782 x 10	37,820	127531		
3	x 3831 x 13	49,803			

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____	-	
Ext. Walls <u>old style Pine Oak</u>	-	
Roof Type <u>FLAT</u> Mtl. <u>BIT up</u>	-	
Dormers—Small _____ Med. _____ Large _____	-	
Bays—Small _____ Med _____ Large _____	-	
Porches—Front <u>2</u> 290 @ 3 ⁰⁰	870	
Rear _____ 114 @ 4 ⁰⁰	456	
Porch _____ 140 @ 2 ⁰⁰	280	
Planters <u>enclosed</u> 204 @ 4 ⁰⁰	816	
Ext. Base. Entry <u>80" @ 5⁰⁰ & 44" @ 3⁰⁰</u>	563	
Cellar—Bsmt. <u>1/4 1/2 3/4 Full</u> Floor _____		
Bsmt. Gar. <u>2805 x 8 = 22,440 @ 70⁹</u>	15,708	
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>2</u> Tub. <u>10</u> Trays <u>3 Sing</u> Basin <u>22</u> Sink _____ Toilet <u>20</u> Wtr. Sfr. _____ Shr. St. <u>9</u> O.T. <u>10</u> Dishwasher <u>7</u> Garbage Disp. _____	13,826	
Heat—Stove _____ H.A. _____ FA _____ HW <input checked="" type="checkbox"/> Stkr _____ Elec. _____	incl =	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets _____ Mantels <u>1</u>		
Tile—Walls _____ Wainscot <u>6</u> Floors _____	incl	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<u>Furnace Rm. 160" @ 4⁰⁰</u>	640	
<u>2⁵" Steel Fire ESCAPE</u>	400.	
Total Additions	33,559	

Year Built <u>1913</u>	Avg. <u>1.941</u>	Replacement Cost	<u>186,596</u>
	Age <u>2.</u>	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	
Replacement Cost—1940 Base			
<u>1970 "B"</u>	Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 3/24 19 66 By 1581
 Appraised ② _____ 19 _____ By _____







HOTEL THE CLANGUMPER RESTAURANT SALOON



Marriott
VACATION CLUB
INTERNATIONAL

Marriott
VACATION CLUB
INTERNATIONAL

THE GLAMJUMPER

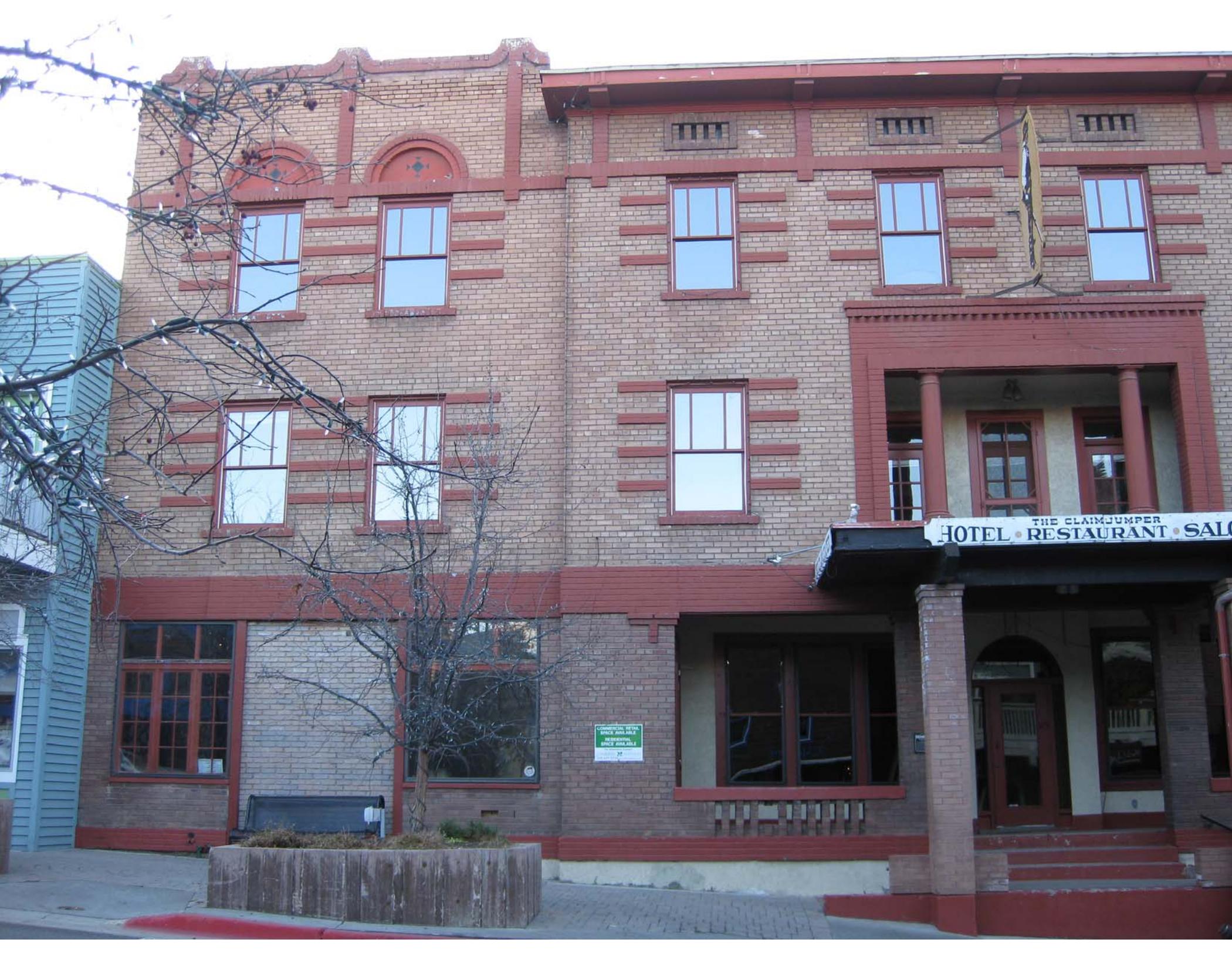
HOTEL OF SEBRANT SALOON





HOTEL THE CLAIMJUMPER RESTAURANT SALOON

COMMERCIAL BUILDING
SINCE 1914
RENOVATED
MEDICAL
2011



THE CLAIMJUMPER
HOTEL • RESTAURANT • SALOON

COMMERCIAL RETAIL
SPACE AVAILABLE
RESERVING
SPACE AVAILABLE



THE CLAIMJUMPER
RESTAURANT SALOON



THE CLAIMJUMPER
HOTEL RESTAURANT SALOON

THE CLAIMJUMPER



NO PARKING
IN FRONT OF
THIS BUILDING
EXCEPT FOR
EMERGENCY VEHICLES
OR VEHICLES WITH
A PERMIT