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

City, County: Park City, Summit County, Utah

Tax Number: PC-133

Current Owner Name: 573 MAIN STREET LLC

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

<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>Permit #:</td>
<td>Original Use: Commercial</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Current Use: Commercial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory structure(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

3 DOCUMENTATION

**Photos: Dates**

- ☑ tax photo: abstract of title
- ☑ prints: city/county histories
- ☑ historic: c. 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: other:

**Research Sources (check all sources consulted, whether useful or not)**

- 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.


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:

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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 district.

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.

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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.
<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Cost</th>
<th>Totals</th>
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<tr>
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<td>x3628x11</td>
<td>39,908</td>
<td>20</td>
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<td>2</td>
<td>x3182x10</td>
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<td>3</td>
<td>x383x13</td>
<td>49,825</td>
<td>20</td>
<td>$199,160</td>
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Att. Gar. C.P. x Flr. Walls Cl.

Description of Buildings

- **Foundation:** Stone, Conc., Sills
- **Ext. Walls:** Old Style Fire Brk
- **Roof Type:** Flat, Bit Up
- **Dormers:** Small, Med., Large
- **Bars:** Small, Med., Large
- **Porches:** Front 2, 290 @ 30 = 870, Rear 114 @ 40 = 456
- **Porch:** 140 @ 20 = 280
- **Planters:** Enclosed, 20% @ 40 = 800
- **Ext. Base. Entry:** 70.05 @ 44 = 63
- **Cellar-Bmtn:** 1/4 1/2 1/2 3/4 Full, Floor
- **Bsmt. Gar.:** 2805x10 @ 2.240 @ 20 = 153,708

Attic Rooms Fin.

- **Unfin.**

Plumbing

- **Class:** 2, Tub. 10, Toilets 8
- **Basin:** 22, Sink 7, Toilet 20
- **Wtr. Strf:** Shr. St 9, O.T. 10
- **Dishwasher:** 4

Heat

- **Stove:** H.A., FA, HW
- **Strf:** Elec.
- **Oil:** Gas, Coal, Pipeless, Radiant

Air Cond.

- **Full:** Zone

Finish

- **Floor:** Hd. Wd. Panel
- **Floor:** Hd. Wd. Other

Cabinets

- Mantels

Tile-Walls

- Wallscot

Storm Sash-Wood D. S.: Metal D. S.

Awnings

- Metal

Furnace Km 160 @ 80 = 640

Total Additions 33,595

Year Built: 1918

Replacement Cost 165,590

Age: 2

Obsolescence

Inf. by

- Owner - Tenant -
- Neighbor - Record - Est.

Adj. Bld. Value

Conv. Factor

Replacement Cost—1940 Base

1970 "B" Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $
### Residential Out Buildings

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

Garage — Class  
Cart — Floor  
Walls  
Roof  
Doors

Size: 10 x Age  
Cost  
1940 Base Cost  
% Depr.  
Total

**Remarks:**

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