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**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hart Building

and/or common Brown Building or Nagler Building

2. Location

street & number 423-425 Fourth Street

___ not for publication

city, town Marysville

___ vicinity of

congressional district One

state California

code 06

county Yuba County

code 115

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	Public Acquisition	Accessible	___ entertainment	___ religious
___ object	___ in process	<input checked="" type="checkbox"/> yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name California Historic Properties-80

street & number 928 Second Street

city, town Sacramento, CA

___ vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Yuba County Courthouse

street & number 215 5th Street

city, town Marysville, CA

state

6. Representation in Existing Surveys

various City Redevelopment Building Surveys, 1970-1981

title Marysville Historic Building Survey has this property been determined eligible? ___ yes no

date 1978

___ federal ___ state ___ county local

depository for survey records City of Marysville, Historical Development Committee

city, town Marysville

state CA

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <input type="text"/>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

I. Original (Circa 1927)

This landmark building was built to be the first high rise office complex in the center of Marysville's commercial district. The seven story landmark occupied a very prominent place on the Marysville skyline.

The first floor of the building measured 54.8 feet across and had a depth of 80 feet. The first floor featured a dramatic elliptical, arched entrance described by the builders as "modified Spanish" architecture. There were two large shop windows at the street level over which hung colorful canvas awnings. These windows were bordered with blue and white Spanish tiles and were flush with the sidewalk. There was a pierced brick design along the insides of the arched entryway which served as a venting system to allow air into the basement for circulation throughout the building.

The second through the seventh floors of the Hart Building were approximately 33 feet by 80 feet. There were three large, metal-framed casement windows facing the front of the building on each floor and an iron fire escape along the west side of the building. There were wrought iron balconies at each corner of the seventh floor and huge pilasters extending from top to bottom at each corner of the building.

The building was constructed of reinforced concrete with a high hip roof of terra cotta Spanish tile. The roof was topped with what appeared to be a chimney stack and a radio antenna placed there by the city of Marysville for "broadcasting" purposes. There were small openings just below the roof level along all four sides of the structure which were covered by a copper mesh material. These openings were used for ventilation much the same as the pierced brick design on the first floor.

The entryway of the Hart Building featured a wrought iron lighting fixture which was a smaller reproduction of the famous "hotel lamp". The lobby of the building was high-lighted by a cloistered ceiling, ornamental stairway and an "Otis" elevator which was considered to be a very modern convenience **during the 1920's in Marysville.**

The building was advertised in 1927 as having the following superior comforts and conveniences: 1) elevator service; 2) an inexhaustible supply of pure well water; 3) gas; 4) steam heat;^b 5) electric power with 2-4 outlets in each office; 6) compressed air (the "air conditioning" of the period); 7) a lavatory on each floor; 9) wide opening casement windows with venetian blinds; and 10) painted floors that required no further floor covering.

II. Present (Circa 1981)

The Hart Building presently looks very much as it did in 1927 when seen from the exterior. The first floor front elevation has been altered in that the store front windows have been set back further from the street, some of the tile has been removed and replaced with a pink marble material and the awnings have been removed. These renovations were done in the early sixties as far as can be determined. The interior now contains two modernized office units on the first floor and six floors which have been "guttled". The stairway is bare concrete and all the plumbing and heating/air conditioning duct work has been removed. The elevator shaft and all of the windows have been left in

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their original form. The structure now has a commercial building flush on each side of it. There is a paved parking lot belonging to the property on the north side of the building which accommodates 25 cars.

III. Rehabilitation (Circa 1981-1982)

It is the intention of California Historic Properties to rehabilitate the first floor frontage to the original appearance including removal of the concrete canopy, uncovering of the transoms and replacement of the fabric awnings.

NOTES

- a. In the attic area just under the hip roof was a large water tank which was filled with water from a private well belonging specifically to the building. The water pressure from the city water system was not adequate to get the water up seven stories and the water tank was devised to solve the problem.
- b. The steam heat was created by a thermostatically controlled crude oil burning furnace which was considered the most modern and up to date heating system available at that time.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Built in 1926-1927 **Builder/Architect** Bldr.-Hart Brothers of Sacramento
 Gen'l. Contractor: George Hudnutt of Sacto.
 Architects: Dean & Dean

Statement of Significance (in one paragraph)

Constructed in 1926 by the Hart Brothers of Sacramento with George Hudnutt (also of Sacramento) as the general contractor, the Hart Building was a major indicator of the progress and prosperity in existence in the Marysville business community at that time. Marysville had its beginnings as a center of business during the gold rush era in approximately 1849. The downtown "plan" was laid out to accomodate the commercial activities involved in supplying all the gold mining camps in the surrounding area. Marysville was considered a 'hub' area and was conveniently located along the river making it ideal as a trading center. When the gold rush began to wind down the city developed a new role as the commercial/agricultural and cultural center of the area. As the number of professional people and local businesses grew, the town's early frame and brick structures of one or two stories became woefully inadequate to house them. The Hart Brothers, who had developed one of the first chain restaurants (called "quick eating houses" in 1926), recognized the potential growth of the Marysville area and decided it would be an ideal location for a modern, professional building they had planned to build once a suitable location had been found. Thus, Marysville became the location of the most modern high rise office complex north of Sacramento.

The Hart Brothers had the building designed to incorporate features previously unheard of in Marysville including: a form of air conditioning, steam heat, elevator service, lavatories on every floor and a self contained water supply. Some of the buildings original tenants included six doctors, several attorneys and numerous realtors and insurance offices. Ms. Elice Burns (formerly Nagler), one of the building's owners informed us that when she bought the building in the early thirties, she had a list of professional people clamoring for space in what was still the most prominent and desireable office space in Marysville.

The Hart Building is still prominent on the local skyline, Marysville's only skyscraper, it occupies a spot approximately in the center of the commercial section of Marysville's Redevelopment District. The city has formed a Redevelopment Committee and has promoted the historic preservation of many of the remaining local landmarks. The building is still well located and prominent enough in its architecture to regain its reputation as one of the most desireable office centers in the city. Other buildings that were built during the 1920's include the Odd Fellows, Marysville Hotel, and the Marysville High School auditorium. All of these buildings are still part of the Marysville landscape and have been rehabilitated or their rehabilitation is in the planning stage. The Hart Building is very much a part of the fabric of the Marysville Community and should be maintained along with the other buildings of that period.

9. Major Bibliographical References

Marysville Appeal Democrat, 2/19/27, 6/5/26, 6/7/26, 11/20/74
 Marysville Historic Building Survey, Schaeffer, Wirth, Long, 1978
 Appeal Democrat Yearbook, 1928
 Interview with Elice Burns (Nagler), 5/4/81

ACREAGE NOT VERIFIED

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property .10 acre

Quadrangle name Marysville

Quadrangle scale 1:62500

UMT References

A

1	0	6	2	1	9	8	0	4	3	3	0	0	0
Zone		Easting						Northing					

B

Zone		Easting						Northing					

C

Zone		Easting						Northing					

D

Zone		Easting						Northing					

E

Zone		Easting						Northing					

F

Zone		Easting						Northing					

G

Zone		Easting						Northing					

H

Zone		Easting						Northing					

Verbal boundary description and justification

see attached continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

Edwin S. Astone
 name/title Joanne Harvey

organization California Historic Properties-80

date 5/5/81

street & number 928 Second St.

telephone (916) 441-7526

city or town Sacramento

state CA

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

K. M. Ollan

title *State Historic Preservation Officer*

date *10-22-81*

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I hereby certify that this property is included in the National Register

Beth Groves
 Keeper of the National Register

1/20/82

Attest: *Patricia*
 Chief of Registration

1/25/82

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET

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GEOGRAPHICAL DATA

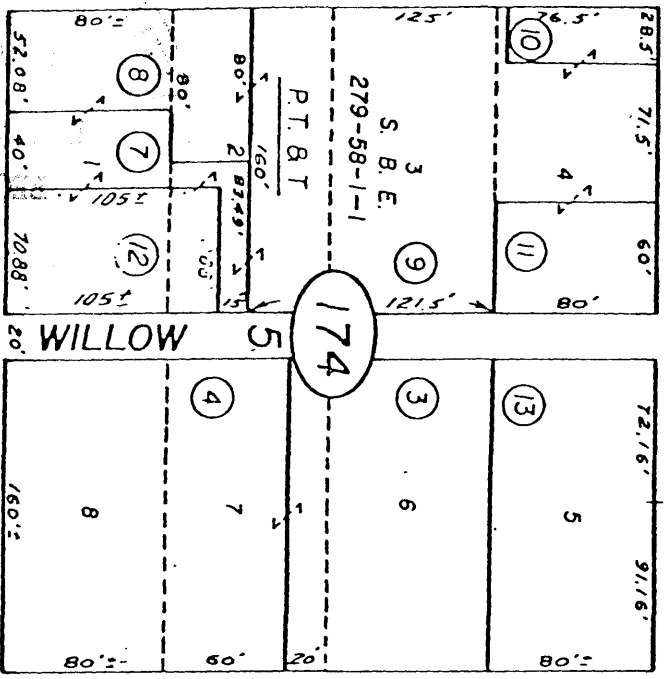
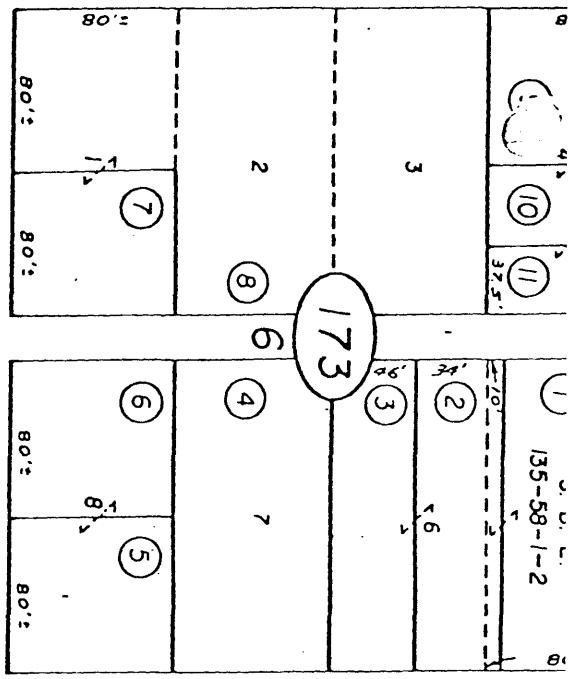
Verbal Boundary description and justification

PARCEL 3:

Portion of Lot 1 in Block 5, Range E, as shown on the official map of the City of Marysville, approved March 22, 1856 and now on file in the office of the County Recorder of the County of Yuba, State of California, is particularly described as follows:

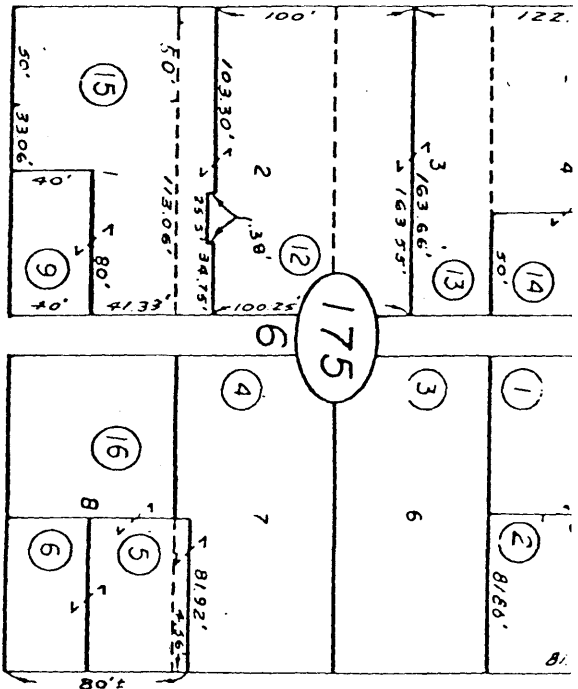
BEGINNING at a point on the Southerly line of said Lot 1 distant thereon 58 feet 3 inches Easterly of the Southwest corner of said Lot; thence Easterly along said South line 54 feet 7 inches, more or less, to a point 50 feet Westerly of the Southeast corner of said Lot; thence Northerly parallel with the Easterly line of said Lot, a distance of 80 feet, more or less, to the Northerly line of said Lot; thence Westerly along the Northerly line of said Lot 54 feet 7 inches, more or less, to a point that is distant 58 feet 3 inches Easterly of the Northwest corner of said Lot 1, thence Southerly parallel with the Westerly line of said Lot 80 feet, more or less, to the point of beginning.

This is not a survey of the land but data compiled from public records.

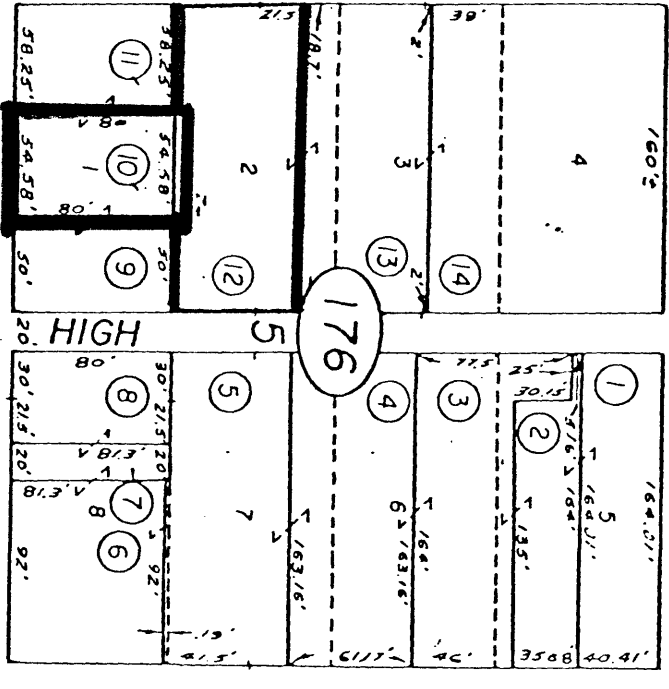


STATE HIGHWAY 70

E



ST. 8



ST. 8

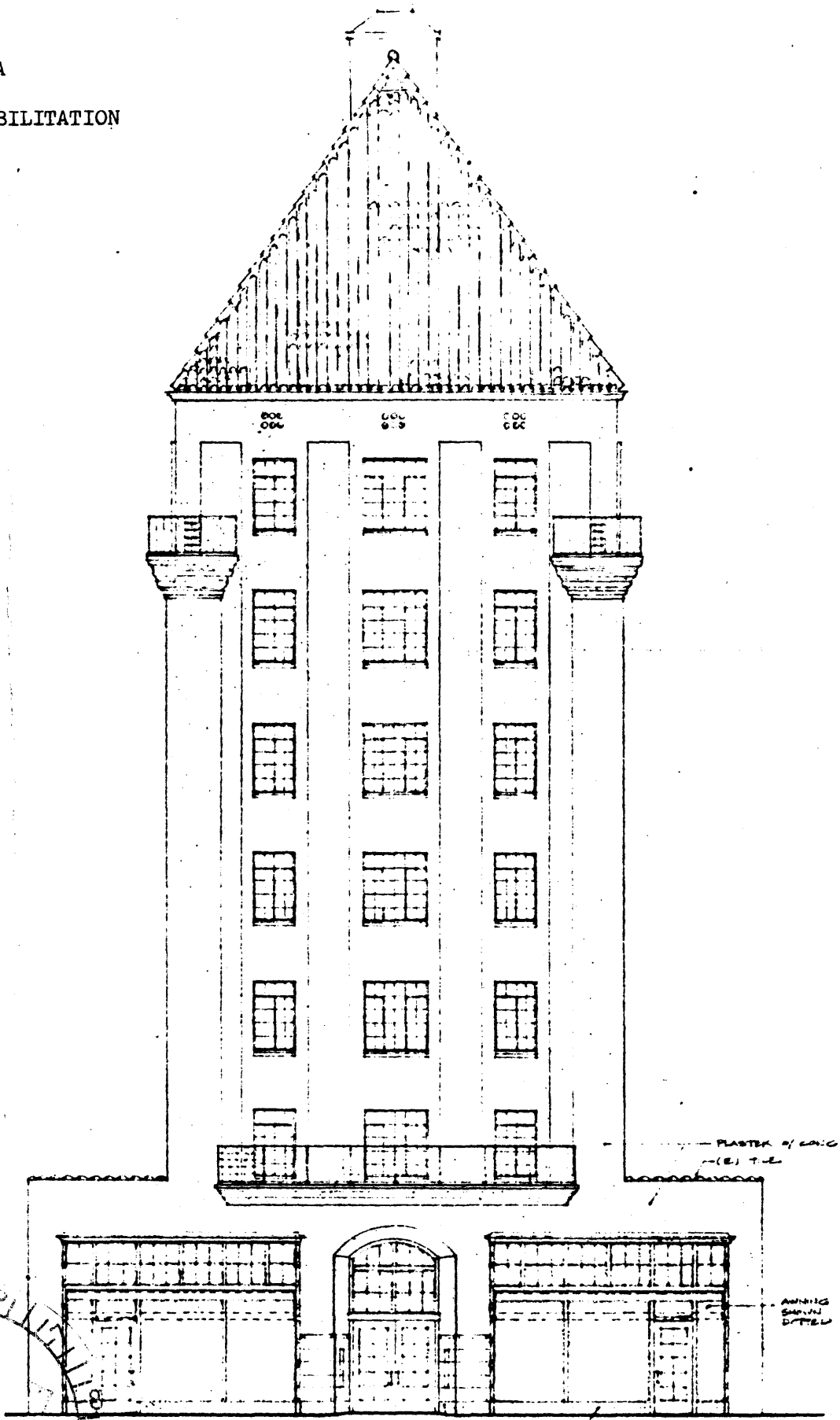
CITY OF MARYSVILLE

18

24

Hart Building
Marysville, CA

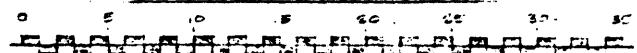
PROPOSED REHABILITATION



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SOUTH ELEVATION



GRAPHIC SCALE

Marysville's Skyline Changes As Many New Buildings Are Erected

FOR a good many years Marysville's business structures were among the most obsolete and out-of-date in architectural appearance north of San Francisco. Old-fashioned brick structures erected in the 80's and 90's were commanding rentals in some instances equalling those on Market street in San Francisco. It was impossible for merchants to modernize their display windows and store fronts, because most of these buildings were owned by estates and by non-residents who refused either to fix up their buildings, or to give a long enough lease to justify him in spending the money necessary to modernize the store fronts at his own expense.

The reason for this peculiar situation was that Marysville has always been such a good business town, and of recent years rentals have been climbing to such fancy figures, that the estates holding many of the business blocks, feared the loss of possible increases in rentals if they gave long time leases.

About four years ago this situation began to change. Merchants showed a disposition to rebel and since that time there have been many new buildings erected, a number have been remodeled, and most of the second floor professional offices have been abandoned, and have moved into a modern "skyscraper" type of office building, where every modern facility, including elevator service, is offered.

There promises to be a much greater change during the coming four years. Astute business men predict that certain business blocks in Marysville will either have to be completely torn down and rebuilt or so thoroughly modernized that they cannot be recognized as they exist at present. Otherwise they will cease to be used for retail purposes.

Among the new buildings which have been erected during the past four years are: Bank of Italy, Civic Auditorium, five-story hotel, eight story Hart Building, Bossen Bros. Laundry, Haney Building, J. C. Penny Building, Delta Building, National Theater, Liberty Theater, Methodist Church, Civic Natatorium, Marysville-Yuba Dairy, high school group, Pacific Gas and Electric.

Many structures of a less pretentious character have likewise been erected in Marysville during the past four years.

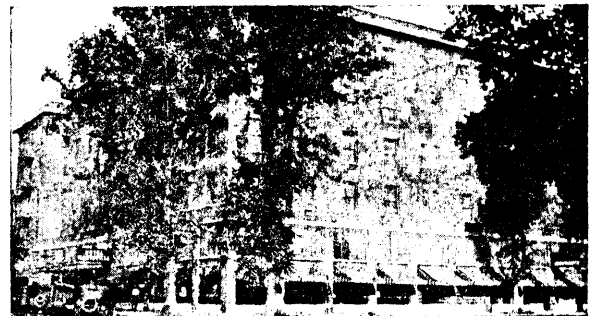
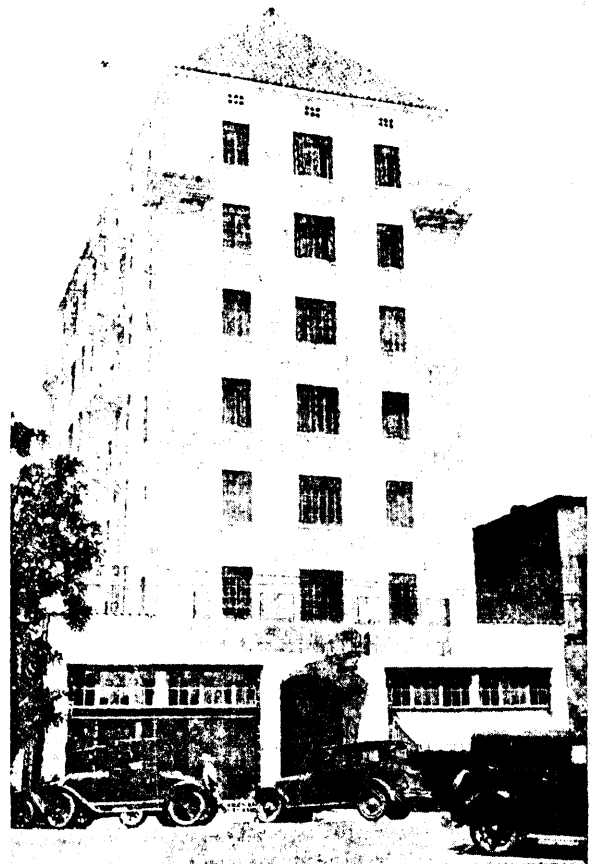
Buildings for the future which will undoubtedly engage the attention of the community will be a new city hall, a modern court house and a federal postoffice building.

THE PICTURES ON THIS PAGE

Modern steel and concrete office building recently erected in Marysville, at a cost of approximately \$200,000.

New Marysville Hotel, erected at cost of \$400,000—a community enterprise.

Modern bank building recently built at D and Third streets, Marysville, costing \$125,000.



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