

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **First National Bank**

Address: 305 MAIN ST

AKA: 301-305 Main Street

City, County: Park City, Summit County, Utah

Tax Number: PC-164

Current Owner Name: MEYER DARRELL L & GERALDEAN

Parent Parcel(s): PC-163-B

Current Owner Address: HC 64 BOX 3114, CASTLE VALLEY, UT 84532

Legal Description (include acreage): PARCEL 1: ALL LOT 2 BLK 11 PARK CITY SURVEY CONT 0.04 ACRES M7-322-324-430-431 JQC-8 2AMI-119 VWD-284 YWD-160 WWD-112SWD-209 QWD-127 M56-450; ALSO PARCEL 2: BEG AT A PT S 66°40'00" W 6.10 FT FROM THE NE COR OF LOT 1 BLK 11 PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE RECORDER SUMMIT COUNTY UT SD PT ALSO BEING ON THE N'LY LINE OF SD LOT 1 & ON THE E'LY FACE OF AN EXIST BUILDING;& RUN TH ALONG SD FACE OF BUILDING S 23°30'00" E 2.90 FT TO A PT BEING THE PROJECTED N'LY EDGE OF A PARTY WALL SEPARATING 201 & 305 MAIN ST; TH ALONG SD N'LY EDGE OF SD PARTY WALL S 66°22'00" W 57.08 FT TO A PT BEING THE PROJECTEDSD N'LY EDGE & THE W'LY BUILDING FACE OF SD STRUCTURE; TH ALONG THE EXTERIOR FACE OF SD STRUCTURE N 25°17'10" W 3.20 FT TO A PT ON THE N'LY LINE OF SD LOT 1 SDPT ALSO BEING AN INTERIOR BUILDING COR OF SD STRUCTURE; TH N 66°40'00" E 57.18FT TO THE PT OF BEG CONT 174 SQ FT OR 0.01 AC 1231-570 1235-201 1238-681(NOTE: FOR PURPOSES OF ASSESSMENT IT IS ASSUMED THAT IN WD 1238-681 GERALDEAN KMEYER PARTICIPATED AS A GRANTOR AS SHE EXECUTED SAID INSTRUMENT) BAL 0.05 AC, 0.05 AC AND PARCEL 2: THE EAST 25 FT OF LOT 31, BLK 11,PARK CITY SURVEY. CONT .01 AC (DARRELL L & GERALDEAN K MEYER JT), 0.01 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.

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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

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: One-part block

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

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: Stone

Walls: Pressed brick.

Roof: Flat roof.

Windows/Doors: Fixed casement with half-round fixed fanlights.

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 one-story brick 1-part block remains virtually unchanged from the either the early tax photos or the description provided in the National Register nomination. A rear addition was constructed after the nomination was completed, but it does not affect the site's original design character.

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 commercial cores; buildings are located close to one another along the 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 are the simple methods of construction, the use of pressed brick, the central recessed entrances often flanked by display windows, transom windows, and the restrained ornamentation.

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 one-part block is one of the most common commercial building types constructed in Park City during the mining era. This structure was designed by Frederick A. Hale, one of Utah's most prominent architects.

This site was listed 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: Frederick A. Hale (source: NR nomination) Date of Construction: c. 1898¹

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 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): This structure housed the First National Bank and the Silver King Mining Co. and is associated with important Utah entrepreneurs, David Keith, Senator Thomas Kearns, W.V. Rice and James Farrel.³

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): The structure was designed by prominent Utah architect, Frederick A. Hale.

6 PHOTOS

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

Photo No. 1: East elevation. Camera facing west, 2006.

Photo No. 2: Northeast oblique. Camera facing southwest, 1995.

Photo No. 3: East elevation. Camera facing west, tax photo.

¹ Notarianni, page 56.

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.

³ Notarianni, page 57.

RE APPRAISAL CARD *x 67*

Owner's Name Silver King Coalition Mines Co.
Owner's Address _____
Location All Lot 1 & E'ly. 25 ft. of Lot 31 & 32
Kind of Building Office Street No. Blk. 11, P.C. Sur.
Schedule _____ Class _____ Base Factor 301 Main

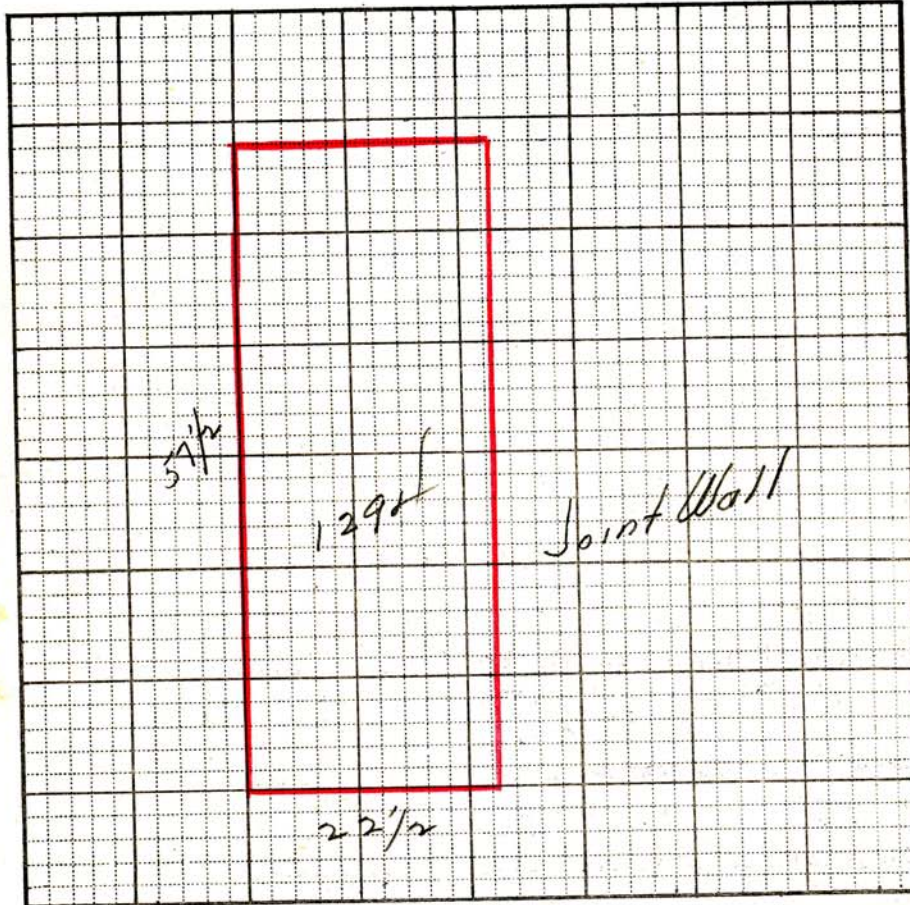
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1294</u>	<u>\$ 3.27</u>	<u>\$ 4231</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms _____ Condition Good

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>		
Ext. Walls <u>Bank</u>		
Roof—Type <u>Flat</u> Mat. <u>Built up</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/>		
Porches—Front <input type="checkbox"/> @ <input type="checkbox"/>		
Rear <input type="checkbox"/> @ <input type="checkbox"/>		
Basement <input type="checkbox"/> Floor <input type="checkbox"/>		
Attic—Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing— { Class <u>1</u> Tub. <input type="checkbox"/> Trays <input type="checkbox"/> Basin <u>1</u> Sink <input type="checkbox"/> Toilet <u>1</u> Urns <input type="checkbox"/> Ftns. <input type="checkbox"/> Shr. <input type="checkbox"/>	<u>230</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input type="checkbox"/> S. <input type="checkbox"/> Blr. <input type="checkbox"/>		
Finish— { Hd. Wd. <u>gas</u> Fir <input checked="" type="checkbox"/> Floors— { Hd. Wd. <input type="checkbox"/> Fir <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets <input type="checkbox"/> Mantels <input checked="" type="checkbox"/>		<u>No Value</u>
Tile— { Walls <input type="checkbox"/> Floors <input type="checkbox"/>		
Lighting—Lamp <input type="checkbox"/> Drops <input checked="" type="checkbox"/> Fix <input type="checkbox"/>		
Total Additions and Deductions	<u>230</u>	<u>4231</u>
Net Addition or Deductions		<u>+ 230</u>

Age <u>43</u> Yrs. by { Est. <input checked="" type="checkbox"/> Owner Tenant Neighbors Records	REPRODUCTION VALUE <u>4461</u>	
	Depreciation <u>51/49</u> %	
	Reproduction Val. Minus Dep.	<u>2186</u>
Remodeled _____ Est. Cost _____	Remodeling Inc. _____ %	
Garage—S 8—C _____		
Cars _____ Walls _____		
Roof _____ Size <u>x</u> Age _____		
Floor _____ Cost _____	Depreciated Value Garage _____	
Remarks <u>Factor obtained from other half of Bldg with bank fixtures left out</u>	Total <u>2186</u>	
	Obsolescence _____ %	
	Total Building Value <u>Value ok</u>	

Original Record _____ Appraised May 19 41
Card No. _____ Year _____ By H.W.D.



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

RE-APPRAISAL CARD

Jerome & Alice Paxton

x 672
PC 1647

Owner's Name First Security Bank, Ogden, Utah

Owner's Address _____

Location Lot 2, Blk. 11, P. C. Survey

Kind of Building Bank Street No. 305 MAIN ST

Schedule _____ Class _____ Base Factor _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
	<u>Transferred from work sheet</u>		<u>1294</u>	\$	\$ <u>6338</u>
	x			\$	
	x			\$	
	x			\$	

No. of Rooms _____ Condition _____

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>		
Ext. Walls <u>Block</u>		
Roof—Type <u>Flat</u> Mat. <u>Built up</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Basement <input checked="" type="checkbox"/> Floor _____		
Attic—Rooms _____ Fin. _____ Unfin. _____		
Plumbing— { Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns _____ Shr. _____		
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____		
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir _____ Fir _____		
Cabinets _____ Mantels _____		
Tile— { Walls _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. <input checked="" type="checkbox"/>		
Total Additions and Deductions		<u>6338</u>

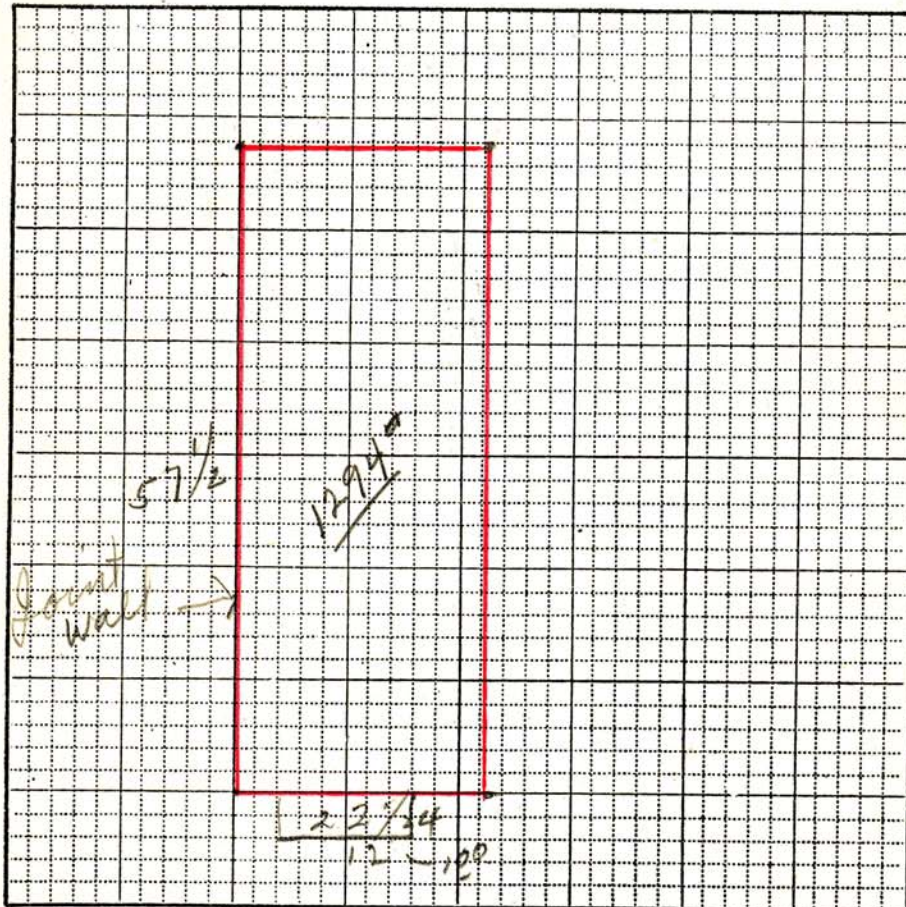
Net Addition or Deductions \$ _____

43 Est. REPRODUCTION VALUE \$ 6338
 Age _____ Yrs. by { Owner
 Tenant
 Neighbors
 Records Depreciation 51/49 % \$ _____
 Reproduction Val. Minus Dep. \$ 3106

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S _____ C _____ \$ _____
 Cars _____ Walls _____ \$ _____
 Roof _____ Size _____ x _____ Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks _____ Total \$ 3106
 Obsolescence _____ % \$ _____
 Total Building Value \$ HK

Original Record _____ Appraised May 19 41
 Card No. _____ Year _____ By (Signature)



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Location _____
 Kind of Bldg. OFFICE BLDG St. No. 305 Main St
 Class 1 Rms. _____ Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1294		\$ 5585
	x x				
	x x				

Att. Gar. x Flr. _____ Walls _____ Roof _____

Description of Building	Additions	
Foundation— Stone <input checked="" type="checkbox"/> Conc. _____ None _____	1/2 OFFICE BLDG other 1/2 owned by Park City School Dist.	
Ext. Walls <u>PR. BRICK</u>		
Insulation— Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Flat</u> Mtl. <u>B.V.</u>		
Dormers— Small _____ Med. _____ Large _____		
Bays— Small _____ Med. _____ Large _____		
Porches — Front _____ @ _____		
Rear _____ @ _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub _____ Trays _____ Basin <u>1</u> Sink <u>1</u> Toiler <u>1</u> Urns. _____ Ftms. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		325
Heat— Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. _____ Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> 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 _____ Blt. In _____		
Tile— Walls _____ Wainscot _____ Floors _____		
Electrical— Outlets _____ Fixt. <input checked="" type="checkbox"/>		
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____		
Metal Awnings 1 Vault 5'x8' steel lined <u>Not listed</u> 1596 1 Vault 4'x9' " " <u>No value</u> 1368	3289	
Total Additions		

Year Built <u>1898</u>	Avg. _____	Reproduction Value	\$ <u>8874</u>
<u>1966</u> <i>per</i>	Age <u>60</u>	Depr. Col. 1 2 3 4 5 6 32 %	
Inf. by { Owner, Tenant - Neighbor, Record - Est.	Repr. Val. Minus Depr.		<u>2840</u>
Remodel Year <u>1966</u> Est. Cost _____	Bldg. Value		\$ _____
Garage— Class _____ Depr. 2% 3%			
Cars _____ Floor <u>X</u> Walls _____ Roof _____ Doors _____			
Size— x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____

PC 164
Serial Number

OF
Card Number

Owners Name Royal Henderson 251⁶ Main St Denver
 Location lot N. 1/2 of lot 2 Blk 11 PC
 Kind of Bldg Store St. No. 305 No Main St
 Class 3 Type 1 2 3 4. Cost \$ _____ X — %

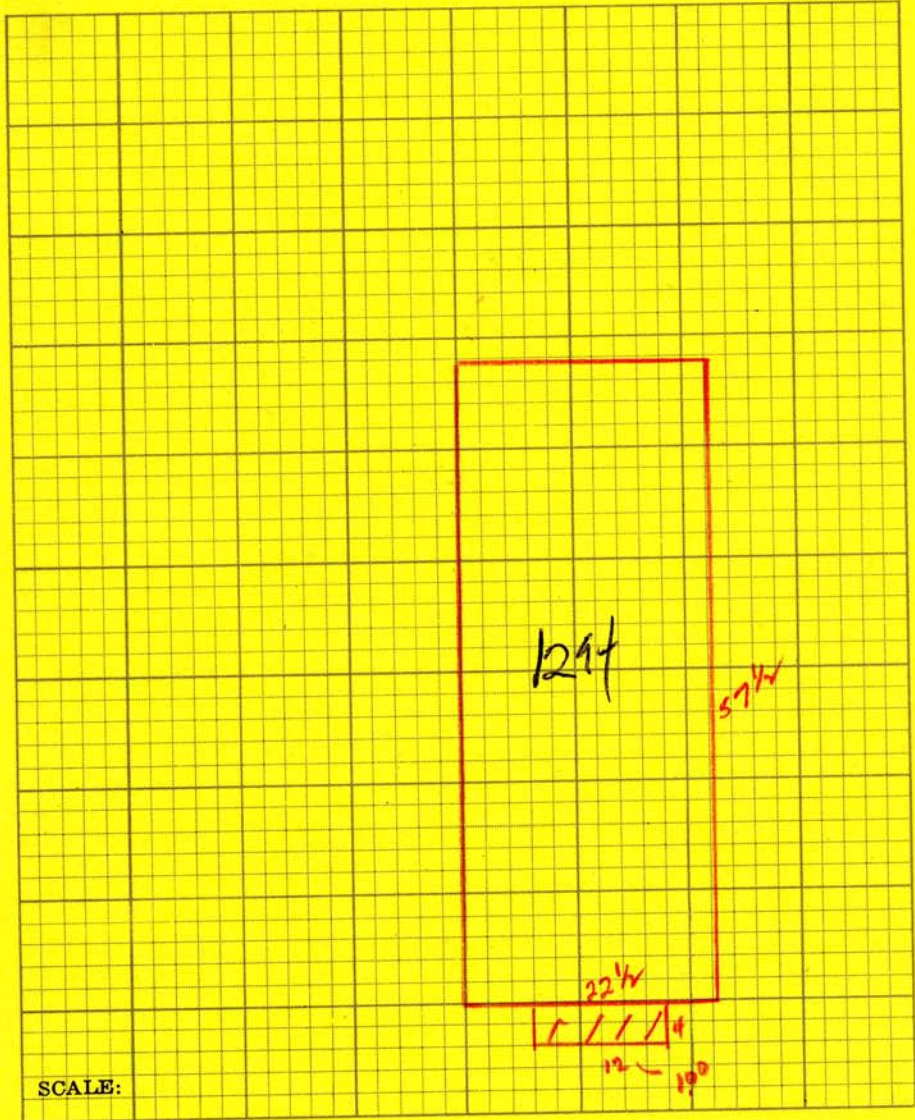
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1294		\$ 7771	\$
	x x				
	x x				

Att. Gar. — C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input checked="" type="checkbox"/> Sills <input type="checkbox"/>		
Ext. Walls <u>Pr Brick</u>		
Roof Type <u>Flat</u> Mtl. <u>B u</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>48 @ 100</u>	<u>48</u>	
Rear <input type="checkbox"/>	@	
Porch <input type="checkbox"/>	@	
Planters <input type="checkbox"/>	@	
Ext. Base. Entry <input type="checkbox"/>	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <input type="checkbox"/> Floor <input type="checkbox"/>		
Bsmt. Gar. <input type="checkbox"/>		
Basement-Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing { Class <u>1</u> Tub. <input type="checkbox"/> Trays <input type="checkbox"/> Basin <u>1</u> Sink <input type="checkbox"/> Toilet <u>1</u> Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	<u>393</u>	
Heat—Stove <input type="checkbox"/> H.A. <input checked="" type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/>	<u>728</u>	
Oil <input checked="" type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>		
Air Cond. — Full <input type="checkbox"/> Zone <input type="checkbox"/>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Panel <input type="checkbox"/>		
Floor—Fir. <input type="checkbox"/> Hd. Wd <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <input type="checkbox"/> Mantels <input type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>		
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/>		
<u>old vault No value</u>		
Total Additions	<u>1169</u>	

Year Built <u>1896</u>	Avg. <u>1903</u>	Replacement Cost	<u>8940</u>
<u>1966 furnace</u>	Age <u>2.</u>	Obsolescence	
Inf. by { Owner - Tenant <u>inf</u> Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	
Replacement Cost—1940 Base			
<u>C</u>	Depreciation Column 1 2 3 4 5 6 <u>MIN</u>		
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 11-15 1968 By 1333 NOV 27 1968
 Appraised ② _____ 19 _____ By 1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>No Wall Credit allowed</i>		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 _____

Average Year of Construction Computation:

Year 1898 \$ 8212 = 72 % X 69 Year = 6348

Year 1966 \$ 728 = 8 % X 1 Year = 08

Average Year of Construction 1903







Meier

MOUNTAIN TRAILS

Meier