

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Golden Rule Store**

Address: 350 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 350-MAIN-1

Current Owner Name: HOFMANN PROPERTIES LC

Parent Parcel(s): PC-282, PC-281-1

Current Owner Address: 5926 BRENTWOOD DR, SALT LAKE CITY, UT 84121-1506

Legal Description (include acreage): LOT 1 350 MAIN STREET SUBDIVISION, 0.11 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: 1-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:

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

- 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: Formed concrete.

Roof: Flat roof with pediment.

Windows/Doors: Large fixed casement display windows.

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 formed concrete 1-Part block remains virtually unchanged from the description provided in the NR nomination and from early photographs. The entry door was moved south on the façade - early photographs show it centered on the building façade. The change is minor and does not affect the site's 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 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 are the simple methods of construction, the central recessed entrances flanked by display windows, transom windows, the restrained ornamentation, 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 one-part block is one of the most common commercial building types constructed in Park City during the mining era.

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: (source:)

Date of Construction: c. 1909¹

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)

¹ Notarianni, page 44.

- 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): Early chain store owned by J. C. Penney.

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: West elevation. Camera facing east, 2006.

Photo No. 2: Northwest oblique. Camera facing southeast, 1995..

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.

Location _____
 Kind of Bldg. STORE St. No. 350 Main
 Class 3 Rms. _____ Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		4000		\$ 12038
	x x				
	x x				

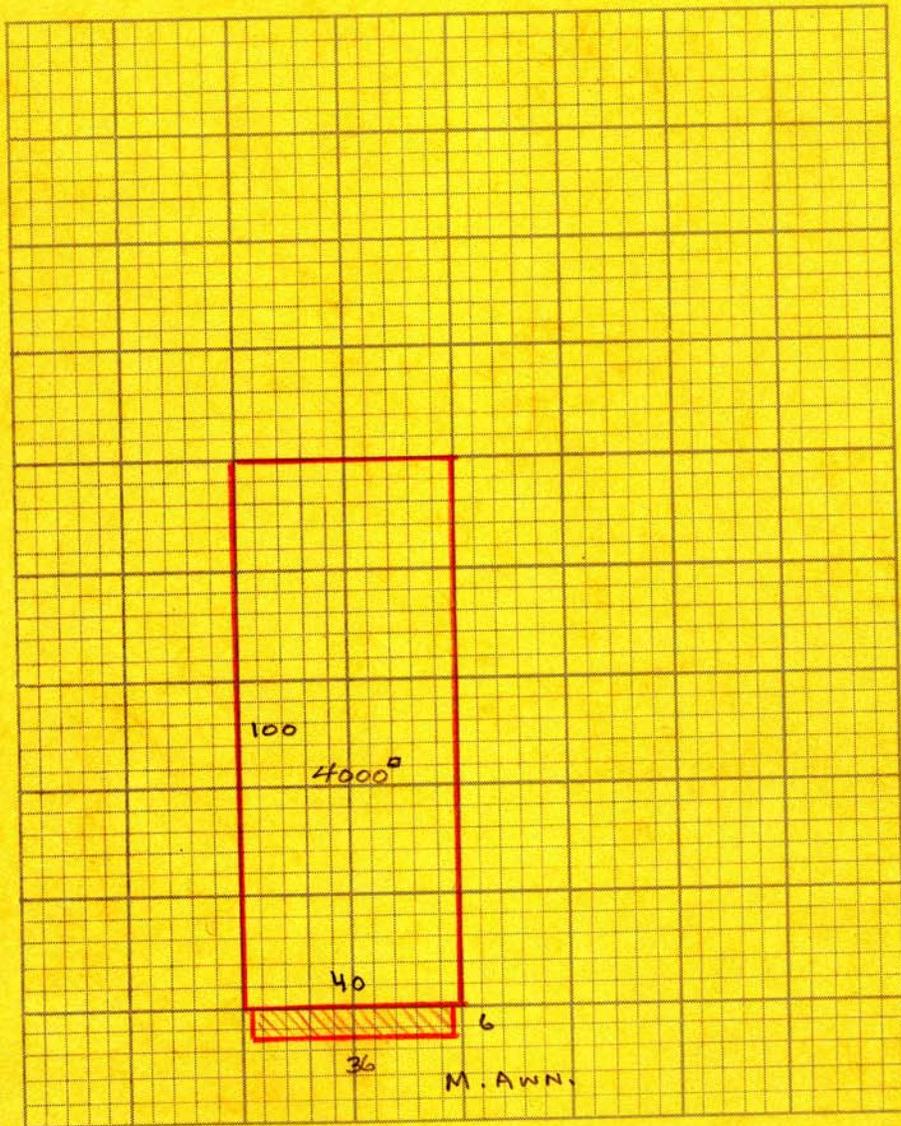
Att. Gar. x Flr. Walls Roof

Description of Building		Additions
Foundation— Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>POURED CONCRETE</u>		
Insulation— Floors _____ Walls _____ Clgs. _____		
Roof Type <u>FLAT</u> Mtl. <u>B.U.</u>		
Dormers— Small _____ Med. _____ Large _____		
Bays— Small _____ Med. _____ Large _____		
Porches — Front _____ @ _____		
Rear _____ @ _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ <u>Full</u> Floor <u>CONC</u>		2880
Bsmt. Apt. _____ Rooms Fin. <u>52 x 15 1/2</u> Unfin. <u>299 @ 40¢</u>		560
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub _____ Trays _____		240
Basin <u>1</u> Sink _____ Toiler <u>1</u>		
Urns. _____ Ftns. _____ Shr. _____		
Dishwasher _____ Garbage Disp. _____		
Heat— Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>		737
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 _____ Hd. Wd. <input checked="" type="checkbox"/> Other <u>899 @ 20¢</u>		
Cabinets _____ Mantels _____ Blt. In _____		
Tile— Walls _____ Wainscot _____ Floors _____		
Electrical— Outlets _____ Fixt. _____		
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____		
Metal Awnings <u>6 x 36</u> <u>216 @ .20¢</u>		432
<u>STEEL BEAMS</u>		
Total Additions		4649

Large Crack in one wall 1070 OBS

In case store Val

Year Built <u>1909</u>	Avg. Age <u>48</u>	Reproduction Value	\$ <u>16687</u>
Inf. by <u>Owner</u> - Tenant - Neighbor - Record - Est.		Depr. Col. 1 2 3 4 5 6 <u>44%</u>	
Remodel Year _____ Est. Cost _____		Repr. Val. Minus Depr.	<u>7342</u>
		Obsol. or Rem. <u>10%</u>	<u>734</u>
		Bldg. Value	\$ <u>6608</u>
Garage— Class _____ Depr. 2% 3%			
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size— x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____



Remarks: _____

PC 282

Serial Number

Card Number

Owners Name Earl Lesigh

Location _____

Kind of Bldg. store St. No. 350 No. Main St

Class. 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	4000		\$ 19611	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. Sills _____

Ext. Walls Conc

Roof Type Flat Mtl. Ba

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 8x36 288 @ 2.00 576

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{3}{4}$ Full _____ Floor 4000x8' = 32000 @ 1.05 Conc 3840

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. —

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. _____ Trays _____
 Basin 1 Sink _____ Toilet 1
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____

393

Reapp
8-14-79
1952

Heat—Stove _____ H.A. (G) HW _____ Stkr _____ Elec. _____

Oil (Gas) Coal _____ Pipeless _____ Radiant 1440

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd. Other _____

Cabinets _____ Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

1120 Craft walkin @ 50 560

569 Doors @ 10.35 580

Total Additions 7389

Year Built <u>1909</u>	Avg. <u>1909</u>	Replacement Cost	<u>27000</u>
	Age <u>2.</u>	Obsolescence	

Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
	Conv. Factor	<u>x.47</u>

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

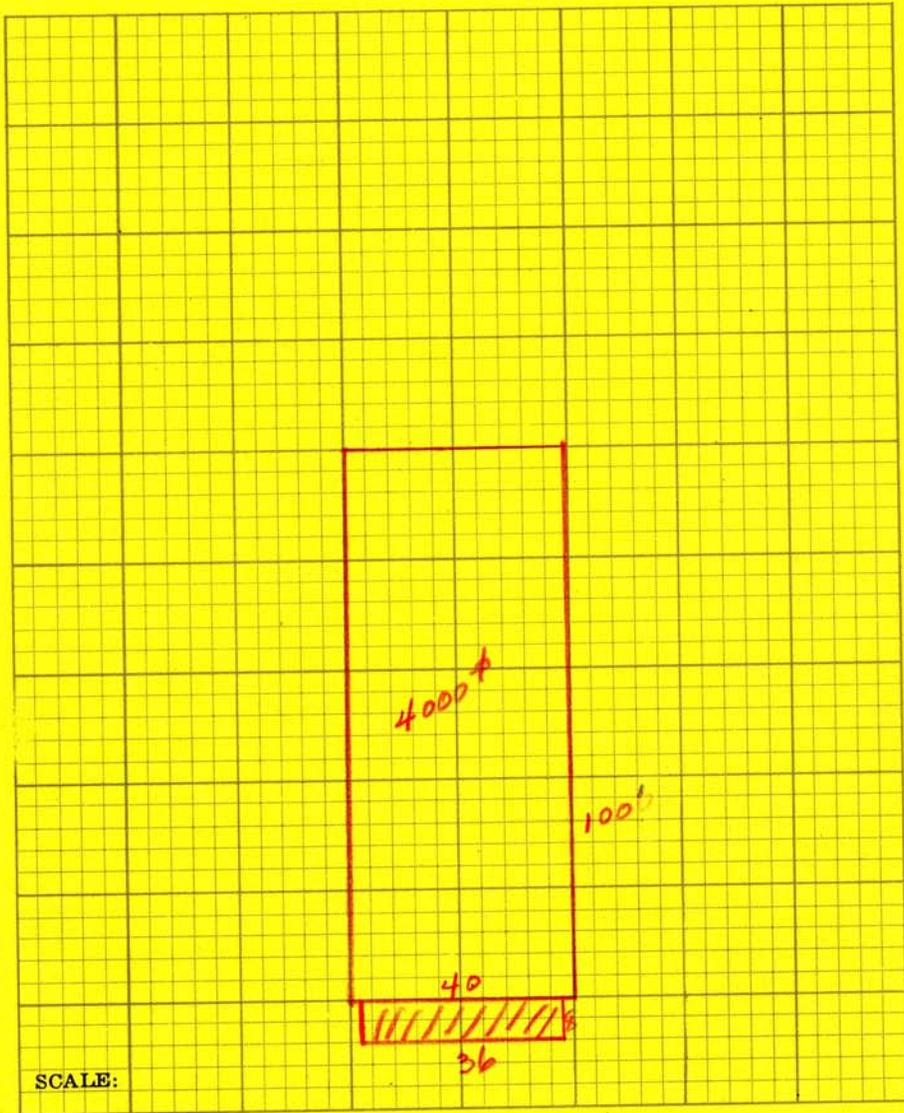
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 10-16 19 68 By 1333 DEC 11 1968

Appraised ② _____ 19 _____ By _____ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	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 _____





Happy D



RESTAURANT



SMARTER GOODS SUPPLYING
Our Park
OUTDOOR
CONVENIENCE
STORE



Days

Days

Exchange

Spa

call us at 801.910.1913

C&C LANDSCAPING

CANYON

UTAH LICENSE
AT5-616

C&C LANDSCAPING
DESIGN • BUILD

UTAH LICENSE
AT7-2016

P
TOWERS



