HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: Golden Rule Store
Address: 350 MAIN ST
City, County: Park City, Summit County, Utah
Current Owner Name: HOFMANN PROPERTIES LC
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

<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>Date:</td>
<td>Original Use: Commercial</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Commercial</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td>☐ Full ☐ Partial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory structure(s)</td>
<td>☐ Full ☐ Partial</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: ☑ tax card
☐ historic: c. ☑ original building permit
☐ Sanborn Maps
☐ measured floor plans
☐ site sketch map
☑ Historic American Bldg. Survey
☐ original plans: ☑ biographical encyclopedias
☐ other: ☑ newspapers

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
☐ Park City Hist. Soc/Museum
☐ university library(ies):
☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

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

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 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): 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.


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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.
### Property Information

**Location:**

**Kind of Bldg.:** Store

**St. No.:** 350 Main

**Class:** 3

**Rms.:** Type 1/2 3/4

**Cost:** $ 12038

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<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>4000</td>
<td></td>
<td></td>
<td>$12038</td>
</tr>
</tbody>
</table>

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**Att. Gar.:** x Flr.: Walls: Roof: None

**Description of Building:** None

**Additions:** Large Crack in one wall

10% OBS

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**Foundation:** Stone - Conc. - None

**Ext. Walls:** Concrete

**Insulation:** Floors - Walls - Clgs.

**Roof Type:** Flat - Mtl. - Gal.

**Dormers:** Small - Med. - Large

**Bays:** Small - Med. - Large

**Porches:** Front - @ Rear - @

**Basement Entr.:** @

**Planters:**

**Cellar-Bsmnt:** 1/4 1/4 1/4 (Foot) - Floor - Conc. - 2800

**Bmth. Apt.:** Rooms Fin. - Unfin. - 560

**Attic Rooms Fin.:** Unfin. - 240

**Plumbing:**

- **Class:** 1
- **Tub:** Trays
- **Basin:** Sink
- **Toilet:** 1
- **Uds.:** Fns.
- **Shr.:** Dishwasher - Garbage Disponent

**Heat:**

- **Stove:** H.A. - Steam
- **Skr.:** Blr. - 77
- **Oil:** Gas - Coal - Pipelines - Radiant

**Air Cond.:**

**Finish:** Fir - Hd. Wd.

**Floor:** Fir - Hd. Wd.

**Cabinets:** Mmels - Blt. In

**Tile:** Walls - Wainscotor - Floors

**Electrical:**

- **Outlets:** Fixtr.

**Storm Sash:** Wood - Metal - Doors - Sash

**Metal Awnings:** 6 x 36 - 2 1/2 - 0.25

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**Total Additions:** 4649

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**Year Built:** 1909

**Avg.:** 49

**Reproduction Value:** $16687

**Depr. Col.:** 1 2 3 4 5 6 - 44%

**Repr. Val. Minus Depr.:** 7342

**Obso. or Rem.:** 10%

**Bldg. Value:** $6508

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**满分:** 49

**Total Building Value:** $
owners name: earl lenigal

location

kind of bid: 3

st. no. 350 no. main st

class: 3

type 1 2 3 4, cost $ x %

stories dimensions sq. ft. factor totals

1 x x 4000 $19611 $

att. gar. c.p. x flr. walls cl.

description of buildings additions additions

foundation stone conc. ✓ silica

ext. walls conc.

roof type flat mtl. bu

dormers small med. large

bays small med. large

porches front 8x36 258 @ 25c 576

rear

porch

planters

ext. base entry

cellar-bmt. 1/4 1/2 1/4 1/2 1/4 full floor

bsmt. gar.

basement-apts. rms. fin. rms.

attic rooms fin. unfin.

plumbing

class 1 tub trays

basin 1 sink toilet

wtr. srfr. shr. st. o.t.

dishwasher garbage disp.

heat stove h.a. hw stkr. elec.

oil gas coal pipeless radiant 1440

air cond. full zone

finish-flr. ✓ hd. wd. panel

floor-flr. hd. wd ✓ other

cabinets mantels

tile-walls wainscot floors

storm sash-wood d. s. ; metal d. s.

awnings metal fiberglass 1120 sq. ft. walking 580

56' doors @ 10.35 580

total additions 7389

year built 1909 avg. 1909 replacement cost

age 2.

replacement cost—1940 base

inf. by owner—tenants—neighbor—record—est.

adj. bid. value conv. factor x .47

replacement cost—1940 base

depreciation column 1 2 8 4 5 6

1940 base cost, less depreciation

total value from reverse side

total building value $ 27000

appraised 10-16 1968 by 1333

appraised 19 19 by 1328
### RESIDENTIAL OUT BUILDINGS

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

**Garage**

- Class
- Depr. 2% 3%

**Cars**

- Floor
- Walls
- Roof
- Doors

**Size**

- x
- Age
- x

<table>
<thead>
<tr>
<th>1940 Base Cost</th>
<th>x</th>
<th>% Depr.</th>
<th>Total</th>
</tr>
</thead>
</table>

**REMARKS**

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