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

1 IDENTIFICATION

Name of Property: Frank Andrew Furniture & Hardware
Address: 442-444 MAIN ST AKA: 446 MAIN ST
City, County: Park City, Summit County, Utah
Current Owner Name: FRANK ANDREW BUILDING LC
Parent Parcel(s):
Current Owner Address: PO BOX 4492, PARK CITY, UT 84060-4492
Legal Description (include acreage): LOT 12 BLK 23 PARK CITY SURVEY, 0.04 AC

2 STATUS/USE

Property Category  Evaluation*  Reconstruction  Use
☑ building(s), main  ☑ Landmark Site  ☑ Original Use: Commercial
☐ building(s), attached  ☑ Significant Site  ☑ Permit #:  ☑ Current Use: Commercial
☐ building(s), detached  ☑ Not Historic  ☐ Full  ☐ Partial
☐ building(s), public
☐ building(s), accessory
☐ structure(s)  *National Register of Historic Places: ☐ ineligible  ☑ eligible
☐ listed (date: 03/07/1979 - Park City Main Street Historic District)
The site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates  Research Sources (check all sources consulted, whether useful or not)
☐ tax photo:  ☐ abstract of title  ☑ city/county histories
☑ prints:  ☑ tax card  ☑ personal interviews
☐ historic: c.  ☑ original building permit  ☑ Utah Hist. Research Center
☐ measured floor plans  ☑ sewer permit  ☑ USHS Preservation Files
☐ site sketch map  ☑ Sanborn Maps  ☑ USHS Architects File
☐ Historic American Bldg. Survey  ☑ city directories/gazetteers  ☑ Park City Hist. Soc/Museum
☐ original plans:  ☑ census records  ☑ university library(ies):
☐ other:  ☑ biographical encyclopedias  ☑ other:
☐ newspapers

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.
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:
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:
☑ Good (Well maintained with no serious problems apparent.)
Researcher/Organization: Preservation Solutions/Park City Municipal Corporation  Date: 12-2008
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: Stone and brick.
- Roof: Not verified.
- Windows/Doors: Small display windows flanking a central recessed entryway.

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 1-part block has been modified throughout the past, but the current modifications render it ineligible for listing in the National Register. The NR nomination notes that the center recessed entrance and flanking display windows were in place since 1902, but that an early photograph (may be available from the PCSH&M) shows an entrance on the south side of the façade with four display windows to the north. Further alterations were made outside the period of historic significance which are not compatible, specifically, the replacement of storefront glazing with solid panels and the use of incompatible decorative elements. These changes are significant and diminish 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 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.): Much of the physical evidence from the period that defines the typical Park City mining era commercial building has been altered and, therefore, lost.

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; however, the extent of the alterations to the main building diminishes its association with the past.

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) and is associated with the mining era, but has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source: ) Date of Construction: c. 1898

Builder: ☑ Not Known ☐ Known: (source: )

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1 Notarianni, page 22.
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):

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. 3: West elevation. Camera facing east, 1978 (on-line with National Park Service and at PCHS&M).

PCHS&M has additional photographs of this building on file and should be consulted.

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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.