

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Egyptian Theater**

Address: 328 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: EGYPT-A

Current Owner Name: SAVE OUR STAGE FOUNDATION

Parent Parcel(s): PC-279

2187 MONITOR DR, PARK CITY, UT 84060-7315

Legal Description (include acreage): LOT A THE EGYPTIAN THEATER SUBDIVISION, 0.14 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: 2

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: Tax cards indicate concrete.

Walls: Pressed brick and stucco

Roof: Originally hipped, but now truncated by addition.

Windows/Doors: Recessed doors and windows in upper story.

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-part block theater has undergone extensive rehabilitation and a large addition since listing in the National Register, but the changes do 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 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 theater are the hipped roof behind a false front, the simple methods of construction, the use of pressed brick and stucco, the central recessed entrance, the Egyptian Revival motifs, and the projecting sign.

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. In addition, the Egyptian Revival style was widely used in the U.S. after the discovery of the tomb of King Tutankhamen.

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. 1926¹

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 46.

- 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. 1: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 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.

10-16-68
1337

AC-279
Serial Number

1 OF 1
Card Number

Owners Name Silver Wheel Enterprises
Location Park City
Kind of Bldg. Tractor St. No. _____
Class 1 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	6000		\$ 56900	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. Sills _____
 Ext. Walls Asphalt Sbk
 Roof Type Hip Mtl. C. I.
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front _____ @ _____
 Rear _____ @ _____
 Porch _____ @ _____
 Planters _____ @ _____
 Ext. Base. Entry _____ @ _____
 Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full Floor dist FLD 3450
 Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____
Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. _____ Trays _____
 Basin 3 Sink _____ Toilet 4
 Wtr. Sfr. CARINAL Shr. St. 1 FOUNTAIN G.T. _____
 Dishwasher _____ Garbage Disp. _____

Recap
8-14-79
1952

Heat—Stove _____ H.A. _____ FA HW Stkr Elec. INCL IN CLASS
Oil _____ Gas _____ Coal Pipeless _____ Radiant _____

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 _____

Sign 1 Ventilating fan
FLD 200
60

Total Additions 1926 5123

Year Built 1926 Avg. 1.39 Replacement Cost 62023
Age 2. Obsolescence 25% 15506

Inf. by { Owner - Tenant -
Neighbor - Record - Est. Adj. Bld. Value 46517
Conv. Factor x.47

Replacement Cost—1940 Base 21863

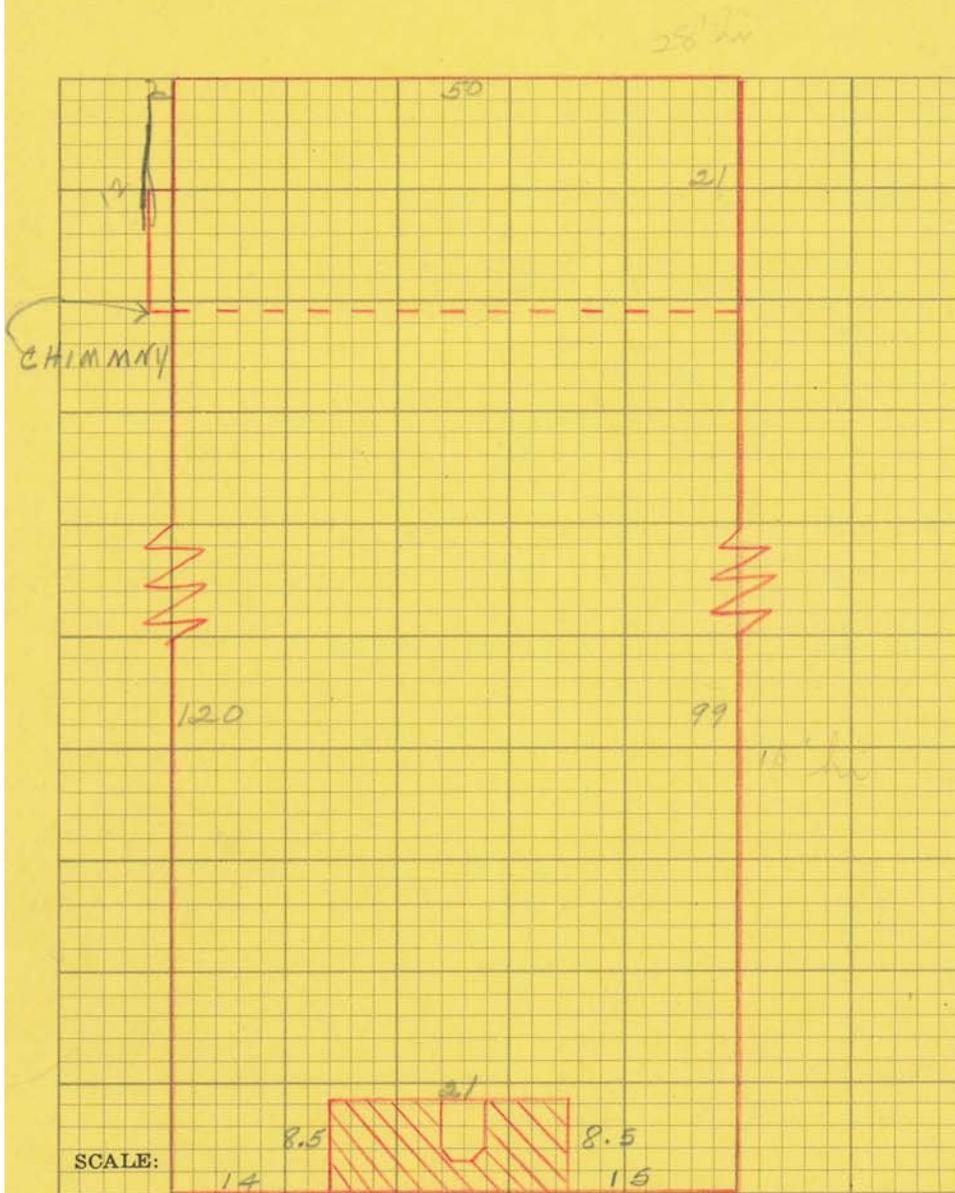
C Depreciation Column 1 2 3 4 5 6 41

1940 Base Cost, Less Depreciation 18964

Total Value from reverse side _____
Total Building Value \$ 8964

Appraised ① 5-27- 1965 By 1533
Appraised ② _____ 19 _____ By _____

JUL 11 1969



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		

No Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS *no balcony or air conditioning*
Silver Wheel Theatre
direct line SLC 359-4961
or Park City 649-9371



EGYPTIAN

PCP PRESENTS
THE FILM TO LIVE
JULY 30





EGYPTIAN

PARK CITY HISTORIC CLASSIC
JULY 6, 7, 8

Live Theatre
THE SOUND OF MUSIC
JULY 7 TO AUG 9

EGYPTIAN

PARK CITY HISTORIC CLASSIC
JULY 6, 7, 8

MARY G. STEINER
EGYPTIAN THEATER

MARY G. STEINER
EGYPTIAN THEATER

RICH HAINES
GALLERIES