

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Peter Farthelos House**

Address: 1150 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-363

Current Owner Name: HOLLAND GARY WAYNE

Parent Parcel(s):

Current Owner Address: PO BOX 2393, PARK CITY, UT 84060-2393

Legal Description (include acreage): LOTS 12 & 13 BLK 56 SNYDERS ADDITION TOPARK CITY, ALSO TRACT BEG N'MOST COR LOT138 BLK 56 SNYDERS ADD, RUN TH N 54*01'E 20.0 FT TO PT ON W'LY LINE UNIMPROVED ROAD, TH S 35*59' E ALG SD W'LY LINE50 FT, TH S 54*01' W 20 FT TO E'MOST COR LOT 12, TH N 35*59' W ALG E'LY LN BLK50 FT TO BEG; 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: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic 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.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow type

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), # _____.

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

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: Concrete.

Walls: Narrow lap siding.

Roof: Hipped roof form sheathed in metal shingles.

Windows/Doors: Groupings of three with large center single-pane fixed casement flanked by narrow rectangular fixed casement windows.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date __1950s__) Original Location: Several blocks southwest of current 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): This one-story frame bungalow remains as it was described in the National Register nomination (see Structure/Site Form, 1983). The porch supports were altered in the past, but have been replaced now with posts that are compatible with the bungalow style, although they are still more slender than the posts seen on the house in the tax photo. The changes are minor and 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.): This house was moved to this location in the 1950s, but the current location is not dissimilar from the original.

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 house are the simple methods of construction, the use of narrow lap wood siding, the plan type, the simple roof form, the informal landscaping, 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 life 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 bungalow was a common house type built in Utah during the early twentieth century.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, 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. 1921¹

Builder: Not Known Known: (source:)

¹ National Register nomination.

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 houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

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.

Photo No. 3: West elevation. Camera facing east, 1983.

Photo No. 4: Northwest oblique. Camera facing southeast, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



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Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1150 Park Park City, Summit County, Utah UTM: 12 457650 4499920
 Name of Structure: Peter Farthelos House T. R. S.
 Present Owner: Tom Brown
 Owner Address: P.O. Box 1871, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: SA 363
 Legal Description: Kind of Building:
 Lots 12 and 13 Block 56, Snyder's Addition to Park City Survey.
 Less than one acre.

STATUS/USE 2

Original Owner: probably Peter Farthelos Construction Date: c.1921 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
 Street, Clifford W. Telephone interview, April 10, 1984, Salt Lake City, Utah.

Architect/Builder: Rod McDonald

Building Materials: Wood

Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame bungalow with a hip roof. It is similar to the pyramid house in that it has a square plan, a symmetrical facade with a door between two window panels, a hip roof and a porch spanning the facade. It differs from Park City's pyramid houses in that it has narrow lap siding, more commonly known as novelty siding, instead of drop siding, and has large horizontal window bands instead of long, narrow double hung sash windows. Novelty siding appeared after the period of the pyramid house, and was used for most of the houses that date from the bungalow period in Park City, from approximately 1915 to 1930. Large horizontal window bands, too, are associated with the bungalow, having replaced the long, narrow double hung sash windows of the pyramid house. The porch of 1150 Park also has a different character which is more akin to the bungalow than to the pyramid house. Unlike the porch on a pyramid house, which is an attached structure, this porch is recessed under the main roof of the house. The building is unaltered on the exterior except for the addition of an unobtrusive gable roofed frame vestibule on the south side. The building is in good condition and retains its original character.

Statement of Historical Significance:

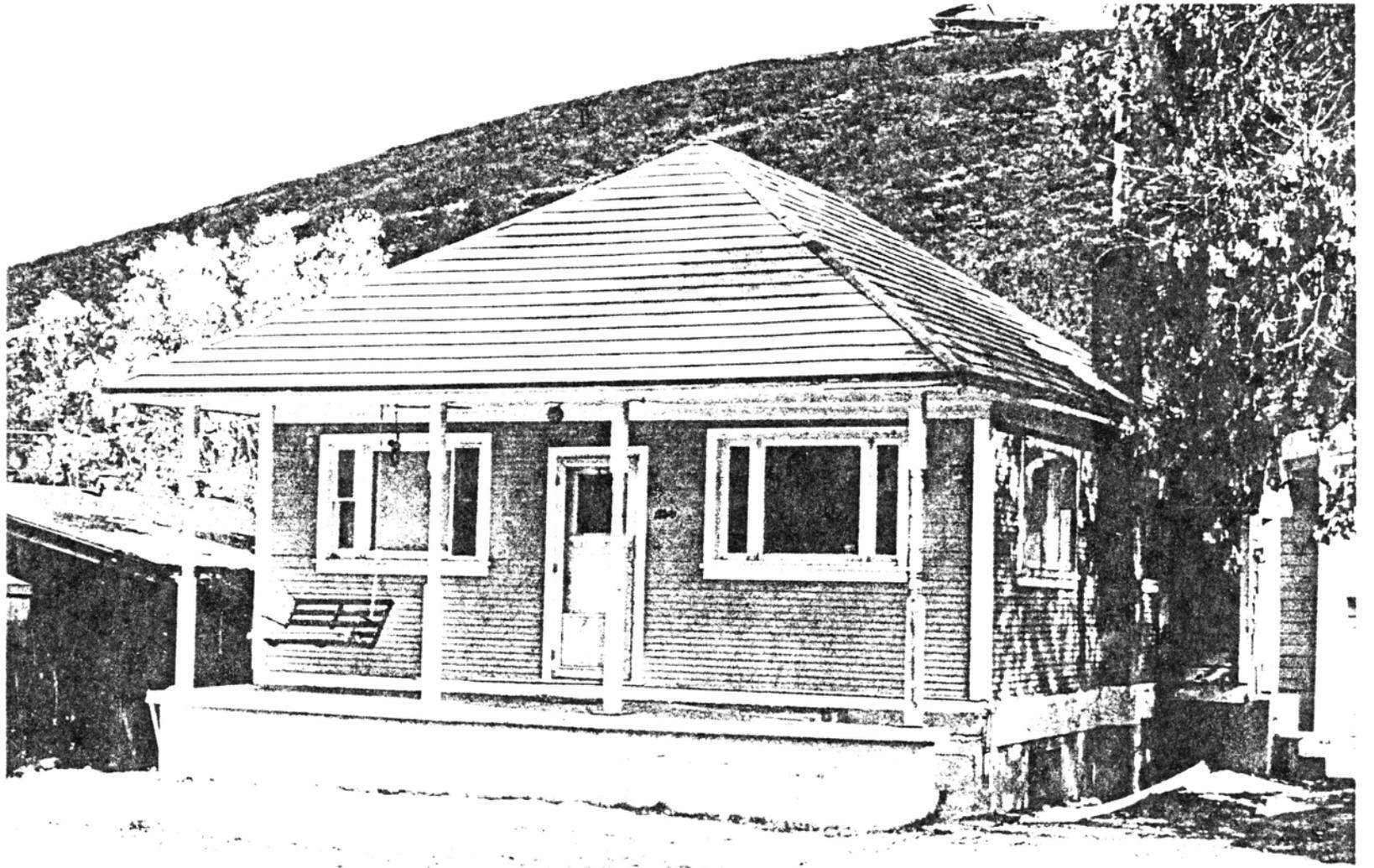
Construction Date: c.1921

Built c. 1921, the Peter Farthelos House at 1150 Park, is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area. Although this house was moved in the 1950s from its original location a few blocks southwest of where it now sits, its current location provides a suitable and complementary setting, since it is still within the older residential area of the town which was also developed during the mining boom period.

This house was probably built in 1921 for Peter Farthelos, who bought the property that year and mortgaged it for \$475, apparently to finance the construction of this house. The builder was Rod McDonald.¹ Peter Farthelos was a partner in the Polychronis Grocery Store in Park City. He lived in the house until 1937, when he sold it to Clements P. Hansen. Clifford W. Street, who bought the house in 1944, moved it in 1947 from its original location at the corner of Woodside Avenue and 7th Street to its current location.² The Streets owned the house until 1981.

¹Telephone interview with Clifford W. Street, April 10, 1984, Salt Lake City, Utah.

²Ibid. The original location was on Lot 16, Block 27, Snyder's Addition to Park City.







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