



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Peter Farthelos House

Address: 1150 Park Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-363

Current Owner: Andrew Roy Morphett

Legal Description (include acreage): LOTS 12 & 13 BLK 56 SNYDERS ADDITION TO PARK CITY; ALSO TRACT BEG N'MOST COR LOT 13 BLK 56 SNYDERS ADD; RUN TH N 54*01' E 20.0 FT TO PT ON W'LY LINE UNIMPROVED RD; TH S 35*59' E ALONG SD W'LY LINE 50 FT; TH S 54*01' W 20 FT TO E'MOST COR LOT 12; TH N 35*59' W ALONG E'LY LINE BLK 50 FT TO BEG WDT-87 M80-29 IQC508 M197-699-700 618-190-191 2006-279 2138-1427; 0.11 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

7/12/1984 - Mining Boom Era Residences Thematic District

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

Research Sources:

Sanborn Maps

tax Card

City/ County Histories

Personal Interviews

Newspapers

Other:

Historic Census Records Park City Museum

DESCRIPTION

Architectural Style: Bungalow type

No. Stories: 1

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: 1950s, original location: Several blocks southwest of current location.)

Materials: (Describe the visible materials)

Exterior Walls: Narrow lap siding

Foundation: Concrete

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

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains

Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The house at 1150 Park Avenue was described in a 1984 National Register nomination form as follows:

“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.”

The house is mostly unchanged from the time of this description; however, a few small modifications have been made. The porch now has an additional stair directly in front of the door and a balustrade has been added between the posts. A stone veneer clads the previously exposed concrete foundation. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The history of this house was described in the 1984 National Register nomination form as follows:

“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. 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. The Street’s owned the house until 1981.”

The house described in this nomination appears on the 1900 Sanborn Insurance map, and was built by at least 1900, as opposed to 1921 as stated above. A house appears on the lot on the 1889 Sanborn map, but it is different enough that it seems likely it was demolished to make room for the house shown later. It is also possible

that it was destroyed in the fire of 1898, but this is unknown. The house is currently owned by Andrew Roy Morphett.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream

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PHOTOS

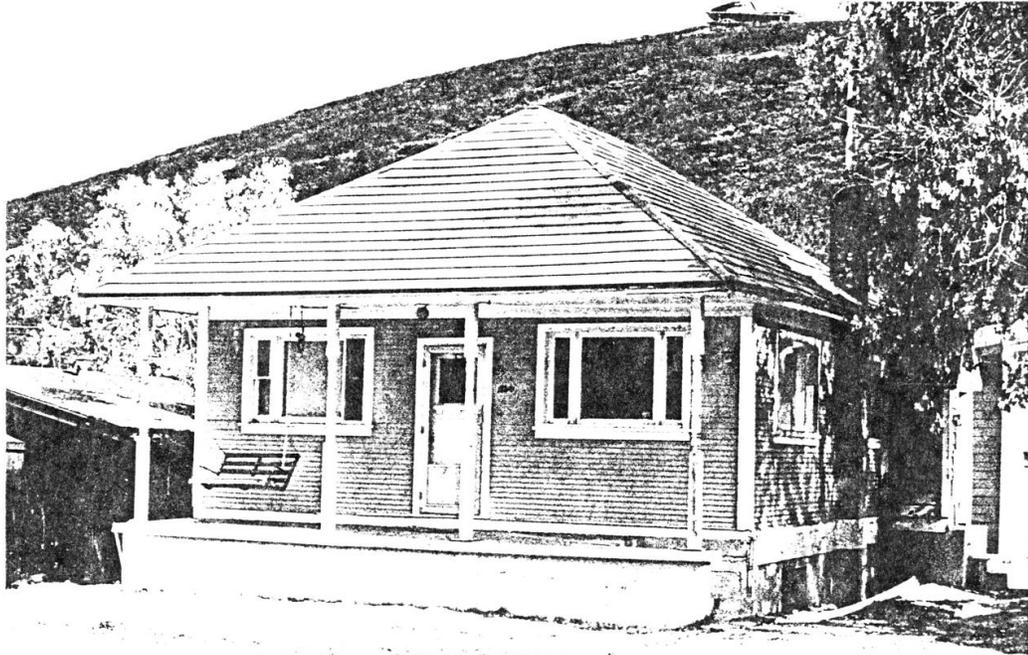
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

1150 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940









1150 Park Avenue. Northwest oblique. November 2013.



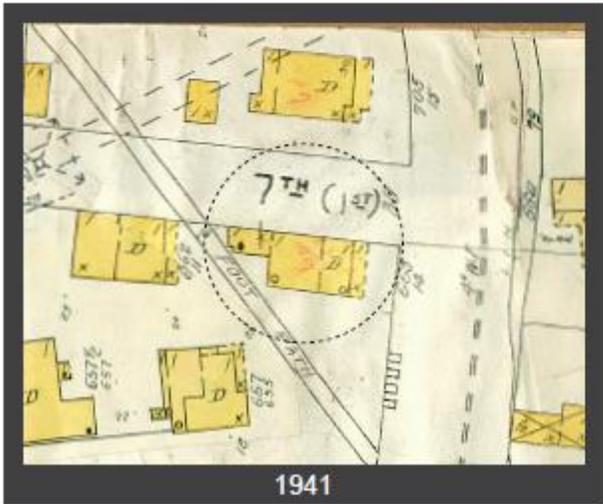
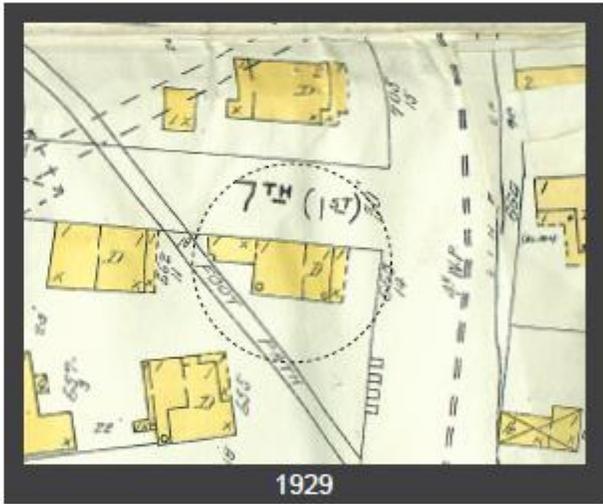
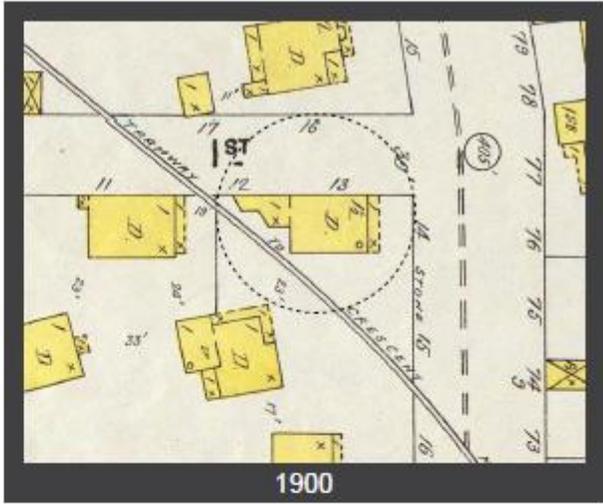
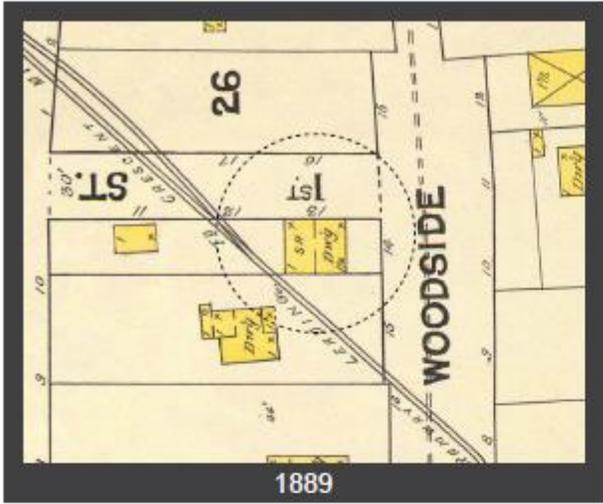
1150 Park Avenue. West elevation. November 2013.



1150 Park Avenue. Southwest oblique. November 2013.

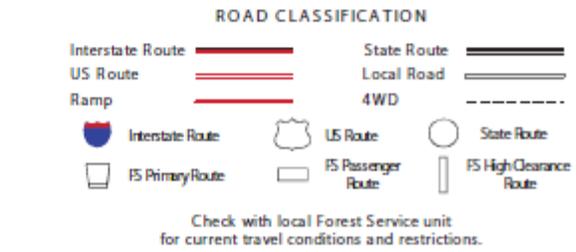
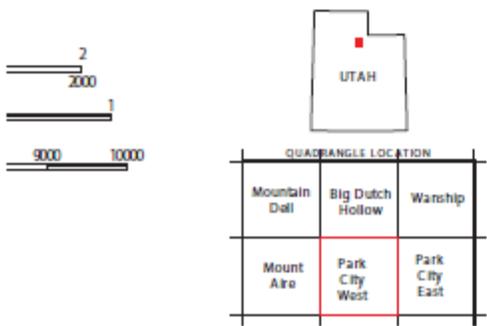
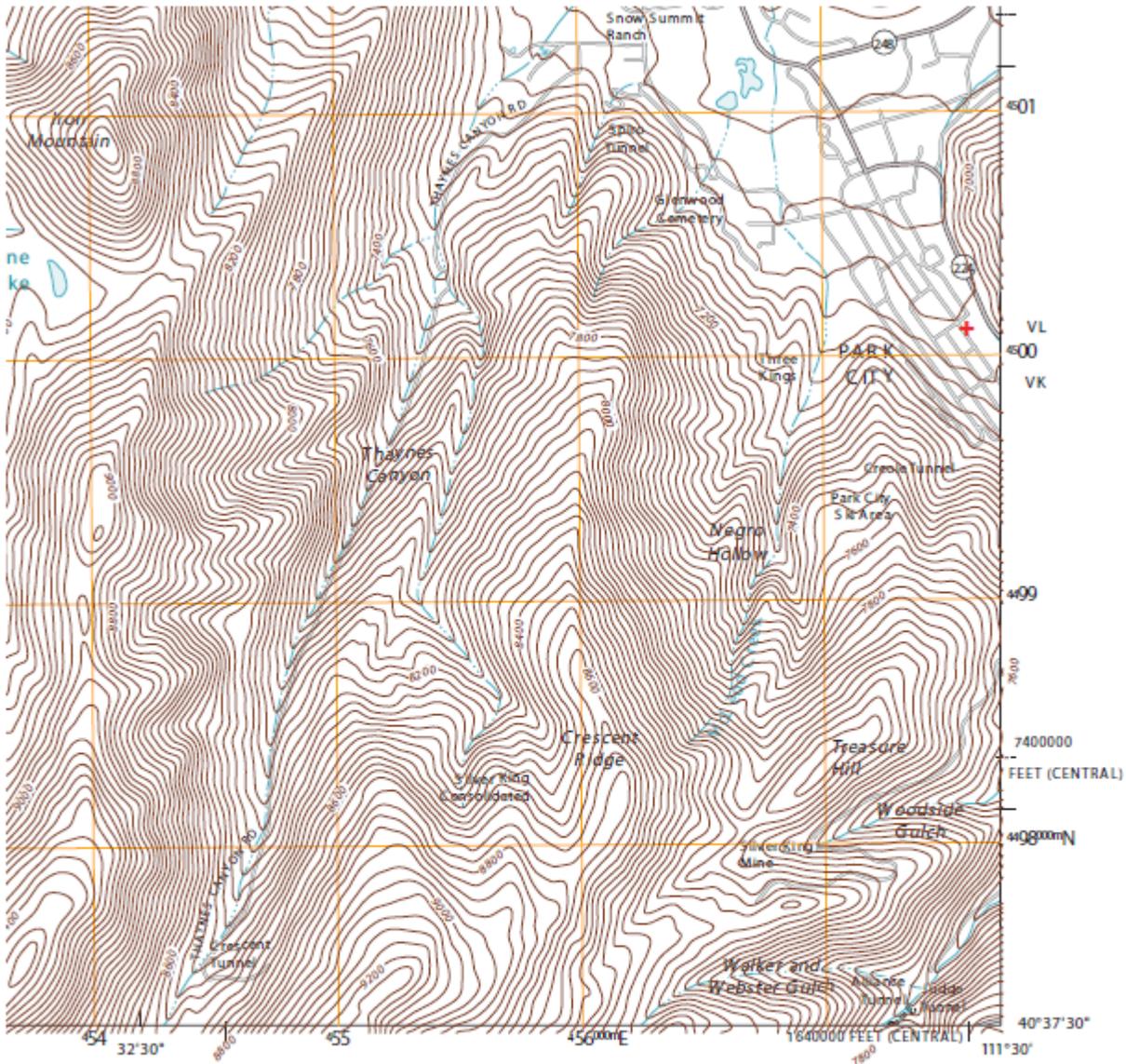
MAPS

1150 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



House was located at 663 Woodside Avenue (shown) until 1947, when it was moved to current address.

1150 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



+ location on USGS Park City West 1:24000 Quadrangle Map (2011)

DOCUMENTS

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1
IDENTIFICATION

Street Address: 1150 Park UTM: 12 457650 4499920
 Park City, Summit County, Utah
 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.

2
STATUS/USE

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

3
DOCUMENTATION

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.

Researcher: Roger Roper

Date: 4/84

Street Address: 1150 Park

Site No:

4
ARCHITECTURE

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.

5
HISTORY

Statement of Historical Significance:

Construction Date: c.1921

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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.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1150 Park Avenue

City: Park City, UT

Current Owner: Andrew Roy Morphett

Address: (see historic site form for address)

Tax Number: SA-363

Legal Description (include acreage): SA BK56 L12, L13 & Ely 20'x50' parcel (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-16]
6/15/1905	3rd District Court	A.W. McEnery	Decree		[L1-16]
6/12/1905	H. McEnery, Admin.	W.A. McEnery	Deed		[L1-16]
2/24/1911	W.A. McEnery	Joseph Brandl	W.D.		"12, 13"
6/27/1916	Joseph Brandl & wife	Vella Jackson	W.D.		"12, 13"
8/21/1917	William & Vella Jackson	Mrs. Eva Pettit	W.D.		"12, 13"
9/12/1946	Mrs. Eva Pettit	Leslie W. Offret	W.D.		"12, 13"
3/1/1947	Leslie W. Offret	Cliff Street, et ux	W.D.		"12, 13"
3/29/1976	Royal Street Land Company	Clifford W. & Lavonda Street	Sp. W.D.		[Ely 20'x50' parcel]
9/4/1981	Clifford W. & Lavonda Street	Tom T. Brown	W.D.		[through Lowell A. Sr. & Virginia Brown]
10/18/1985	Tom T. Brown	Charles L. & Yolanda Coons	W.D.		[parcel as it is today, rest of form]
7/29/1991	Yolanda Coons	Gary Wayne Holland	W.D.		
6/29/2007	Gary Wayne Holland	Countrywide Home Loans	Trust Deed		
10/12/2011	Mortgage Electronic Reg. Systems	Bank of New York	Assign. of T.D.		
1/20/2012	Bank of New York	Armand J. Howell, suc. trustee	Sub. of Trustee		
7/23/2012	Armand J. Howell, suc. trustee	Andrew Roy Morphett	Trustee's Deed		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/23/2014