



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): John Harrington House

Address: 104 Park Avenue

Date of Construction: c. 1897

City, County: Park City, Summit County, Utah

Architect/Builder, if known: Unknown

Tax Number: PC-223

Current Owner: Kurt and Catherine L. Reinke (H/W jt.)

Legal Description (include acreage): see continuation sheet

STATUS / USE

Original Use: Single Dwelling Current Use: Single Dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

Abstract of Title

USHS Preservation Files

DESCRIPTION

Architectural Style: rectangular house type

No. Stories: 1

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

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Drop Siding

Foundation: concrete

Roof: Cross-wing form sheathed in asphalt shingles

Windows/Doors: Double-hung sash type--single and grouped

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.)

Originally, the house at 104 Park Avenue was a T/L cottage, but has had many additions which have significantly altered its form, and it was finally reconstructed with only a portion of the original wall remaining. The T/L cottage, also called a cross-wing, is one of the three main house types that were built during the historic Park City mining era. The cross-wing roof is sheathed with asphalt shingles, which replaced an unknown material shown in the 1995 photo. The walls are clad with wood drop siding, which either replaced the asbestos siding described in the 1978 Historic Preservation Information Form, or was underneath and was uncovered when the asbestos siding was removed. The windows are all new one-over-one double hung sash type windows, either placed together in pairs or singly. The door is a wood frame and panel door with an upper light. A rear addition, made sometime between 1941 and 1968, is apparent due to a variation in the siding. The covered porch has a hip roof that extends off the main roof and is supported by square wood posts. A concrete foundation was put in during the time of

reconstruction. The site slopes steeply down away from the road but the house itself is raised up so that it sits at road grade. Though the reconstruction retained the formal changes made between 1907 and 1968 the material changes diminish the overall historical value of the house.

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.)

This house was built between the drawing of the 1889 and 1900 Sanborn Insurance maps. The property was initially under the ownership of the Park City Townsite Corporation, but was sold to John Harrington by 1897. There is a record of a John Harrington living on Park Avenue during the 1910 census but it is unknown if it is this house due to the lack of addresses on the census that year. He worked as a mechanic, but not much else is known of him. It appears that he rented the house out at least part of the time during his period of ownership because on the 1920 census it was rented by Axel Peterson, his wife Jennie Marie and their four children. Axel worked as a miner in Park City but nothing else is known of him. The house was sold to George Tippetts in 1924. George Tippetts was a mine foreman for the Marsac Mining Company. He was involved with the workers organization in Park City. He sold the house in 1926 to Myrel Kofford. Myrel lived at the house with his wife Grace during the 1930 census. It is noted there that he worked as a miner. They continued to live there during the 1940 census and the family retained possession of the house until 1979. The house is currently owned by Kurt and Catherine Reinke.

Legal Description (include acreage):

PARCEL A: BEG AT THE NW COR OF LOT 22 BLK 13 PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER SUMMIT COUNTY UTAH; & RUN TH N 66*34'00" E 33.00 FT ALONG THE N'LY PROPERTY LINE OF SD LOT 22 TO A PT ON W'LY WALL LINE OF AN EXISTING BUILDING (#125 MAIN ST); TH S 6*15'55" W 13.43 FT TO THE SW COR OF SD EXISTING BUILDING; TH S 83*20'10" E 5.78 FT ALONG THE S'LY WALL LINE OF SD BUILDING TO A PT ON THE E'LY LOT LINE OF SD LOT 22; TH S 5*39'57" E 4.97 FT TO THE SE COR OF SD LOT 22; TH S 7*25'44" W 35.66 FT ALONG AN EXISTING RR TIE RETAINING WALL; TH S 66*06'00" W 11.13 FT TO A PT ON THE W'LY LINE OF SD BLK 13; TH N 23*54'00" W 50.00 FT ALONG SD W'LY BLK LINE TO THE PT OF BEG; PARCEL B: BEG AT A PT ON THE W'LY LINE OF BLK 13 PARK CITY SURVEY S 23*54'00" E 50.00 FT FROM THE NW COR OF LOT 22 SD BLK 13; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER SUMMIT COUNTY UTAH; & RUN TH N 66*06'00" E 11.13 FT TO A PT ON AN EXISTING RR TIE RETAINING WALL; TH S 7*25'44" W 16.48 FT ALONG SD RR TIE RETAINING

WALL & AN EXISTING ROCK RETAINING WALL TO A PT ON THE NW COR OF AN EXISTING BUILDING (#109 MAIN ST); TH S 9°04'34" W 4.70 FT ALONG THE W'LY WALL LINE OF SD BUILDING TO A PT ON THE W'LY LINE OF SD BLK 13; TH N 23°54'00" W 18.02 FT ALONG SD W'LY BLK LINE TO THE PT OF BEG; EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN LOT 3 BLK 13 AMENDED PLAT OF THE PARK CITY SURVEY BAL 0.03 AC VWD-119 PWD-1-2 M48-366 M50-645-647 M125-845 295-754 865-795 1441-1732 1707-1226 1802-224 1839-1701 1999-1771-1955 2070-1115 2120-320

REFERENCES

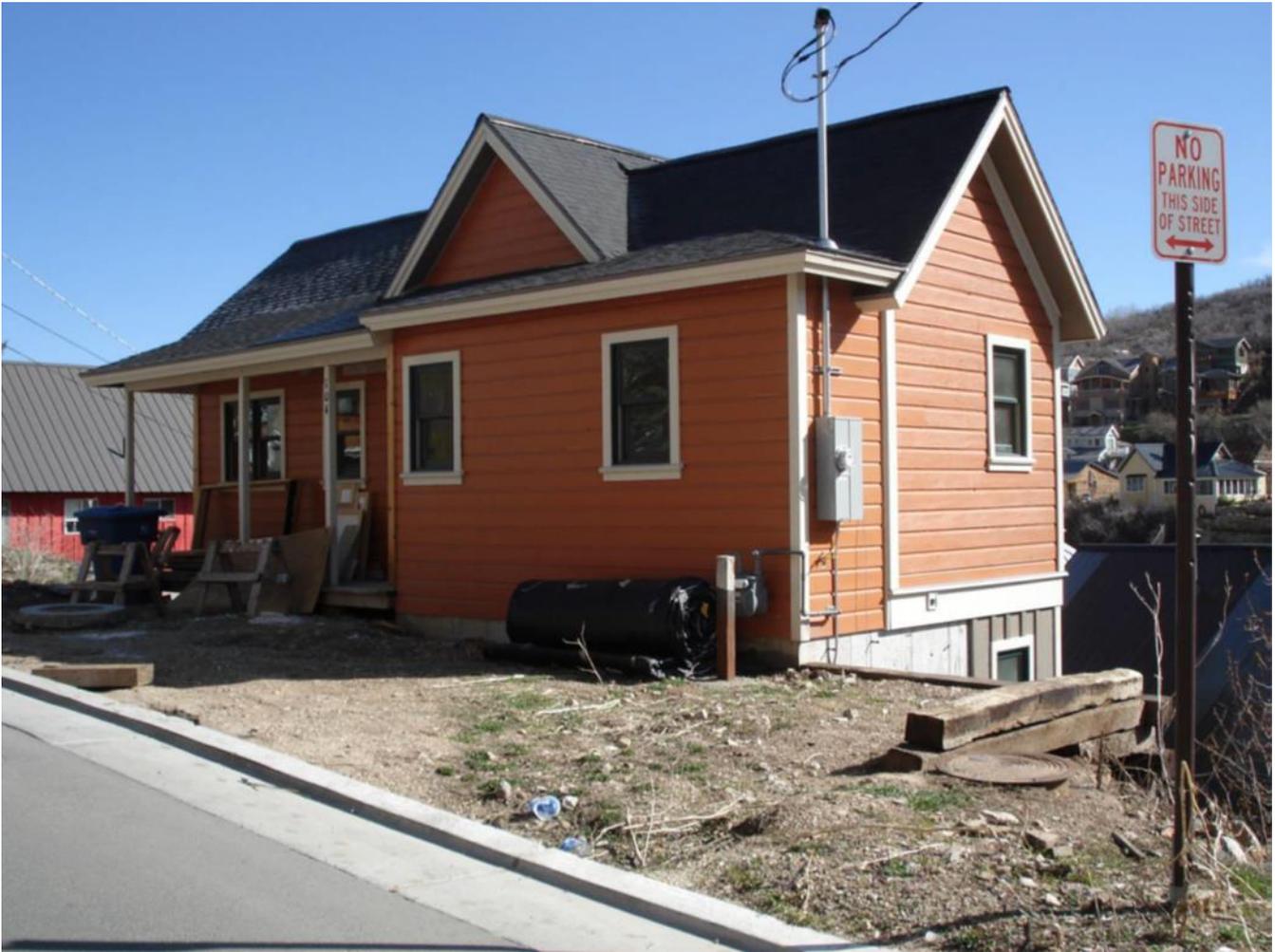
- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. 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 Garden Press, 1993.

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.)







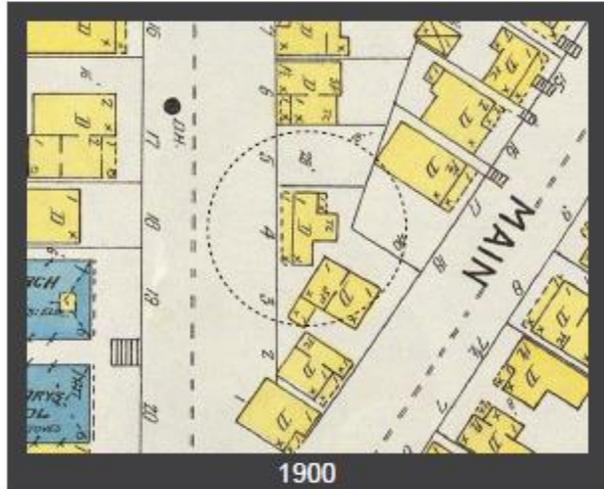
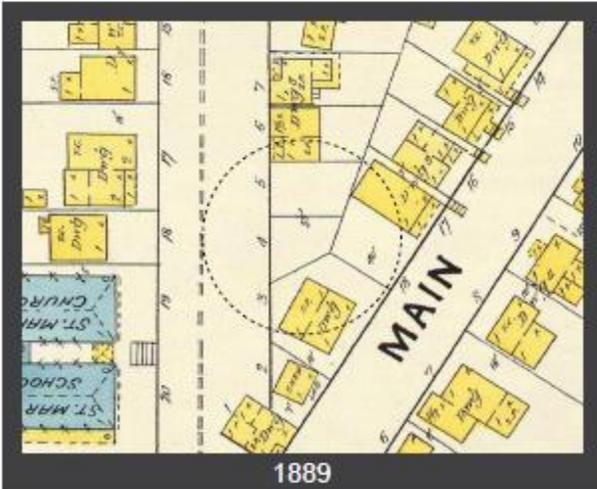


104 Park Avenue. Northwest oblique. November 2013.



104 Park Avenue. West elevation. November 2013.

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





SURVEYOR'S CERTIFICATE

I, John D. Constable, certify that I am a registered land surveyor and that I have personally supervised the making of the foregoing described property was performed under my direction.

John D. Constable
 J.D.C.
 9-17-93

LEGAL DESCRIPTION

All that certain block, parcel of land, as hereinafter described, beginning at the Northwest corner of Lot No. 104 Twenty-four (24) (Thirteen) of Park City Survey according to the amended plat thereof, as filed in the County of Salt Lake, State of Utah, and containing thence easterly along the western line of said block, thirty-three (33) feet, thence in a NE direction thirty-two (32) feet, thence in a NE direction twenty-two (22) feet, thence in a N 23°54'00\"/>



REMARKS

1. Basis of Survey: Four (4) direct measurements as shown.
2. All bearings and distances were measured with a Wild T2 and a Leica 100.
3. Made at Survey: 9-12-93.
4. Located in Section 28, T19, N4E, R10E, 4th PM.
5. The monument is a 4\"/>

CONTOUR ELEVATION
 AT 2nd BLENK AV
 BUSHMAN ELEVATION: 70

BASIS OF BEARING
 N 66°34'00\"/>

FILE No. 9-1411
 FILED AT THE REQUEST OF
 ALLIANCE ENGINEERING, INC.
 ALAN SPRINGS SURVEY CO. RECORDS
 FEE \$ 10.00
 FILED JANUARY 11 1994

FORM SURVEY INSTRUMENT
 BY JOHN D. CONSTABLE, L.S.

Alliance Engineering Inc.
 ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS
 100 Main Street, P.O. Box 1000 Park City, Utah 84302

BY: KAS/AMT
 T: (801) 937-8383

STAFF:
 D. CONSTABLE
 H. MURKIN

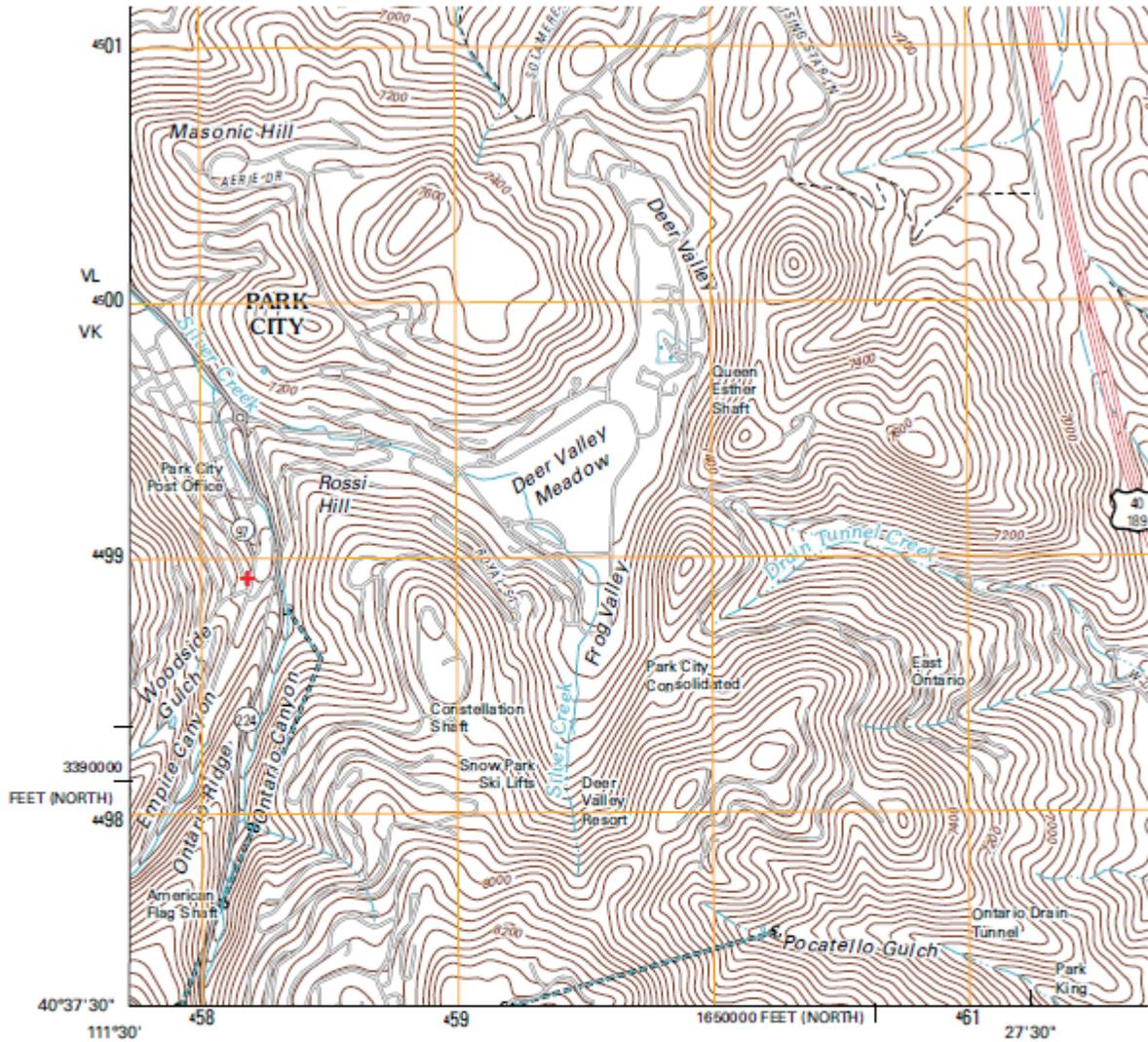
DATE: 9-20-93

PAGE 1
 OF 1

NO. 104 PARK AVENUE
 BLOCK 13, PARK CITY SURVEY
 FOR: SCOTT BUCHANAN

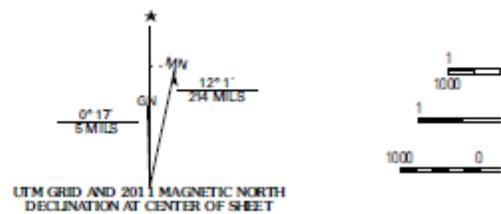
JOB NO: 13-7-93

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



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T

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

TITLE SEARCH FORM

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

Tax Number: PC-223

Legal Description (include acreage): PC BK13 pt.L4, pt. L5, L22

Address: 104 Park Avenue

City: Park City, UT

Current Owner: Kurt & Catherine L. Reinke

Address: (see historic site form for address)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		[L2-6, 8-14, 17-22]
5/31/1893	David C. McLaughlin & wife	John T. Harrington	W		"3,4,5"
7/21/1897	D. C. McLaughlin & wife	John T. Harrington	War		"22"
11/9/1922	John J. Harrington	Mary E. Harrington	W.D.		"3,4,5,22"
8/23/1924	Mary E. Harrington	Geo. Tippetts, et ux	W.D.		"3,4,5,22"
11/8/1926	Geo. Tippetts, et ux	Myrel Kofford	W.D.		"Beg. at N.W. corner of Lot 22, See record."
9/21/1956	Myrel Kofford	Myrel & Grace Kofford	W.D.		"See Record. 22"
6/26/1973	Grace Kofford	Dick L., Paul M., Peggy A.L. Kofford	W.D.		[1/3 interest in estate]
1/4/1979	Dick L., Paul M., Peggy A.L. Kofford	Preston & DeAnn Smith	Q.C.D.		
4/5/1984	Preston & DeAnn Smith	Scott J. Buchanan	Q.C.D.		
3/27/2002	Scott J. Buchanan	Kenneth A. Soule	W.D.		
6/13/2005	Kenneth A. Soule	Soules Park Avenue LLC	W.D.		
7/5/2006	Soules Park Avenue LLC	Kenneth A. Soule	Q.C.D.		
1/5/2007	Kenneth A. Soule	Adam B. Erickson	W.D.		
8/28/2009	Adam B. Erickson	Kurt & Catherine L. Reinke	W.D.		

Date: 3/31/2014

Researcher: John Ewanowski, CRSA Architecture

Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-102

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 104 Park Ave. Plat PC Bl. 13 Lot NW 22 SW 23
Name of Structure: T. R. S.
Present Owner: Dick Lindsay Kofford UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-223

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1897 Demolition Date:
Original Use: residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STATUS 3

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION 4

Photography: 11/77
Date of Slides: Date of Photographs:
Views: Front Side Rear Other
Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
The Deseret News, May 22, 1941, p. 22.

5 ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

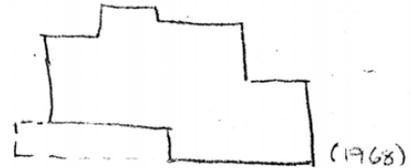
Building Type/Style: residential

Description of physical appearance & significant architectural features:

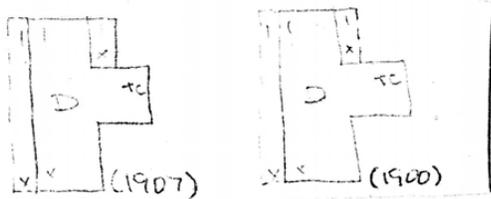
(Include additions, alterations, ancillary structures, and landscaping if applicable)

Rectangular shaped frame dwelling with a gable roof and gable section protruding on the west end, between the north-south gable ends. The structure has an asbestos siding.

Earlier floor plan sketches from Sanborn Maps show alterations.



From Sanborn Maps:



Vacant lot on 1889 map.

6 HISTORY

Statement of Historical Significance:

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce
- Communication
- Conservation
- Education
- Exploration/Settlement
- Industry
- Military
- Mining
- Minority Groups
- Political
- Recreation
- Religion
- Science
- Socio-Humanitarian
- Transportation

Apparently constructed in the late 1890's, this Park City dwelling survived the 1898 fire(again, apparently) and remains as a contributory element to the district.

In 1897 owned by John T. Harrington (lot#22). No other transactions recorded until a decree by Third Judicial District Court to John J. Harrington in 1915. In 1922, lots 3,4,5,and 22 to Mary E. Harrington from John J.; and in 1924 to Geo Tippett. Finally in 1926 to Myrel Kofford (nw lot 22).

George Tippett, one of the apparent owners, worked as a mine forman for the Marsac Mining Co., who was leasing the American Flag Mine. Tippett was born in England in 1890, and arrived in Park City in 1899. He was a member of the Park City Local #99 of the International Mine, Mill and Smelter Workers (formerly the Western Federation of Miners), and No. 962, Park City, United Trades Council.