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

1 IDENTIFICATION

Name of Property:
Address: 104 Park Avenue

AKA:
City, County: Park City, Summit County, Utah
Tax Number: PC-223
Current Owner Name: Adam Erickson
Current Owner Address: 104 Park Avenue, Park City, Utah 84060
Parent Parcel(s):
Legal Description (include acreage): See Summit County Recorder for full legal description.

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date: 2005-06</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
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<tr>
<td>☐ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Full ☐ Partial</td>
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<tr>
<td>☐ building(s), public</td>
<td>☐ Not Historic</td>
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<tr>
<td>☐ building(s), accessory</td>
<td>☐ Structure(s)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible

3 DOCUMENTATION

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

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangular house
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:

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.):
   Site: House perched on steep slope next to roadway.
   Foundation: Concrete.
   Walls: Drop siding.
   Roof: Cross-wing form sheathed in asphalt shingles.
   Windows/Doors: Double-hung sash type—single and grouped.

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): According to the Building Department, this house was reconstructed using new materials and a portion of one original end wall. The house was raised to accommodate a basement addition. Based on the 1995 photograph, the house appears to have been originally built as a T/L cottage that underwent significant alterations over time, including enclosure of the porch, perpendicular additions to the gable bay. 1900 and 1907 Sanborn Insurance maps reinforce the notion that the house was built as a T cottage. The reconstruction, however, retained changes made between 1907 and 1968. The changes are significant and diminish the site’s historic 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 unchanged from the what is seen in earlier photographs. The house sits on a narrow lot and was burdened with more than 17 encroachments (according to the Building Department), precipitating the reconstruction.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though one of the end walls was apparently incorporated into the reconstruction, much of the physical evidence from the period that defines the typical Park City mining era home 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 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 “T” or “L” cottage (also known as a “cross-wing”) is one of the earliest and one of the three most common house types built in Park City during the mining era; however, because this is a reconstruction its association with the past is diminished.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source: ) Date of Construction: c. 1897¹

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 Summit County Recorder.
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. 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.


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2 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
**Utah State Historical Society**  
**Historic Preservation Research Office**  
**Structure/Site Information Form**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
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<tbody>
<tr>
<td><strong>Street Address:</strong></td>
<td>104 Park Ave.</td>
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<tr>
<td><strong>Name of Structure:</strong></td>
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<tr>
<td><strong>Present Owner:</strong></td>
<td>Dick Lindsay Kofford</td>
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<tr>
<td><strong>Owner Address:</strong></td>
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<td><strong>Research Sources:</strong></td>
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</table>

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**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.
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.

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 foreman 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.