

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Josie Mahoney House**

Address: 97 Daly Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: LM-1

Current Owner Name: Bradford Smith

Parent Parcel(s): PC-609

Current Owner Address: 950 Stratford Ct, Del Mar, CA 92014

Legal Description (include acreage): Lot 1 Landmark Replat Subdivision; 0.19 acres.

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:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1983, 1995 & 2006
- 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.

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: T/L Cottage type / Vernacular style

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.):

Site: The site includes steps from the finished parking area to a stone paved walkway set perpendicular to the stem-wing and leading to the center of the front porch.

Foundation: The foundation appears to be concrete.

Walls/Porches: The exterior walls are clad in a non-beveled (drop-novelty) wood siding that appears to have been minimally altered. The porch, which is obscured by dense vegetation in the front yard, spans the width of the stem-wing and wraps around the south end of the house and has a dropped shed roof

Roof: The roof is a simple cross-wing form and is clad in wood shingles. A shed roof penetrates the cross-wing at the northeast corner of the house to cover the rear addition.

Windows/Doors: The original two-over-two double-hung wood windows have been replaced with four-over-four or six-over-six double-hung windows. In addition, the windows on the north elevation do not appear to be true divided light windows and serve to diminish the integrity of the structure.

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 building is generally described in the Structure/Site Form prepared for the 1983 National Register nomination. See the 1983 form.

Subsequent alterations include replacement windows; the two-over-two double-hung sash types have been replaced with four-over-four and six-over-six double-hung types. Also, the board & batten siding on the rear-shed extension has been replaced with non-beveled wood siding to match the original.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits on a narrow building pad within the 0.19 acres lot. The lot is flat from front to back for several yards and then rises in a severe slope in the rear. The c. 1940 tax photo indicates the steps and entry path was originally located at the north side of the lot and building.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the distinctive elements that define the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes--have been altered, the building retains its essential historical form. The original wood windows have been replaced with window configurations that are not compatible with the original design. In addition, all of the original siding on the rear addition has been replaced.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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, the extent of the alterations to the main building diminishes its association with the past.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and does meet the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1885¹

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)
- 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 (primary façade). Camera facing east, 2006.

Photo No. 2: North elevation. Camera facing south, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 1995.

Photo No. 4: Southwest oblique. Camera facing northeast, 1983.

Photo No. 5: West elevation (primary façade). Camera facing east, c.1940 tax photo.

¹ Utah State Historical Society, Structure/Site Form, 1984.

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

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES. Street No. _____

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>840.</u>	\$	\$ <u>1663</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 5 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>		<u>148</u>
Ext. Walls <u>SIDING</u>		
Insulated—Floors _____ Walls _____ Cigs. _____		
Roof—Type <u>SAB</u> Mat. <u>SHG.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>160 @ .60</u>	<u>96.</u>	
Rear <u>16 @ 1.00</u>	<u>16</u>	
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>215</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> _____ Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>WOOD LINED.</u>		<u>125</u>
Total Additions and Deductions	<u>357</u>	<u>313</u>
Net Additions or Deductions	<u>313</u>	<u>1663</u>

Age 48 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 1707
 Depr. 1-2-3-4-5-6 61/39 %
 Reproduction Val. Minus Depr. \$ 665

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars _____ Walls _____
 Roof No Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____

Remarks AV. AGE RECORDED ON OLD CARD. 40 YRS. (1941) Total Building Value \$ _____

Appraised Oct. 194 9 By Chas L. AJ.

Serial No. PC.609

Location Block 73 Millsite Pt Lot 13 + a 114
 Kind of Bldg. RES St. No. 97 Daly Ave
 Class 3.2 Type 1 2 3 4 4 Cost \$ 1703 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		840		\$ 1703
	x x				
	x x				

Gar.—Carport — x — Fr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>	
Roof Type <u>Gab.</u> Mtl. <u>Shg.</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>160</u> @ <u>80</u> <u>128</u>	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing	Class <u>1</u> Tub <u>—</u> Trays <u>—</u>
	Basin <u>—</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
	Dishwasher <u>—</u> Garbage Disp. <u>—</u> <u>90</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	<u>218</u> <u>218</u>

Year Built <u>57</u>	Avg. Age <u>57</u>	Current Value	\$ <u>1921</u>
Ave Age <u>1949-48</u>		Commission Adj.	% <u>—</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Depr. Col. <u>1 2 3 4 5 6 30</u> %	
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>		Current Value Minus Depr.	\$ <u>576</u>
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>			
Size— <u>—</u> x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
Total Building Value			\$ <u>—</u>

Appraised 5-12- 1958 By 1302

PC609
Serial Number

.....OF.....
Card Number

Owners Name Marcella K Taylor
 Location Plot 13 ad 14 BK 73 M 5
 Kind of Bldg. Res St. No. 97 Daly Ave
 Class 2 Type 1 2 3 4 Cost \$ _____ X _____ %

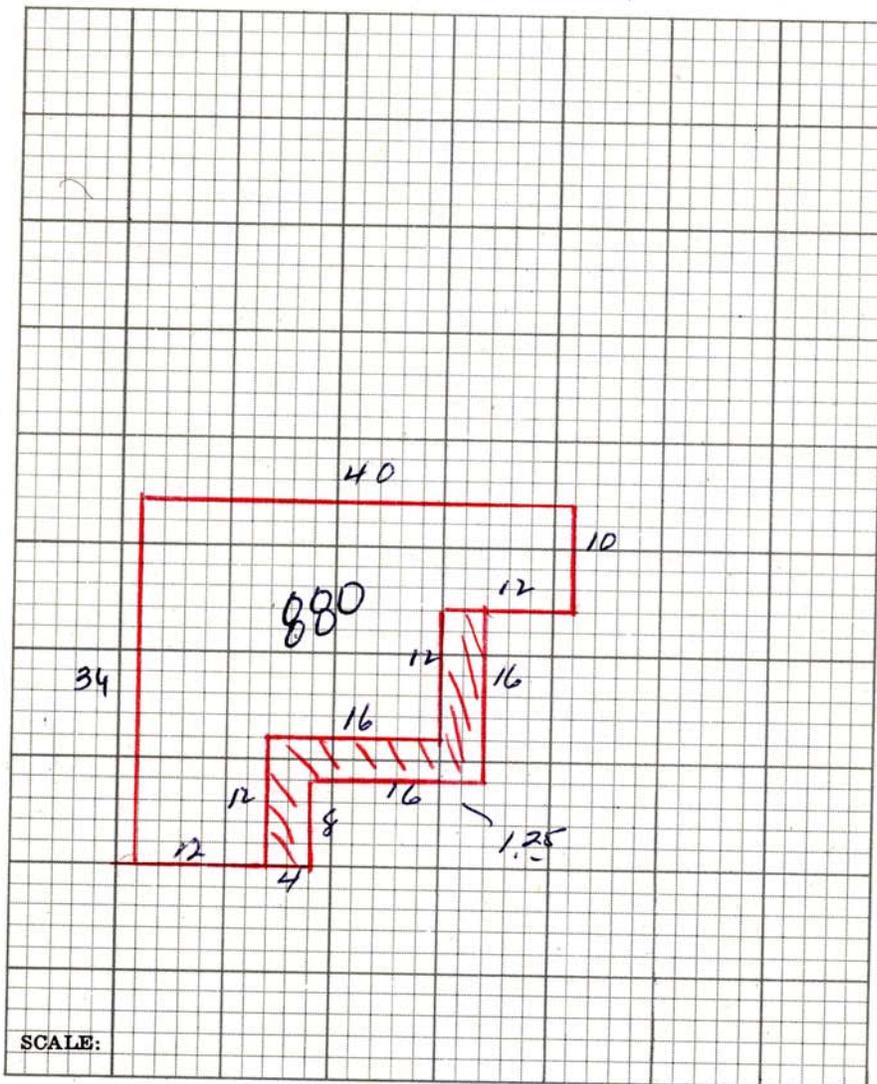
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	880		\$ 2736	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Roof Type <u>Gable</u> Mtl. <u>shingles</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 160 @ 125 200		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class _____ Tub. _____ Trays _____	
	Basin _____ Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	290 flr
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		490

Year Built <u>1901</u>	Avg. <u>11901</u>	Replacement Cost	3226
	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - <u>Brother</u>	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>(1)</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised ① 11-7- 1968 By 1333 NOV 26 1968 ³²⁸
 Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3%

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47%

_____ 1940 Base Cost _____ x _____ % Depr.

Total _____

REMARKS _____



PC 609

Structure/Site Information Form

IDENTIFICATION

Street Address: 97 Daly
Park City, Summit County, Utah

UTM: 12 458240 4498540

Name of Structure: Josie M. Money House

T. R. S.

Present Owner: Rex and Mildred Davis

Owner Address: RFD Box , Heber City, UT 84032

Built (Tax Record): Effective Age:
Legal Description Kind of Building:

Tax#: PC 609

South 4 feet Lot 13, all Lot 14 Block 73
.14 acres.

STATUS/USE

Original Owner: Unknown Construction Date: c. 1885 Demolition Date:

Original Use: Residence Present Use:

Building Condition: 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

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.):

1910 Census Records. Summit County, Park City Precinct, p. 189-B.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition. A cross-wing was added to an existing hall and parlor house to form a T/L cottage. This was a common and acceptable method of expanding and updating a small house. The hall and parlor house, the older folk type of house, was effectively changed to resemble the popular T/L cottage. The 1889 Sanborn Insurance Map indicates that the house was a rectangular building with a rear shed extension that projected past the south gable end. By 1900 a cross-wing was added to the north end making the original building the stem-wing of the newly formed T/L cottage. The house retains the form it had achieved by 1900. There is a single window in the gable end of the cross-wing, and a door opens into the south side of the cross-wing. A second door is centered between two windows on the stem-wing. The windows are the two over two double hung sash type. A porch spans the width of the stem-wing, and wraps around the southwest corner of the building. It has a low pitch hip roof, and is supported on straight posts. The rear shed extension projects past the south end of the building, as was recorded on the 1889 Sanborn map. There is a door into the west side of that projection, and another small extension is attached to its south end. The attached extension has board and batten siding, is in keeping with the scale
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the Josie Mahoney House at 97 Daly is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common and acceptable major method of expanding a small mining town cottage.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. In 1916, Josie Mahoney received legal title to the property from the Park City Townsite Corporation as part of their effort to clear up the "extensive property muddle" that had persisted in Park City for almost 40 years. The property muddle came about because many early settlers opposed the townsite proposal and refused to follow legal procedures for owning property. The Mahoneys probably had been living in the house for some time before that, but had not been the legal owners of record. The house was purchased in 1917 by Marcella K. Taylor Smith, who owned it until 1974.

Josie Mahoney was probably Josephine Mahoney, wife of Bart Mahoney, a miner. Both were born in Ireland, he in 1880 and she in 1881. He emigrated to the U.S. with his parents the same year that he was born, but he apparently returned to Ireland prior to his marriage to Josie around 1900. She first came to the U.S. in 1906. According to the 1910 census records, the Mahoneys were living in another house on Daly Avenue at that time, so sometime between 1910 and 1916 they purchased this house at 97 Daly. It is unknown whether or not Bart Mahoney was living at that time.

97 Daly

Description continued:

of the earlier section, and is unobtrusive. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. Except for the extension just described, the building has received no major alterations since the addition of the cross-wing prior to 1900. It does not maintain its original integrity as a hall and parlor house, but because it was altered early within the historic period, prior to 1900, it is significant because it documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing. It therefore maintains its integrity as another significant type, the T/L cottage by addition.





