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

1 IDENTIFICATION

Name of Property: Josie Mahoney House

Address: 97 Daly Avenue

City, County: Park City, Summit County, Utah

Current Owner Name: Bradford Smith

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

<table>
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<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
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<tbody>
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<td>Permit #:</td>
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<td>☑ structure(s)</td>
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3 DOCUMENTATION

Photos: Dates

- ☑ tax photo:  
- ☑ historic: c.  

Research Sources (check all sources consulted, whether useful or not)

- ☑ abstract of title  
- ☑ tax card  
- ☑ original building permit  
- ☑ sewer permit  
- ☑ Sanborn Maps  
- ☑ city directories/gazetteers  
- ☑ census records  
- ☑ biographical encyclopedias  
- ☑ city/county histories  
- ☑ personal interviews  
- ☑ Utah Hist. Research Center  
- ☑ USHS Preservation Files  
- ☑ USHS Architects File  
- ☑ Park City Hist. Soc/Museum  
- ☑ LDS Family History Library  
- ☑ university library(ies):  
- ☑ newspapers  

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


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. 1885

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. 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. 4: Southwest oblique. Camera facing northeast, 1983.
Photo No. 5: West elevation (primary façade). Camera facing east, c. 1940 tax photo.

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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.
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<td>x</td>
<td>1600</td>
<td>$400</td>
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**No. of Rooms:** 5  
**Condition:** Fair

**Description of Building**
- Foundation: Stone
- Ext. Walls: Siding
- Insulated: Floors, Walls, Olgs
- Roof: Type, Mat
- Dormers: Small
- Bays: Small
- Porches: Front, Rear
- Cellar: Basement

**Attic Rooms:**
- Class: Fin.
- Unfin.

**Plumbing:**
- Basin: Toh.
- Sink: Trays
- Urns: Ftns.
- Dishwasher: Garbage Disp.

**Heat:**
- Stove: H, A
- Oil: S, Bldg.
- Gas: Steam

**Air Conditioning:**
- Inclenerators

**Radiant:**
- Pipeless

**Finish:**
- Hd. Wd.
- Floors
- Fir.
- Conc.

**Cabinets:**
- Mantels

**Tile:**
- Walls
- Wainscot
- Floors

**Lighting:**
- Lamp
- Drops
- No. Roof

**Total Additions and Deductions:** $313

**Net Additions or Deductions:** $313

**REPRODUCTION VALUE:** $1,707

**Age Yrs. by:**
- Owner
- Tenant
- Depr. 1-2-3-4-5-6

**Remodeled:**
- Est. Cost
- Remodeling Inc.

**Garage:**
- S
- C
- Depr. 2%

**Cars:**
- Walls

**Size x Age:**
- Roof

**Floor Cost:**
- Depreciated Value Garage

**Remarks:**
- Avg. Age Recorded
- Total Building Value

**Appraised:** Oct. 1949
Serial No. 28609

Location: Block 73 Millsite 84 65 10 24
Kind of Bldg. 955 St. No. 97 Daily Ave
Class 3 7
Type 1 2 3 4 Cost $ 1703 x 100 %
Stories Dimensions Cu. Ft. Sq. Ft. Factor Totals
1 x x 840 $ 1703
Gar. - Carport x Flr. Walls Cl.

Description of Buildings
- Foundation - Stone Conc. None
- Ext. Walls
- Insulation - Floors Walls Cigs.
- Roof Type Gab Mt. Shd.
- Dormers - Small Med. Large
- Bays - Small Med. Large
- Porches - Front 160 @ 80 128
- Rear @
- Porch @
- Metal Awnings Mtl. Rail
- Basement Entr. @
- Planters @
- Cellar-Bsmt. 1/4 1/2 2/3 3/4 Full Floor
- Attic Rooms Fin. Unfin.
- Plumbing
  - Class I Tub Trays
  - Basin Sink Toilet
  - Wtr. Sfr. Shr. St. O.T.
  - Dishwasher Garbage Disp. 90
- Built-in-Appliances
- Oil Gas Coal Pipeless Radiant
- Air Cond. @
- Finish - Fir X Hd. Wd.
- Floor - Fir X Hd. Wd. Other
- Cabinets Mantels
- Tile - Walls Wainscot Floors
- Storm Sash Wood D. S. Metal D. S.

Total Additions

Year Built 57 Avg. Age 57 Current Value $ 1921
Inf. by (Owner - Tenant - Neighbor - Record - Est.)
Remodel Year Est. Cost Current Value Minus Depr. $ 576
Garage - Class Depr. 2% 3% Carport - Factor
Cars Floor Wals Roof Doors
Size x Age Cost x %
Other

Total Building Value $
owners Name: Marcello K. Taylor
Location: 216 S. 4th Ave.
Kind of Bldg: Res
St. No: 974

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<td>$1736</td>
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Att. Gar. —C.P. x 
Fir. — W. Cl. —

Description of Buildings

- Foundation: Stone — Conc. — Sills
- Ext. Walls: Siding
- Roof Type: Shingles
- Dormers: Small — Med — Large
- Bays: Small — Med — Large
- Porches: Front: 1600' 1/2 — 200
- Rear: 
- Porch: 
- Planters: 
- Ext. Base. Entry: 
- Cellar-Bsmt.: 1/4 1/4 1/4 1/4 Full — Floor
- Bsmt. Gar.:
- Attic: Rooms Fin. — Unfin.
- Class: Tub. — Trays
- Basin: Sink / Toilet
- Wtr. Sttr. — Shr. Stt. — O.T.
- Dishwasher: Garbage Disp.
- Oil: Gas — Coal — Pipeless — Radiant
- Air Cond. — Full — Zone
- Finish: Fir. — Hd. Wd. — Panel
- Floor: Fir. — Hd. Wd. — Other
- Cabinets: Mantels.
- Tile-Walls: Wainscot — Floors
- Storm Sash: Wood D. — S. — Metal D. — S.
- Awnings: Metal — Fiberglass

Total Additions: 490

Year Built: 1901
Avg. 1910: Replacement Cost: 3226

Inf. by: Owner - Tenant - Neighbor - Record - Est. 
Adj. Bld. Value: x.47
Conv. Factor: 1940 Base Cost - Less Depreciation

Total Value from reverse side: $328

Appraised: 11-7-69 by 1333
Appraised: 19-6-69 by
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Cars: Floor: Walls: Roof: Doors:

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<th>Size</th>
<th>x</th>
<th>Age</th>
<th>Cost</th>
<th>x 47%</th>
<th>1940 Base Cost</th>
<th>x</th>
<th>% Depr.</th>
<th>Total</th>
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REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
# Structure/Site Information Form

**Street Address:** 97 Daly Park City, Summit County, Utah  
**Name of Structure:** Josie Marney House  
**Present Owner:** Rex and Ildred Davis  
**Owner Address:** RFD Box 1, Heber City, UT 84032  
**Built (Tax Record):**  
**Legal Description:** Effective Age: South 4 feet Lot 13, all Lot 14 Block 73  
.14 acres  

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**Bibliographical References:** (books, articles, records, interviews, old photographs and maps, etc.)  
1910 Census Records, Summit County, Park City Precinct, p. 189-B.

**Researcher:** Roger Roper  
**Date:** 4/84
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 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:
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 Township 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 Mahones 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 Mahones were living in another house on Daly Avenue at that time, so speculative between 1910 and 1916 they purchased this house at 97 Daly. It is unknown whether or not Bart Mahoney was living at that time.
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.