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

1 IDENTIFICATION

Name of Property: Charles Meadowcroft House
Address: 951 Woodside Avenue
City, County: Park City, Summit County, Utah
Current Owner Name: Old Town Lands, LLC
Current Owner Address: PO Box 4167, Park City, UT 84060-4167
Legal Description (include acreage): 0.07 acres; LOT A PEEK-A-BOO REPLAT SUBDIVISION.

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:</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>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☑ Full ☐ Partial</td>
<td></td>
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<tr>
<td>☐ structure(s), accessory</td>
<td>☑ Full ☐ Partial</td>
<td></td>
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</tr>
</tbody>
</table>

*National Register of Historic Places: ☐ ineligible ☑ eligible
☑ listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

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</td>
</tr>
<tr>
<td>☑ prints:</td>
<td>☑ city/county histories</td>
</tr>
<tr>
<td>☑ historic: c.</td>
<td>☑ personal interviews</td>
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<tr>
<td>☑ original building permit</td>
<td>☑ Utah Hist. Research Center</td>
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<tr>
<td>☑ sewer permit</td>
<td>☑ USHS Preservation Files</td>
</tr>
<tr>
<td>☑ Sanborn Maps</td>
<td>☑ USHS Architects File</td>
</tr>
<tr>
<td>☑ measured floor plans</td>
<td>☑ city directories/gazetteers</td>
</tr>
<tr>
<td>☑ site sketch map</td>
<td>☑ LDS Family History Library</td>
</tr>
<tr>
<td>☑ Historic American Bldg. Survey</td>
<td>☑ Park City Hist. Soc/Museum</td>
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<tr>
<td>☑ original plans:</td>
<td>☑ census records</td>
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<tr>
<td>☑ biographical encyclopedias</td>
<td>☑ university library(ies):</td>
</tr>
<tr>
<td>☑ newspapers</td>
<td>☑ other:</td>
</tr>
</tbody>
</table>

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

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.
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 / 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), # _____.
General Condition of Exterior Materials:
Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08
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: Dry stacked stone retaining wall, concrete steps from roadway to front porch.

Foundation: Concrete.

Walls: Wood drop siding. Porch supported by slender square columns with small decorative brackets.

Roof: Cross-wing from sheathed in asphalt shingles.

Windows: Two-over-two double-hung sash with minimal trim casing. Front door is a four panel frame-and-panel door with transom.

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): This one-story frame house is unchanged from the description provided in the 1983 National Register nomination (see Structure/Site Form, 1983). Some work is being done on the north porch, the extended porch roof is braced and the porch itself has been removed.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): Minor changes have been made to the site itself. A narrow parking area has been excavated from the front yard and a dry-stacked stone retaining wall has been constructed (does not appear in the tax photo).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

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.

This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source: )

Builder: ☑ Not Known ☐ Known: (source: )

Date of Construction: c. 1895¹

¹ Summit County records.
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. 4: East elevation. Camera facing west, 2006.
   Photo No. 5: East elevation. Camera facing west, 1995.
   Photo No. 7: Northeast oblique. Camera facing southwest, date unknown.
   Photo No. 8: Southeast oblique. Camera facing northwest, tax photo.

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² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
## RE-APPRaisal CARD (1940 APPR. BASE)

### Owner's Name

### Owner's Address

### Location

### Kind of Building

### Street No.

<table>
<thead>
<tr>
<th>Schedule</th>
<th>Class</th>
<th>Type</th>
<th>1-2-3 (1) Cost</th>
<th>X</th>
<th>%</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>x</td>
<td>x</td>
<td></td>
<td>784</td>
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<tr>
<td>x</td>
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</table>

<table>
<thead>
<tr>
<th>No. of Rooms</th>
<th>5 (2-1 1/4)</th>
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<tbody>
<tr>
<td>Condition</td>
<td></td>
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### Description of Building

<table>
<thead>
<tr>
<th>Description</th>
<th>Add</th>
<th>Deduct</th>
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</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Stone Conc. None</td>
<td>124</td>
</tr>
<tr>
<td>Ext. Walls</td>
<td>Insulated Floors Walls Clng.</td>
<td>20</td>
</tr>
<tr>
<td>Roof Type</td>
<td>C&amp;B Mat.</td>
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</tr>
<tr>
<td>Dormers</td>
<td>Small Med. LG.</td>
<td></td>
</tr>
<tr>
<td>Bays</td>
<td>Small Med. LG.</td>
<td></td>
</tr>
<tr>
<td>Porches-Front</td>
<td>16 1/2 ft.</td>
<td>168</td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
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<tr>
<td>Cellar-Basement</td>
<td>1/4 1/2 1/2 1/4 full-floor</td>
<td>12</td>
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<td>Basement Apts.</td>
<td>Rooms Fin.</td>
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<tr>
<td>Attic Rooms</td>
<td>Fin. Unfin.</td>
<td>267</td>
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<td>Plumbing Class</td>
<td>Tub. Tray</td>
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<tr>
<td>Basin</td>
<td>Sink Toilet</td>
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<tr>
<td>Urns</td>
<td>Fns. Shr.</td>
<td>350</td>
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<tr>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
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<tr>
<td>Heat</td>
<td>Stove H. A. Steam S. Blr.</td>
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<tr>
<td>Oil</td>
<td>Gas Coal</td>
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<td>Air Conditioned</td>
<td>Incinerators</td>
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<tr>
<td>Radiant</td>
<td>Pipeless</td>
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<tr>
<td>Finish</td>
<td>Ed. Wd. Floors</td>
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</tr>
<tr>
<td>Cabinets</td>
<td>Mantels</td>
<td></td>
</tr>
<tr>
<td>Tile</td>
<td>Wainscot.</td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting-Lamp Drops</td>
<td>Fix.</td>
<td>245</td>
</tr>
</tbody>
</table>

### Total Additions and Deductions

| Total Additions and Deductions | 150 |
| Net Additions or Deductions | -324 |
| REPRODUCTION VALUE | $1983 |

### Age

| Ave. Yrs. by Owner Tenant | 61/2 |
| Ave. Yrs. by Neighbors Records | |

### Remodeled

<table>
<thead>
<tr>
<th>Est. Cost</th>
<th>Remodeling Inc.</th>
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</table>

### Garage-S 8 C Depr. 2% 3%

<table>
<thead>
<tr>
<th>Obeo losses</th>
<th>Out Bldgs.</th>
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</thead>
</table>

### Roof

<table>
<thead>
<tr>
<th>Size x Age</th>
<th>Total Building Value</th>
</tr>
</thead>
</table>

### Floor

<table>
<thead>
<tr>
<th>Cost</th>
<th>Depreciated Value Garage</th>
</tr>
</thead>
</table>

### Remarks

(Reply Aappr. 1911)

Appraised | 10/194 |
By | CAE-A.J.
<table>
<thead>
<tr>
<th>Location</th>
<th>Block 10 SA Lots 13+14</th>
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<tbody>
<tr>
<td>Kind of Bldg.</td>
<td>RES</td>
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<tr>
<td>St. No.</td>
<td>951 Woodside Ave</td>
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<td>Class</td>
<td>3</td>
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<tr>
<td>Type</td>
<td>1 2 3/4</td>
</tr>
<tr>
<td>Cost $</td>
<td>1491</td>
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<table>
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<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>x</td>
<td></td>
<td>698</td>
<td></td>
<td>$1491</td>
</tr>
<tr>
<td>2</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
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</table>

Gar. — Carport x x Flr. — Walls — Cl.

**Description of Buildings**

- **Foundation**: Stone Conc. None
- **Ext. Walls**: Siding
- **Insulation**: Floors — Walls — Cigs.
- **Roof Type**: Gable Mtl. 134°
- **Dormers**: Small — Med. — Large
- **Bays**: Small — Med. — Large
- **Porches — Front**: 3 x 10 80 @ 80 60
- **Rear**: 4 x 12 80 @ 80 70
- **Porch**: @
- **Metal Awnings**: Mtl. Rail
- **Basement Entr.**: @
- **Planters**: @
- **Cellar-Bmt.**: 1/4 1/2 1/2 1/2 Full — Floor
- **Bsmt. Apt.**: Rooms Fin. Unfin.
- **Attic Rooms**: Fin. Unfin.
- **Class 1 Tub 1 Trays**
- **Plumbing**: Basin 1 Sink 1 Toilet 1
- **Wtr. Str.**: Shr. St. O.T.
- **Dishwasher**: Garbage Disp.

**Built-in-Appliances**

- **Oil**: Gas Coal Pipeless Radiant
- **Air Cond.**: @
- **Finish**: Fir 1 Hd. Wd. Other
- **Floor**: Fir 1 Hd. Wd. Other
- **Cabinets**: 1 Mantels
- **Tile — Walls**: Wainscot — Floors
- **Storm Sash**: Wood D. S. — Metal D. S.

**Total Additions**

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Avg. Age</th>
<th>Current Value</th>
<th>Commission Adj.</th>
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<tbody>
<tr>
<td>1957</td>
<td>57</td>
<td>$2302</td>
<td>19%</td>
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</tbody>
</table>

**Remodel Year**: Est. Cost

---

**Garage — Class**: Depr. 2% 3% Carport — Factor

**Cars**: Floor Walls Roof Doors

**Size**: x

**Appraised**: 5-2-58 By 1302
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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<tbody>
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<td></td>
<td>x</td>
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<td>TOTAL</td>
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Remarks: Part being used as shop
Structure/Site Information Form

Property Type: 

Historic Preservation Research Office

Site No. ________________

UTM: 12 457720 4499650

T.  R.  S.

Street Address: 951 Woodside

Park City, Summit County, Utah

UTM: 12 457720 4499650

T.  R.  S.

Name of Structure: Charles Meadowcroft House

Present Owner: Mr. and Mrs. Robert E. Burns

Owner Address: P.O. Box 509, Park City, Utah 84060

Year Built [Tax Record]:

Effective Age:

Legal Description:

Kind of Building:

Tax#: SA 108

Lot 13 and Southeasterly 15 feet of Lot 14 Block 10, Snyder's Addition to Park City Survey. Less than one acre.

Original Owner: probably Charles Meadowcroft

Construction Date: c. 1888

Demolition Date:

Original Use: Residence

Present Use:

Building Condition: 

Integrity: 

Preliminary Evaluation:

Final Register Status:

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Researcher: Roger Roper

Date: 4/84
This is a one story frame T/L cottage with a gable roof. The roof of the stem-wing slopes off to the rear, resembling a saltbox roof. A porch spans the east side of the stem-wing and wraps around the north side of the building. The porch piers are simple square posts and are accented by jigsaw cut decorative brackets. Two windows are set into the gable end of the cross-wing. The single square window above them is not original, but is an unobtrusive addition. Two doors open off the porch, one into the north side of the cross-wing, and the other into the east side of the stem-wing. The door of the stem-wing has an original screen door, and is flanked by a window. The original windows are the two over two double hung sash type. Only the two large single pane horizontal windows on the north side of the building appear to be later additions. They, however, are in-period additions, and do not affect the original character of the building. A shed extension was attached to the rear of the stem-wing. When that change was made the openings on the north side of the building were changed. A single window or door on the north end of the building was enclosed, and the two horizontally oriented windows were added. A door opens into the shed extension. In-period rear extensions are part of Park City’s architectural vocabulary. Although in many cases an extension represents a major alteration (See continuation sheet)

Built c. 1888, the Charles Meadowcroft House at 951 Woodside is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City’s mining boom era, and significantly contributes to the character of the residential area.

This house was built before 1889, as indicated by the Sanborn Insurance Maps, having probably been constructed in 1888 by Charles Meadowcroft, who purchased the property that year from the Park City Townsite Corporation. Meadowcroft apparently worked as a miner while living in Park City, having worked in other western mining towns, including Butte, Montana. He apparently sold the house in the early 1890s to William H. and Lucinda Dodge. William Dodge, born in Missouri in 1840, and a resident of Park City since at least the late 1870s, was listed as a saloon keeper in the 1880 census records.

The Dodges sold this house in 1896 to Thomas W. Clawson, about whom nothing is known. Clawson sold it in 1903 to Minnie B. Clawson, probably his daughter, who apparently was married to a Mr. Morton soon after the sale. Other owners of the house include Aurelia J. Guymon (1906-10), George H. Hoover (1910-22), and Hannah Brunger (1922-49).

Salt Lake Tribune, August 11, 1958, p. B-9, obituary of Alger Meadowcroft, who was born to Charles and Caroline Hickman Meadowcroft in Butte, Montana.
951 Woodside
Description continued:

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. The changes that have been made to this house have not affected its original character.
Charles Meadowcroft House
951 Woodside
Park City, Summit County, Utah

Northeast corner

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society