

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Charles Meadowcroft House**

Address: 951 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PKABO-A

Current Owner Name: Old Town Lands, LLC

Parent Parcel(s): SA-108 & SA-109

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

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: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 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 / 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:)

Date of Construction: c. 1895¹

Builder: Not Known Known: (source:)

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. 1: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation. Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation. Camera facing west, 2006.

Photo No. 5: East elevation. Camera facing west, 1995.

Photo No. 6: Northeast oblique. Camera facing southwest, 1983.

Photo No. 7: Northeast oblique. Camera facing southwest, date unknown.

Photo No. 8: Southeast oblique. Camera facing northwest, tax photo.

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>	x x		<u>784</u>	\$ -	\$ <u>1587</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 or 2 Attic Condition: _____

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		<u>124</u>
Ext. Walls <u>24 Sid 4 Sht</u>		<u>20</u>
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>gab.</u> Mat. <u>Pol. Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>168" @ 10"</u>	<u>168</u>	
Rear _____ @ _____		
Cellar—Basmt'— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. <u>2</u> Unfin. _____	<u>267</u>	
Plumbing—{ Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> _____ Fir. <input checked="" type="checkbox"/> _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>Lighting—Lamp _____ Drops _____ Fix. _____</u>		<u>245</u>

Total Additions and Deductions 785 389 1587
 Net Additions or Deductions -389 \$ +396

Ave Age 48 Yrs. by { Est. Owner REPRODUCTION VALUE \$ 1983
 { Tenant Depr. 1-2-3-4-5-6 61/39 % \$ _____
 { Neighbors Reproduction Val. Minus Depr. \$ 773
 { Records

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____
 Remarks (40yr Ave Wash-1941) Total Building Value _____ \$ _____

Appraised 10/1949 By CA...A.F.

Serial No. SA 108

Location Block 10 SA Lots 13+14
 Kind of Bldg. RES St. No. 951 Woodside Ave
 Class 3 Type 1 2 3/4 Cost \$ 1491 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		698		\$ 1491
	x x				
	x x				

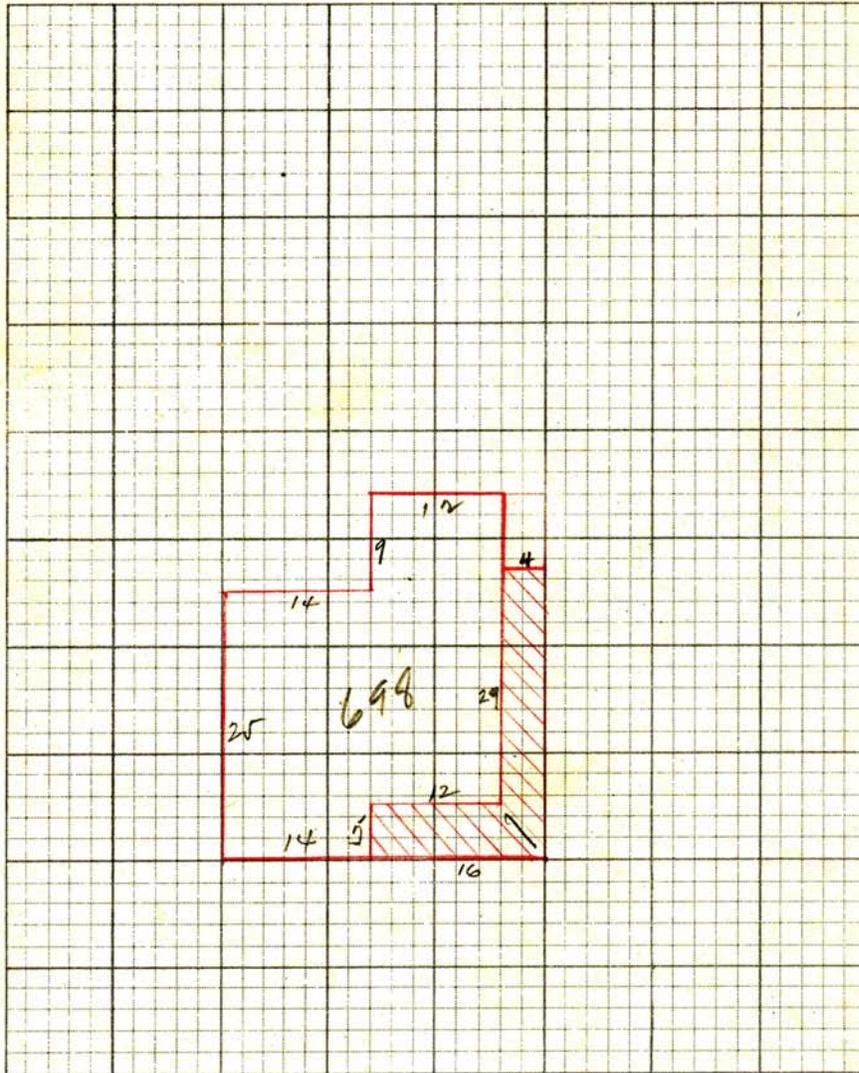
Gar.—Carpport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>Gable</u> Mtl. <u>Pit.</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>5x16</u> <u>80°</u> @ <u>80</u>	<u>64</u>	
Rear <u>4x22</u> <u>88°</u> @ <u>80</u>	<u>70</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. — 1/4 1/2 3/4 Full <u>—</u> Floor <u>—</u>		
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>2</u> Unfin. <u>—</u>	<u>350</u>	
Plumbing {	<u>350</u>	
		Class <u>1</u> Tub <u>1</u> Trays <u>—</u>
		Basin <u>1</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>		
Built-in-Appliances <u>—</u>		
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>		
Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. <u>—</u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>		
Floor—Fir <input checked="" type="checkbox"/> 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>		
	<u>834</u>	

Poor - used as stor age
 \$100 Sal raga
 12-3-68
 1333
 Sources

Total Additions			<u>834</u>
Year Built <u>57</u>	Avg. <u>57</u>	Current Value	\$ <u>2325</u>
<u>Ave Age 1949-48</u>	Age <u>57</u>	Commission Adj. <u>15%</u>	<u>349</u>
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	<u>1976</u>
		Depr. Col. <u>(1) 2 3 4 5 6 30</u> %	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Current Value Minus Depr.	\$ <u>593</u>
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u>	Carpport <u>—</u> Factor <u>—</u>		
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>			
Size— <u>x</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
Total Building Value			\$ <u>—</u>

Appraised 5-2- 58 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: *Part being used as shop*



X-328

SA 108

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 951 Woodside UTM: 12 457720 4499650
 Park City, Summit County, Utah
 Name of Structure: Charles Meadowcroft House T. R. S.
 Present Owner: Mr. and Mrs. Robert E. Burns
 Owner Address: P.O. Box 509, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: SA 108
 Legal Description: Kind of Building:

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

STATUS/USE 2

Original Owner: probably Charles Meadowcroft Construction Date: c. 1888 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: 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 3

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.):

1880 Census. Summit County, Park City Precinct, p. 9.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

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

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)

Statement of Historical Significance:

Construction Date: c. 1888

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.¹ 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).

¹Salt 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







OLD TOWN
LANDS LLC
PARK CITY, UTAH
435-5811

PARKING
FOR
951 WOODSIDE
ONLY







PROTECTED BY
COURTESY LINE