



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Charles Meadowcroft House

Address: 951 Woodside Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: PKABO-A

Current Owner: Old Town Lands LLC

Legal Description (include acreage): LOT A PEEK-A-BOO REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3000 SQ FT OR 0.07 AC 1670-1100

STATUS / USE

Original Use: Single dwelling

Current Use: Single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date: 1984

Not Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: T/L cottage type / vernacular style

No. Stories: 2

Number of Associated Structures: Accessory building(s). # 0 Structure(s). # 0

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: , original location:)

Materials: (Describe the visible materials)

Exterior Walls: Drop-novelty wood siding

Foundation: Concrete

Roof: Cross-wing from sheathed in asphalt shingles

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

Additions: Major Minor None

Alterations: Major Minor None

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

951 Woodside is a T/L cottage. Major construction work was recently completed on the house, including a large rear addition and lower level garage. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. The original part of the house was described in the 1984 National Register nomination as follows:

“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 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.”

A 2013-14 addition to the rear (west) of the house was recently completed. The two-story addition features a cross-gable roof and is visible from the street. A new concrete foundation is clad in an ashlar stone veneer. The addition utilizes clapboard siding, rather than the Park City standard drop wood siding. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

A history of this house was given in the 1984 National Register nomination form as follows:

“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).”

To add to the information in the above history, research has found that Thomas Clawson was a business associate of William Dodge, and together they owned tracts of land that were used for mining. He appears on the 1900 census living in another house in Park City, on Norfolk Avenue, meaning that he probably rented this house out. Minnie Clawson was actually his wife, though no record of a marriage to Mr. Morton was found.

George Hoover lived in this house during the 1920 census, with his wife Roxy and their four children. He worked as a butcher, but no other information could be found on him. Hannah Brunyer lived in Park City for most of her adult life, but very little information could be found on her.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah’s Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOGRAPHS

(Provide several clear historical and current photos of the property.)



Photo 1: 951 Woodside Avenue. East elevation. 2020



Photo 2: 951 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 951 Woodside Avenue. East elevation November 2013



Photo 4: 951 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 951 Woodside Avenue. East elevation. 2008



Photo 6: 951 Woodside Avenue. in 1995



Photo 7: 951 Woodside Avenue in 1983 (Utah State Historical Society, Photo by: Debbie Temme)



Photo 8: 951 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

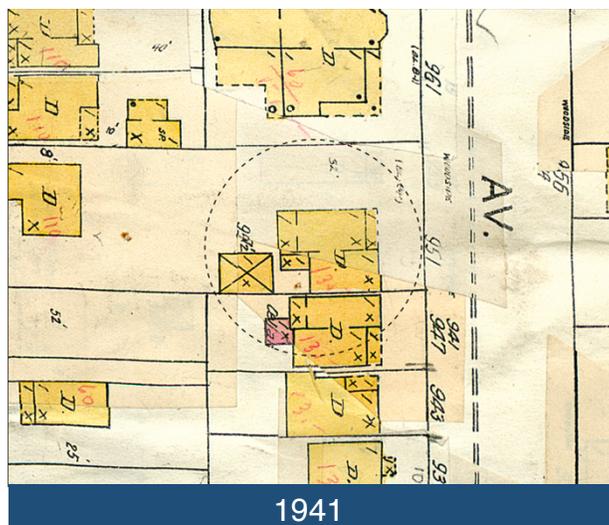
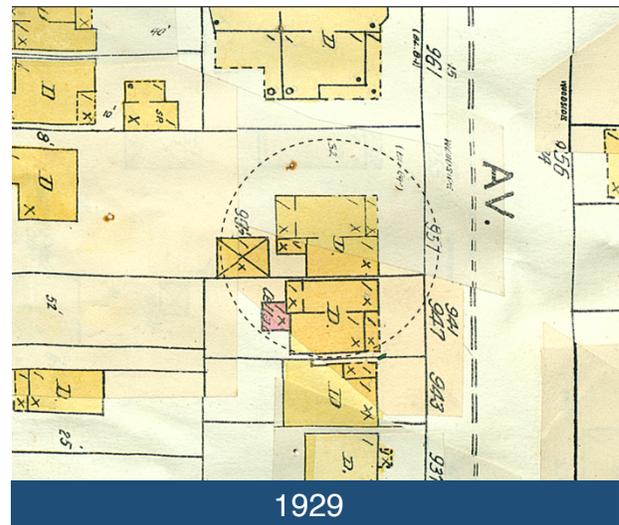
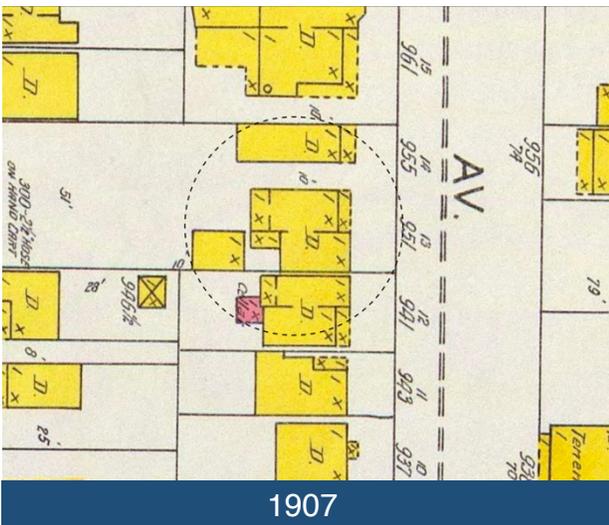
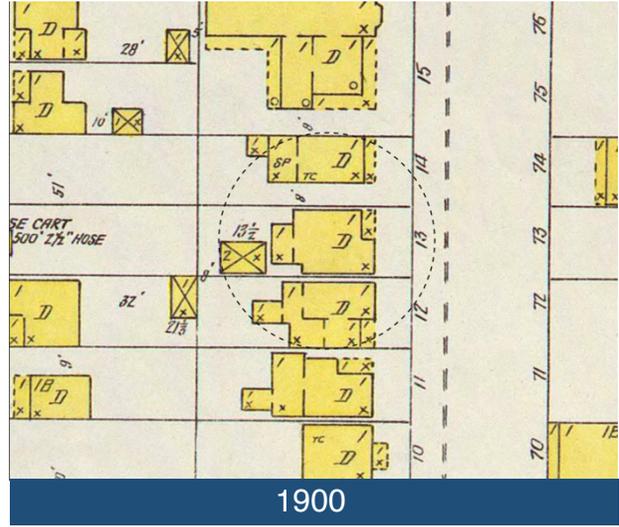
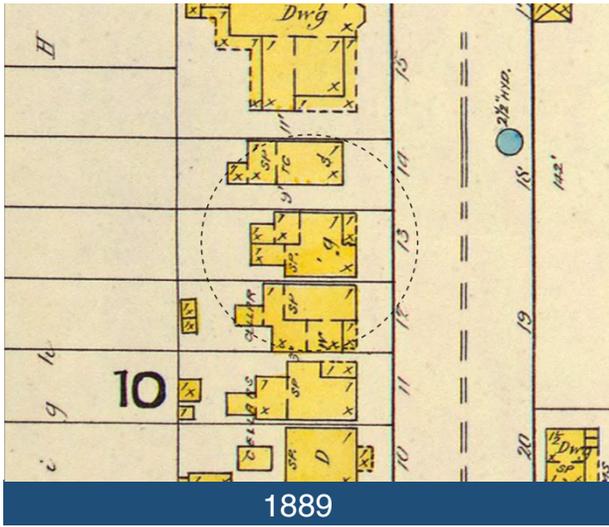
MAPS

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)



Figure 1: Aerial view showing the location of 951 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 951 Woodside Avenue

City: Park City, UT

Current Owner: Old Town Lands LLC

Address: (see historic site form for address)

Tax Number: PKABO-A (parent: SA-108)

Legal Description (include acreage): Lot A Peek-A-Boo Sub (1999) (SA BK10 L13 & S1/2 L14) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-32]
8/17/1888	D.C. & H.M. McLaughlin	Charles Meadowcroft	W		"13"
8/4/1890	D.C. & H.M. McLaughlin	Charles Meadowcroft	W		"14"
7/31/1896	Wm. H. & Lucinda Dodge	T.W. Clawson	W		"13,14"
12/23/1903	Thos. W. Clawson	Minnie B. Clawson	W.D.		"13,14"
8/4/1910	Summit County	Amelia J. Guymon	Q.C.D.		"13,14"
7/22/1910	Amelia J. Guymon	George H. Hoover	W.D.		"13, S1/2 14"
6/27/1922	George H. Hoover, et ux	Hannah Brunyer	W.D.		
	[book 2 page 285 missing]				
11/12/1951	William James Savage et ux	Robert E. Burns et ux	W.D.		
11/4/1975	Thomas F. Hansen	Re: Robert E. Burns, et ux	Notice of Contract		
8/11/1995	Thomas F. Hansen	Thomas C. Peek, Jr.	W.D.		
12/31/1997	Thomas C. Peek, Jr.	T.C. Peek & L. Adamski-Peek	W.D.		
1/3/2005	T.C. Peek & L. Adamski-Peek	Old Town Lands LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/7/2015