

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Dr. Harold I. Goodwin House**

Address: 1100 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-59

Current Owner Name: Geneva & Ronald Butkovich

Parent Parcel(s):

Current Owner Address: 3632 E Kaibab Circle, Salt Lake City, UT 84109

Legal Description (include acreage): 0.09 acres; 0S 16 T 2S R 4E LOTS 31 & 32 BLK 5 SNYDERS ADDITION.

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: Bungalow / 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:

Foundation: Concrete, according to the 1949, 1957, and 1968 tax cards. Not verified by site visit.

Walls: Narrow wood lap siding.

Roof: Clipped gable main roof and clipped gable roof over recessed porch.

Windows: Large casement with transom on north side of façade and paired double-hung sash type.

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 one-story frame bungalow has not been altered from the description provided in the 1983 National Register nomination form (see Structure/Site Form, 1983). Alterations include the construction of a small stoop on the rear of the house sometime before 1949. Also, the single broad casement window noted in the nomination has been replaced with a casement window with transom. The changes are minor and do not affect the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is largely unchanged from the tax photo with the exception of a row of aspen trees located in the front yard that obstruct the view of the house from the public right-of-way. The tax cards indicate a two-car garage, but its existence is not verified.

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 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 bungalow was a common house type built in Park City and Utah during the mining era.

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. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. 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. 1928¹

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: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 1995.

Photo No. 3: West elevation. Camera facing east, 1983

Photo No. 4: Northwest oblique. Camera facing southwest, 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 5-A Type 1-2-3-4 Cost \$ _____ X _____ %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|---------|------------|---------|---------|---------------|---------|
| 1 | x x | | 1132 | \$ - | \$ 4029 |
| | x x | | | \$ | \$ |
| | x x | | | \$ | \$ |

No. of Rooms 5-Both Condition Good

| Description of Building | Add | Deduct |
|--|------|--------|
| Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <input type="checkbox"/> | | |
| Ext. Walls <u>Siding</u> | | |
| Insulated—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Clgs. <input type="checkbox"/> | | |
| Roof—Type <u>Shp Gab</u> Mat. <u>Shp</u> | | |
| Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/> | | |
| Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/> | | |
| Porches—Front <u>98' @ 1.25</u> <u>171</u> | | |
| Rear <u>-</u> @ <u>-</u> | | |
| Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ (full floor) <u>None</u> | | |
| Basement Apts.—Rooms Fin. <input type="checkbox"/> | | |
| Attic Rooms—Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/> | | |
| Plumbing— <input type="checkbox"/> Class <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Trays <input type="checkbox"/> <input type="checkbox"/> Basin <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Toilet <input type="checkbox"/> <input type="checkbox"/> Urns <input type="checkbox"/> Ftns <input type="checkbox"/> Shr. <input type="checkbox"/> <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/> | | |
| Heat—Stove <input type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input type="checkbox"/> S. <input checked="" type="checkbox"/> Blr. <input type="checkbox"/> <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Coal <input checked="" type="checkbox"/> | 1140 | |
| Air Conditioned <input type="checkbox"/> Incinerators <input type="checkbox"/> | | |
| Radiant—Pipeless <input type="checkbox"/> | | |
| Finish— <input type="checkbox"/> Hd. Wd. <input type="checkbox"/> Floors— <input type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Fir. <input type="checkbox"/> Conc. <input type="checkbox"/> | 40 | |
| Cabinets <u>1</u> Mantels <u>1</u> | | |
| Tile— <input type="checkbox"/> Walls <input type="checkbox"/> Wainscot. <input type="checkbox"/> <input type="checkbox"/> Floors <input type="checkbox"/> | | |
| Lighting—Lamp <input type="checkbox"/> Drops <input checked="" type="checkbox"/> Fix. <input checked="" type="checkbox"/> | | |
| Total Additions and Deductions | 657 | |

Net Additions or Deductions \$ + 657

Age 21 Yrs. by Est. Owner Tenant Neighbors Records
 REPRODUCTION VALUE \$ 4680
 Depr. 1-2-3-4-5-6 34/66 % \$ 3089
 Reproduction Val. Minus Depr. \$ 3089

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 2 Depr. 2% 3% _____
 Cars 1 Walls Sid. Out Bldgs. _____
 Roof Shp Size 10 x 18 Age 18 _____
 Floor Plank Cost 128/64 Depreciated Value Garage \$ 114

Remarks _____ Total Building Value \$ 3203

Appraised 10/1948 By C.A.O. & A.J.

JAS

Location Block 5 JA Lots 31+32
 Kind of Bldg RES St. No. 1100 Woodside Ave
 Class 5 Type 1 2 3 4. Cost \$ 2964 X — %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---------|---------|--------|---------|
| | x x | | 1132 | | \$ 2964 |
| | x x | | | | |
| | x x | | | | |

Gar.—Carport x Flr. — 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> Clgs. <u>—</u> | |
| Roof Type <u>1/4 Gable</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>9'</u> @ <u>1.50</u> | 135 |
| Rear <u>—</u> @ <u>—</u> | |
| Porch <u>6'</u> @ <u>30</u> | 20 |
| Metal Awnings <u>—</u> Mtl. Rail <u>—</u> | |
| Basement Entr. <u>—</u> @ <u>—</u> | |
| Planters <u>—</u> @ <u>50 PA.</u> | 50 |
| Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <u>—</u> Floor <u>Conc</u> | 339 |
| Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u> | |
| Attic Rooms Fin. <u>—</u> Unfin. <u>—</u> | |
| Plumbing { Class <u>2</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>—</u> Toilet <u>1</u> Wtr. Sftr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u> | 410 |
| Built-in-Appliances | |
| Heat—Stove <u>—</u> H.A. <u>✓</u> Steam <u>—</u> Stkr. <u>✓</u> Blr. <u>✓</u> | 341 |
| Oil <u>—</u> Gas <u>—</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u> | 212 |
| Air Cond. <u>—</u> | |
| Finish—Fir <u>✓</u> Hd. Wd. <u>—</u> | |
| Floor—Fir <u>—</u> Hd. Wd. <u>2</u> Other <u>1</u> | 60 |
| Cabinets <u>1</u> Mantels <u>—</u> | |
| Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u> | |
| Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>2</u> S. <u>—</u> | 60 |
| | 1627 |

| | | | |
|---|--------------------|----------------------------------|---------|
| Total Additions | | | 1627 |
| Year Built <u>1928</u> | Avg. Age <u>30</u> | Reproduction Value | \$ 4591 |
| Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u> | | Obsol. or Rem. | % |
| | | Bldg. Value | |
| Remodel Year <u>—</u> Est. Cost <u>—</u> | | Depr. Col. 1 2 3 4 5 6 <u>57</u> | % |
| | | Repr. Val. Minus Depr. | \$ 2617 |
| Garage—Class <u>2</u> Depr. 2% <u>3%</u> Carport—Factor <u>—</u> | | | |
| Cars <u>—</u> Floor <u>Conc</u> Walls <u>Side</u> Roof <u>RR</u> Doors <u>1</u> | | | |
| Size— <u>12</u> x <u>23</u> Age <u>1931</u> Cost <u>246</u> x <u>30</u> % | | | 74 |
| Other <u>—</u> | | | |
| Total Building Value | | | \$ |

Appraised 4-30- 19 58 By 1302

Serial Number **5A59**

Card Number **109-10**

Owners Name **Thos J. Sullivan**
 Location **Park City, Utah**
 Kind of Bldg. **Res** St. No. **1100 Woodside**
 Class **5** Type 1 2/3 4. Cost \$ **6701** x **100** %

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x x | 1132 | 592 | \$ 6701 | \$ |
| | x x | | | | |
| | x x | | | | |

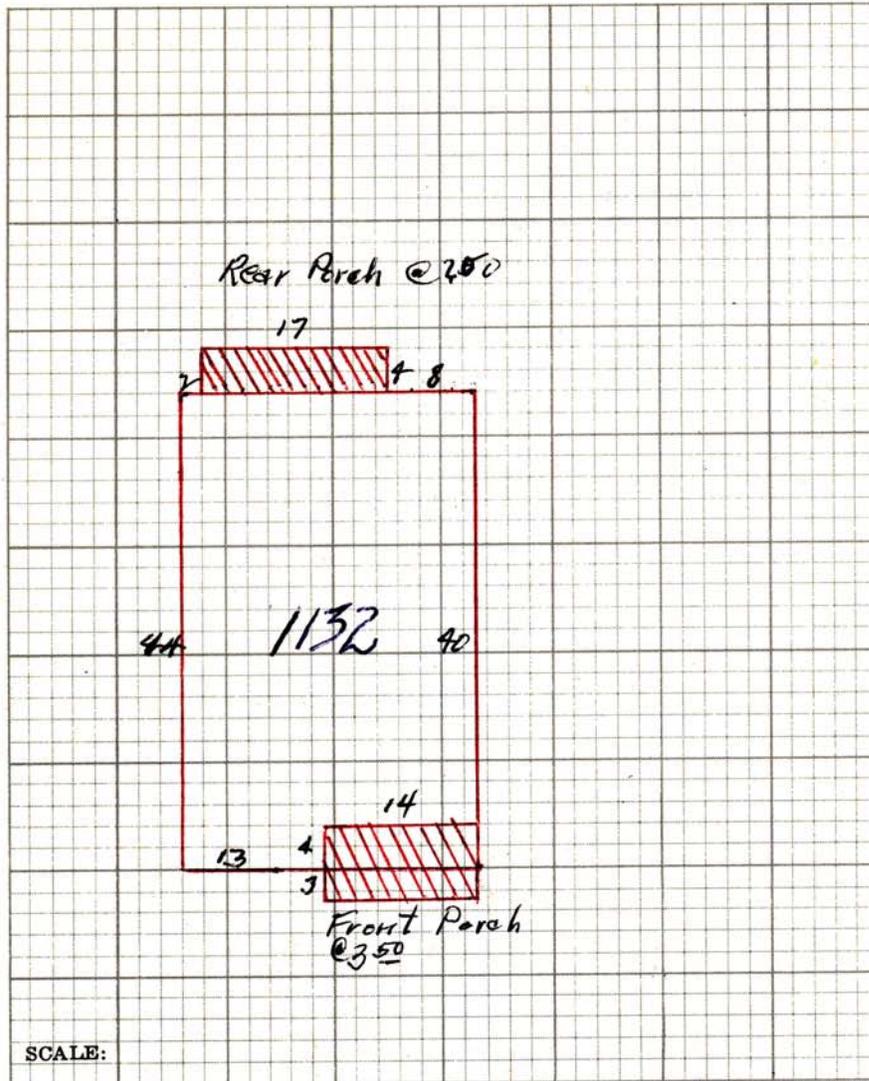
Att. Gar.—C.P. x Flr. Walls Cl.

| Description of Buildings | Additions | Additions |
|---|------------|-------------|
| Foundation—Stone Conc. <input checked="" type="checkbox"/> Sills | | |
| Ext. Walls Siding | | |
| Roof Type Gable Mtl. Shingle | | |
| Dormers—Small Med. Large | | |
| Bays—Small Med Large | | |
| Porches—Front 98' @ 350 | 343 | |
| Rear 68' @ 200 | 136 | |
| Porch @ | | |
| Planters @ | | |
| Ext. Base. Entry @ | | |
| Gar. Bsmt. — 1/4 1/2 3/4 Full Floor 89 | 891 | |
| Bsmt. Gar. | | |
| Basement-Apt. Rms. Fin. Rms. | | |
| Attic Rooms Fin. Unfin. | | |
| Plumbing { Class 2 Tub 1 Trays Basin 1 Sink 1 Toilet 1 Wtr. Sfr. Shr. St. O.T. Dishwasher Garbage Disp. | | 650 |
| Heat—Stove H.A. FA <input checked="" type="checkbox"/> HW Stkr Elec. Oil Gas <input checked="" type="checkbox"/> Coal Pipeless Radiant | | 571 |
| Air Cond. — Full Zone | | |
| Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. Panel | | |
| Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd 1 Other | | 40 |
| Cabinets Mantels Car | | 85 |
| Tile—Walls Wainscot Floors 1 | | |
| Storm Sash—Wood D. S.; Metal D. S. | | |
| Awnings — Metal Fiberglass | | |
| Total Additions | | 2716 |

| | | | |
|--|------------------|------------------|-------------|
| Year Built 1928 | Avg. 1928 | Replacement Cost | 9417 |
| | Age 2. | Obsolescence | |
| Inf. by Owner - Tenant - | | Adj. Bld. Value | |
| Neighbor - Record - Est. | | Conv. Factor | x.47 |
| Replacement Cost—1940 Base | | | |
| Depreciation Column 1 2 3 4 5 6 | | | |
| 1940 Base Cost, Less Depreciation | | | |
| Total Value from reverse side Garage 68 | | | |
| Total Building Value \$ 9485 | | | |

Appraised ① **10-24** 19 **68** By **1581-2077**
 Appraised ② _____ 19 _____ By _____
JAN 31 1969, 328

170



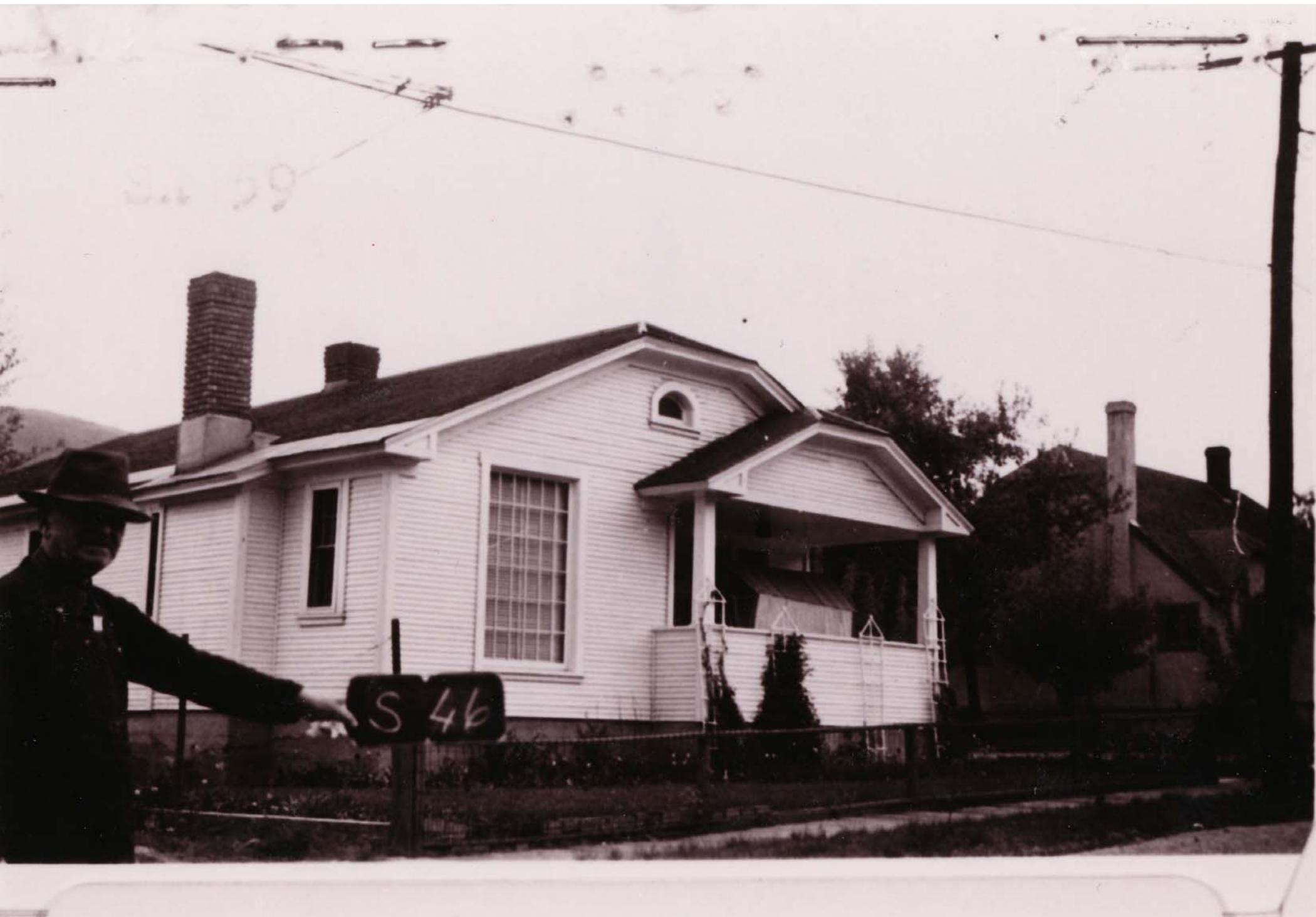
| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Fac-tor | Cost | Conv. Fac. | Adj. Cost | Depr. Value |
|---------------------------|-----|------|------|---------|------|------------|-----------|-------------|
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |

Garage — Class 1 Depr. 2% (3%)
 Cars 1 Floor Con Walls Std Roof P.R Doors 1
 Size 10 x 23 Age 1931 Cost 270 x 47%
 1940 Base Cost _____ x 75% Depr. _____

Total

68

REMARKS _____



Sub 59

S 46

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1100 Woodside UTM: 12 457660 4499800
 Park City, Summit County, Utah
 Name of Structure: Dr. Harold I. Goodwin House T. R. S.
 Present Owner: Geneva Butkivich
 Owner Address: 3632 E. 3225 South, Salt Lake City, Utah 84109
 Year Built (Tax Record): Effective Age: Tax #: SA 59
 Legal Description: Kind of Building:
 Lots 31 and 32, Block 5, Snyder's Addition to Park City Survey. .09 acres

STATUS/USE 2

Original Owner: Dr. Harold I. Goodwin Construction Date: 1928 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.):

Deseret News. January 22, 1963, p. B-9. Harold I. Goodwin obituary.
Park Record. October 5, 1928, p. 8
Salt Lake Tribune. February 6, 1940, p. 16. William E. Scales obituary.

Architect/Builder: /Ralph H. Billingsley

Building Materials: Wood

Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame bungalow with a clipped gable roof. Like most Park City bungalows, it has thin lap siding, a low roof pitch, and eaves that have a slight overhang. No two bungalows are identical in Park City, however. They can generally be divided into two groups, those that more closely resemble the earlier house type, the pyramid house, and those that are more closely tied with the bungalow that was appearing in other parts of the state at the same time. The house belongs to the latter group. The long rectangular form oriented gable end to the street, the clipped gable roof and the asymmetrical arrangement of openings on the facade identify it as such. The south half of the facade is recessed, forming a porch. The porch has a clipped gable roof which projects out from the main roof mass under which a door and a pair of double hung sash six over one light windows are set. The porch has a balustrade made of the same lap siding as the rest of the house. There is a broad, single sash rectangular window set into the north half of the facade. The building is essentially unaltered, except for the addition of a pair of sliding glass doors to the south side, a change that is minor which in no way affects the building's original character.

Statement of Historical Significance:

Construction Date: 1928

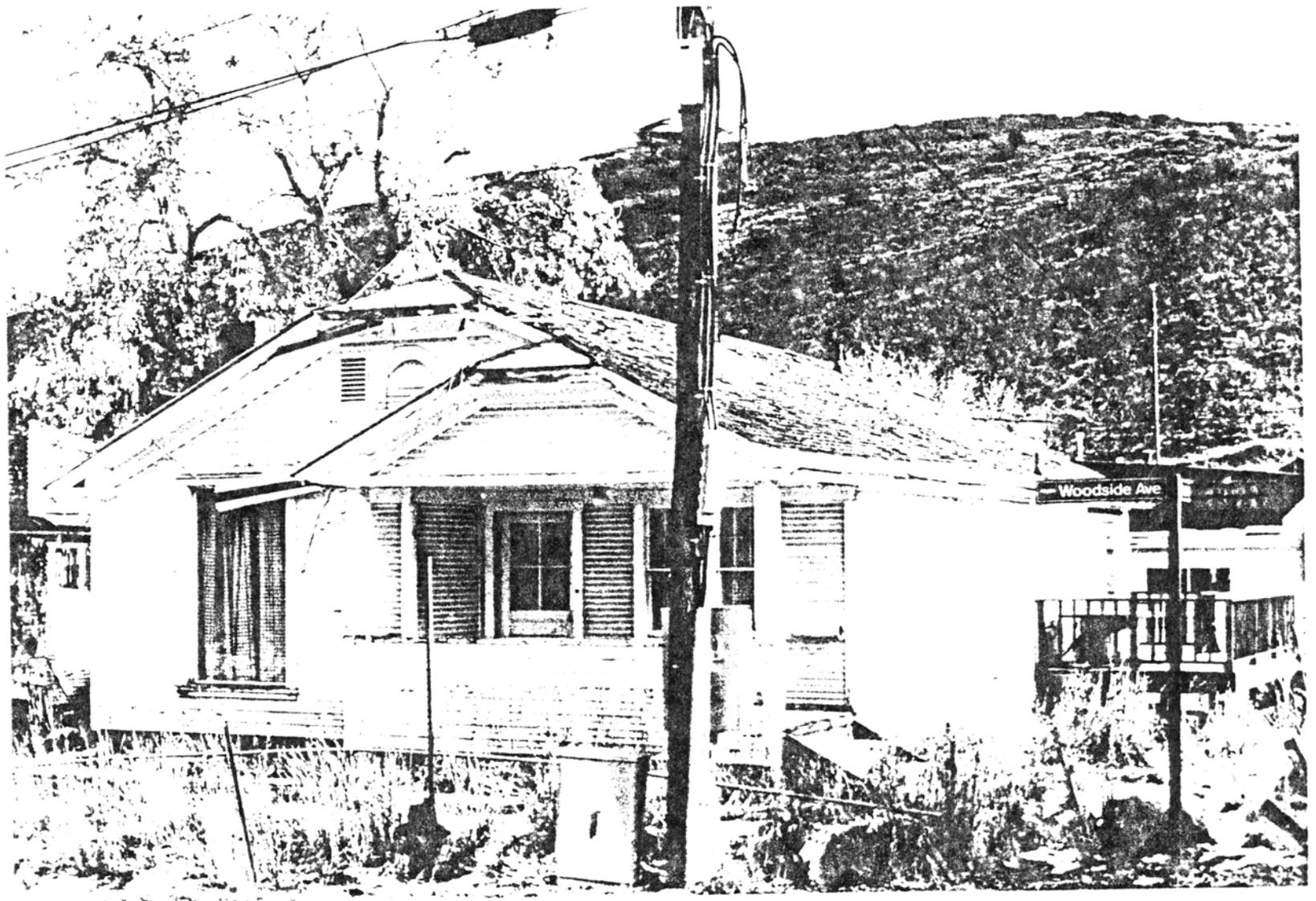
Built in 1928, the Dr. Harold I. Goodwin House at 1100 Woodside is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This "modern five room bungalow" was built in 1928 for Dr. Harold I. and Emma Hanks Goodwin by Ralph H. Billingsley, a Salt Lake carpenter.¹ Billingsley was awarded the joint contract to build this house and the similarly styled house at 1110 Woodside² by William E. Scales, an elderly Park City resident and builder, who apparently was still active in the building industry in Park City as a general contractor and construction supervisor. Scales owned the property for both of these houses until they were completed in December of 1928, at which time he granted deeds to the respective owners, who had contracted with him beforehand to have the houses built.

The Goodwins lived in this house during all but the first of the fifteen years that Dr. Goodwin practiced medicine in Park City, from 1927 to 1942. Harold I. Goodwin, born in Lehi, Utah in 1892, was a graduate of the University of Utah and Jefferson Medical School. After leaving Park City in 1942, he joined the staff of Holy Cross Hospital in Salt Lake City, where he remained until his death in 1963.

¹Park Record, October 5, 1928, p. 8.

²Ibid.





NO
PARKING
ANY
TIME
←

