



HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Dr. Harold I. Goodwin House

Address: 1100 Woodside Avenue

Date of Construction: c. 1928

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: SA-59

Current Owner: Geneva A. (trustee) and Ronald Steven Butkovich

Legal Description (include acreage): LOTS 31 & 32 BLK 5 SNYDERS ADDITION TO PARK CITY UWD373 WWD325 M44-460 M76-448 1195-633 1273-15 1863-1775-1800 RONALD STEVEN BUTKOVICH UND 1/2 INT 1195-633; GENEVA A BUTKOVICH TRUSTEE OF THE MARITAL TRUST UND 1/2 INT 1863-1800; 0.09 AC

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:

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: **Bungalow type / vernacular style**

No. Stories: 1

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: **Narrow wooden shiplap siding**

Foundation: **Concrete**

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

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

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.)

The house at 1100 Woodside was described in a 1984 National Register nomination form as follows:

“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.”

The house has undergone significant changes since the time of this description. The major change is the removal of the attached porch structure and the infill of the inset porch area. The broad rectangular window noted in the 1984 nomination has been replaced with a casement window with decorative muntins and an upper transom. Although the form remains legible, the cumulative formal and material changes have diminished 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.)

The history of this house was written in a 1984 National Register nomination as follows:

“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. Billingsley was awarded the joint contract to build this house and the similarly styled house at 1110 Woodside 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.”

The next owner was Melvin Kidder, who owned and operated a grocery store in Park City, and lived there with his wife Grace. Not much else is known of them. The property changed hands several time since the historic period, and is currently owned by Geneva Butkovich.

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: 1100 Woodside Avenue. Northwest oblique 2020



Photo 2: 1100 Woodside Avenue. South elevation. November 2013



Photo 3: 1100 Woodside Avenue. West elevation. November 2013



Photo 4: 1100 Woodside Avenue. Northwest oblique. November 2013



Photo 5: 1100 Woodside Avenue. West elevation. 2006



Photo 6: 1100 Woodside Avenue. in 1995



Photo 7: 1100 Woodside Avenue in 1983 (Utah State Historical Society, Photo by: Debbie Temme)



Photo 8: 1100 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

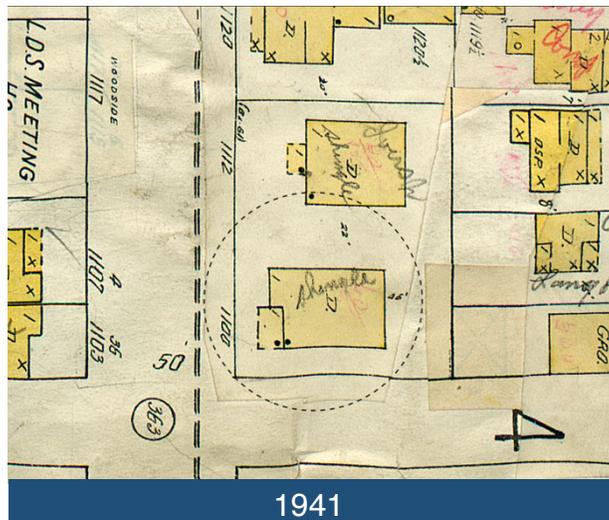
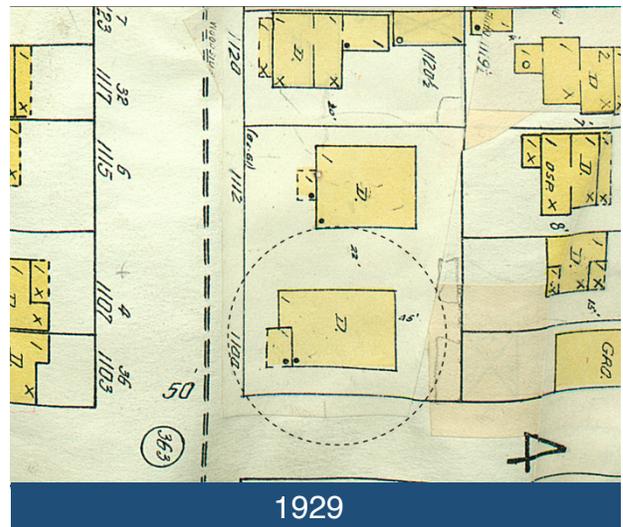
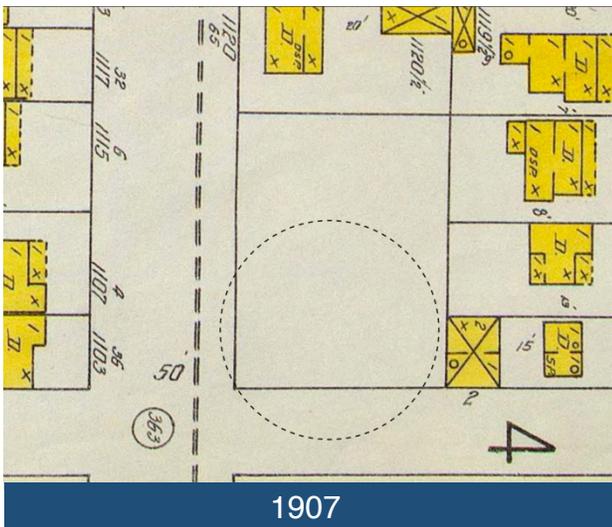
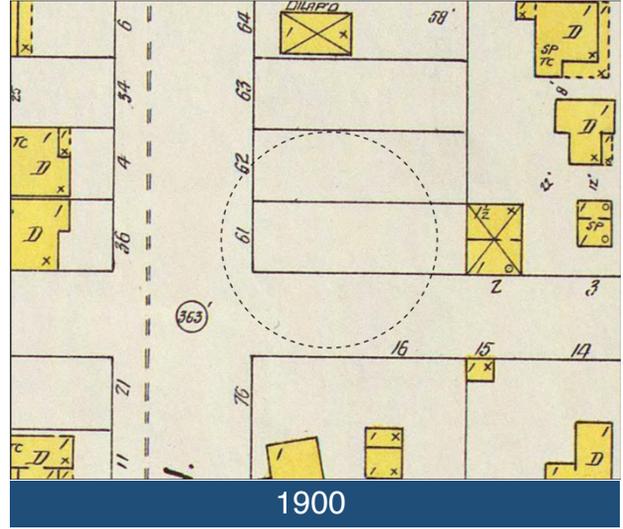
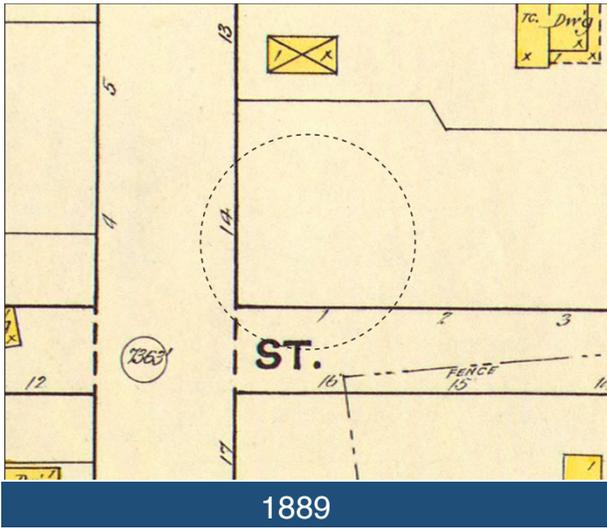
MAPS

(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 1100 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

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

Address: 1100 Woodside Avenue

City: Park City, UT

Current Owner: Geneva A. Butkovich (Trustee)

Address: (see historic site form for address)

Tax Number: SA-59

Legal Description (include acreage): SA BK5 L31 & L32 (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		[L1-10, 12-32]
6/20/1890	D.C. & Henrietta M. McLaughlin	Henry Reich	W		"32"
3/21/1891	Henry & Lavina Reich	E.P. Evans	W		"32"
10/21/1891	E.P. Evans et ux	Sara A. Mitchell	W		"32"
6/8/1903	Sara Ann Mitchell et al	John Coffey	W.D.		"32"
9/12/1903	John Coffey & wife	M.S. Aschheim Mer Co	Mortgage		"32"
	[missing link]				
10/1/1924	Mrs. David Laird et al	George I. Robinson	W.D.		"29,30,31,32"
8/26/1925	George I. & Annie Robinson	William E. Scales	W.D.		"29,30,31,32"
12/22/1928	William E. Scales, et ux	H.I. Goodwin	W.D.		"31,32" [rest of form]
10/14/1942	Harold I. Goodwin	Melvin Kidder	W.D.		
5/17/1944	Melvin W. Kidder, et ux	Hugh L. Chamberlin, et ux	W.D.		
7/16/1946	Hugh L. Chamberlin, et ux	Thomas E. Bauman	W.D.		
11/7/1953	Thomas E. Bauman, et ux	Thomas T. Sullivan, et ux	W.D.		
5/12/1961	Thomas T. & Emily W. Sullivan	Richard W. & Afton C. Durrant	W.D.		
1/5/1973	Richard W. & Afton C. Durrant	A.J. & Geneva Butkovich	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/9/2015

