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 Aver	nue	AKA:	AKA:					
City, County: Park City, Summ	it County, Utah	Tax Number: SA-59						
Current Owner Name: Geneva	a & Ronald Butkovich	Parent Parcel(s):						
Current Owner Address: 3632		•						
Legal Description (include acre	eage): 0.09 acres; 0S 1	6 T 2S R 4E LOTS 31 & 3	32 BLK 5 SNYDERS ADDITION.					
2 STATUS/USE								
Property Category	Evaluation*	Reconstruction	Use					
☑ building(s), main	☑ Landmark Site	Date:	Original Use: Residential					
□ building(s), attached □ building(s), detached	☐ Significant Site ☐ Not Historic	Permit #: □ Full □ Partial	Current Use: Residential					
building(s), public								
building(s), accessory								
\Box structure(s)	*National Register of	Historic Places:	ible 🕅 eligible					
□ structure(s)	*National Register of □ listed (date:)	Historic Places: I ineligi	ible 🗹 eligible					
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□ structure(s) 3 DOCUMENTATION		Historic Places: □ ineligi	ible ⊠ eligible					
3 DOCUMENTATION Photos: Dates	□ listed (date:) <u>Research Sc</u>	ources (check all sources	consulted, whether useful or not)					
3 DOCUMENTATION <u>Photos: Dates</u> ☑ tax photo:	□ listed (date:)	ources (check all sources	consulted, whether useful or not) ☑ city/county histories					
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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 none minor height (describe below) Alterations: height none minor height none height none	or D 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.):

Describe the 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:

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 to1929 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 SIGNIFICANC	Ε
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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

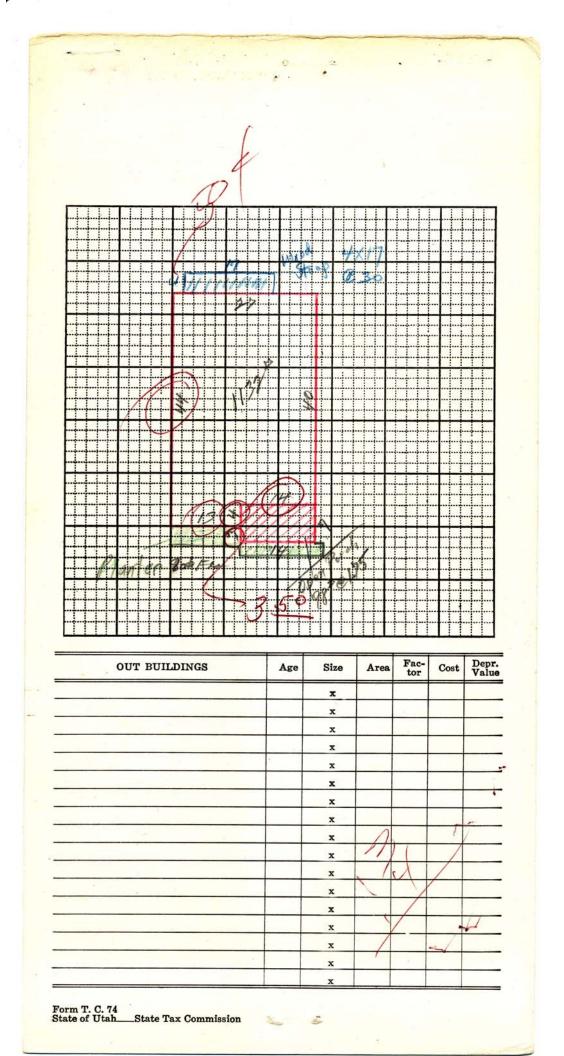
Photo No. 4: Northwest oblique. Camera facing southwest, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO. RE-APPRAISAL CARD (1940 APPR. BASE)

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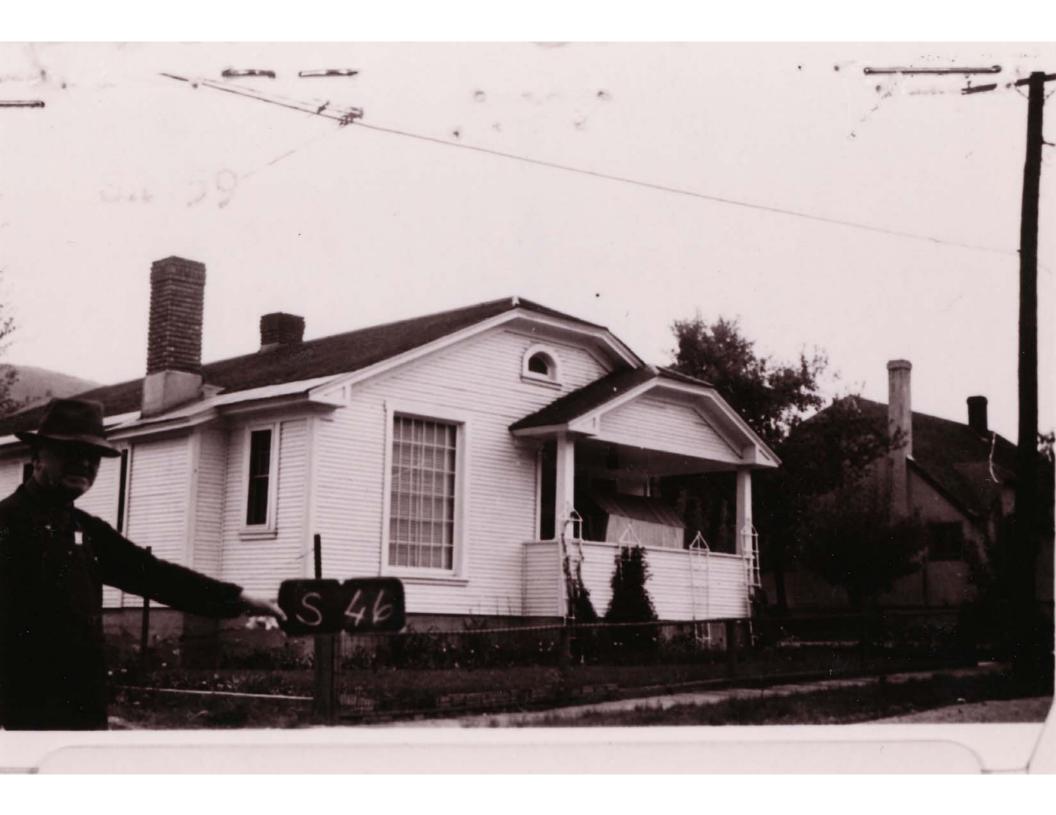
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130 Rear Perch @250 17 1 + 8 1132 44 40 14 4 13 1 Front Porch 2350 SCALE: Cost Conv. Adj. Depr. Fac. Cost Value Area Fac-tor RESIDENTIAL OUT BUILDINGS Age Size .47 х .47 x .47 х .47 x .47 х .47 x Garage - Class _____ Depr. 2% 3% _____ Cars _____ Floor _____ Walls 5/d___ Roof R. R__ Doors _____ Size ____ x 23 Age 1931 Cost 270 ____ x 47% ____ x 47 % _____ 1940 Base Cost _____ x _75 % Depr._ 68 Total . REMARKS _ TC-74 REV. 61 STATE OF UTAH - STATE TAX COMMISSION





Utah State Historical Society

Historic Preservation Research Office

Site No.

Structure/Site Information Form

Street Address:	1100 Woodside	UTM:	12 457660	4499800
Name of Structure:	Park City, Summit County, Utah Dr. Harold I. Goodwin House	Т.	R.	S.
Present Owner:	Geneva Butkivich			
Owner Address:	3632 E. 3225 South, Salt Lake City, Utah 84	4109		
Year Built (Tax Rec Legal Description	ord): Effective Age: Kind of Building: Block 5 Snyder's Addition to Park City Sur		ax#: SA 59 .09 acres	

2	Original Owner: Dr	. Harold I. Goodwin	Construction Da	te: 1928	Demolition Date:			
TATUSIUSE	Original Use: Resi		Present Use:					
TATU	Building Condition:	Integrity:	Preliminary Evaluati	on:	Final Register S	Status:		
	Excellent I Sit Good I Ru Deteriorated	/		Not of the Historic Period	 National Landmar National Register State Register 			
3	Photography: Views:	Date of Slides: 1983 Ξ Front Ξ Side Ξ Rear Ξ Other	Slide No.: Views:	Date of Photog	_{Jraphs:} 1983 □ Rear □ Other	Photo No.:		
DOCUMENTATION	Research Sources: Abstract of Title Plat Records/Map Tax Card & Photo Building Permit Sewer Permit	 Sanborn Maps City Directories Biographical Encyclopedias Obiturary Index County & City Histories 	 Newspapers Utah State Historical S Personal Interviews LDS Church Archives LDS Genealogical Soc 	ociety	 U of U Library BYU Library USU Library SLC Library 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.

