

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Lapage H. Raddon House**

Address: 817 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-123

Current Owner Name: Bodell Wysteria Co., et al.

Parent Parcel(s):

Current Owner Address: PO Box 3628, Park City, UT 84060-3628

Legal Description (include acreage): 0.06 acres; ALL LOT 4 & S ½ LOT 5 BLK 11 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: 7/12/1984 - Mining Boom Era Residences Thematic District)

## 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 / Arts & Crafts 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: Retaining wall.

Foundation: Assumed to be concrete.

Walls: Wood drop siding. Front porch is an open truss partial-width porch with clipped gable roof form and flared rafters. Porch is supported by tapered square columns.

Roof: Clipped gable roof form sheathed in standing seam metal material.

Windows: Ribbon windows of three narrow lights of equal size flank a center door.

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 main house remains largely unchanged from the description given in the 1983 National Register nomination (see form attached). The one change is the front porch, but it was executed in a manner that enables the site to remain on the National Register of Historic Places. The stone retaining wall does not appear in the tax photos and is believed to have been constructed concurrently with the front porch. The changes are not significant 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 low stone retaining wall and patio have been added. The vegetation has been altered from what is seen in the tax photo, but the site alterations have been executed in a compatible manner and do not detract from the site's original character.

**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 bungalow was a common house type 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. 1905<sup>1</sup>

<sup>1</sup> Structure appears on the 1907 Sanborn Insurance Map; Summit County records indicate a construction date of 1914.

Builder:  Not Known    Known: (source: )

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.<sup>2</sup>

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:** East elevation. Camera facing west, 2006.

**Photo No. 2:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 3** Southeast oblique. Camera facing northwest, 1983.

**Photo No. 4:** Southeast oblique. Camera facing northwest, tax photo.

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<sup>2</sup> 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	Class	Type 1-2-3-4	Cost \$	X	%
1	x	x			
	x	x			
	x	x			

No. of Rooms 4 & Bath Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>50 x 2 x 1.75</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		136
Ext. Walls <u>SIDING</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>30 @ 1.25</u> <u>38</u>		
Rear <u>178 @ .60</u> <u>107</u>		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor _____		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> _____ Hd. Wd. _____ Conc. _____		
Cabinets _____ Mantels _____		125
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>HALL BD. LINED</u>		80

Total Additions and Deductions 145 341 2271  
 Net Additions or Deductions 145 \$ -196

Age 35 Yrs. by  Est. Owner  Tenant  Neighbors  Records

REPRODUCTION VALUE \$ 2075  
 Depr. 1-2-3-4-5-6 48/52 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 1079

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 \_\_\_\_\_ Total Building Value \$ \_\_\_\_\_

Appraised Oct 194 9 By Ch & AJ



Serial No. SA 123

Location Block 115A All lot 4 & 5 Lot 5  
 Kind of Bldg. RES St. No. 817 Woodside Ave  
 Class 4 Type 1234 Cost \$ 1961 X      %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		850		\$ 1961
	x x				
	x x				

Gar.—Carport    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>Gab</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>5x6</u> <u>32</u> @ <u>125</u> <u>38</u>	
Rear <u>2x3</u> <u>114</u> @ <u>80</u> <u>91</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. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>  </u> Floor <u>  </u>	
Bsmt. Apt. <u>  </u> Rooms Fin. <u>  </u> Unfin. <u>  </u>	
Attic Rooms Fin. <u>  </u> Unfin. <u>  </u>	
Plumbing { 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>	350
Built-in-Appliances <u>  </u>	
Heat—Stove <u>  </u> H.A. <input checked="" type="checkbox"/> Steam <u>  </u> Stkr. <u>  </u> Blr. <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <u>  </u> Pipeless <u>  </u> Radiant <u>  </u>	302
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>	

Total Additions 781

Year Built <u>44</u>	Avg. Age <u>44</u>	Current Value	\$ <u>2742</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. %	
Remodel Year <u>  </u>	Est. Cost <u>  </u>	Bldg. Value	
		Depr. Col. ① 2 3 4 5 6 <u>43</u> %	
		Current Value Minus Depr.	\$ <u>1179</u>
Garage—Class <u>  </u> Depr. 2% 3% <u>  </u> Carport <u>  </u> Factor <u>  </u>			
Cars <u>  </u> Floor <u>  </u> Walls <u>  </u> Roof <u>  </u> Doors <u>  </u>			
Size—x <u>  </u> Age <u>  </u> Cost <u>  </u> x <u>  </u> %			
Other <u>  </u>			
Total Building Value			\$ <u>  </u>

Appraised 5-2- 1958 By 1302

50123  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location lot 4 & 3 1/2 lot 5 SA  
 Kind of Bldg. Res St. No. 817 Woodside  
 Class. 3- Type  1  2  3  4. Cost \$ 3607 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	<u>x x</u>	<u>850</u>		<u>\$ 3391</u>	<u>\$</u>
	<u>x x</u>				
	<u>x x</u>				

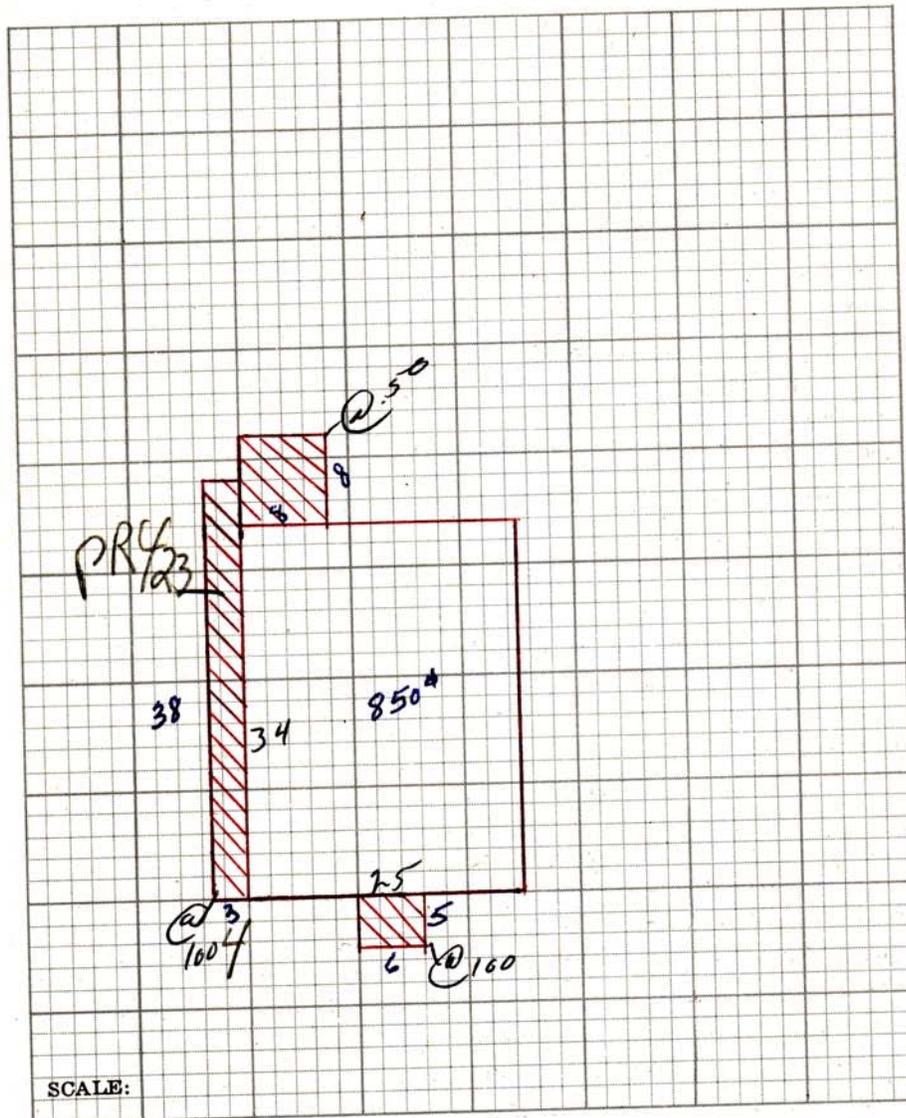
Att. Gar.—C.P.  x  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>X</u>		
Ext. Walls <u>Siding (A)</u>		
Roof Type <u>GAB</u> Mtl. <u>SHg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>30 @ 100</u>	<u>30</u>	
Rear <u>114 @ 100</u>	<u>114</u>	
Porch <u>64 @ 50</u>	<u>32</u>	
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>550</u>	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	<u>351</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	<u>30</u>	
Awnings — Metal _____ Fiberglass _____		

Recapp 11-29-79  
 #2272

Total Additions	<u>1107</u>
Year Built <u>1914</u> Avg. <u>1.916</u> Replacement Cost <u>4498</u>	
<u>1964 for change</u> Age <u>2.</u> Obsolescence _____	
Inf. by { Owner - Tenant - Neighbor <u>Record - Est.</u>	Adj. Bld. Value _____ Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base _____	
Depreciation Column <u>1</u> 2 3 4 5 6 _____	
1940 Base Cost, Less Depreciation _____	
Total Value from reverse side _____	
Total Building Value \$ _____	

Appraised ① 12-9- 19 68 By 170 DEC 27 1968 1333  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By 1324



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



X-315

SA 123

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. \_\_\_\_\_

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 817 Woodside UTM: 12 457810 4499500  
 Name of Structure: Park City, Summit County, Utah  
 LaPage H. Raddon House T. R. S.  
 Present Owner: Katherine Janka Reynolds  
 Owner Address: P.O. Box 422, Park City, Utah 84060  
 Year Built (Tax Record): Effective Age: Tax #: SA 123  
 Legal Description Kind of Building:

All Lot 4 and South half Lot 5 Block 11, Snyder's Addition to Park City Survey.  
 Less than one acre.

2 STATUS/USE

Original Owner: probably LaPage H. Raddon Construction Date: c.1916 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

3 DOCUMENTATION

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.):

Park Record. February 2, 1956, p. 1. LaPage H. Raddon obituary.

Architect/Builder: Unknown

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. Built of drop siding, this house is a long rectangular form oriented gable end to the street. Characteristic of Park City bungalows is the low pitch of the roof, the clipped gable ends, and the small entrance hood supported on piers. The facade is symmetrical with a door centered between two horizontal window bays which are divided vertically into three parts by mullions. The shutters that frame the windows are not original. They are a recent addition, but one that is unobtrusive and easily reversible. The roof was extended on the south side to form a covered walkway down the side of the building. The alteration is minor, and does not affect the original character of the building. The wall of the walkway was built of drop siding which complements the original house. Except for the walkway, the house has received no alterations. It is in excellent condition and maintains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1916

Built c. 1916, the LaPage H. Raddon House at 817 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 (1929), and it significantly contributes to the character of the residential area.

LaPage H. Raddon purchased this property in 1916 and soon after probably had this house built, replacing an earlier house at this location. LaPage H. Raddon was born in 1893, the oldest son of Samuel L. and Louisa Harper Raddon. Samuel was the long-time owner and operator of the Park Record, Park City's weekly newspaper, and he brought his sons up in the business. LaPage worked in the newspaper business most of his life, serving as a linotype operator for many years and, in 1924, purchased half-interest in the Record from his uncle, Willis. He remained involved with the operation of the newspaper until his death in 1956. Mae Nimmo Raddon, his widow, retained ownership of this house until 1978.



LaPage H. Raddon House  
817 Woodside  
Park City, Summit County, Utah

Southeast corner

Photo by Debbie Temme, October 1983  
Negative: Utah State Historical Society



PARKING  
RESERVED FOR  
817  
WOODSIDE  
ALL OTHERS WILL BE TOWED

