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 #: 

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:
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title       ☑ city/community histories
☑ tax card       ☐ personal interviews
☐ original building permit       ☑ Utah Hist. Research Center
☐ sewer permit       ☑ USHS Preservation Files
☐ Sanborn Maps       ☑ USHS Architects File
☐ obituary index       ☑ Park City Hist. Soc/Museum
☐ site sketch map       ☑ LDS Family History Library
☐ measured floor plans       ☑ university library(ies):
☐ city directories/gazetteers
☐ census records
☐ Historic American Bldg. Survey
☐ biographical encyclopedias
☐ site sketch map
☐ original plans:
☐ other:
☐ measured floor plans
☐ city directories/gazetteers
☐ census records
☐ Historical American Bldg. Survey
☐ original plans:
☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

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

1 Structure appears on the 1907 Sanborn Insurance Map; Summit County records indicate a construction date of 1914.
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. 4: Southeast oblique. Camera facing northwest, 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
Street No.

Schedule Class 1 2 3 4 Cost $ X %
Stories Dimensions Cu. Ft. Sq. Ft. Actual Factor Totals
1 x x 850 $ $ 2271

No. of Rooms 4 8 Bat
Condition

Description of Building
Add Deduct
Foundation—Stone Conc. None 136
Ext. Walls
Insulated—Floors Walls Clg.
Roof—Type 5/8 Mat.

Dormers—Small Med. Lg.

Bays—Small Med. Lg.

Porches—Front 30 @ 1.25 38
Rear 178 @ .60 107

Cellar—Basement 1 1/2 3/4 1/2 1/2 full-floor
Basement Apts.—Rooms Fin.

Attic Rooms—Fin Unfin.

Plumbing
Class Tub Toilet
Basin Sink Toilet

Urea Fins. Shr.

Dishwasher Garbage Disp.

Heat—Stove H. A. Steam Oil Gas Coal

Air Conditioned Incinerators

Radiant—Pipeless

Finish
Hd. Wd. 125
Fir.

Floors
Hd. Wd.

Fix.

Cabinets Mantels

Tile
Walls Wainscot

Floors

Lighting—Lamp Drops Fix.

Hall 50 Lined 80

Total Additions and Deductions 145 341 2271

Net Additions or Deductions 145

REPRODUCTION VALUE $ 2072

Age Yrs. by Est. Owner Tenant
Tenant Neighbors

Depr. 1-2-3-4-5-6 1/4 5/8 %

Remodeled Est. Cost Remodeling Inc. %

Garage—S C Depr. % 3%

Cars Walls

Out Blgs.

Roof Size Age

Floor Cost Depreciated Value Garage

Remarks

Total Building Value

Appraised Oct 1949 By R. 8 A3
<table>
<thead>
<tr>
<th>Location</th>
<th>Block 11 SA All lot 4 X &amp; 10 + 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kind of Bldg.</td>
<td>Res</td>
</tr>
<tr>
<td>St. No.</td>
<td>817 Woods.</td>
</tr>
<tr>
<td>Class</td>
<td>4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>x</td>
<td>x</td>
<td>850</td>
<td></td>
<td>1961</td>
</tr>
<tr>
<td>x</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Gar. — Carport x x Fir. — Walls — Cl.

Description of Buildings

- Foundation — Stone Conc. None
- Ext. Walls — Shed
- Insulation — Floors Walls Fiberglass
- Roof Type — Gab Mtl. Shingles
- Dormers — Small Med. Large
- Bays — Small Med. Large
- Porches — Front 3 x 6 3.0 @ 125 38
- Rear 3 x 3 1.4 @ 80 91
- Porch —
- Metal Awnings — Mtl. Rail
- Basement Entr. —
- Planters —
- Cellar — ¼ ½ ½ ¾ ¾ Full — Floor
- Attic Rooms Fin. — D-Min.

Plumbing
- Class — Tub 1 Travs 350
- Basin — Sink 1 Toilet
- Wtr. Str. — Shr. St. — O.T.
- Dishwasher — Garbage Disposal

Built-in Appliances
- Oil — Gas — Coal — Pipeless — Radiant 302

- Air Cond.
- Finish — Fir — Hd. Wd.
- Floor — Fir — Hd. Wd. — Other
- Cabinets — 1 Mantels —
- Tile — Walls — Wainscot — Floors
- Storm Sash — Wood D. — S. — Metal D. — S.

Total Additions

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Avg. Age</th>
<th>Current Value</th>
<th>Commission Adj. %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$ 2,742</td>
<td></td>
</tr>
</tbody>
</table>

Inf. by
- Owner — Tenant
- Neighbor — Record — Est.

Remodel Year
- Est. Cost

Garage — Class
- Depr. 2% 3%
- Carport — Factor

Cara — Floor
- Walls — Roof
- Doors

Size — Age
- Cost
- %

Other

Total Building Value

<table>
<thead>
<tr>
<th>Appraised</th>
<th>5-2-58</th>
<th>By</th>
<th>1302</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Owners Name: 
Location: lot 44 blk 14 sd 5 SA
Kind of Bldg: Res St. No: 817 Woodside
Class: 3- Type 1 3 3 4. Cost $3607 x .94 %

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>x x x</td>
<td>850</td>
<td>$331</td>
<td></td>
</tr>
</tbody>
</table>

Att. Gar.—C.P. x Flr. Walls Cl.

<table>
<thead>
<tr>
<th>Description of Buildings</th>
<th>Additions</th>
<th>Additions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation—Stone Conc. Sills x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ext. Walls Siding (A)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof Type GAB Mtl.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dormers—Small. Med. Large</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bays—Small Med. Large</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porches—Front</td>
<td>30 @ 100</td>
<td>30</td>
</tr>
<tr>
<td>Rear</td>
<td>114 @ 100</td>
<td>114</td>
</tr>
<tr>
<td>Porch</td>
<td>64 @ 50</td>
<td>32</td>
</tr>
<tr>
<td>Planters</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ext. Base. Entry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cellar-Bsm. — 1/4 1/2 1/2 3/4 Full Floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bsm. Gar.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attic Rooms Fin. Unfin.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plumbing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oil Gas Coal Pipeless Radiant</td>
<td>357</td>
<td></td>
</tr>
<tr>
<td>Air Cond. — Full Zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Finish—Fin. Ld. Wd. Panel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor—Fin. Ld. Wd. Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cabinets Mantels</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tile—Walls Wainscot Floors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm Sash—Wood D. S. Metal D. L. S.</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Awnings—Metal Fiberglass</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Additions: 1107

Year Built: 1944 Avg. 1916 Replacement Cost 4498

1944 Replacement Cost—1940 Base
Replacement Cost—1940 Base
Depreciation Column 1 2 3 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $1332
Structure/Site Information Form

1

Property Type: Historic Preservation Research Office

Street Address: 817 Woodside
Park City, Summit County, Utah

Name of Structure: LaPage H. Raddon House

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.

Original Owner: probably LaPage H. Raddon

Original Use: Residence

Construction Date: c.1916

Demolition Date:

Present Use:

Building Condition:

Integrity:

☑ Excellent ☐ Site ☐ Unaltered ☐ Significant ☐ Not of the
☐ Good ☐ Ruins ☑ Minor Alterations ☐ Contributory Historic Period
☐ Deteriorated ☐ Major Alterations ☐ Not Contributory

Preliminary Evaluation:

Final Register Status:

☑ National Landmark ☐ District
☐ National Register ☐ Multi-Resource
☐ State Register ☐ Thematic

Photography:

Date of Slides: 1983

Slide No.: Date of Photographs: 1983

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

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):


Researcher: Roger Roper

Date: 4/84
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.

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