



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Samuel L. Raddon House

Address: 325 Park Avenue

Date of Construction: 1905

City, County: Park City, Summit County, Utah

Architect: unknown / Builder: Peter Anderson (source: National Register form) Tax Number: PC-42

Current Owner: Michael W. and Jennifer D. Guetschow (H/W jt.)

Legal Description (include acreage): LOT 7 & S'LY 1/2 OF LOT 8 BLK 3 AMENDED PLAT OF PARK CITY CONT
 0.06 AC M32-53 M79-657 816-393 819-345 1305-10611448-1168 1532-1473-1501 1586-287-298

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

7/12/1984 Mining Boom Era Residences Thematic District

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints: 2006, 1995, 1983
- Historic

Research Sources:

- Sanborn Maps
- tax Card
- Census Records
- City/ County Histories
- Personal Interviews
- Park City Museum

- Newspapers
- Other:

abstract of title
 USHS Preservation Files

DESCRIPTION

Architectural Style: foursquare

No. Stories: 2.5

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

Foundation: Stone

Roof: Hipped sheathed in metal shingles

Windows/Doors: Double-hung sash type, arched casement, and fixed casement with transom

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

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 325 Park was described in a 1984 National Register nomination form as follows:

“This house is a two and one half story frame building with a truncated hip roof and an irregular rectangular form. It is Park City's premier example of the Victorian influence on residential architecture. Victorian influences were only superficially applied in Park City. This house, however, goes a step beyond the mere application of decorative features. A subtle attempt was made to create an irregular plan, characteristic of Victorian design, one which varies from the simple geometric form of most of Park City's residences. Other features characteristic of Victorian influences include: the impressive two story porch with lathe turned porch piers, balusters, spindles and decorative brackets, and the use of decorative glass windows. The clipped northeast corner of the rectangle is recessed, allowing space for the first story of the two story porch that wraps around the corner to extend to a secondary entrance halfway down the north side of the building. The northeast and southeast corners of the second story are

also clipped. The second story of the porch spans only the facade. Porch elements include: lathe turned piers topped by decorative brackets, lathe turned balusters, and a decorative spindle band. The balustrades on both floors may not be original, but they were designed to complement the style of the house, and are comparable to the type that may have been original. There is a simple decorative pediment on the porch roof, centered between the central porch piers. A gable roof dormer projects from the east roof section directly behind the pediment. It may not be original, but was designed of materials in appropriate proportions so that it complements the design of the house. There are returns on the dormer's gable end, and it is pierced with a pair of double hung sash windows. The arrangement of openings on the first floor of the facade is asymmetrical, whereas it is symmetrical on the second floor. There are two large windows on the first floor, one on the east wall between the main door and the round arch corner window, and the other on the north wall between the round arch window and the second door at the west end of the porch. The windows are not original, but the size of the openings may be original. It is probable that a pair of double hung sash windows or a broad single pane with transom window once occupied the opening that now contains a large multi-pane window. The multi-pane windows are not in keeping with the character of the rest of the building, but, because they probably do not vary in proportion with the size of the original windows, they are unobtrusive and could easily be replaced. The front door and the round arch window both have leaded glass panes. Two doors are centered between pairs of windows on the second floor, one window on each side having been set into the clipped corner section. The doors are long and narrow with square leaded glass panes and plain transoms above. The windows are the one over one double hung sash type. There is a small square stained glass window set in the second story section of the north side of the building. Except for the probable replacement of the balusters, the possible addition of the dormer, and the change of window type on the first floor, the exterior of the house looks as it was originally designed. The changes that have been made, with the exception of the window change, are in keeping with the character of the building. Despite the changes that have been made, the Raddon house is the best extant example in Park City of a serious attempt to reflect Victorian influences. The Ferry-Kearns Mansion, the other excellent example of Victorian architecture in the Park City area, is not located in the town proper, and, due to its isolated location outside the town, it is not considered part of the general Park City housing stock."

The overall form and materiality of the building remains intact and the building retains 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 the Samuel L. Raddon House was detailed in the 1984 National Register nomination form as follows:

“Built in 1901, the Samuel L. Raddon House at 325 Park is both architecturally and historically significant. It is historically significant for its association with Samuel L. Raddon, long-time owner and editor of the Park Record, Park City's weekly newspaper. The Park Record, Utah's longest running weekly newspaper, was established in 1880 and served as the primary source of news and information for the community and mining district of Park City well into the twentieth century. Samuel Raddon's career with the newspaper began in 1883 and continued for sixty-five years, during which time he served, often concurrently, as owner, editor, and publisher. This house, which served as his home for 47 years, is the only one in town known to have served as his home. The house is architecturally significant as one of only three well preserved examples of large, relatively ornate houses in Park City proper, the only houses that qualify as Park City's mansions. The other two houses of this type are the Ephraim D. and William D. Sutton House at 713 Norfolk, and the Thomas J. McDonald House at 733 Woodside. Of those three houses this house best documents the impact of Victorian influences on Park City house design. Popular architectural styles had very little effect on Park City. Hints of architectural style appear as decorative elements attached to standard house types. The Raddon House, although it is just a fancy variant of a large two story box, has the sense of verticality, the irregular form, the ornate porch with lathe turned and jigsaw cut decorative elements and the abundance of stained glass so characteristic of Utah's Victorian eclecticism.

Samuel LePage Raddon was born on the Isle of Guernsey, England in 1858 and came to the U.S. with his parents in 1868. He received his education in the schools of Utah and was trained in the printing trade in Salt Lake City during the 1870s. In 1883, at the age of twenty-five, he joined the staff of the Park Record in Park City, and a few years later became part owner of the paper. He eventually bought out his partner's interest and brought in his brothers and sons to help manage the paper. He was associated with the paper until his death in 1948, although for the last five years of his life he was not actively involved in its operation. He served for a time as president of the Utah State Press Association. His first wife, Clara Deighton, whom he married in 1882, died in 1884 leaving him one child. He married Louisa Harper in 1889, and they had seven children before her death in 1906.

Samuel Raddon purchased this property in 1889, but did not have this house built until 1901, when he hired Peter Anderson, a local contractor, to construct the house. This is the only house in Park City known to be associated with Samuel Raddon, and it served as his home until his death in 1948.”

The house is currently owned by Michael and Jennifer Guetschow.

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.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)



Samuel L. Raddon House
325 Park
Park City, Summit County, Utah

View from Northeast corner

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society





Samuel L. Raddon House
325 Park Avenue
Park City, Summit County, Utah
View from Northeast corner
Photo by Roger Roper, October 1983
Negative: Utah State Historical Society





325 Park Avenue. Northeast oblique. November 2013.



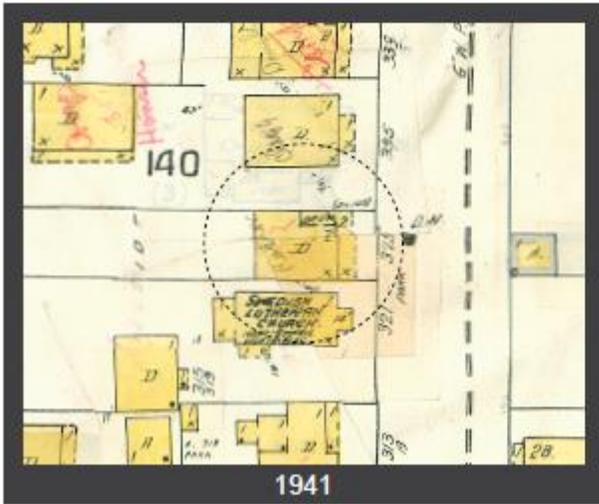
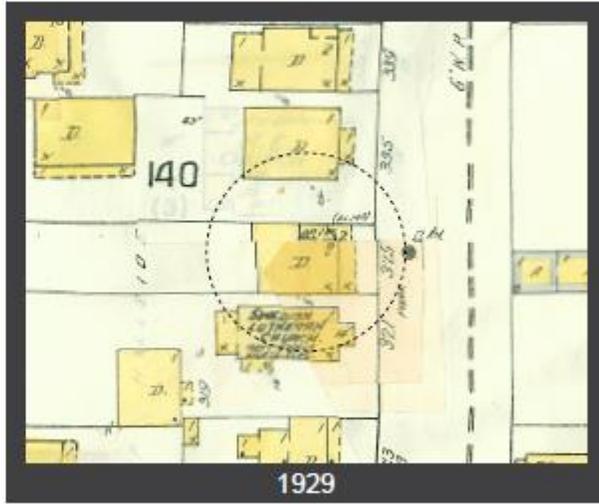
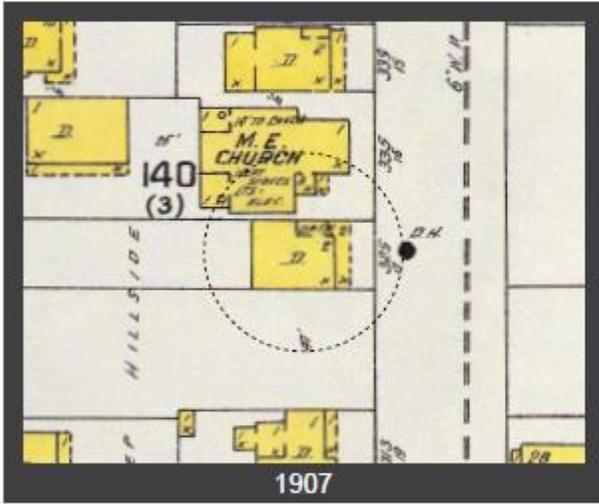
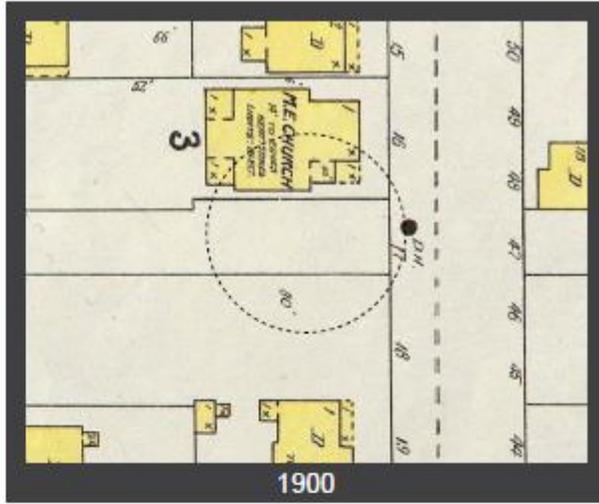
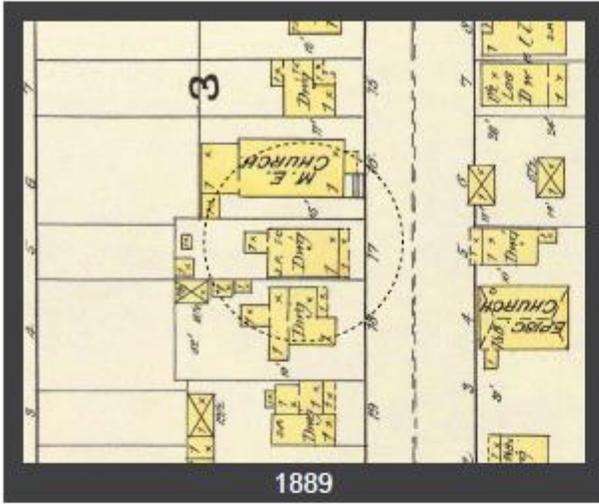
325 Park Avenue. East elevation. November 2013.



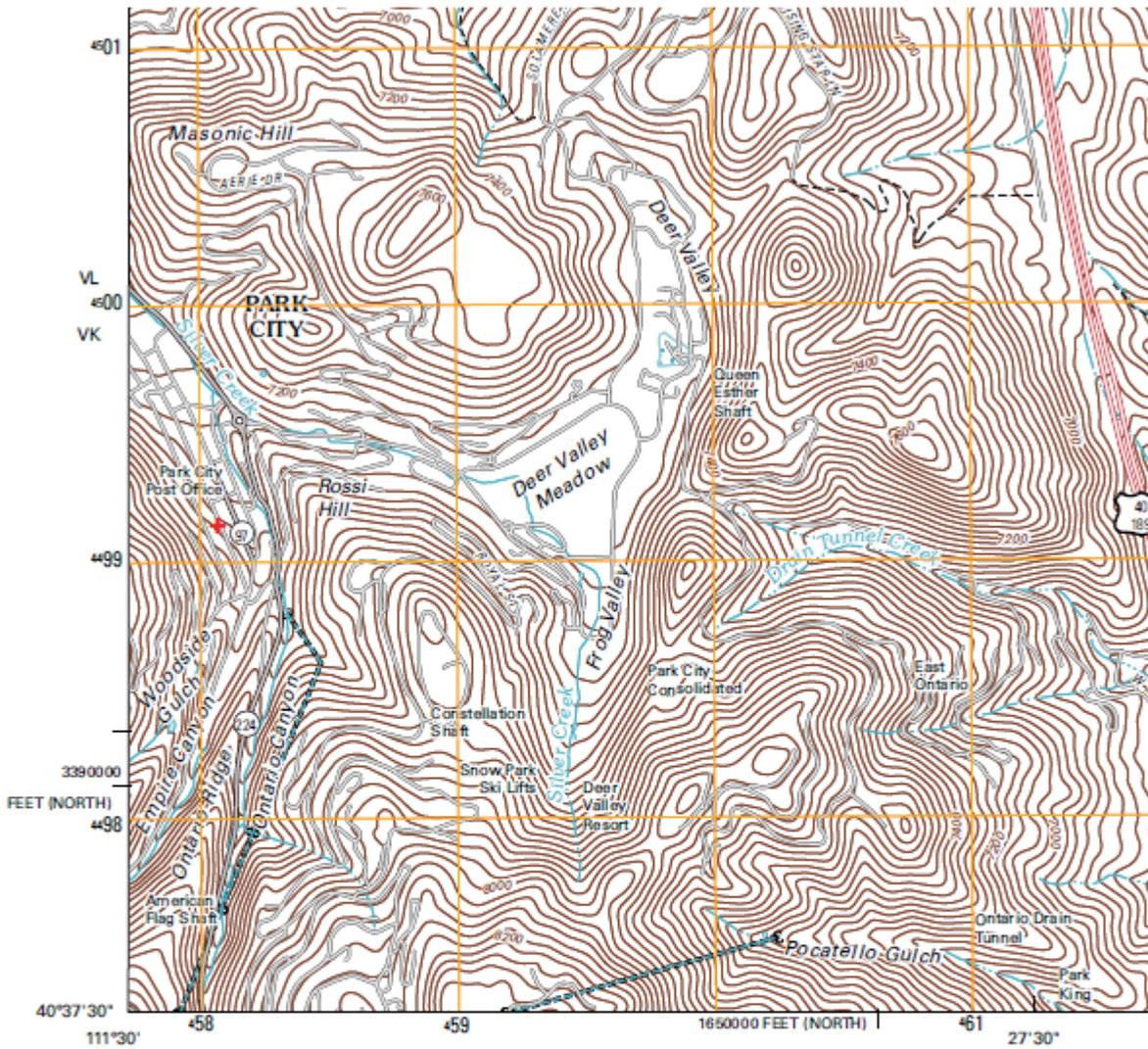
325 Park Avenue. Southeast oblique. November 2013.

MAPS

325 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

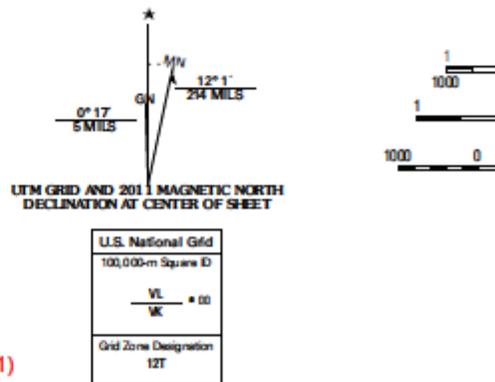


325 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

SAMUEL L. RADDON



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Samuel L. "Dad" Raddon shares in some of the honors paid to the veterans of journalism in Utah. His sixty-five years of continuous association with one paper, the Park Record, is a length of service equaled by very few if any in the intermountain country.

The Park Record was founded in February, 1880, by interests representing the Salt Lake Tribune. Mr. Raddon came to the paper in 1882. A succession of ownerships until 1884 followed, when Mr. Raddon took a part in its management. For many years he and his son owned and published the Park Record Co.

Mr. Raddon spent most of his life in Utah. He was born in the Isle of Guernsey, England, May 13, 1858, and his parents, Henry and Mary (Le Page) Raddon, were also Guernsey people. In 1868 they came to America.

Samuel L. Raddon was ten years of age when brought to America. He completed his education in Utah, received his training as a printer, and from the time he was twenty-five years of age his career and activities can be summed up in the history of the Park Record.

Mr. Raddon was a Republican in politics, a member of the State Press Association, charter member of the Kiwanis Club and filled chairs in the lodges of Masons, Modern Woodmen of America, Knights of Pythias and B.P.O. Elks.

Mr. Raddon married in September, 1883, to Clara Deighton, who was born in England. She died in 1884, leaving one son, Samuel H. Raddon, who was born September 30, 1884, and who later became editor of the Portland, Oregon Journal.

Mr. Raddon married Louisa Harper in 1889 and the couple had six children, the oldest dying in infancy.

Mr. Raddon survived many adversities in the early years of the Park Record. He had competition from at least three papers, which later "folded" and survived a disastrous fire in June of 1898 during which his new plant was completely destroyed along with some new equipment purchased. Notwithstanding, the Park Record continued to be published without missing a single issue.

Mr. Raddon died January 14, 1948.

The Park Record seems to have encouraged longevity in newspapering. In 1917 Mr. Raddon hired W. P. (Lynx) Langford as a printers devil. Mr. Langford worked for the Raddons all of his life, and is still in the employ of the paper, and is still working for the present publisher of the Record.

In a history of the Park Record by Ben Mortensen, he says, in part, "In looking back over the many years, the Park Record has served well the town of Park City. It has lived through depressions, fires, fierce competition and everything that the town itself has survived. It offers a vivid picture of two-fisted journalism in the days of the early west and mining days in Utah and how it had to fight for survival.

"Today the people of Park City look to the Record as their source of news. To these people the Raddon family was, is and always will be, the Park Record. The paper continues today as a symbol of the changes in journalism and how a paper under fine leadership can survive those changes."

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>2</u>	x x		<u>786</u>	\$ -	\$ <u>3273</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4-34p-14b1c Condition _____

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulated—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Cigs. <input type="checkbox"/>		
Roof—Type <u>Flat</u> Mat. <u>Shg</u>		
Dormers—Small <input type="checkbox"/> Med. <u>1</u> Lg. <input type="checkbox"/>		<u>80</u>
Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/>		
Porches—Front <u>25x-164"</u> @ <u>2.25</u>	<u>327</u>	
Rear <input type="checkbox"/> @ _____		
Cellar <input checked="" type="checkbox"/> Basmt' <u>1/4 1/2 1/2 3/4 full-floor</u> <u>Conc</u>	<u>35</u>	
Basement Apts.—Rooms <input type="checkbox"/> Fin. <input type="checkbox"/>		
Attic Rooms <input type="checkbox"/> Fin. <u>1</u> Unfin. <input type="checkbox"/>	<u>248</u>	
Plumbing—{ Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>		
Heat—Stove <input checked="" type="checkbox"/> H. A. <input type="checkbox"/> Steam <input type="checkbox"/> S. <input type="checkbox"/> Blr. <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Coal <input type="checkbox"/>		
Air Conditioned <input type="checkbox"/> Incinerators <input type="checkbox"/>		
Radiant—Pipeless <input type="checkbox"/>		
Finish—{ Hd. Wd. <input type="checkbox"/> Fir. <input checked="" type="checkbox"/> Floors—{ Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. <input type="checkbox"/>		
Cabinets <u>1</u> Mantels <u>1</u>		<u>125</u>
Tile—{ Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Lighting—Lamp <input type="checkbox"/> Drops <input checked="" type="checkbox"/> Fix. <input type="checkbox"/>		
Total Additions and Deductions	<u>690</u> <u>125</u>	<u>3273</u>
Net Additions or Deductions	<u>-125</u>	<u>+565</u>

*Abandoned
Boards
up
Poor
Cond*

REPRODUCTION VALUE \$ 3838

Depr. 12-3-4-5-6 58/42 % \$ _____
Reproduction Val. Minus Depr. \$ 1612

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 (34yr Ave. Val. - 1940) Total Building Value \$ _____

Appraised 10/1949 By CAD & AD

Serial No. PC 4X2

Location _____

Kind of Bldg. R²⁰ St. No. 335 Park Ave

Class 4 Type 1 2/3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		786		\$ 1892
2	x x		850		1372
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ None _____	Vacated	
Ext. Walls _____ Siding _____	Boarded	
Insulation—Floors _____ Walls _____ Clgs. _____	Poor Cond	
Roof Type <u>Glab</u> Mtl. <u>shg</u>	50% obs	
Dormers—Small _____ Med. _____ Large _____	45	
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ 164 @ 2 ⁰⁰ _____	328 Salvage	
Rear _____ @ _____	\$160	
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar—Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor <u>conc</u>	70	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. <u>1</u> _____ Unfin. _____	179	
Plumbing {	350	
		Class _____ Tub _____ Trays _____
		Basin _____ Sink _____ Toilet _____
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
	972	

Total Additions _____ 972

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ 4186
		Commission Adj. - 50%	- 2093
Inf. by {	Owner - Tenant	Bldg. Value	2093
	Neighbor - Record - Est.	Depr. Co. 1 2 3 4 5 6	34 %
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ 712
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size— _____ x _____	Age _____	Cost _____ x _____ %	
Other _____			
		Total Building Value	\$ _____

Appraised Dec 3 19 57 By 1331

Vacated
 Boarded
 Poor Cond
 50% obs
 Salvage
 \$160
 1907
 Reappraised 2/3/72

PC-42

Serial Number _____ OF _____
Card Number _____

Owners Name JAMES W. BLOOM
Location PARK CITY
Kind of Bldg. Res St. No. 325 Park Ave
Class. 6 Type 1 2 3 4, Cost \$ _____ X 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
2	x x <u>6 1/2</u>	817	11,107	\$ 11,107	\$
	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 <u>Frame</u>		
Roof Type <u>gable</u> Mtl. <u>Shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>V-land 122 @ 5⁰⁰</u>	610	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	650
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	340
	Wtr. Sfr. _____ Shr. St. <u>1-cup</u> O.T. _____	225
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	783	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions 2608

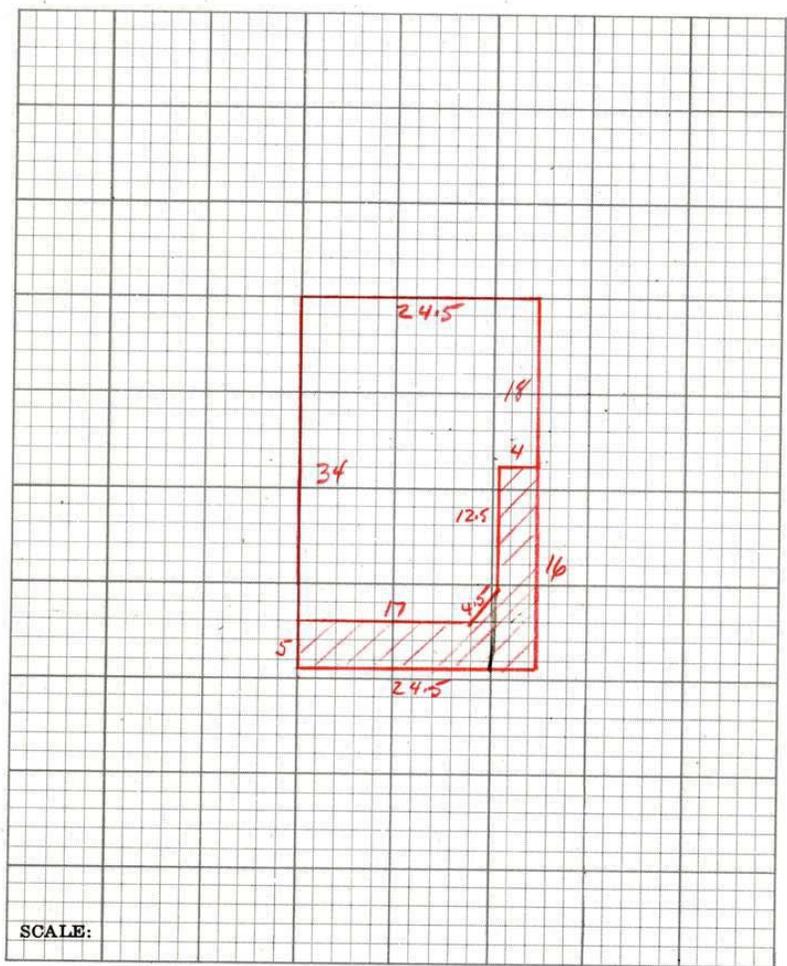
Year Built 1904 Avg. 1.750 Replacement Cost 13,715
Age 2. Obsolescence _____

Inf. by { Owner - Tenant -
 Neighbor - Record - Est. Adj. Bld. Value _____
Conv. Factor x.47

Replacement Cost—1940 Base _____
Depreciation Column 1 2 3 4 5 6 9005
1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____
Total Building Value \$17,350

Appraised ① 2-3 19 72 By 1907
Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
Year 1904		\$ 4186	= 30	x 68	Year =	.47	10.40	
Year 1970		\$ 9529	= 70	x 2	Year =	.47	1.10	
Average Year of Construction							21.80	
		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 _____

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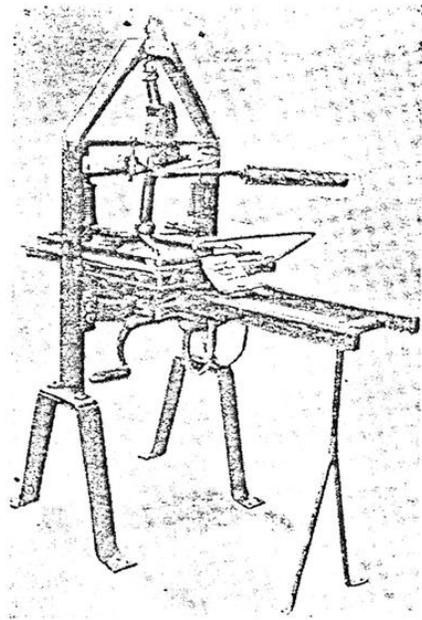
The Park Record seems to have encouraged longevity in newspapering. In 1917 Mr. Raddon hired W. P. (Lynx) Langford as a printers devil. Mr. Langford worked for the Raddons all of his life, and is still in the employ of the paper, and is still working for the present publisher of the Record.

In a history of the Park Record by Ben Mortensen, he says, in part, "In looking back over the many years, the Park Record has served well the town of Park City. It has lived through depressions, fires, fierce competition and everything that the town itself has survived. It offers a vivid picture of two-fisted journalism in the days of the early west and minings days in Utah and how it had to fight for survival.

"Today the people of Park City look to the Record as their source of news. To these people the Raddon family was, is and always will be, the Park Record. The paper continues today as a symbol of the changes in journalism and how a paper under fine leadership can survive those changes."

Pam 14646

The Utah Newspaper Hall of Fame



Sponsored by the
UTAH STATE PRESS ASSOCIATION

Adopted at the Annual Convention, January 16, 17, 18, 1962

Utah State Historical Society
Historic Preservation Research Office

Property Type: _____

Site No. _____

Structure/Site Information Form

1
IDENTIFICATION

Street Address: 325 Park
Park City, Summit County, Utah UTM: 12 458140 4498940
Name of Structure: Samuel L. Raddon House T. R. S.
Present Owner: Lynn Oswald
Owner Address: P.O. Box 998, Park City, Utah 84060
Year Built (Tax Record): Effective Age: Tax #: PC 42
Legal Description: Kind of Building:
Lots 7, 8, 9, Block 3, Amended Plat of Park City. Less than one acre.

2
STATUS/USE

Original Owner: Samuel L. Raddon Construction Date: 1901 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. January 15, 1948, p. 1. Samuel L. Raddon obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 325 Park

Site No:

4
ARCHITECTURE

Architect/Builder: Peter Anderson

Building Materials: wood

Building Type/Style: Mansion

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a two and one half story frame building with a truncated hip roof and an irregular rectangular form. It is Park City's premier example of the Victorian influence on residential architecture. Victorian influences were only superficially applied in Park City. This house, however, goes a step beyond the mere application of decorative features. A subtle attempt was made to create an irregular plan, characteristic of Victorian design, one which varies from the simple geometric form of most of Park City's residences. Other features characteristic of Victorian influences include: the impressive two story porch with lathe turned porch piers, balusters, spindles and decorative brackets, and the use of decorative glass windows.

The clipped northeast corner of the rectangle is recessed, allowing space for the first story of the two story porch that wraps around the corner to extend to a secondary entrance halfway down the north side of the building. The northeast and southeast corners of the second story are also clipped. The second story of the porch spans only the facade. Porch elements include: lathe turned piers topped by decorative brackets, lathe turned balusters, and a decorative spindle band. The balustrades on both floors may not be original, but they were designed to complement the style of the house, and are
(See continuation sheet)

5
HISTORY

Statement of Historical Significance:

Construction Date: 1901

Built in 1901, the Samuel L. Raddon House at 325 Park is both architecturally and historically significant. It is historically significant for its association with Samuel L. Raddon, long-time owner and editor of the Park Record, Park City's weekly newspaper. The Park Record, Utah's longest running weekly newspaper, was established in 1880 and served as the primary source of news and information for the community and mining district of Park City well into the twentieth century. Samuel Raddon's career with the newspaper began in 1883 and continued for sixty-five years, during which time he served, often concurrently, as owner, editor, and publisher. This is house, which served as his home for 47 years, is the only one in town known to have served as his home. The house is architecturally significant as one of only three well preserved examples of large, relatively ornate houses in Park City proper, the only houses that qualify as Park City's mansions. The other two houses of this type are the Ephraim D. and William D. Sutton House at 713 Norfolk, and the Thomas J. McDonald House at 733 Woodside.¹ Of those three houses this house best documents the impact of Victorian influences on Park City house design. Popular architectural styles had very little effect on Park City. Hints of architectural style appear as decorative elements attached to standard house types. The Raddon House, although it is just a fancy variant of a large two story box, has the sense of verticality, the irregular form, the ornate porch with lathe turned and jigsaw cut decorative elements and the abundance of stained glass so characteristic of Utah's Victorian eclecticism.

Samuel Le Page Raddon was born on the Isle of Guernsey, England in 1858 and came to the U.S. with his parents in 1868. He received his education in the schools of Utah and was trained in the printing trade in Salt Lake City during the 1870s. In 1883, at the age of twenty-five, he joined the staff of the
(See continuation sheet)

325 Park-Raddon House
Description continued:

comparable to the type that may have been original. There is a simple decorative pediment on the porch roof, centered between the central porch piers. A gable roof dormer projects from the east roof section directly behind the pediment. It may not be original, but was designed of materials in appropriate proportions so that it complements the design of the house. There are returns on the dormer's gable end, and it is pierced with a pair of double hung sash windows. The arrangement of openings on the first floor of the facade is asymmetrical, whereas it is symmetrical on the second floor. There are two large windows on the first floor, one on the east wall between the main door and the round arch corner window, and the other on the north wall between the round arch window and the second door at the west end of the porch. The windows are not original, but the size of the openings may be original. It is probable that a pair of double hung sash windows or a broad single pane with transom window once occupied the opening that now contains a large multi-pane window. The multi-pane windows are not in keeping with the character of the rest of the building, but, because they probably do not vary in proportion with the size of the original windows, they are unobtrusive and could easily be replaced. The front door and the round arch window both have leaded glass panes. Two doors are centered between pairs of windows on the second floor, one window on each side having been set into the clipped corner section. The doors are long and narrow with square leaded glass panes and plain transoms above. The windows are the one over one double hung sash type. There is a small square stained glass window set in the second story section of the north side of the building. Except for the probable replacement of the balusters, the possible addition of the dormer, and the change of window type on the first floor, the exterior of the house looks as it was originally designed. The changes that have been made, with the exception of the window change, are in keeping with the character of the building. Despite the changes that have been made, the Raddon house is the best extant example in Park City of a serious attempt to reflect Victorian influences. The Ferry-Kearns Mansion, the other excellent example of Victorian architecture in the Park City area, is not located in the town proper, and, due to its isolated location outside the town, it is not considered part of the general Park City housing stock.

History continued:

Park Record in Park City, and a few years later became part owner of the paper. He eventually bought out his partner's interest and brought in his brothers and sons to help manage the paper. He was associated with the paper until his death in 1948, although for the last five years of his life he was not actively involved in its operation. He served for a time as president of the Utah State Press Association. His first wife, Clara Deighton, whom he married in 1882, died in 1884 leaving him one child. He married Louisa Harper in 1889, and they had seven children before her death in 1906.

Samuel Raddon purchased this property in 1889, but did not have this house built until 1901, when he hired Peter Anderson, a local contractor, to construct the house.² This is the only house in Park City known to be associated with Samuel Raddon, and it served as his home until his death in 1948.

¹The William M. Ferry Mansion, another excellent example of Victorian architecture in the Park City area, is not located in the town proper, and, due to its isolated location outside the town, it is not considered part of the general Park City housing stock.

²Park Record, August 10, 1901, p. 3.