

Structure/Site Information Form

IDENTIFICATION 1

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.

STATUS/USE 2

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

DOCUMENTATION 3

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.

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)

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.