

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Washington School**

Address: 543 Park Ave

AKA: 541 Park Avenue

City, County: Park City, Summit County, Utah

Tax Number: WSI-1

Current Owner Name: PCE

Parent Parcel(s): PC-78-88-89 PC-79-A

Current Owner Address: PO BOX 536, PARK CITY, UT 84060-0536

Legal Description (include acreage): ALL LOTS 9 BLK 5 PARK CITY SURVEY; CONT 0.04 AC

## 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: Institutional  
Current Use: Commercial

- \*National Register of Historic Places:  ineligible  eligible  
 listed (date: 12/08/1978 - Individually listed.)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints:  
 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: School type

No. Stories: 2

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_;  structure(s), # 1.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- 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: Stone retaining walls extend along the Park Avenue.

Foundation: Stone

Walls: Stone.

Roof: Cross-wing roof form sheathed in Wooden shingles.

Windows/Doors: Four-over-four double-hung sash type, small one-over-one double-hung sash type in paired or grouped.

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 2-story stone structure remains largely as it was described in the National Register nomination (see Nomination Form, National Register of Historic Places Inventory, 1978). When the site was nominated to the NR, the photographs suggest the building was vacant and in disrepair. The structure has been rehabilitated and adaptively reused as a Bed & Breakfast. Some changes have been made--garage added on north end of property--but many of the historical elements lost over time have been returned. The changes do not affect the site's original design integrity.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered from what is suggested in the Sanborn Insurance maps and what is described in the National Register nomination.

**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 an educational building constructed during the mining era are the use of stone, the building type of a central block with projecting wings, the bell tower, and the plain finishes.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the type of educational buildings constructed in western towns of the late nineteenth and early twentieth centuries.

**Association** (Describe the link between the important historic era or person and the property.): The school building was constructed in 1889. It is one of the oldest buildings in Park City and is associated with development of public education in Park City.

This site was individually listed on the National Register of Historic Places in 1978. It was built c. 1889, is associated with the development of public education in Park City, and it 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. 1889<sup>1</sup>

Builder:  Not Known  Known: R. Hobbs, contractor (source: National Register nomination)

<sup>1</sup> National Register nomination.

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)

As stated in the National Register nomination, " The Washington School, constructed in 1889 of limestone quarried at Peoa, Utah is the remaining structure of the three public schools constructed in Park City in the late nineteenth century that followed the "ward school" concept. In addition, the structure is one of the few remaining buildings which survived the Great Fire of June 19, 1898. "

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:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 2:** East elevation. Camera facing west, 2006.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 2006.

**Photo No. 4:** East elevation - garage. Camera facing west, 2006.

**Photo No. 5:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 6:** Northeast oblique. Camera facing southwest, 1978.

**Photo No. 7:** Southeast oblique. Camera facing northwest, 1978.

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

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res Street No. 553 Park Ave

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		752	\$ -	\$ 1470
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
190' <sup>120' @ 12"</sup> Foundation—Stone Conc. None ✓		120
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob</u> Mat. <u>Pot. Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>88' @ 1.10</u>	97	
Rear <u>84' @ 1.00</u>	84	
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Conc. _____ Hd. Wd. _____ Fir. _____ Conc. _____		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbr. Lined. No. Sinks - 11 @ 35"</u>	140	
<b>Total Additions and Deductions</b>	571	260
<b>Net Additions or Deductions</b>	-260	1470

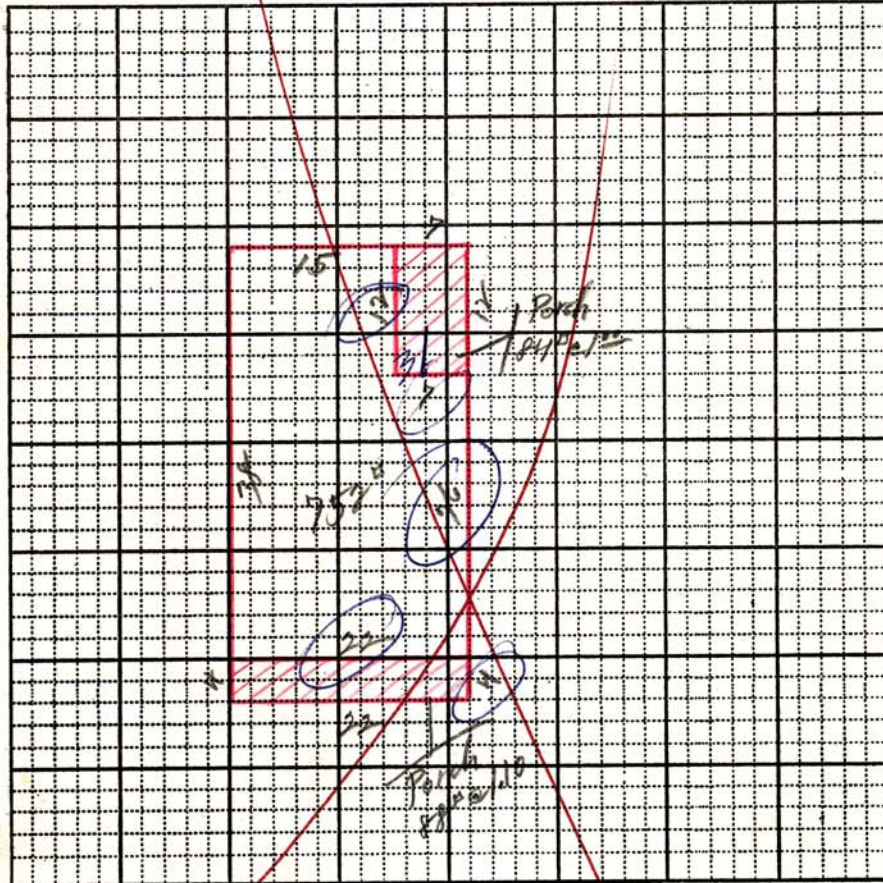
Ave Age 45 Yrs. by { Est. Owner ✓ REPRODUCTION VALUE \$ 1781  
 { Tenant Depr. 1-2-3-4-5-6 58/42 % \$ \_\_\_\_\_  
 { Neighbors \_\_\_\_\_  
 { Records \_\_\_\_\_ Reproduction Val. Minus Depr. \$ 748

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 37yr Ave Used - 1941 Total Building Value \$ \_\_\_\_\_

Appraised 10/1949 By AO. K.A.J.





OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Location \_\_\_\_\_  
 Kind of Bldg. RES St. No. 553 Park Ave  
 Class 3 Type 1 3 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		752		\$ 1527
	x x				
	x x				

Gar.—Carport \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		
Ext. Walls <u>SIDING</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Galv</u> Mtl. <u>pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>88</u> @ <u>1.00</u>	<u>88</u>	
Rear <u>84</u> @ <u>1.00</u>	<u>84</u>	
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar—Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>dust</u>	<u>50</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
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>350</u>
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 <u>1</u> Mantels _____		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Total Additions	<u>572</u>	

Year Built _____	Avg. <u>53</u>	Current Value	\$ <u>2099</u>
	Age _____	Commission Adj. _____ %	
Inf. by { Owner _____ Tenant _____		Bldg. Value	
{ Neighbor - Record - Est. _____		Depr. Col. 1 2 3 4 5 6 <u>34</u> %	
Remodel Year _____ Est. Cost _____		Current Value Minus Depr.	\$ <u>714</u>
Garage—Class _____ Depr. 2% 3% _____		Carport—Factor _____	
Cars _____ Floor _____ Walls _____		Roof _____ Doors _____	
Size— <u>x</u> _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____



PC 79  
Serial Number

Card Number

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 653 Park

Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	752		\$ 3,363	\$
	x x				
	x x				

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

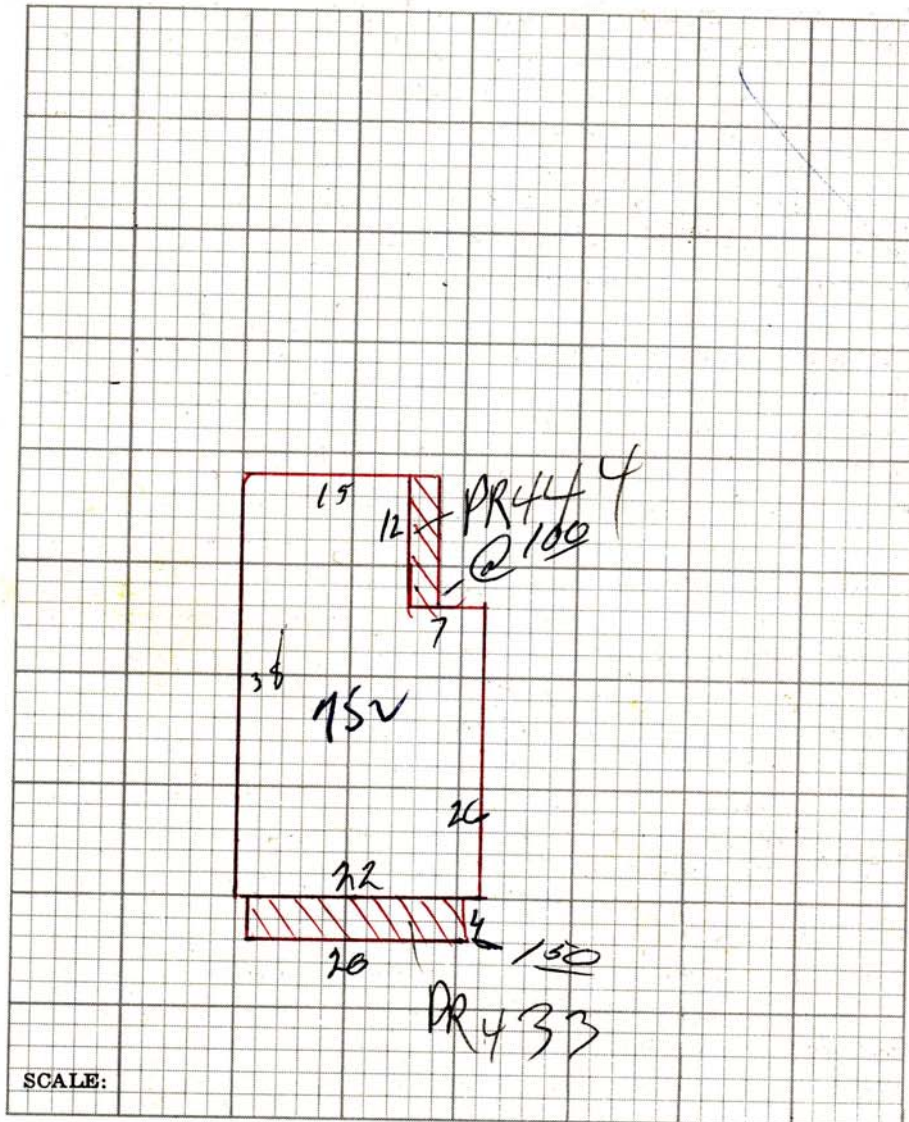
Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>A</u> Sills _____		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>gab</u> Mtl. <u>RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>80 # @ 150</u> 120		
Rear _____ <u>36 # @ 100</u> 36		
Porch _____ @		
Planters _____ @		
Ext. Base. Entry _____ @		
Cellar/Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		80
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>1</u> Unfin. _____		225
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		329
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>1</u> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____		30
Awnings — Metal _____ Fiberglass _____		

Reg 11-20-79  
 #2272

Total Additions		1370
Year Built <u>1904</u>	Avg. <u>1904</u>	Replacement Cost <u>4733</u>
	Age <u>2</u>	Obsolescence <u>15</u>
Inf. by <u>Owner</u> <u>Tenant</u>	<u>Neighbor</u> <u>Record</u> Est.	Adj. Bld. Value <u>110</u>
		Conv. Factor <u>1.12</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 10-17-68 19 \_\_\_\_\_ By 1208 DEC 13 1968

Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1328



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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

JUN 6 1978

DATE ENTERED

DEC 8 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Washington School

AND/OR COMMON

Public School District No. 12

**2 LOCATION**

STREET &amp; NUMBER

541 Park Avenue

\_\_\_ NOT FOR PUBLICATION

CITY, TOWN

Park City

\_\_\_ CONGRESSIONAL DISTRICT

STATE

Utah

\_\_\_ VICINITY OF  
CODE

COUNTY

Summit

CODE

44

**3 CLASSIFICATION****CATEGORY**

\_\_\_ DISTRICT  
 BUILDING(S)  
\_\_\_ STRUCTURE  
\_\_\_ SITE  
\_\_\_ OBJECT

**OWNERSHIP**

\_\_\_ PUBLIC  
 PRIVATE  
\_\_\_ BOTH  
**PUBLIC ACQUISITION**  
\_\_\_ IN PROCESS  
\_\_\_ BEING CONSIDERED

**STATUS**

\_\_\_ OCCUPIED  
 UNOCCUPIED  
\_\_\_ WORK IN PROGRESS  
**ACCESSIBLE**  
\_\_\_ YES: RESTRICTED  
 YES: UNRESTRICTED  
\_\_\_ NO

**PRESENT USE**

\_\_\_ AGRICULTURE  
\_\_\_ COMMERCIAL  
\_\_\_ EDUCATIONAL  
\_\_\_ ENTERTAINMENT  
\_\_\_ GOVERNMENT  
\_\_\_ INDUSTRIAL  
\_\_\_ MILITARY  
\_\_\_ MUSEUM  
\_\_\_ PARK  
\_\_\_ PRIVATE RESIDENCE  
\_\_\_ RELIGIOUS  
\_\_\_ SCIENTIFIC  
\_\_\_ TRANSPORTATION  
 OTHER: Vacant

**4 OWNER OF PROPERTY**

NAME

David S. Grow

STREET &amp; NUMBER

P. O. Box 202

CITY, TOWN

Provo

\_\_\_ VICINITY OF

STATE

Utah

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Summit County Courthouse

STREET &amp; NUMBER

CITY, TOWN

Coalville

STATE  
Utah**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Utah State Historic Sites Inventory

DATE

1973/1978

\_\_\_ FEDERAL  STATE \_\_\_ COUNTY \_\_\_ LOCALDEPOSITORY FOR  
SURVEY RECORDS

Utah State Historical Society

CITY, TOWN

Salt Lake City

STATE  
Utah

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR  
 DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

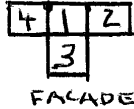
UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE


The basic plan of the George Washington Schoolhouse is a "T" plan built in stone. It is a split level structure rising to a height of two full storeys at the main elevation and one and one half at the rear. Three wings extend from the central block on both sides and the front. The central square and wings will be numbered as follows:



The plot is located on a slope which causes the split leveling. The basement, done in cut stone, is partial, only extending under section #3. The exterior wall material is also cut stone and is a combination of broken course and composition coursing. The texture of the stone is hammered or tooled. In the exterior wall of the main facade there is a date stone which reads "Public School District No. 12, 1889."

The total roof shape is a "T" gable covered with wood (probably cedar) shingles. There are three interior chimneys which are centrally located at the end of wings 2,3, and 4. These are single units made of brick. There are several dormer windows of pediment shape and having windows of the "four sash with mullions" type. The eaves are done in wood which projects and have no exposed rafters. The raking is a wood fascia and frieze with no special features.

The main windows on the first floor are flat two sash (double hung) with a plain lintel. There are no side elements, but the sill is of lugsill type. Both lintel and sill are done in smoothly cut stone. The second floor windows are two sash with one upper and one lower. There are two circular windows in the uppermost storey of section two.

There are two identical doors, one main and one secondary, located off-center on the main floor.  Their structural openings are flat with plan, cut stone surround heads and sides. The architrave type is plain with embrasure. The side panels are recessed on both sides and the transom panels are plain and recessed. The doors are double, four panel doors, and the panels are recessed with moulded railings. The glazing on the door was undeterminable.

The location of the main staircase is at the main door. They extend straight from the main door parallel to the exterior wall from a low porch supported by wooden blocks.

One of the more interesting features of the building is the centrally located bell tower which is square in shape, supported at four corners by wood columns having bracketed eaves and scroll worked corner brackets. Topping the steep cupola roof is a flag pole which could be original. The sides of the cupola below the roof are open at this time and the bell has been removed.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1889

BUILDER/ARCHITECT R. Hobbs, contractor

## STATEMENT OF SIGNIFICANCE

The Washington School, constructed in 1889 of limestone quarried at Peoa, Utah is the remaining structure of the three public schools constructed in Park City in the late nineteenth century that followed the "ward school" concept. In addition, the structure is one of the few remaining buildings which survived the Great Fire of June 19, 1898.

## HISTORY

Park City, Utah, quickly became one of the leading and most profitable argentiferous lead mining areas in the world. The initial discover date is cited as 1868, but it was the Ontario Mine, sold to George Hearst in 1872, that initiated efforts to mine lode ores and acted as the catalyst for Park City's reputation as a bonanza camp. The district grew rapidly attracting a diverse population, with commercial and social activity centered in the town of Park City.

The increase in population and prosperity affected Park City's development from a settlement, to a camp, and finally to a town. Within such a framework of development the social environment underwent changes, with various aspects of that environment needing attention. Education, practically from the outset, became of particular importance.

The first educational efforts in Park City culminated in the establishment of the Ontario School, in 1875. Other reports indicate that earlier in the winter of 1875, John L. Street and George C. Snyder sponsored a school taught by Dominic Dignan;<sup>1</sup> followed by the Ontario School, which was supported by subscriptions from the Ontario miners, and also from donations. Following closely were other schools sponsored by the Catholic Church, Congregational Church and the Public Free School No. 12.

The 1870's and 1880's proved a difficult period for public schools in Park City. Tax measures to aid public education were voted down and in addition, the presence of other schools, Saint Mary's (Catholic) and the Park Academy (Congregational), created alternatives to public education. The Free School was originally run by the New West Education Commission, Congregational Church, but sponsorship was later dropped because of financial difficulties. The church shortly thereafter sponsored the Park Academy. In 1883 citizens voted down a school tax levy;<sup>2</sup> children were to be sent to either Saint Mary's (still remaining) or the Park Academy.

<sup>1</sup>William McPhee, The Trail of the Leprechaun: Early History of a Utah Mining Camp (Hicksville, N.Y., 1977), p. 69; J. Weston Woodbury, "A History of the Park City School District," (M.S. Thesis, University of Utah, 1960).

<sup>2</sup>Ibid., pp. 69-78; Woodbury, Park City School District, p. 57



# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

McPhee, William M. The Trail of the Leprechaun: Early History of a Utah Mining Camp Hicksville, N.Y. 1977

Woodbury, J. Weston, "A History of the Park City School District." M.S. thesis, University of Utah, 1960

Park City School District No. 12, Treasurer Ledger, August 1880, to June 1897. Park City Board of Education Office

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME Park City East, Utah

QUADRANGLE SCALE 1:24000

UTM REFERENCES

458-020 A 

1	2	4	5	7	9	9	0	4	4	9	9	2	1	0
ZONE			EASTING					NORTHING						

B 

ZONE			EASTING					NORTHING						

C 

ZONE			EASTING					NORTHING						

D 

ZONE			EASTING					NORTHING						

E 

ZONE			EASTING					NORTHING						

F 

ZONE			EASTING					NORTHING						

G 

ZONE			EASTING					NORTHING						

H 

ZONE			EASTING					NORTHING						

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Philip F. Notarianni, Historian

ORGANIZATION

Utah State Historical Society

DATE

March 31, 1978

STREET & NUMBER

307 West 2nd South, Suite 1000

TELEPHONE

533-6017

CITY OR TOWN

Salt Lake City,

STATE

Utah

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE X

LOCAL   

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Philip F. Notarianni*

TITLE

SHPO

DATE

May 24, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

12-8-78

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

William H. Bowman 12-8-78

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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Population growth, apparently increased a demand, as reports indicated an enrollment of one hundred during the 1885-1886 school year. At that time the Public Free School, District No. 12<sup>3</sup> had John F. Bledsoe as principal, later replaced by Miss Lizzie Holding, assisted by Miss Mary Kelly. During the 1886-1887 year, C.A. Short was hired as principal, with assistants Mrs. F. V. Davis and Miss E. L. Stalker. Enrollment increased to 162. In 1888, Professor M. G. Hoover replaced Short, with rolls climbing to 194 students.

During 1888, the Trustees of School District No. 12 debated the issue of building new schools. Opposition formed against the idea of a large central school because of a lack of a sufficient population and a lack of property valuation to provide for construction. This followed from an earlier meeting, in July 1888, in which interest was generated in the building of two ward school houses (political "wards")-upper and lower Park Avenue. This system was favored, and as a result studies were made, and plans obtained, of two existing schools -- one a ward school in Grand Haven, Michigan, and the other the school at Lynn, near Ogden, Utah.<sup>4</sup>

The June 15, 1889 issue of The Park Record related that the old public school house on Park Avenue was to be demolished to make way for a new structure. In July the Trustees of District No. 12 decided that the school should be constructed of rock, not lumber, and would contain three rooms, each 30 by 30 feet in size, with 16 foot ceilings. A contract was let to R. Hobbs, and grading commenced, but the excessive amount of grading necessary to prepare the lot caused a delay in the structure's completion.<sup>5</sup>

The rock building, in contrast to the red brick used in later structures, was completed in the late fall of 1889, at a cost of about \$13,000.<sup>6</sup> Classes for the elementary grades commenced on November 18, 1889, and The Park Record quickly labeled the building as ". . . one of the finest in the state." The school, known originally as the Central School, or Building No. 1, was the first of three schools built in the 1880s and 1890s to accomodate Park City's growing population. School Buildings No. 2 and No. 3 were erected in 1891 and 1895 respectively. On July 12, 1897, F. R. Davis, Clerk of District No. 12, suggested that due to confusion, the Central School, and Buildings No. 2 and 3 be named the Washington, Jefferson, and Lincoln Schools. Davis' motion carried.<sup>8</sup>

<sup>3</sup>The first record of this district is a Treasurer's Ledger, dated August 10, 1880.

<sup>4</sup>The Park Record, July 14, 1888; December 1, 1888. In the July, 1888 meeting, Frank E. James stated that by law the trustees were not allowed to bond the school district or involve it in heavy debt; therefore, the board decided to postpone a decision until 1889, in time to have increased the building fund.

<sup>5</sup>The Park Record, June 15, 1889; July 27, 1889; September 14, 1889; Park City School District No. 12, Treasurer Ledger, August, 1880 to June 1897, p. 49, Hobbs was paid \$348.55.

<sup>6</sup>Sources vary from \$10,550.00 to \$13,807.71.

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<sup>7</sup>The Park Record, November 9, 1889.

<sup>8</sup>Record of District School No. 12, July 8, 1895- July 6, 1906, pp. 38,39.

The Washington School continued to function as an important part of Park City's educational program until 1931. At that time the school and lot were listed for sale, the Trustees having decided to close the school in the term, apparently due to declining enrollments. It was sold in 1936 to the Veterans of Foreign Wars for \$200.00. A new central school, the Marsac Elementary School, was constructed in 1936 when the Trustees voted to build a new central elementary school rather than remodeling the Jefferson or Lincoln schools.

Thus, the Washington School remains and is most significant because of its architectural detailing (see Item 7) and its role in documenting the history of public education in Park City, Utah. The present owner has granted the Utah State Historical Society a preservation easement on the facade to insure the building's preservation.

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<sup>9</sup>Woodbury, Park City School District, p. 61; Hazel T. Taylor, Clerk, to Kent Powell, Historian, Utah State Historical Society, October 22, 1971.



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The Park Record, July 14, 1888; December 1, 1888; June 15, 1889; July 27, 1889;  
September 14, 1889; November 9, 1889.

Record of District School No. 12, July 8, 1895 - July 6, 1906. Park City Board of  
Education Offices.













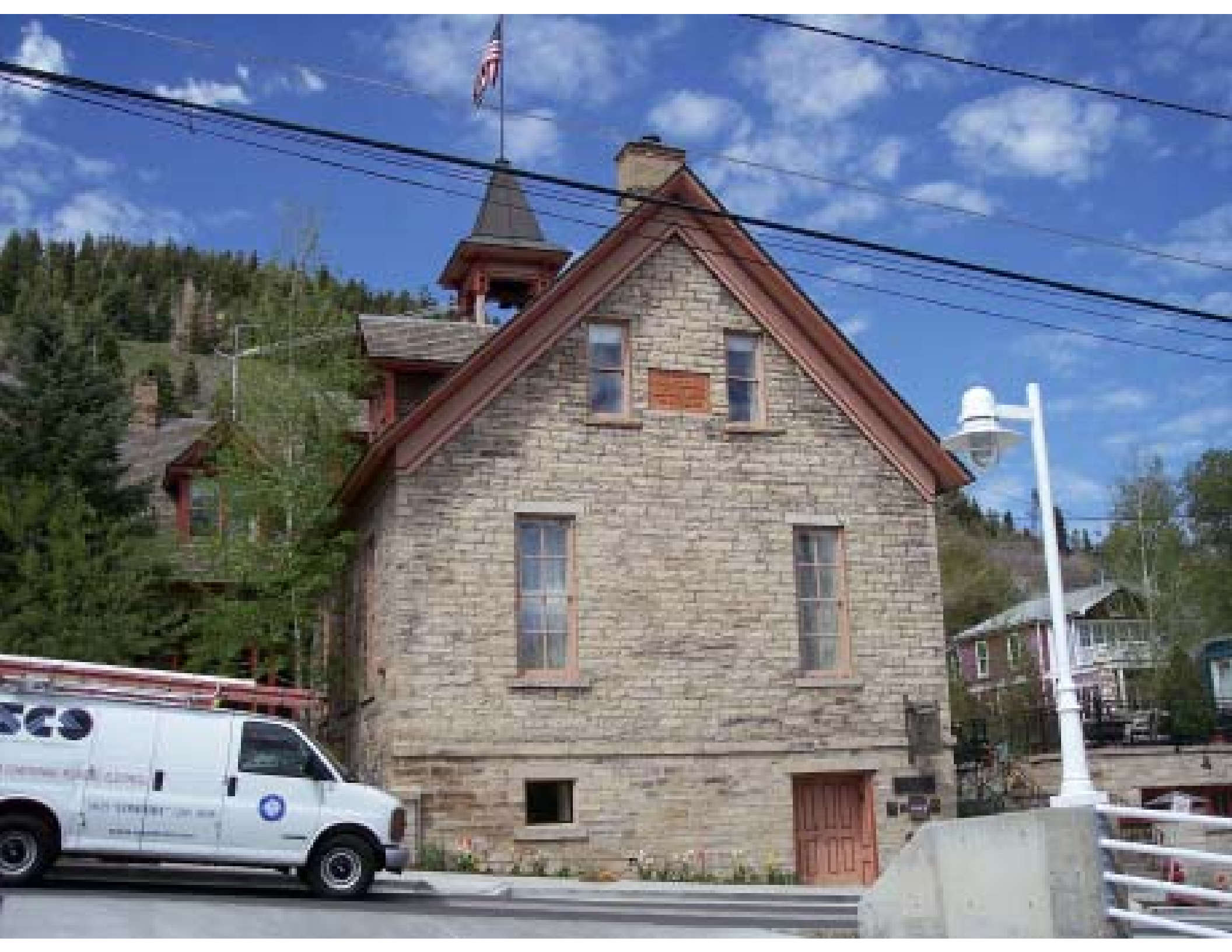
LOADING ZONE IS HERE PARKING →

1911

1911

1911









WASHINGTON SCHOOL INN

Washington School Inn

NO PARKING





WASHINGTON SCHOOL  
INN

NO PARKING  
ANYTIME