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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Institutional</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Commercial</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>☑ structure(s)</td>
<td>☑ National Register of Historic Places: ineligible ☑ eligible</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
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<tbody>
<tr>
<td>☐ tax photo:</td>
<td>☐ abstract of title  ☑ city/county histories</td>
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<td>☑ prints:</td>
<td>☐ tax card  ☐ personal interviews</td>
</tr>
<tr>
<td>☐ historic: c.</td>
<td>☐ original building permit  ☑ Utah Hist. Research Center</td>
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<td></td>
<td>☐ sewer permit  ☑ USHS Preservation Files</td>
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<tr>
<td></td>
<td>☐ Sanborn Maps  ☑ USHS Architects File</td>
</tr>
<tr>
<td></td>
<td>☐ obituary index  ☑ LDS Family History Library</td>
</tr>
<tr>
<td></td>
<td>☐ site sketch map  ☑ city directories/gazetteers  ☑ Park City Hist. Soc/Museum</td>
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<tr>
<td></td>
<td>☑ measured floor plans  ☑ census records  ☑ university library(ies):</td>
</tr>
<tr>
<td></td>
<td>☑ Historic American Bldg. Survey  ☑ biographical encyclopedias  ☑ other:</td>
</tr>
<tr>
<td></td>
<td>☑ original plans:  ☑ newspapers</td>
</tr>
<tr>
<td></td>
<td>☐ other:</td>
</tr>
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</table>

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


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: )

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

Date of Construction: c. 1889

1 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. 4: East elevation - garage. Camera facing west, 2006.
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<tr>
<th>Description of Building</th>
<th>Add</th>
<th>Deduct</th>
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<tbody>
<tr>
<td>Foundation—Stone Conc.</td>
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<td>Ext. Walls Sidings</td>
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<tr>
<td>Insulated—Floors Walls Clgs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof—Type</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dormers—Small Med. Lg.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bays—Small Med. Lg.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porches—Front</td>
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<td>97</td>
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<tr>
<td>Rear</td>
<td>84</td>
<td>44</td>
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<td>Cellars—Basment 1/4 1/4 1/4 1/4 full-floor Dlt</td>
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<tr>
<td>Basement Apts.—Rooms Fin.</td>
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<tr>
<td>Attic Rooms—Fin.</td>
<td>250</td>
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<td>Plumbing—Class</td>
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<td>Basin—Sink Toilet</td>
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<td>Urns—Ptna Shr.</td>
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<td>Dishwasher—Garbage Disp.</td>
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<td>Heat—Stove—H A Steam S Brl.</td>
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<td>Oil—Gas—Coal</td>
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<td>Radiant—Pipeless</td>
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<tr>
<td>Finish—Hd. Wd.</td>
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<tr>
<td>FIr.</td>
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<tr>
<td>Floors</td>
<td>140</td>
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<td>Cabinets—Walls Wainscot</td>
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<td>Mantels</td>
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<td>Lighting—Lmp. Drops</td>
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<td>Fix</td>
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Total Additions and Deductions: 571 260

Net Additions or Deductions: -260 +311

REPRODUCTION VALUE

Depreciated Value Garages

Total Building Value

Remodeled

Remodeling Inc.

Out Bldgs.

Obsolescence.

Depreciated Value

Appraised

10/1949
By CHAG A T
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<th>OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
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<tr>
<td>Location</td>
<td>Kind of Bldg.</td>
<td>St. No.</td>
<td>Class</td>
<td>Type</td>
<td>Cost</td>
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<td>RES</td>
<td>553 Park Ave</td>
<td>3</td>
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<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
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<tr>
<td>x x</td>
<td></td>
<td>752</td>
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Gar.—Carport x Flr. Walls Cl.

<table>
<thead>
<tr>
<th>Description of Buildings</th>
<th>Additions</th>
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<tbody>
<tr>
<td>Foundation—Stone Conc.</td>
<td>None ✓</td>
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<tr>
<td>Ext. Walls</td>
<td>SIDING</td>
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<tr>
<td>Insulation—Floors Walls</td>
<td>Cigs.</td>
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<tr>
<td>Roof Type</td>
<td>Mat</td>
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<tr>
<td>Dormers—Small Med. Large</td>
<td></td>
</tr>
<tr>
<td>Bays — Small Med. Large</td>
<td></td>
</tr>
<tr>
<td>Porches—Front</td>
<td>88 @ 100%</td>
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<tr>
<td>Rear</td>
<td>84 @ 100%</td>
</tr>
<tr>
<td>Porch</td>
<td></td>
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<tr>
<td>Metal Awnings</td>
<td>Mtl. Rail</td>
</tr>
<tr>
<td>Basement Entr.</td>
<td>@</td>
</tr>
<tr>
<td>Planters</td>
<td>@</td>
</tr>
<tr>
<td>Cella-Basmt. — ¼ ½ ¾ ¾ ¾ Full Floor</td>
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<tr>
<td>Attic Rooms Fin. Unfin.</td>
<td></td>
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<tr>
<td>Class Tub Trays Basin Sink Toilet Wtr. Str. Shr. St. O.T. Dishwasher Garbage Disp.</td>
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<tr>
<td>Built-in-Appliances</td>
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<tr>
<td>Heat—Store ✓ H.A. Steam Stk. Blr. Oil Gas Coal Pipeless Radiant</td>
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<tr>
<td>Air Cond.</td>
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<tr>
<td>Finish—Fir ✓ Hd. Wd.</td>
<td></td>
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<tr>
<td>Floor—Fir ✓ Hd. Wd. Other</td>
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<tr>
<td>Cabinets Mantels</td>
<td></td>
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<tr>
<td>Tile — Walls Wainscot Floors</td>
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<tr>
<td>Storm Sash — Wood D. S. Metal D. S.</td>
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<table>
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<tr>
<th>Total Additions</th>
<th>Year Built</th>
<th>53</th>
<th>Current Value $2,099</th>
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<tr>
<th>Inf. by</th>
<th>Owner Tenant Neighbor Record Est.</th>
<th>Blvd. Value Depr. Cst. 3 4 5 6 24%</th>
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<tbody>
<tr>
<td>Remodel Year</td>
<td>Ext. Cost</td>
<td>Current Value Minus Depr. $714</td>
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<tr>
<td>Garage — Class</td>
<td>Depr. 2% 3% Carport — Factor</td>
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</tr>
<tr>
<td>Cars Floor Walls Roof Doors</td>
<td>Size Age Cost x %</td>
<td>Other</td>
</tr>
</tbody>
</table>

Total-Building Value $
Owners Name
Location
Kind of Bidg. Reg 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

Att. Gar. C.P. x Fir. Walls Cl.

Description of Buildings

<table>
<thead>
<tr>
<th>Description</th>
<th>Additions</th>
<th>Additions</th>
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<tr>
<td>Foundation—Stone</td>
<td>Conc. A</td>
<td>Sills</td>
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<td>Ext. Walls</td>
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<td>Roof Type</td>
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<td>Dormers—Small</td>
<td>Med. Large</td>
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<td>Bays—Small</td>
<td>Med. Large</td>
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<tr>
<td>Porches—Front</td>
<td>80 @ 150</td>
<td>120</td>
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<tr>
<td>Rear</td>
<td>76 @ 100</td>
<td>76</td>
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<tr>
<td>Porch</td>
<td></td>
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<tr>
<td>Planters</td>
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<td>Ext. Base. Entry</td>
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<td>Cellar/Bsmnt.</td>
<td>1/4 1/4 1/4 1/4 Pull—Floor</td>
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<td>Bsmnt. Gar.</td>
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<td>Basement-Apt.</td>
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<td>Attic Rooms Fin.</td>
<td>Unfin.</td>
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<td>Plumbing</td>
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<td>Basin 1 Sink 1 Toilet</td>
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<td></td>
<td>Wtr. Sfr. Shr. St. O.T.</td>
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<td></td>
<td>Dishwasher Garbage Disps.</td>
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<tr>
<td>Heat—Stove</td>
<td>H.A. FA X HW Strk Elec.</td>
<td>329</td>
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<td>Oil Gas Coal Pipeless Radiant</td>
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<td>Air Cond.</td>
<td>Pull Zone</td>
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<td>Finish—Fir.</td>
<td>1 Hd. Wd. Panel</td>
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<td>Floor—Fir.</td>
<td>1 Hd. Wd. Other</td>
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<tr>
<td>Cabinets</td>
<td>Mantels.</td>
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<tr>
<td>Tile—Walls</td>
<td>Wainscot Floors</td>
<td>30</td>
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<td>Storm Sash—Wood D.</td>
<td>Metal D. S.</td>
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<tr>
<td>Awnings</td>
<td>Metal Fiberglass</td>
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</tr>
</tbody>
</table>

Total Additions 1320

Year Built 1964 Avg. 1/90 Replacement Cost 4733

Inf. by Owner Tenant Neighbor Record Est. Adj. Bld. Value Conv. Factor
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

Appraised 10-17-65 By 1703
Appraised 19 By

DEC 1 1933
### Residential Out Buildings

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<thead>
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<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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</tbody>
</table>

**Garage — Class**

- Depr. 2% 3%

**Cars**

- Floor
- Walls
- Roof
- Doors

**Size**

- x
- Age
- Cost
- x 47%

- 1940 Base Cost
- x
- % Depr.

**Total**

**Remarks**

---

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory -- Nomination Form

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 & Number
541 Park Avenue

CITY, TOWN
Park City

STATE
Utah

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
- Entertain.
- Industrial
- Military
- Other: Vacant

4 Owner of Property
Name
David S. Grow

Street & Number
P. O. Box 202

CITY, TOWN
Provo

5 Location of Legal Description

Courthouse, Registry of Deeds, Etc.
Summit County Courthouse

Street & Number

CITY, TOWN
Coalville

6 Representation in Existing Surveys
Title
Utah State Historic Sites Inventory

Date
1973/1978

Federal

State

County

Local

Depository for Survey Records
Utah State Historical Society

City, Town
Salt Lake City

State
Utah
DESCRIPTION

CONDITION  
- EXCELLENT  
- GOOD  
- FAIR  

CHECK ONE  
- DETERIORATED  
X UNALTERED  
- RUINS  
- ALTERED  
- UNEXPOSED  

CHECK ONE  
X 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:

    4 1 2 1

    3

FACADE

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.
SIGNIFICANCE

PERIOD

PREHISTORIC
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799
X 1800-1899
- 1900-

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

- ARCHEOLOGY-PREHISTORIC
- ARCHEOLOGY-HISTORIC
- AGRICULTURE
- ARCHITECTURE
- ART
- COMMERCE
- COMMUNICATIONS
- COMMUNITY PLANNING
- CONSERVATION
- ECONOMICS
- EDUCATION
- ENGINEERING
- EXPLORATION/SETTLEMENT
- INDUSTRY
- INVENTION
- LANDSCAPE ARCHITECTURE
- LAW
- LITERATURE
- MILITARY
- MUSIC
- PHILOSOPHY
- POLITICS/GOVERNMENT
- RELIGION
- SCIENCE
- SCULPTURE
- SOCIAL/HUMANITARIAN
- THEATER
- TRANSPORTATION

SPECIFIC DATES 1889

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; 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; children were to be sent to either Saint Mary's (still remaining) or the Park Academy.\(^{1}\)


\(^2\)Ibid., pp. 69-78: Woodbury, Park City School District, p. 57
MAJOR BIBLIOGRAPHICAL REFERENCES
Park City School District No. 12, Treasurer Ledger, August 1880, to June 1897. Park City Board of Education Office

GEOPHICAL DATA
ACREAGE OF NOMINATED PROPERTY: less than one acre

QUADRENGLE NAME: Park City East, Utah

UTM REFERENCES

ZONE EASTING NORTING
A 1 1 457 9 1.0 449 9 12 1.0
C
D
E
F
G
H

QUADRANGLE SCALE 1:24000

VERBAL BOUNDARY DESCRIPTION

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

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

FORM PREPARED BY

NAME / TITLE
Philip F. Notarianni, Historian

ORGANIZATION
Utah State Historical Society

STREET & NUMBER
307 West 2nd South, Suite 1000

CITY OR TOWN
Salt Lake City,

STATE
Utah

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

TITLE SHPO

DATE May 24, 1978

FOR NPS USE ONLY

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

KEEPER OF THE NATIONAL REGISTER

DATE 1-8-78

ATTEST:

DATE

WILLIAM A. BRATHAM 12-8-78
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 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.

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.

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 $15,000. 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 accommodate 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.

3 The first record of this district is a Treasurer's Ledger, dated August 10, 1880.
4 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.
5 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.
6 Sources vary from $10,555.00 to $13,807.71.
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.

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.