



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Park City High School

Address: 1255 Park Avenue

Date of Construction: completed 1928

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-72-X

Current Owner: Park City Municipal Corporation

Legal Description (include acreage): LOTS 1 THRU 44 BLK 7 SNYDERS ADDITION TO PARK CITY CONT 1.89 AC; ALSO THAT PORTION OF VACATED WOODSIDE AVENUE BEG AT THE SE COR OF BLK 7 & RUN TH N'LY ALONG THE E LINE OF BLK 7 TO THE NE COR OF LOT 8 BLK 7 A DISTANCE OF 200 FT; TH W ACROSS THE R/W TO THE NW COR OF LOT 37 OF BLK 6; TH S'LY ALONG THE W LINE OF BLK 6 TO THE SW COR OF LOT 44 OF BLK 6 A DISTANCE OF 200 FT M/L; TH W TO THE PT OF BEG CONT 0.23 AC BAL 2.12 AC GQC-197372-242-243

STATUS / USE

Original Use: educational

Current Use: public - library

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: high school type / Collegiate Gothic style

No. Stories: 3

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: Pressed brick

Foundation: Concrete

Roof: Flat roof form

Windows/Doors: Multi-pane casement

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.)

This handsome school building was built in a version of the Collegiate Gothic style, a style which uses Gothic elements in a secular way. The three-story masonry building has pressed brick exterior walls with a parapet capped by terra cotta coping. The main façade on Park Avenue is symmetrical and marked by two entry

porticoes, which consist of a double door with transom on the bottom level. Doors are topped by modernized, Gothic-inspired tracery containing arched windows. The porticoes are capped with squared-off coping, a decorative sign with the letter “P” and a “Park City High School” sign, which is flanked on either side by a clipped corner with a finial. The façade between porticos is divided into five bays by six pilasters topped by decorative coping and a finial. Each bay contains a large multi-pane casement window in each floor. Very large multi-pane windows puncture the façade on each floor between the entrance porticos and the north and south ends. The north and south facades are relatively simple with a double door and windows, similar in elevation to the portico entrances. The building used to be T-shaped, with the auditorium and gymnasium wing splitting off from the main classroom bar. The Norfolk façade has been extended, however, to provide stage wings and theater storage to the north and south of the gymnasium/theater wing on the two levels above grade. This was part of an alteration project to prepare the building to become a library and arts center and does not diminish from the original appearance or historical significance of the building. 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.)

When the site for the Park City High School building was secured in June 1926 it contained a handful of houses, which were promptly demolished before grading was started. The site was between Norfolk and Woodside avenues on the north side of 12th Street. The northern boundary was the old baseball grounds, which became jointly held between the City and the school board. The Park City high school had been taught on the upper floor of the Lincoln School. An addition was added to the building in 1914, but “The enrollment of students kept increasing until in 1925 the high school was again becoming too crowded, and, because of the addition being built over a cesspool, the school was becoming unsafe for use.” A new high school building was badly needed, and a bond measure was finally approved by votes in a September 1925 election, supplying \$200,000 in funds for the new school.

The design for the new High School was completed by Scott & Welch, a prominent Salt Lake City architecture firm in the early twentieth century. Carl W. Scott had graduated from the University of Utah in 1907, coming to Utah from Minneapolis, Kansas, where he was born in 1887. George W. Welch was born in Denver in 1886, attending Colorado College, moving to Salt Lake City after earning his architecture degree. Scott and Welch formed a partnership in 1914 and became prominent in the design of institutional buildings in Utah. They designed many schools throughout the state and the iconic Masonic Temple, Elks Club Building, and South High School in Salt Lake City.

The Scott & Welch design was praised by the Park Record, which wrote, “With beauty and efficiency blended, plans of the building indicate that the school will be one of the most modern in the state.” Fire proofing was an important consideration in Park City, especially in a school building, and the structure was made of concrete and steel, with masonry exterior and interior walls, steel windows and doors, and linoleum floors. Three “fireproof” stairs led to five exits “to provide rapid egress in case of emergency.” The Collegiate Gothic style of the building is visible in the combination of modern elements, like the metal windows, with Gothic-inspired elements, most notably the terra cotta finials and tracery around entrances.

After rejecting a few bids, construction on the new high school finally began in September 1926, with site and foundation work being done before snow fell that autumn. Students moved into the building for classes at the beginning of the 1927-28 school year as hoped, but the auditorium was not completed due to construction delays. A formal opening ceremony was held on February 16, 1928, which was attended by about 800 people who were addressed by Board of Education trustee J. William Stoner. In his address, Stoner dedicated the school to the service of all mankind in that noble task of increasing knowledge and promoting virtue. But more particular let it be devoted to the preparation of the young manhood and young womanhood of Park City, so that they may be better fitted to carry on the duties of life, that they may here learn those lessons which not only fit them for their daily vocations, but also those sterling qualities that make for high moral character and good citizenship. The building served Park City as the high school for almost fifty years until the current Park City High School was opened in 1977.

After the high school moved out of the building, it served as Carl Winters Middle School until the Treasure Mountain Junior High was completed in 1982. The building sat vacant for most of the 1980s and was solicited for proposals including a restaurant, a housing project, and a cultural center and hotel. It was ultimately decided to renovate the building for the Park City Library—which was outgrowing its home at the moved and renovated Miner’s Hospital—as well as other educational and cultural institutions. The \$2.5 million renovation was completed in 1993, and the building has housed the library ever since. The Jim Santy Auditorium on the third floor hosts Sundance Film Festival events, as well as other community activities. The 1993 renovation is currently being demolished and replaced with a new renovation to the north and west sides of the building. It remains to be seen how this renovation will impact the historical integrity of the Park City High School building.

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.
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Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

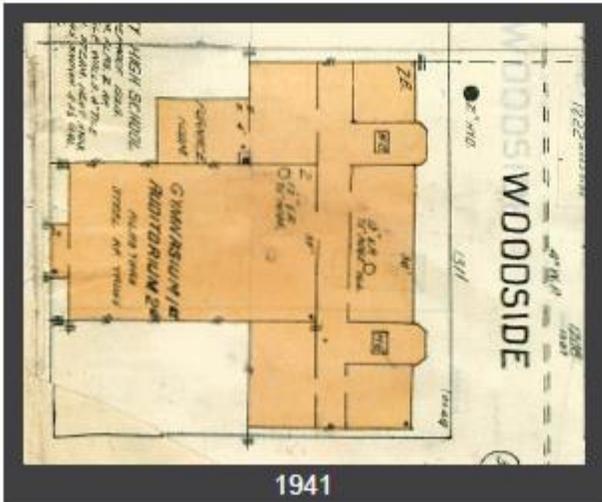
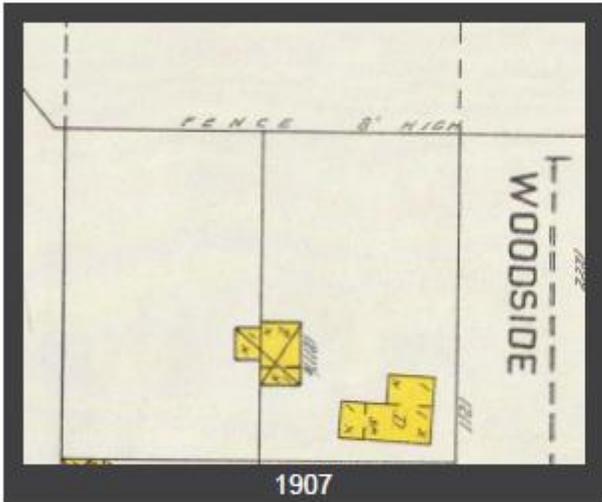
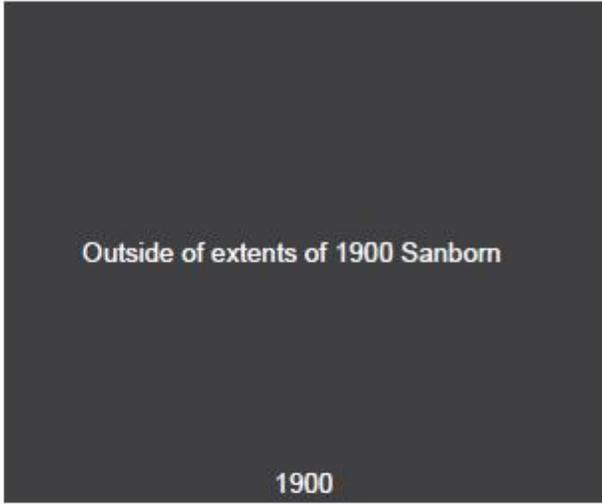
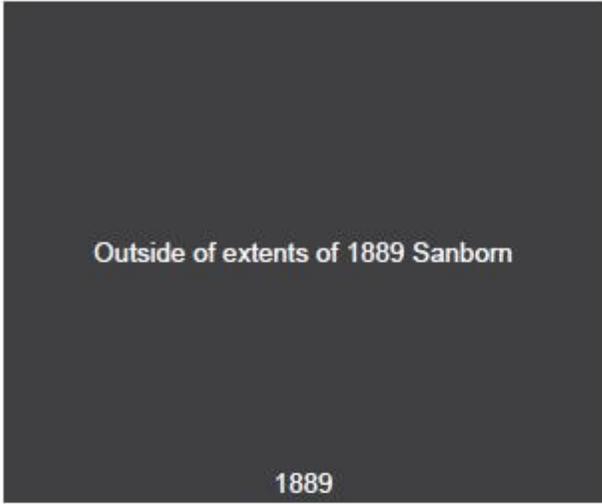
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)



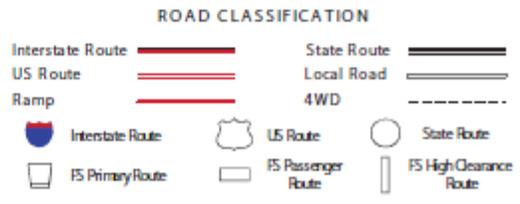
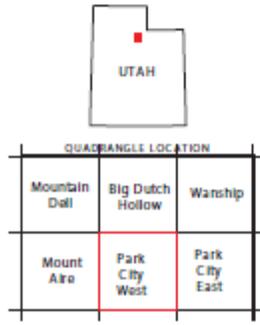
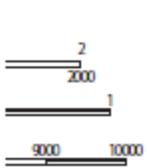
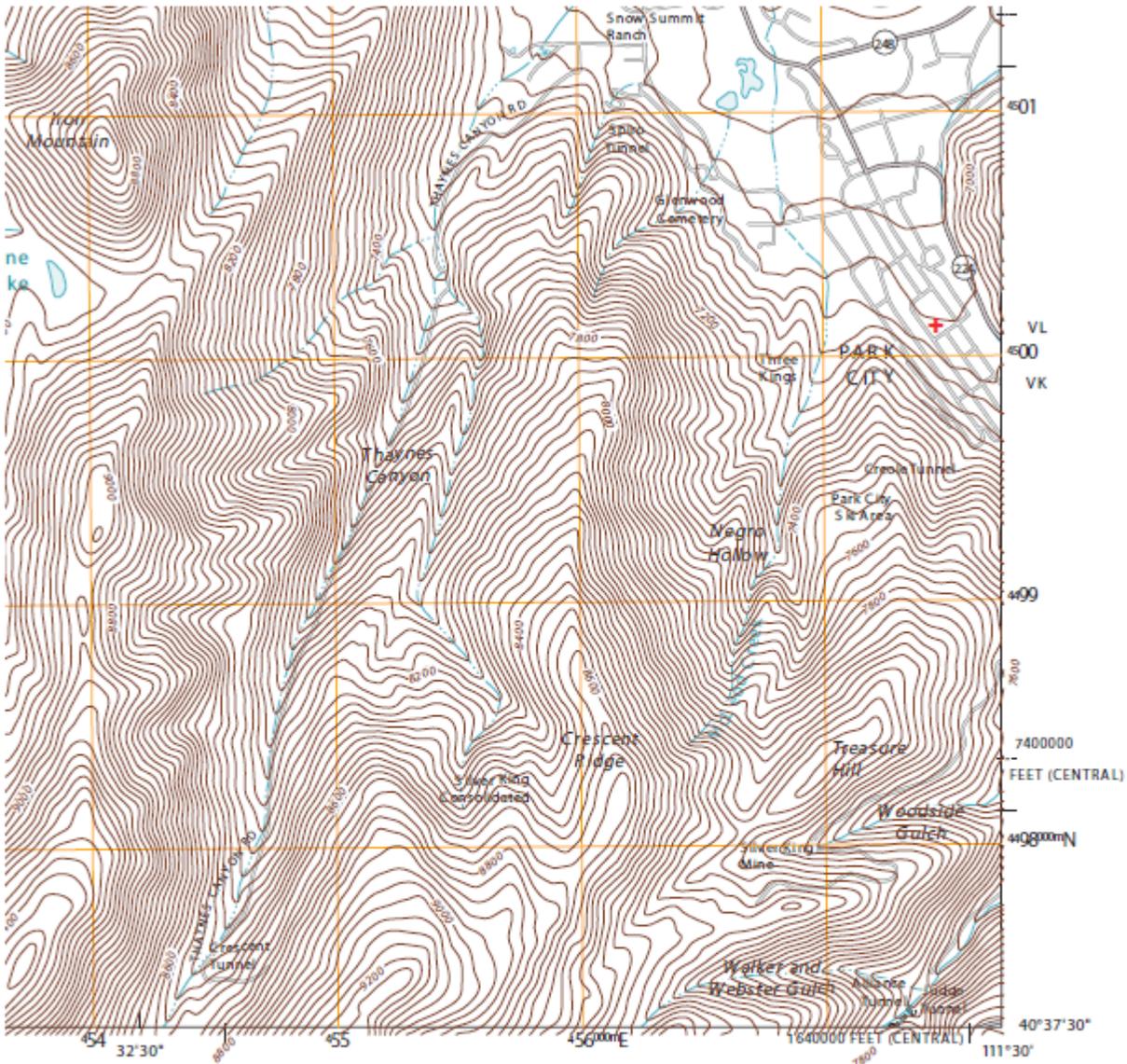


MAPS

1255 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1255 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Check with local Forest Service unit for current travel conditions and restrictions.

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

1255 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Our New High School



Photo By J. E. Jenkins

The new Park City high school building, recently opened, is a model of convenience, efficiency and beauty, economy, in purchase of site and planning and erection of the building, was the watchword.

The site was purchased at a very moderate price. After careful consideration of various available locations, the board of education finally settled upon the present site, adjacent to the city hall park, as the best when all factors had been taken into consideration.

Since school people wished to secure the privilege of cooperatively using the ball park for athletic and recreation purposes, the board of education and city council entered into a mutual agreement to improve and permanently maintain the ball park on a fifty-fifty basis. To this end a recreation board, comprising representatives from both bodies, was created. In future it will function to care for the recreational interests of our entire community.

The site has been beautified by grading all around the building and making concrete walks and driveways on the south side and in front. In the spring, it is planned to park the area with grass.

Special deep sewers, both for storm waters and sanitary draining have been provided. These are ample in size and depth to take care of both surface and ground waters.

The heating plant, with its two boilers, automatic stokers and tuned to the Lincoln building, is already proving to be not only up-to-date in design but extremely economical in operation. Two buildings are now being heated cheaper and better than one was heated before.

Modest, yet dignified and beautiful entrances prevail at front and rear. The building can be emptied in a surprisingly short time.

Very little space has been wasted in corridors. While the corridor decoration is pleasing it is not ornate. Money has been saved and efficiency promoted in corridor design.

There is practically no waste space in the building. The fan room, for example, where not only the fan, but all the electric, Johnson service and gas machine controls are placed; is worked into the space under the south stairway. Quarters for the administrative offices are adequate but very modest in area. By making a real work shop of the structure, and having each cubic foot serve a definite purpose, the greatest savings in cost have been effected.

The unit scheme of design prevails throughout. A curriculum, basic for the next fifty years was determined. The building was designed in units to house this specific curriculum. Examples of these various units are found in the library, science department, commercial department, military unit, etc.

A ward respecting each different department may be appropriate.

The heart of the structure is the combined library and study hall. Here under supervision, during each period of the day students may secure the reference

books they need at the times that they can best use the books.

On the same floor as the library is placed the classical courses—English, foreign languages and history. The principal's office, directly across the main corridor from the library, commands a view of two stairways, the two principal lanes of traffic and the main entrance itself. It is, for a definite purpose, located in the most strategic position in the building.

The science laboratory is the very latest word in planning and equipment. Desks for instructor and students are specially designed to accommodate all the sciences—physics, chemistry, physiology and biology. Each desk is piped for water, gas and drainage, with special gas machine, recessed fume hood and plumbing all concealed, this department is probably as well equipped as any science laboratory in the United States.

The physical education and military department is combined in one. The physical director acts as cadet commandant. Gymnasium, locker rooms, shower baths, boys toilet, headquarters room and parade ground are immediately contiguous and intercommunicating.

Suites of rooms and storage spaces are provided on the ground and third floors, for home economics and commercial subjects. Special desks, furniture, electric wiring, built in cabinets and apparatus characterize these departments.

The music room is a departure. For convenience it is located adjacent to the auditorium. For amicable, recitals, orchestra practice and the like, it is provided in one end, with a small stage.

The assembly is designed to seat 800 people. At present, there are 544 opera chairs installed. Additional ones may be added as the need arises. This is true of all departments in the building. Provision has been made to care for double the number of students now registered, when all space is occupied at capacity, during the entire day.

Scenery, designed especially for Park City has been installed on the capacious stage. Dressing rooms for both boys and girls are placed in the wings. A rear exit, for convenience of dramatic personnel is provided. The auditorium, proper, occupies the space which, in many high school buildings, is a waste area.

The gymnasium, with its ample spectators gallery, on all four sides, is one of the finest in the west.

Automatic coolers prevail on the direct and the indirect heating apparatus. A complete change of fresh warmed air may be made in three minutes.

Many school districts have spent a half million dollars and secured less utility than Park City has secured for about thirty-five per cent of this sum.

The building has been finished, furnished and provided with fifteen thousand dollars worth of extras and still the board is safely within the proceeds of the original bond issue. Over seven thousand dollars remains in the building fund.

Park Record 2/24/1928