

NPS Form 10-900
(Rev. 8/86)
Utah Word Processor Format (02731)
(Approved 10/87)

OMB No. 1024-0018



APR 24 1990

United States Department of the Interior
National Park Service

**NATIONAL
REGISTER**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name Peteetneet School

other names/site number _____

2. Location

street & number 50 North 500 East

N/A not for publication

city, town Payson

N/A vicinity

state Utah

code UT

county Utah

code 049

zip code 84651

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	non-contributing
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>0</u> buildings
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> Total
		<u>1</u>	<u>0</u>

Name of related multiple property listing:

N/A

No. of contributing resources
previously listed in the
National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets ___ does not meet the National Register criteria.

___ See continuation sheet.

[Handwritten Signature]

4.16.90

Signature of certifying official
Utah State Historical Society
State or Federal agency and bureau

Date

In my opinion, the property ___ meets ___ does not meet the National Register criteria. ___ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

X entered in the National Register.
___ See continuation sheet

[Handwritten Signature]

5/30/90

___ determined eligible for the National Register. ___ See continuation sheet

___ determined not eligible for the National Register.

___ removed from the National Register.

___ other, (explain:)

[Handwritten Signature]
Signature of the Keeper

Date

6. Functions or Use

Historic Functions

(enter categories from instructions)

Education: public elementary school

Current Functions

(enter categories from instructions)

vacant (multi-use project pending)

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian: Victorian Romanesque

Materials

(enter categories from instructions)

foundation sandstone

walls brick

roof wood/asphalt shingles

other pressed metal and wood trim

Describe present and historic physical appearance.

When completed in 1902, Peteetneet School was an imposing three-level stone and brick masonry building with hip and gable roofs. With major entries facing both west and east, the building was situated on a large hill due east of and close to downtown Payson, Utah. It is one of the largest and certainly the most prominently located landmarks visible from the city's major intersection at Main Street and Utah Avenue.

The school's main and second levels consist of four classrooms, 25 x 30 feet each, arranged in pinwheel fashion around a 12 by 18 foot wide hallway shaped like a Greek cross. At the center of the crossing is an octagonally-shaped space allowing egress to the building's two major and two minor exits, as well as up four runs of stairs to the second floor and down two runs of stairs to the basement level. The basement also contained two large classrooms with western windows, as well as storage and mechanical rooms. The building is still heated by its original steam radiator system.

Rooms throughout the school had ceilings exceeding 12 feet in height and stained pine trim (except for the basement which had lower ceilings and painted pine trim). The stairways, entries, baseboard and casings, wainscoting and doors were of fine, molded and paneled quality, giving the interior a richness complementing the exterior architecture.

Peteetneet's exterior was done in the Victorian Romanesque style. More proficient in this style than any other Utah architect was Richard C. Watkins, who employed a massive rusticated reddish-brown sandstone first story, rounded arches, short smooth columns, Sullivanesque-carved entablatures and rusticated stone sills,

(Rev. 8-86)

Utah Word Processor Format (02741)

Approved 10/87

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2 Peteetneet School, Utah County, Utah

lintels, keystones, belt courses, and accent stones. While the walls of the superstructure are all of cream colored brick, the extensive stone ornamentation was accentuated by wooden brackets under the eaves, wooden dentil bands and metal cornice and tower trim, plus metal name and date plaques over the two main entries.

The windows were either flat Roman-arched, of various sizes, or of the double-hung sash type. The hip roofs varied in direction, according to the turn of the pinwheel floor plan, while the roofs over the major entries were gabled. flanking the projecting entry portals were smaller, rounded sidewings (containing closets) with quarter-conical roofs.

A distinguishing characteristic of Peteetneet School was its unusual tower left of and above the center of the west gable apex. The heavy looking tower had a pyramid-shaped roof and Roman-arched bays open to the air. In 1976 a bell was added to make a belfry of the tower.

Since its completion the school has undergone several changes. The roof of the belfry was removed, the windows were replaced with metal assemblies, and one of the four runs of stairs was covered over by new rooms on the main and upper floors. Also, in 1960 a two-level flat-roofed brick addition was built north of the old school. Containing an auditorium, kitchen, and recreation hall, the newer wing typifies school architectural of the 1955-1965 period, but because it is connected to the historic building by a narrow, one-story hallway link, a modest structure, the adverse effect of the addition is kept to a minimum.

Aside from 1960 addition, occasional new landscaping, the playground equipment, and paved parking areas, the two-block, 7-acre site maintains its original historic character.

____See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: nationally x statewide x locally

Applicable National Register Criteria x A B x C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance

(enter categories from instructions)

Period of Significance

Significant Dates

Education

1902-1915

1901-1902

Architecture

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Watkins, Richard C. (architect)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Opened in 1902, the Peteetneet School is significant under criteria A and C in the areas of Education and Architecture. Under criterion A, the school is a rare surviving example of what once was a sizeable number of buildings constructed in response to the educational reforms that swept Utah at the turn of the century. Up to this time, education in Utah had been based upon an older "small school" system of autonomous districts controlled by locally-elected trustees. By the mid-1880s, however, a movement to consolidate these local districts into a more effective statewide school system was underway. Although the state legislature did not make consolidation mandatory until 1915, many communities, including Payson, had embraced the new system earlier, during the 1890s. The reorganization naturally inspired a flurry of school building throughout the state, and most Utah communities received one or two new brick schoolhouses in the years between roughly 1895 and 1915. Most of these buildings have been abandoned and those that have not been demolished are in a state of disrepair. The Peteetneet School is an exception, for it remains in good condition, becoming a good but rare example of the boom in local school building that followed school district consolidation.

The Peteetneet School is also significant under criterion C for its architecture. Designed in the eclectic Victorian Romanesque style by the prominent Utah county architect, Richard C. Watkins, the school is one of the best examples of the style and of Watkins' work. Built with public funds using local materials and craftsmen, the Peteetneet School reflects the community's commitment to both educational reform and architectural excellence. The building remains one of the most imposing and flamboyant examples of Victorian Romanesque architecture in Utah.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 2 Peteetneet School, Utah County, Utah

Historic Context

In 1897 the Payson City Council recommended the building of a college or academy on the east side of town, on what had been the city gravel bed.¹ The decision to build a new school may have been prompted by a desire to provide secondary education close to home. Those Payson students who did want an education beyond the required 8th grade had to attend Brigham Young Academy (opened 1874) in Provo, some 18 miles away. However, it was not an academy that was built, but rather, a school for grades One through Eight. The change in plans came in response to a general move toward school consolidation that swept Utah during the turn-of-the-century period.

The first Mormon settlers established a "small school district" educational system upon arrival in Utah. An 1852 act of the territorial legislature divided the various counties into numerous local school districts, each governed by an elected board of trustees. In 1862, there were 76 districts in Utah; in 1875, there were 236, and by 1893 there were 342 school districts and 893 schools in the state. The problem with the small school district was simply a matter of efficiency. Local trustees were often desultory in performing their duties and, because a system of graded schools was lacking, students throughout the state were not being offered equal educational opportunities. Consolidation -- grouping the districts by counties -- offered the possibility of a streamlined administrative structure and a more standardized and progressive curriculum. Although it was not made mandatory by the Utah State Legislature until 1915, the drive toward consolidation was well underway in many Utah cities, including Payson, by the early 1890s.²

The Mormon families who settled Payson placed a priority on education. They established a school in 1851, a year after they arrived, but this was a private school operated by a teacher to whom students paid fees. In the 1860s, even before they had sufficient funds to build a church, the settlers voted to tax property to build schools. Four one-room school buildings -- Nebeker, Curtis, Taylor, Dove or Hull Schools -- were eventually constructed in various parts of town. In 1877, a tax on property was established to pay teachers in these schools a monthly salary, thereby making them essentially tuition-free, although materials continued to be purchased by individual families. As school enrollment increased, the property tax was raised again in order to build a school for the Sixth, Seventh, and Eighth grades. This school, the Central School, was built in 1883-1884 and opened for classes in 1885. Soon there was talk of another school. At first a secondary school was contemplated; but then, because of the increasing pressure for reforming the lower grades, a school large enough to house grades One through Eight was decided upon. Payson residents voted a bond to pay the \$22,000 it would cost to build the school. And thus the Peteetneet School came into being in 1902 as the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 3

result of the demand for free public schools in consolidated districts. The reform movement culminated in statewide consolidation legislation in 1915, marking the end of the period of significance for the Peteetneet School. Principal J. Frank Pickering wrote in 1910 that "The Peteetneet School is one of handsomest and most beautifully located in the west." This statement reflected the local pride felt for an educational edifice which still retains most of the character for which it was originally renowned.³

Much of the timber for the school was hauled from John E. Spencer's sawmill in Payson Canyon. The red sandstone was likely quarried below Thistle in Spanish Fork Canyon. Local contractors did the work: Henry Erlandson for general construction and woodwork, David P. McDowell for masonry, Bates and Wilde for bricklayers, John Powell for painting, Cottrell and Pickering for plastering.⁴

The Peteetneet School was named after the original Mormon settlement on the site. Three families -- the Stewarts, Searles, and Paces (for whom the community was renamed) had been sent south of Utah Lake in 1850 as part of the Mormon effort, directed by church president Brigham Young, to secure and dominate the water resources throughout the territory. These Mormon families settled on land which had been occupied for generations by a group of Ute Indians, the Tumpanowach. One of the Tumpanowach family bands was headed by Peteetneet, a chief who gave his name to the initial Mormon settlement. At first Peteetneet and his people accommodated the invading Mormons, considering them convenient trading partners. However, as the Mormon population increased and as the settlers' wheat replaced the native grasses, tensions between the two peoples mounted. Although disease soon decimated the Indian population, Peteetneet mustered strength enough to join his brother Wakahara (Walker) in the series of raids on the Mormon settlements in 1853-54. Defeated in what is known in Mormon history books as the Walker War, Peteetneet and his kin were confined to a farm established by the federal Indian agent in 1857 at a location just north of Payson, near present-day Spanish Fork. The Utes could not survive, however, on a severely restricted land base nor with the loss of autonomy and sovereignty. Many of the Utes were adopted or made indentured servants by Mormon families; others were forced to beg for food and shelter. Peteetneet himself died at Ft. Crittendon on 1861.⁵

The architect of the Peteetneet School was Richard C. Watkins (1858-1941). Watkins migrated to Utah from Bristol, England, with his parents in 1872. The Watkins family settled in Ogden where the patriarch Charles F. Watkins worked as a shoemaker. In the 1880s Richard C. and his brother Charles F. Jr. got into the building trades. Watkins originally moved to Salt Lake City and worked as a draftsman for Richard A. Kletting (1858-1943). Kletting, who would design the Utah State Capitol and many other significant public buildings in Utah, migrated from Wurttemberg, Germany, and had himself apprenticed with Utah architect John Burton,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 4 Peteetneet School, Utah County, Utah

design the Territorial Insane Asylum located in Provo, Utah County. Watkins worked on that building and by 1892 had moved to Provo and established his own architectural firm. His brother Charles also moved to Provo and established a general contracting firm in partnership with Williams Holmes. (Charles moved to Los Angeles in the 1910s). Watkins married Emma Wold in 1899 (they had eight children) and continued to work out of Provo until 1909. During those years he designed several public buildings throughout Utah and Sanpete Counties, including the Spring City School (1899; listed on the National Register) and the Peteetneet School (1901-1902).⁶

In 1908 Watkins established an architectural firm in Salt Lake City in partnership with John Birch, who had been a draftsman for Carl M. Neuhausen, the designer of several buildings for the Catholic Community--including St. Mary's Cathedral, Holy Cross Hospital and the Thomas Kearns home. The partnership continued until 1918.

Watkins was appointed the Architect of State Schools in 1912, his reputation for functional, well-designed buildings well established. He served until 1920. During his career he designed more than 240 school buildings in the Intermountain area.⁷ Of those which remain, the Peteetneet school is one of his most flamboyant and representative of the Victorian Romanesque style in which he masterfully worked.

¹Payson City Council Minutes, March 19, 1897, Book 6, p. 622.

²John C. Moffet, The History of Public Education in Utah (SLC: Deseret News Press, 1946): 204-209.

³Madoline C. Dixon, Peteetneet Town, A History of Payson, Utah (Provo: Press Publishing, 1924): 225-227. See also, Payson City Council Minute Books, 1897-1901.

⁴Dixon, Peteetneet Town, 225.

⁵Dixon, Peteetneet Town, .

⁶Architects, Contractors, and Builders Directory, Utah State Historical Society files, Salt Lake City, Utah.

⁷ Salt Lake Tribune, 4-10-1941

9. Major Bibliographical References

- Dixon, Madoline. Peteetneet Town, A History of Payson, Utah. Provo: Press Publishing, 1954.
- Moffet, John C. The History of Public Education in Utah. Salt Lake City: Deseret News Press, 1946.
- Payson City Council Minute Books, 1897-1901.
- Pickering. J. Frank. Peteetneet Sketches. Payson, the author, 1910.
- Roberts, Allen D. "Utah Historic Sites Inventory Peteetneet School," July 8, 1975, Salt Lake Tribune, 4-10-1941.

_____ See continuation sheet

Previous documentation on file (NPS):

- ___ preliminary determination of individual listing (36 CFR 67) has been requested
- ___ previously listed in the National Register
- ___ previously determined eligible by the National Register
- ___ designated a National Historic Landmark
- ___ recorded by Historic American Buildings Survey # _____
- ___ recorded by Historic American Engineering Record # _____

- Primary location of additional data:
- State Historic preservation office
 - ___ Other State agency
 - ___ Federal agency
 - ___ Local government
 - ___ University
 - ___ Other
- Specify repository: _____

10. Geographical Data

Acreage of property 6 132/160ths

UTM References

A	<u>1/2</u>	<u>4/3/8/3/0/0</u>	<u>4/4/3/2/6/2/0</u>	B	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>	D	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>

_____ See continuation sheet

Verbal Boundary Description (tax number 08-078-0005)

Beginning at the Southwest corner of Block 9, Plat "K", Payson City Survey of Building Lots; thence North 9.75 chains; thence East 7.0 chains; thence South 9.75 chains; thence West 7.00 chains to the place of beginning.

_____ See continuation sheet

Boundary Justification

The boundaries of the nominated property are those associated with the property historically, and they represent the current legal description.

_____ See continuation sheet

11. Form Prepared By

name/title K.L. Mackay (History Dept, Weber State Coll.), Allen D. Roberts (archtct)

organization Cooper/Roberts Architects, AIA date April 1989

street & number 202 West 300 North telephone (801) 355-5915

city or town Salt Lake City state Utah zip code 84103