

Edson H. Ball 10/28/99

Sandpoint High School
Name of Property

Sandpoint, Bonner, Idaho
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Public School Buildings of Idaho MPL

Number of contributing resources previously listed in
the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

EDUCATION/school

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY REVIVALS:

Classical Revival

Materials
(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof SYNTHETICS

other TERRA COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

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8. Statement of Significance

Applicable National Register Criteria
(Mark "x" on one or more lines for the criteria
qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have
made a significant contribution to the broad
patterns of our history.
- ☐ B Property is associated with the lives of persons
significant in our past.
- ☒ C Property embodies the distinctive characteristics
of a type, period, or method of construction, or
represents the work of a master, or possesses
high artistic values, or represents a
significant and distinguishable entity whose
components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield,
information important in prehistory or history.

Criteria Considerations
(Mark "x" on all that apply.)

Property is:

- ☐ A owned by a religious institution or used for
religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or
structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved
significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

EDUCATION, ARCHITECTURE

Period of Significance

1922-1949

Significant Dates

1922

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Whitehouse & Price, Spokane, WA, Architects

Jasper & McLellan, Spokane, WA, Contractors

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

☒ See continuation sheet(s) for Section No. 9

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10. Geographical Data

Acreage of property less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

A 1/1 5/3/3/1/3/0 5/3/4/6/4/7/0
Zone Easting Northing

B / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / /

D / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

Lots 1,2 and 3 less the west 14 1/2 feet of the north 99 feet of Lots 22, 23 and 24, Block B, Law's Second Addition to the City of Sandpoint.

☒ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The above described property includes all the ground historically associated with Sandpoint High School.

☒ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Jim Lovell

organization Baker L.P.

date 2/1/99

street & number 515 Pine Street

telephone _____

city or town Sandpoint

state ID zip code 83864

Additional Documentation

Submit the following items with the completed form:

- Continuation Sheets
- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and/or properties having large acreage or numerous resources.

- Photographs: Representative black and white photographs of the property.
- Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner

name Baker L.P.

street & number 515 Pine Street

telephone _____

city or town Sandpoint

state ID zip code 83864

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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NARRATIVE DESCRIPTION

The Sandpoint High School building is located at the edge of the commercial district in the City of Sandpoint. The property is located at the southwest corner of Pine and Euclid streets and is surrounded by residential collector streets. The building is adjacent to a community baseball field and restored brick office buildings. The site is flat with minimal landscaping, mainly surrounded by grass yards. The building was designed by the master architectural firm of Whitehouse & Price (1914-1965). The cornerstone is dated 1922 and the care given to the design and construction is still evident 77 years later.

The building is 140 feet by 95 feet, rectangular in shape, with a flat roof. The three story brick building has terra cotta battlements in the parapet and distinctive horizontal lines of cream-colored terra cotta tile mixed with red brick wall patterns. This decorative polychrome style is characteristic of the late phase of the Classical Revival. The symmetrical facade, vertical pilasters, and elaborate arched floral shields over the entryways are all indicative of the classical style. The windows are wood framed in rectangular and arched shapes. The roof is flat surrounded by a masonry parapet.

Sandpoint was in dire need for a new high school in 1920. The school board wanted a building that would serve the school needs and that the community could be proud of. The creative design of Whitehouse & Price provided all the necessary items. The gymnasium featured an upper level running track which provided a larger spectator area. The 525-seat auditorium provided the assembly area for commencement proceedings as well as community events. The building was supplied with all new equipment and furnishings. Currently the building's windows on the first floor have been bricked over, and the rest have been covered with plywood for protection. Doorways and iron fire-escape stairs had been added in four separate locations. A large asphalt parking lot is located on the West side of the building and is used by the adjacent office building. There has been minimal damage to the building's exterior except for the wear and tear of a freezing climate and isolated vandalism.

The red brick building entrance is oriented to the East. This side of the building is three stories in height for the full length of 140 feet. The gymnasium and auditorium are stacked and create the tallest portion of the building on the West side. The first floor is three feet lower than the exterior grade. The two identical entrance extensions have concrete stairs leading to them. The double entry doorway is covered with an arched transom. The entrance is arched and surrounded by curved terra cotta tiles. There are two horizontal terra cotta lines underneath the elaborate concrete cast floral shield. The curved shield with the words Sandpoint High School is surrounded by educational appointments and bordered by a four-corner leaf design. Two floral patterned columns flank this bordered shield. The eastern side is divided into four horizontal sections by cream-colored

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terra cotta bands. The entryway extensions divide the building into five vertical sections. The windows in the lowest horizontal section extend from the exterior grade to the first horizontal terra cotta band. The three horizontal levels between the entryways have window groupings of three and two that stack above each other. The second horizontal section of windows has individual terra cotta sills for each grouping. The third horizontal section of windows has a continuous sill made of a terra cotta band. The upper horizontal section, the parapet, has a terra cotta cap, two terra cotta battlements, and a center decorative terra cotta insert. The horizontal band at the bottom of the parapet uses terra cotta cornice tiles that protrude 12 inches from the face. The entryways recessed centers give a column effect on each side of the entryway interrupting the continuous horizontal terra cotta bands. The entryways have two additional horizontal lines at the top of the extensions emphasizing a center decorative terra cotta insert. The window groupings in the entryways are symmetrical and smaller than the rest of the building. A decorative square brick pattern highlighted with a terra cotta floral square in each corner is located between the entryway windows.

The western side of the building is divided into three main segments. The center segment is the tallest due to the stacking of the gymnasium, running track and auditorium. The center segment is divided into four horizontal sections by the use of terra cotta bands. The facade is then divided into six vertical sections by the use of pilasters that extend to the middle of the parapet horizontal section. The pilasters have a terra cotta shoulder that narrows to a recessed brick design with a slanted terra cotta top. The first horizontal section displays tall rectangular windows. The second horizontal section's tall rectangular windows have a slanted brick sill. The third horizontal section has large arched windows surrounded by a brick soldier course, terra cotta shoulder, and slanted terra cotta sill. The upper horizontal parapet section is capped with terra cotta tile. A decorative square brick pattern highlighted with square terra cotta tiles at each corner is duplicated between each pilaster and the edge of the building. The two wings of the western side are smaller in height and are divided similarly.

The northern and southern sides of the building are divided into similar horizontal sections with terra cotta tiles. The square brick pattern with four corner terra cotta tiles is duplicated over the higher building segment. The parapet cap contains battlements and terra cotta insert. A chimney is located between the taller and lower segments on the northern side. The windows are rectangular and symmetrical in the stacking of groupings.

The interior of the first floor contains a full size basketball court. A second floor running track surrounds the basketball court. The classrooms and offices are arranged around the outer segments of the building. The third floor contains the 525-seat auditorium with operable skylights for ventilation. The auditorium provides a sloping floor with a 32-foot stage. Beautiful plaster scrollwork highlights the arched auditorium ceiling.

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STATEMENT OF SIGNIFICANCE

Criterion A:

Sandpoint High School is eligible for listing in the National Register of Historic Places under Criterion A. It meets the eligibility criteria established for schoolhouses in the *Public School Buildings of Idaho Multiple Property Listing* previously certified by the National Park Service. Specifically Sandpoint High School reflects the expansion of local school districts during the Early Statehood Period from 1890 to 1930. During this period many communities contended with rapid population expansion and the resultant inadequacy of earlier school facilities. This period also saw the rapid expansion in the number of school properties. Sandpoint High School particularly reflects the early twentieth century Idaho trend toward separate facilities for high school and grammar school.

In September, 1919 the Sandpoint School Board had a special meeting to discuss the overcrowded conditions at the Sandpoint school building. Classes had been crowded into the basement, high school classes had overflowed into the gym, and the principle's office had been turned into a classroom. Following this meeting the school board decided that a new High School was needed. In January, 1920 they direct the architectural firm of Whitehouse and Price to start the planning of a new high school building.

The School Board voted for a bond election on June 16, 1920. That bond election failed by one vote. The second bond election was held August 7, 1920 and was passed by a four to one margin. The advertising for the sale of the bonds was unsuccessful due to the disorganized bond market and absence of bond purchasers. The new school had to be put on hold and the school district continued to struggle with overcrowded conditions. In 1921, \$140,000 worth of school bonds were sold to Bonner County National Bank and the Spokane Eastern Trust Co. and the project was restarted. The challenge of financing continued when the legality of the bond issuance was questioned because of a new law addressing the "total indebtedness" ratio of local school districts. A School Board member resigned due to a question of bond money being used for site purchase. The School Board held many meetings trying to resolve the location of the new building. The determined School Board persevered and purchased the site February 21, 1922.

In May, 1922 the architects' plans were accepted and bids were solicited for construction. On June 27, 1922, the Spokane construction firm of Jasper & McLellan was awarded the building contract. Trainloads of materials started to arrive in Sandpoint in August, 1922. A thousand people turned out for the dedication of the cornerstone and the placement of the "time capsule." The building and all of its equipment was described to be "first class" and something that all of Sandpoint could be proud of. Harold Whitehouse stated "never before had he dealt with a board that devoted the time and used the

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excellent judgment needed to finish a project of such magnitude". The contracts were settled in Juneo 1923 under the direction of Mr. Whitehouse. Whitehouse was highly commendatory of the construction firm of Jasper & McLellan for their conscientious and painstaking work, noting "the construction was of such character as to permit the architect, as well as the contractor a justifiable pride in the finished product. The school building is a testament to how quality construction and design can withstand the test of time."

Criterion C:

Sandpoint High School is also eligible for listing in the National Register of Historic Places significant under Criterion C. It is an outstanding example of a building designed by the master architectural firm of Whitehouse and Price. Active from 1914 until 1965, Whitehouse and Price dominated architectural practice in Spokane and the Inland Empire for most of the early 20th century. Their work covered a huge range--everything from the enormous Gothic style Episcopal Cathedral of St. John the Baptist in Spokane (1923-1954) to the modest Minimal-Traditional home built by Russell and Pearl Soderling (1938) in Bonner's Ferry, Idaho for a grand total of \$2500. In every commission they undertook evidences a care in design and craftsmanship which clearly indicate they were masters of their trade.

The architectural firm of Harold C. Whitehouse (1884-1974) and Ernest V. Price (1881-1975) was established in 1914. Hal Whitehouse was always considered to be the creative force of the firm and most of the credit for the highly aesthetic appearance of Sandpoint High School can be attributed to him. Whitehouse was born in North Dakota and raised in Medford, Massachusetts. Following high school he apprenticed with the Boston architectural firm of Fox, Jenny and Gale, supplementing his architectural training with classes at the Boston Art Club. In 1907 Whitehouse struck out on his own, initially landing in Butte, Montana and then in Spokane, Washington. Whitehouse immediately established himself in the local architectural and building trades, forming a partnership with George Keith in 1908. He returned to the east in 1913 where he studied architecture at Cornell University. He completed his studies in 1914 and returned to Spokane where he formed a new partnership with Ernest Price.

This new firm quickly grew into one of the best regarded and most prolific firms in the region. They received commissions across Washington State, throughout northern Idaho and in Montana and Oregon as well. Philosophically Whitehouse was firmly planted in the traditional architecture of the time. He was adept at all modes of historicist design, and yet could create surprisingly simple and modernistic buildings if required. His design philosophy can best be summarized by the following quote:

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I find you have to be fearless, relentless, and not take the smallest detail for granted. To design buildings you don't have to deliberately deny or turn you back on everything that has gone before. There are lessons to be learned that open doors to all of us...not to use these lessons is being foolish and wasteful. If you are conscious of a feeling coming out of the past, you don't have to turn your back on it if it carries an answer for today...for aren't we all derived from the past? (Woodbridge, p.1)

Sandpoint High School, built in 1922, dates from the height of the Whitehouse and Price practice. It clearly demonstrates their mastery of the Neo-Classical idiom. This design mode was particularly favored for institutional structures such as school buildings as it evoked feelings of tradition, rationality, and permanence which considered desirable by new communities in the recently settled west. The overall symmetry of the composition, the use of classically inspired detailing and the use of horizontal decorative banding to create a feeling of traditional classical organization (base, shaft, capital) are all hallmarks of Classically inspired architecture as practiced by this firm.

Whitehouse and Price evidenced a strong preference for highly contrasting masonry and terra cotta in their exterior decorative schemes. With Sandpoint High School, this effect is achieved by contrasting red brick laid up in common bond with white terra cotta detail. This effect is quite pleasing and is reminiscent of the best Neo-Classical and Neo-Colonial design work being done in the 1920s.

Whitehouse and Price can also be praised for the quality of their design layout, School buildings of the early 20th century were commonly designed to house all school functions under one roof. As such it often became a challenge to incorporate all of the necessary functions, particularly for athletics and large assemblies. Whitehouse and Price succeeded admirably with the Sandpoint High School building. A three story central core contains a large gymnasium, indoor running track and assembly hall. Classroom and office space are arranged around the periphery of this central core on the north east and south sides. This design allowed for easy access to all functional spaces and included all principal high school functions.

Whitehouse and Price designed over 200 structures in Idaho between 1914 and 1965. Sandpoint High School represents one of the firms most significant school commissions in the state and is clearly eligible for listing in the National Register under Criterion C.

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BIBLIOGRAPHY

McAllester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf. 1989.

Woodbridge, Sally B. *Building Through Time: The Life of Harold C. Whitehouse, 1884-1974*.
Portola Valley, CA: American Lives Endowment, 1981

Articles from *North Idaho News*

"Housing of Schools Presents a Problem." *North Idaho News*, 16 September 1919, 1:4

"Architects' Plans to be Submitted." *North Idaho News*, 20 January 1920, 1:2

"Four to One Voted for High School Bonds." *North Idaho News*, 10 August 1920, 1:3

"Bond Issue May Not Be Made." *North Idaho News*, 14 September 1920, 1:6

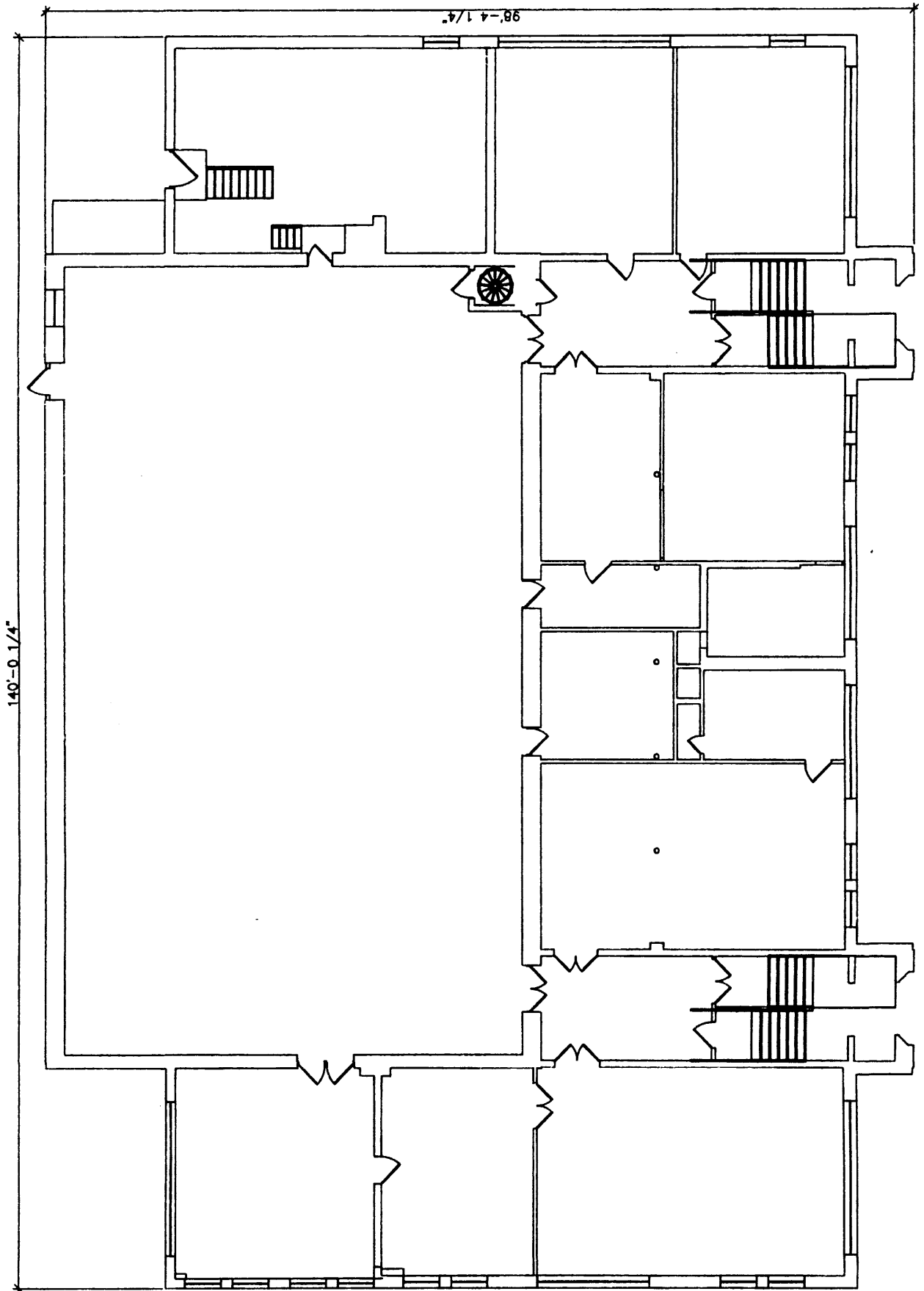
"High School Building Assured for Sandpoint." *North Idaho News*, 6 December 1921, 1:4

"New School Site is Purchased." *North Idaho News*, 21 February 1922, 2:4

"Large Gathering at Stone Laying." *North Idaho News*, 22 August 1922, 1:6

"Architect Whitehouse Compliments Board." *North Idaho News*, 9 January 1923, 1:4

"School Contracts Being Settled Up." *North Idaho News*, 12 June 1923, 1:5

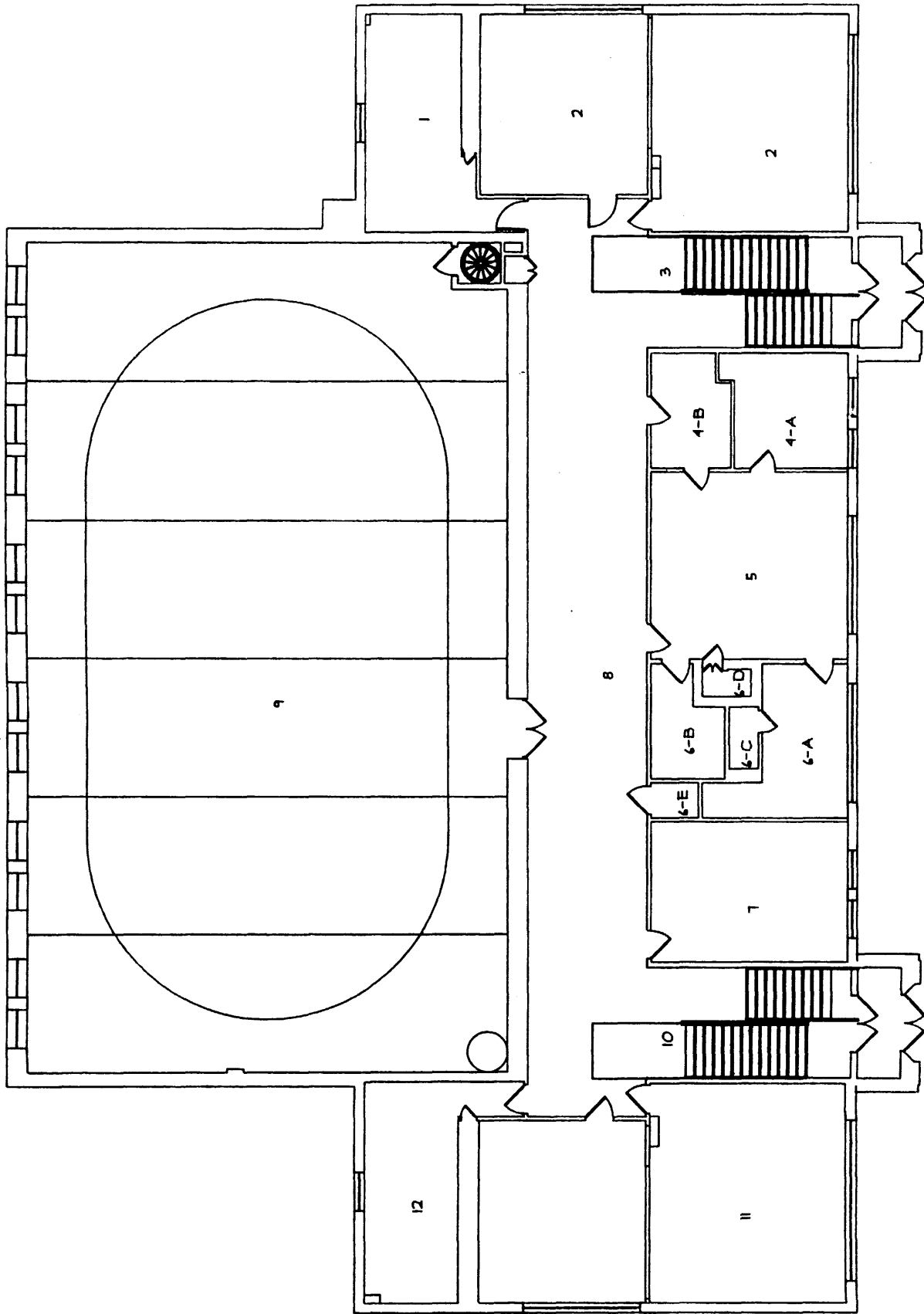


140'-0 1/4"

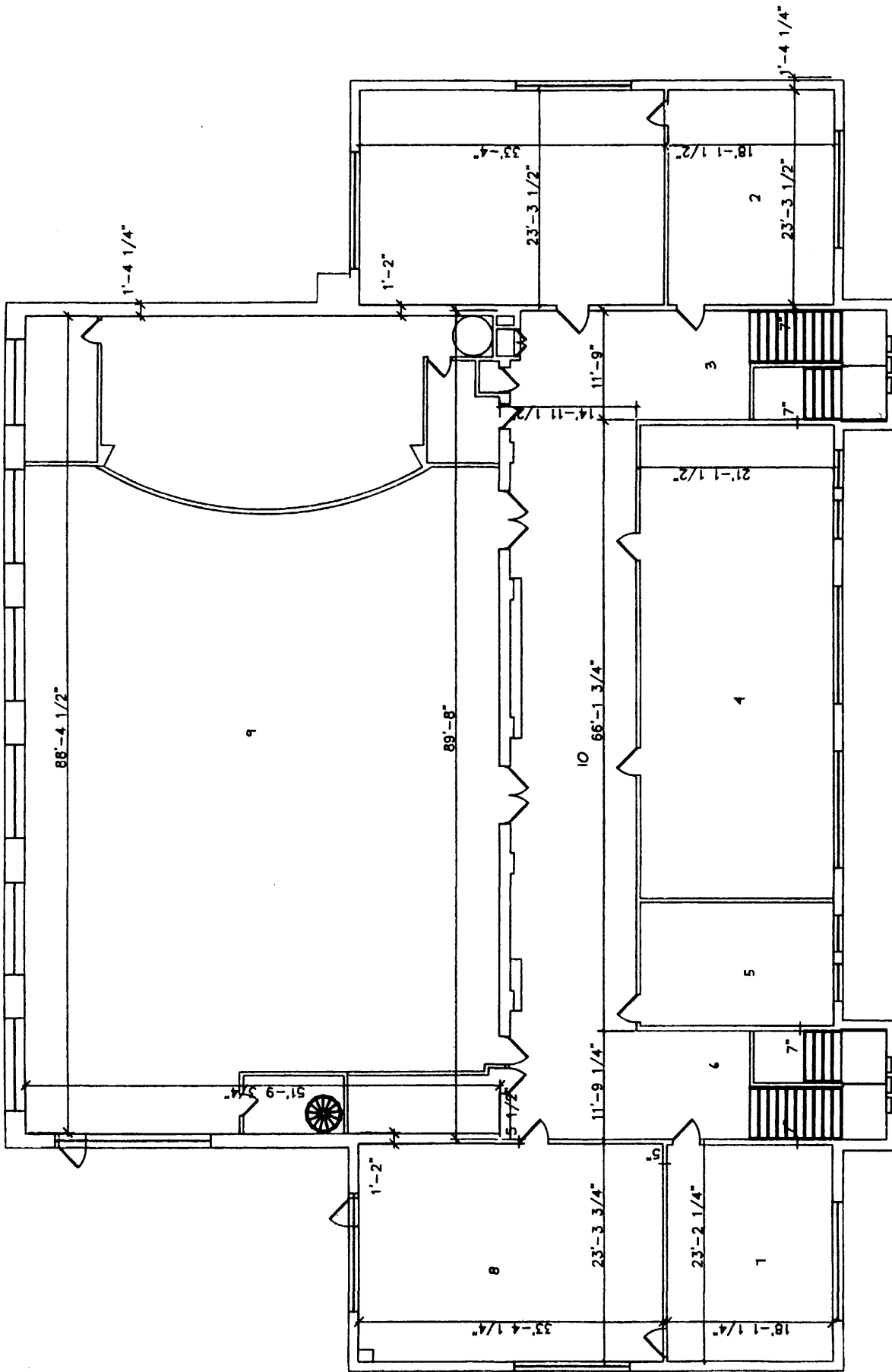
98'-4 1/4"

FLOOR PLAN LEVEL 1

Scale 1/4" = 1'-0"



FLOOR PLAN LEVEL 2



FLOOR PLAN LEVEL 3

SCALE 1/4" = 1'-0"



1. Sandpoint High School
2. Bonner Co., ID
3. Idaho SHPO
4. 3/26/94
5. Idaho SHPO
6. View from SE
7. Photo #1



1. Sandpoint High School
2. Bonner Co., ID
3. Idaho SHPO
4. 3/26/94
5. Idaho SHPO
6. View from NE
7. Photo # 2



1. Sandpoint High School
2. Bonner Co., ID
3. Idaho SHPO
4. 3/26/99
5. Idaho SHPO
6. View from E (Stair tower)
7. Photo #3



1. Sandpoint High School
2. Bonner Co., ID.
3. ~~the~~ Idaho STIPD
4. 3/26/99.
5. Idaho STIPD
6. View from E (entry detail)
7. Photo # 4



1. Sandpoint High School
2. Bonner Co., ID
3. Idaho SHPO
4. 3/26/94
5. Idaho SHPO
6. View from S
7. Photo #5



1. Sand point High School
2. Bonner Co., ID
3. Idaho SHPO
4. 3/26/99
5. Idaho SHPO
6. View from W
7. Photo # 6



1. Sandpoint High School
2. Bonner Co., ID
3. Idaho ST/PO
4. 3/26/94
5. Idaho ST/PO
6. View from W (gym window detail)
7. Photo # 7