

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Marsac Elementary School**

Address: 445 MARSAC AVE

AKA: 431 Marsac Avenue

City, County: Park City, Summit County, Utah

Tax Number: MPS-1-AM-X

Current Owner Name: PARK CITY UTAH ETAL

Parent Parcel(s): PC-730

Current Owner Address: 445 MARSAC AVE, PARK CITY, UT 84060

Legal Description (include acreage): LOT 1 MARSAC PARKING STRUCTURE SUBDIVISION PLAT AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 34,587 SQ FT OR; 0.79 AC

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Institutional
Current Use: Public

- *National Register of Historic Places: ineligible eligible
 listed (date: 4/01/1985 - Public Works Buildings Thematic Resources)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
 city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

McCormick, John. "Marsac Elementary School." National Register of Historic Places Nomination Form. 1984.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Educational building / PWA Moderne style

No. Stories: 3

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: Concrete stairway that runs from school building to Swede Alley is a significant site feature and should be preserved.

Foundation: Concrete.

Walls: Yellow brick, concrete, and terra cotta coping.

Roof: Flat roof with decorative parapets.

Windows/Doors: Multi-pane steel casement windows.

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 three-story brick school building has not been altered over the years and remains as it was described in the 1984 National Register nomination (see form attached).

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 altered.

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 of the Public Works Administration Moderne style are the yellow brick, terra cotta coping and the decorative flame motif seen in the parapet elements and brick pilasters. These, and the groupings of windows are distinct elements of the main building. Also, the geometric patterns seen on the steps and the visual focus provided by the concrete steps are also distinct elements of the site.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the public works sites, particularly the schools and school-related buildings, built in Park City in the 1930s.

Association (Describe the link between the important historic era or person and the property.): The Marsac Elementary School is one of only 7 public works buildings constructed in Summit County and is an example of New Deal projects in the state. Also, the site's association with prominent Utah architects, Carl W. Scott & George W. Welch.

This site was listed on the National Register of Historic Places in 1984 as part of the *Public Works Buildings Thematic Resources District*. It was built in 1935, retains its historic integrity, and has significant associations with park City's past. 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: Scott & Welch (source: NR nomination) Date of Construction: 1935

Builder: Not Known Known: (source:)

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)
- Other:

As stated by John McCormick in the 1984 National Register nomination, "the Marsac Elementary School...is significant because it helps document the impact of New Deal programs in Utah, which was one of the states that the Great Depression of the 1930s most severely affected."

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): The Marsac Elementary School was designed by notable architects Carl W. Scott and George W. Welch. These architects also designed the Salt Lake City Masonic Temple, Park City High School, and the Firestone Tire Company building SLC).

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southwest oblique (across canyon). Camera facing northeast, 2008.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: West elevation. Camera facing east, 1983.

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 431 Marsac
Park City, Summit County, Utah UTM: 12 458240 4499170

Name of Structure: Marsac Elementary School T. R. S.

Present Owner: Park City Corporation
P.O. Box 1480

Owner Address: Park City, Utah 84760

Year Built (Tax Record): _____ Effective Age: _____ Tax #: PC-730-T-X

Legal Description Kind of Building:

Beginning at the Northernmost corner of a tract of land as described in a QCD to the Board of Ed. of the Park City School District recorded as entry #99092 in Book J, Page 84 in the office of the Recorder of Summit Co., Utah, said point also being on the W'ly right-of-way of Marsac Ave, thence S 23°38' E 37.80 feet to the true point of beginning; thence S 23°38' E along said right-of-way line 185 feet, S 66°2' W 98 feet, N 23°38' W 185 feet, N 66°22' E 98 feet to point of beginning. .42 acre

STATUS/USE 2

Original Owner: Park City School District Construction Date: 1935-36 Demolition Date: _____

Original Use: educational--school Present Use: government

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: 1984 Slide No.: _____ Date of Photographs: 1984 Photo No.: _____

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|---|---|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input checked="" type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

The Park Record (Park City, Utah), 1935-36.

Works Progress Administration. A Report of the Works Division: Utah Emergency Relief Administration, April 15, 1934-October 31, 1935. Salt Lake City: Works Progress Administration, 1936.

"Carl W. Scott," Architects File, Preservation Office, Utah State Historical Society.

"George W. Welch," Architects File, Preservation Office, Utah State Historical Society.

Architect/Builder: Carl W. Scott & George W. Welch/unknown

Building Materials: brick

Building Type/Style: PWA Moderne

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This school, sitting high on the hill to the east of downtown Park City, is an interesting example of public works architecture in Utah. The building itself is three stories high and is constructed of rock-faced, yellow brick. The roof is flat and there is a low band of terra cotta coping along the edge. The principal facade is symmetrical and it is divided into four bays, each three windows wide. Low relief pilasters separate the bays. Two-story entrance porticos are found between the two middle and the two outside bays. Each portico has a shallow parapet, clipped corners, and decoratively patterned brick surrounding narrow vertical window panels. The principal decorative motif found on the building is a low relief, torch-like figure that is found at the top of each pilaster and at the corners of each portico. These figures break the horizontal line at the edge of the roof and give the building a crenelated appearance. A long concrete stairway runs down the hillside to connect the school to the town below. The stairway's smooth lines and geometric embellishment serve to focus attention on the overall design of the building and should be considered an integral part of this nomination. The school has received little alteration over the years and remains in good original condition.

Statement of Historical Significance:

Construction Date: 1935-35

Built in 1935-36, the Marsac Elementary School is part of the Public Works Buildings Thematic Resources nomination and is significant because it helps document the impact of New Deal programs in Utah, which was one of the states that the Great Depression of the 1930s most severely affected. In 1933 Utah had an unemployment rate of 36 percent, the fourth highest in the country, and for the period 1932-1940 Utah's unemployment rate averaged 25 percent. Because the depression hit Utah so hard, federal programs were extensive in the state. Overall, per capita federal spending in Utah during the 1930s was 9th among the 48 states, and the percentage of workers on federal work projects was far above the national average. Building programs were of great importance. During the 1930s virtually every public building constructed in Utah, including county courthouses, city halls, fire stations, national guard armories, public school buildings, and a variety of others, were built under federal programs by one of several agencies, including the Civil Works Administration (CWA), the Federal Emergency Relief Administration (FERA), the National Youth Administration (NYA), the Works Progress Administration (WPA), or the Public Works Administration (PWA), and almost without exception none of the buildings would have been built when they were without the assistance of the federal government.

The Marsac Elementary School in Park City is one of 233 public works buildings identified in Utah that were built during the 1930s and early 1940s. Only 130 of those 233 buildings are known to remain today and retain their historic integrity. Of the 233, 107 were public school buildings. This is one of 43 elementary schools built, of which 19 are still standing. In Summit County 7 buildings were constructed, 6 of which remain.

(See Continuation Sheet)

Marsac Elementary School
History continued:

This school building was constructed between 1935 and 1936 as a Public Works Administration (PWA) project and officially opened for students on November 15, 1936. It was formally dedicated on December 4, 1936. The architects were Carl W. Scott and George W. Welch of Salt Lake City, who designed more school buildings during the 1930s than any other Utah firm.

Construction of the building was part of a \$100,000 building program that the Park City School District undertook in the fall of 1935. Included also in the package was the construction of a new high school mechanical arts building. Scott and Welch also designed it. Construction on the 2 buildings proceeded at the same time, and they were both dedicated at the same time. The mechanical arts building has since been demolished, though the main high school building, which was constructed in 1926, remains standing.

At its dedication the Park City newspaper described the new Marsac School as follows: "The new elementary school contains 24 class room units, 2 general storage rooms, 4 toilet rooms, a boiler plant and coal storage bins. Three of the class room units are devoted to an office suite for principal, nurse and teachers' rest room, and a combination auditorium and playroom. The latter is fitted with small stage with cyclorama and velour curtains and steel folding chairs. Ramps replace stairways, plaster is accoustic throughout, except ramps which are covered with diatto, all floors are covered with battleship linoleum. This combination of accoustic plaster and battleship linoleum renders the building practically noiseless. Building is wired for light, power, fuel, telephone and sound. The latter includes an automatic bell system, operated from a central electric clock, and loud speaker system to serve both auditorium and class rooms, and portable sound picture apparatus. The heating system is automatically controlled both at the generating plant and univent heating outlets. The entire building is of fireproof construction. Steel, reinforced concrete, brick metal lath, and plaster are used throughout. Translucent glass is used in exterior windows. Playgrounds are spacious and adequate. Landscaping and the building approaches are projects for the future."¹

Approval for funding the building was given at a bond election in Park City on October 19, 1935. Approval was overwhelming: 169 in favor to 12 opposed. Prior to the construction of the school two older schools, Jefferson and Lincoln, were demolished, and materials from them used in construction of the new.

The building's architects, Carl W. Scott and George W. Welch were both prominent Utah architects. Scott was born October 17, 1887, in Minneapolis, Kansas, and graduated in 1907 from the University of Utah with a degree in mining. He was given credit for the idea of the concrete "U" on the hill that is still above the university campus. Following graduation he began a career in architecture as a draftsman for Richard Kletting. In 1914 he became partners with George W. Welch. Welch was born in Denver, Colorado, on May 15, 1886, graduated from Colorado College, and came to Salt Lake City to begin work as an architect. Active in political affairs while here, he was a member of the Utah House of Representatives from 1919 until 1921. Among the buildings that Scott and Welch designed were Salt Lake City's Elks' Club Building, South High School, the Masonic Temple, and many public school

(See Continuation Sheet)

Marsac Elementary School
History continued:

buildings throughout Utah including Hawthorne Elementary School and Bryant Junior High School in Salt Lake, Park City High School, Tooele High School, Blanding High School, and Cedar City Elementary School. They also designed a number of commercial buildings including the N. O. Nelson Manufacturing Company Warehouse, the Nelson-Ricks Creamery Building, and the Firestone Tire Company Building, all in Salt Lake City.

†The Park Record, December 1, 1936, p. 1.



Marsac Elementary School
Park City, Summit County, Utah

West Facade

Photo by Debbie Randall, October 1984
Negative: Utah State Historical Society

1 of 2



Marsac Elementary School
Park City, Summit County, Utah

South Facade

Photo by Debbie Randall, October 1984
Negative: Utah State Historical Society

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