



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

Property Name (if any): Marsac Elementary School

Address: 445 Marsac Avenue

Date of Construction: 1936

City, County: Park City, Summit County, Utah

Architect/Builder, if known: Scott and Welch / Paul Paulsen Company

Tax Number: MPS-1-AM-X

Current Owner: Park City Municipal Corporation, et al

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 PARK CITY UTAH A BODY CORPORATE & POLITIC 1734-1864; REDEVELOPMENT AGENCY OF PARK CITY M4-111, M70-357, M270-541, 309-150; PARK CITY REDEVELOPMENT AGENCY 1314-607; PARK CITY REDEVELOPMENT AUTHORITY 310-126; PARK CITY MUNICIPAL CORP 472-30; AS THEIR INT MAY APPEAR

**STATUS / USE**

Original Use: institutional - school      Current Use: public

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

4/01/1985 - Public Works Buildings Thematic Resources

Evaluation:

Landmark Site

Significant Site

Non Historic

**DOCUMENTATION**

Photographs:

Tax Photos

Research Sources:

Sanborn Maps

City/ County Histories

Newspapers

Prints:
  tax Card
  Personal Interviews
  Other:  
 Historic
  Census Records
  Park City Museum

**DESCRIPTION**

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Architectural Style: Educational building / PWA Moderne style

No. Stories: 1

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: Yellow brick, concrete, and terra cotta coping

Foundation: Concrete

Roof: Flat roof with decorative parapets

Windows/Doors: Multi-pane steel casement windows

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains  Does Not Retain

**NARRATIVE DESCRIPTION OF PROPERTY**

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(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.)

John McCormick described the Marsac School in 1984 as follows:

“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 storys [sic.] 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 façade 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

plaster 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. ”

Little has changed since McCormick's description although the setting has been further developed with the addition of the China Bridge parking structure to the south, which has rendered the south façade a major entrance into the building and diminished the emphasis on the main west façade. The stairs leading from Swede Alley still provide an important access to the symmetrical school building and provide a more austere entrance. The chimney has been shortened since the coal heating plant under the south parking lot was decommissioned. The interior of the building has been heavily remodeled in order to allow for the programmatic change from an elementary school to a city hall. Also, photovoltaic panels have been added on the roof to help provide energy to the building. The Marsac School is an important structure in the development of Park City and PWA architecture in Utah. The overall form and materiality of the building remains intact and the building retains its historic value.

## SIGNIFICANCE

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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.)

The Marsac School was built adjacent to the site of the Marsac Mill, which was torn down in 1904. The mill was very important in the development of Park City mining interests, described in a 1912 United States Geological Survey publication on Park City area geology as the:

“Marsac Mill, which was owned by [the Daly Mining Company] in 1887, was then equipped with steam power, double engines, two revolving driers, 30 stamps for crushing ores, rolls for crushing salt, a Stetefeldt furnace of 60-ton capacity for chlorination, 16 pans for amalgamation, 8 settlers, retorts, melting furnaces, and complete electric-light and fire-extinguishing plants. ”

Silver ore, in other words, was reduced through the Russell lixiviation process and extracted and treated in the Stetefeldt furnace. The mill was very large, but it became unnecessary in the early 1900s when the Daly and Ontario mining companies had enough mutual interests to make both crushing mills redundant. Also, Daly production had dipped from 20,562 tons in 1886 to 82 tons in 1903. A little bit of the Marsac Mill's equipment was moved, but the building was shut down and—seen as a fire trap after the water was shut off—was demolished in the summer of 1904.

The site of the Marsac School remained vacant after the Marsac Mill was torn down. A few small buildings were constructed on Silver Creek, but none were very lasting, and the site was completely empty by the 1929 Sanborn Map. By the mid-1930s demand for a new elementary school was increasing in Park City and the creation of the Progress Works Administration (PWA) in 1933 led to a grant application by the Park City Board of Education through the federal building program. In 1935, the grant was approved and the federal government agreed to fund 45 percent of the project with the Board of Education providing the remainder. In order to raise this money the town voted in favor of a bond issuance in an October 1935 election. A \$75,000 bond was issued on March 1, 1936 with a 4 percent annual interest rate. These monies were used for the erection of both the Marsac School and the High School Mechanical Arts Building (1167 Woodside Avenue). In accordance with PWA protocol, local architects Scott & Welch of Salt Lake City were chosen with the Paul Paulsen Company contracted as the construction company.

Construction on both the Marsac School and High School Mechanical Arts Building began in spring of 1936, concurrent with the demolition of the unsafe Lincoln School, on the west side of Norfolk Avenue between 10th and 11th streets. Bricks from the Lincoln School were used on both of the newer buildings. Construction was swift, and the new school opened in November, with formal opening festivities on December 4, 1936. Utah PWA director R.A. Hart was in attendance at the grand opening of the buildings, which were officially designated as PWA Utah number 1009-R. The Park Record ran a description of 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 [sic.] 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 heater outlets. The entire building is of fireproof construction. Steel, reinforced concrete, brick, metal lath, and plaster are used throughout. Translucent glass is used in all exterior windows."

Landscaping on the school site was undertaken the following year. The school served as the Park City elementary school until falling into disrepair in the 1970s. A 1976 report by fire officials sought \$70,000 in improvements for the school, but the school board decided to build a new building instead in the Snyderville area. Work commenced in 1979 and Parley's Park Elementary School opened the following year.

Park City Municipal Corporation had been trying to buy the Marsac building for years and they finally purchased the unoccupied building from the school district in 1983. The building was renovated soon thereafter, and the city hall functions moved from the Old City Hall at 528 Main and overflow space in the Memorial Building at 427 Main into the Marsac offices. The building is still home to City Hall. It retains a similar appearance to the 1936 Marsac School and has become an important historical structure in the growth of Park City

## REFERENCES

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- 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.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

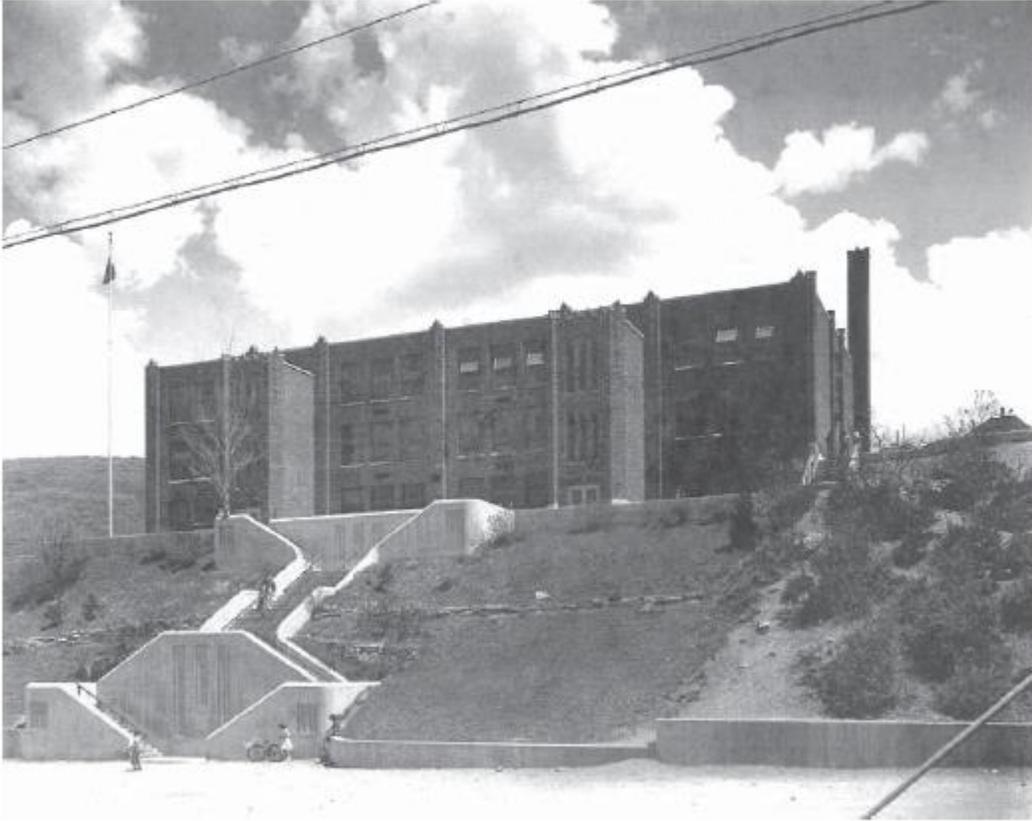
## PHOTOS

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(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.)

*445 Marsac Avenue, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



Marsac School, date unknown (Park City Historical Society & Museum, Pop Jenks Collection)

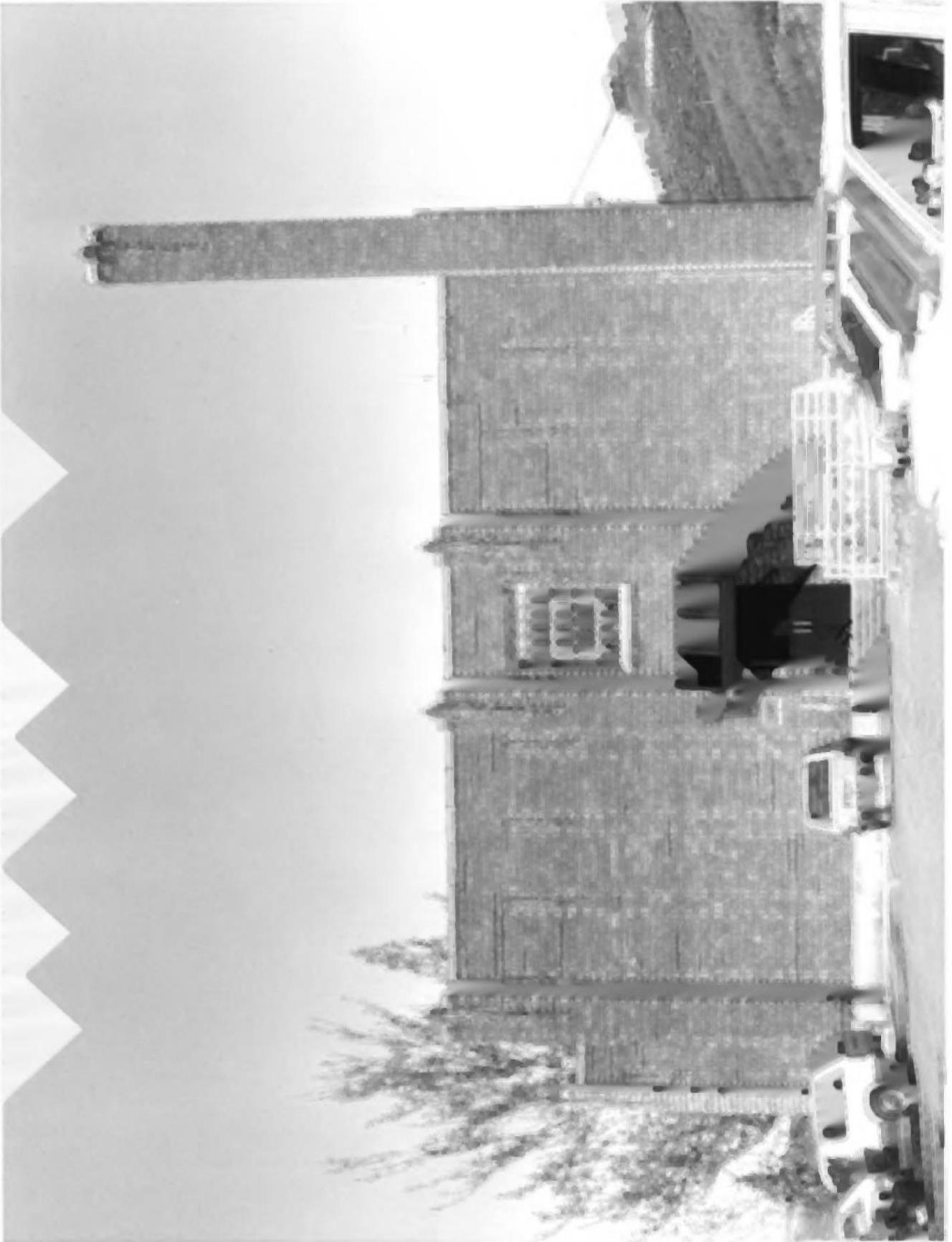


Marsac Elementary School  
Park City, Summit County, Utah

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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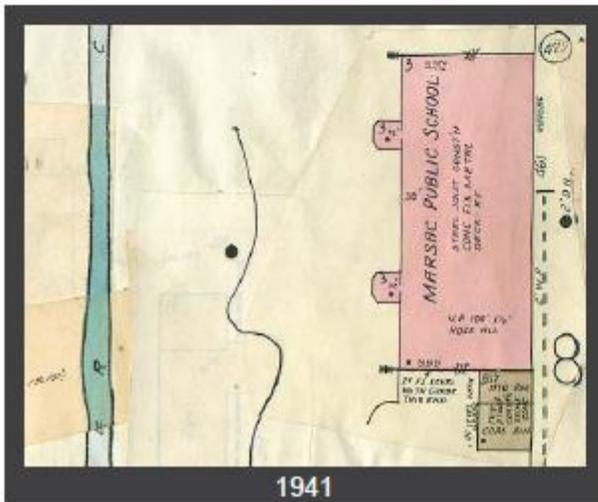
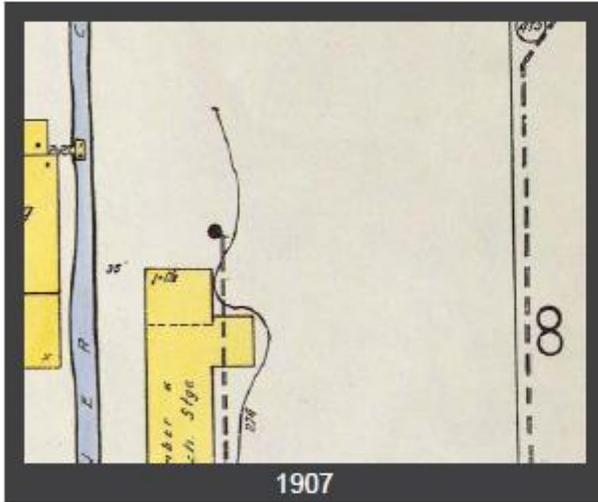
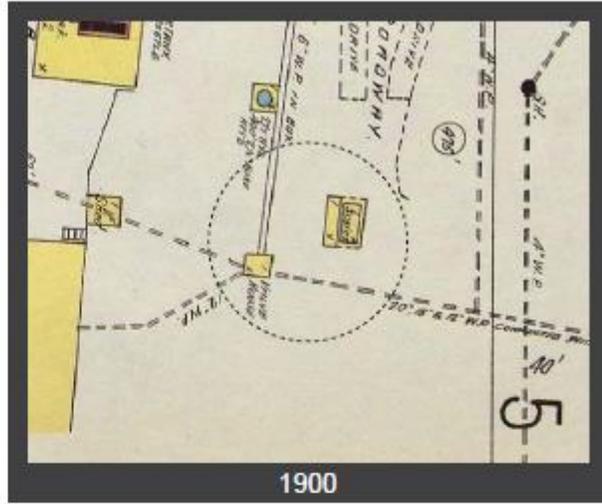
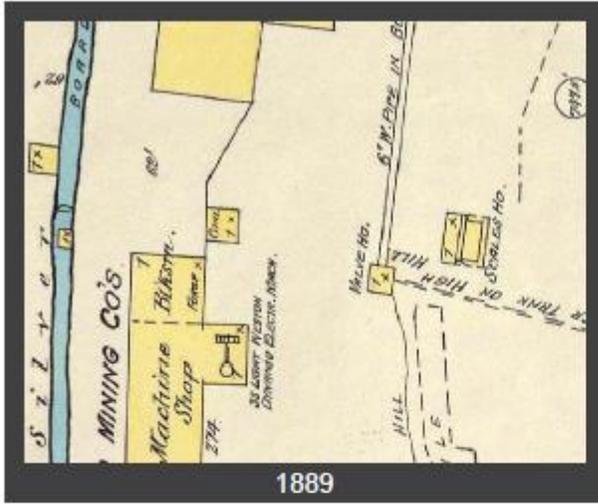


Planning Department/ Park City Corporation

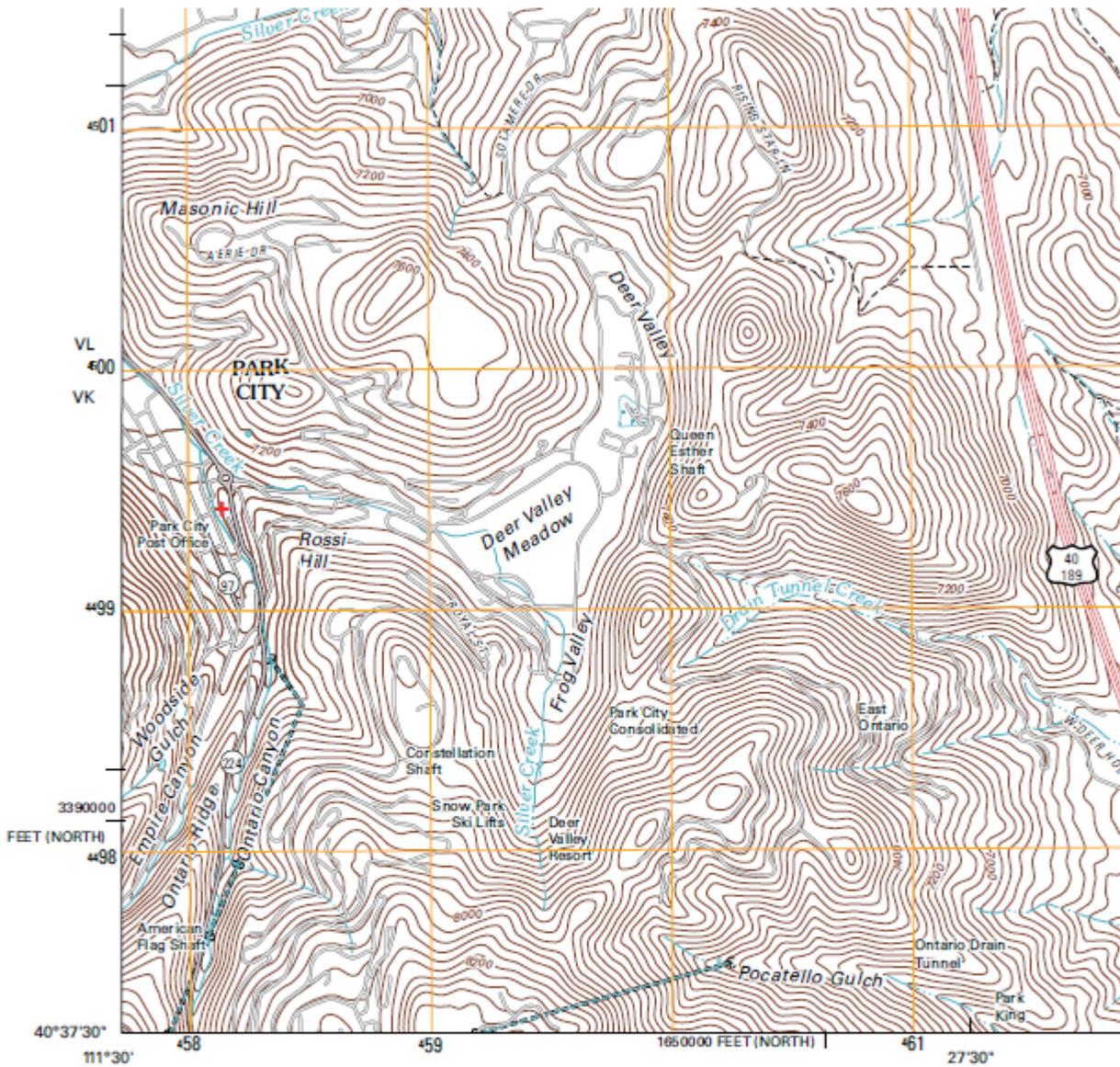


MAPS

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

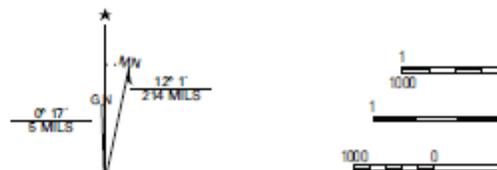


445 Marsac Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNIS, 2009  
 Hydrography.....National Hydrography Dataset, 2009  
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
<b>VK</b>
GridZone Designation
12T

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

DOCUMENTS

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. \_\_\_\_\_

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: 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:

- Excellence, Site, Unaltered, Significant, Not of the, National Landmark, District, Good, Ruins, Minor Alterations, Contributory, Historic Period, National Register, Multi-Resource, Deteriorated, Major Alterations, Not Contributory, State Register, Thematic

DOCUMENTATION 3

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

Views: Front Side Rear Other

Research Sources:

- Abstract of Title, Sanborn Maps, Newspapers, U of U Library, Plat Records/Map, City Directories, Utah State Historical Society, BYU Library, Tax Card & Photo, Biographical Encyclopedias, Personal Interviews, USU Library, Building Permit, Obituary Index, LDS Church Archives, SLC Library, Sewer Permit, County & City Histories, LDS Genealogical Society, 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.

Researcher: John McCormick

Date: 1984

Street Address:

Site No:

4  
ARCHITECTURE

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.

5  
HISTORY

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."<sup>1</sup>

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.