



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Historic Landmark Commission

From: Nelson Knight, Senior Planner  
801-535-7758 or nelson.knight@slcgov.com

Date: January 6, 2022

Re: Work Session: Madeleine Choir School Field House - New Construction  
(PLNHLC2021-01074)

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**PROPERTY ADDRESS:** 67 B Street  
**PARCEL ID:** 09-31-382-002-2000 (All of Block 16, Plat "D" Salt Lake City Survey)  
**MASTER PLAN:** Avenues  
**ZONING DISTRICT:** I – Institutional Zoning District

**REQUEST:** The Madeleine Choir School, represented by Sparano & Mooney Architects, is requesting a Certificate of Appropriateness for New Construction of a Principal Building from the Historic Landmark Commission in order to build a new two-story field house building on their campus at approximately 67 B Street. The building would be located on existing open space on the block with frontage on B Street and 2nd Avenue. No existing buildings on the campus would be altered. The school is in the Avenues Historic District and is also individually listed as a landmark site on the SLC Register of Cultural Resources.

The applicants have requested a work session to present their design proposal and obtain feedback from the Commission.

**BACKGROUND/DISCUSSION:** Rowland Hall, initially a private school for girls affiliated with the Episcopal Church, began classed in 1880 in the building at the northwest corner of the block (Erbin Hall) and grew to encompass three mansions facing B Street: 231 1<sup>st</sup> Avenue (St. Gregory Hall), 67 B Street (St. Elizabeth Ann Seton Hall) and 87 B Street (St. Nicholas Hall). In 1956, St. Mark's School for Boys moved on to the block, and the two schools were later combined. A final campus building at the southwest corner of the block (McCarthy Hall) was completed in 1970.<sup>1</sup> A 1986 landscape renovation created two large open spaces on the interior of the block; one is a more formal quad space, while the other has been used primarily for playgrounds.

The Roman Catholic Diocese purchased the buildings on this block from its original owners, Rowland Hall – St. Mark's School, when Rowland Hall moved to their current campus on Guardsman Way in November, 2002. The Choir School, founded in 1996, moved its classrooms

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<sup>1</sup> See National Register Nomination – Attachment B for more history.

from the basement of the Cathedral of the Madeleine to their new campus and began plans to rehabilitate the buildings and create a master plan for the block. The Historic Landmark Commission was involved in these discussions and reviewed a master plan and proposed work to renovate Erbin Hall in 2003-2005. The proposal for Erbin Hall evolved, a new plan was approved by HLC in 2015 and the project eventually was completed in 2017.

The master plan reviewed by the HLC in 2005 included a long-range proposal for a gymnasium on the site that is now proposed. Rowland Hall cited a lack of suitable gymnasium space on the block among its reasons for moving to its current campus. At the time, the only gym space was a small, charming, if outmoded space in Erbin Hall constructed in 1906. That space has been repurposed, and students have been able to use the gymnasium/cultural hall located at the LDS church nearby in recent years while planning for a new field house has continued.

The new space would serve the existing students at the school and no increase in enrollment is proposed beyond the current number of approximately 450 students and staff.

**PROPOSAL:** The applicants are proposing a new 16,491 SF field house with supporting program spaces and additional classroom space for the school's early childhood development program. The building would sit in the location between Erbin Hall, St. Nicholas Hall, and St. Elizabeth Ann Seton Hall currently used for playfields. The building would be two stories high with a rooftop play area on a portion of the roof. The size and height of the building are largely dictated by its program as a gymnasium. Additional classroom space expands the footprint of the building but is the same height as the rest of the building. The main entrance would be located at the field house's southwest corner facing the quad. Other walls of the building would front both B Street and 2<sup>nd</sup> Avenues. The main entrance for the preschool would be on 2<sup>nd</sup> Avenue and would include drop-off space in the area of the existing parking lot. The B Street face would be the east wall of the gymnasium, so no entrances are proposed there.

The main materials are shown on the applicant's submittal. The primary wall material would be gray vertical brick cladding, with multicolored glass fiber reinforced panels located on the main floor of the 2<sup>nd</sup> Avenue facade and similar multicolored laminated glazing serving as decorative glazing as well as functional clerestory windows fronting B Street and circling the gymnasium. Vertically proportioned, metal-framed windows are proposed at the upper level facing 2<sup>nd</sup> Avenue and for other classroom and interior hallways spaces facing the interior of the block.

#### **KEY ISSUES:**

- **Size and Massing** – Initial impressions from the site plan prompted concerns about the size of the field house as proposed, as well as its massing. The footprint does not fit the common perception of building sizes in the Avenues District. The applicant has provided a comparison of the footprints of the surrounding buildings, both on the Madeleine Choir School campus as well as surrounding blocks. The building sizes and uses in the northwest corner of the district tend to differ from the popular perception elsewhere, with large apartment buildings composing the overall character of this part of the Avenues. The footprint is dictated by the programmatic requirements for a gymnasium, which occupies the majority of the proposed building.

Likewise, the massing of the building, including the height, is dictated by the height required for a gymnasium. The applicants have used the topography of the site, which slopes substantially down from the block's northeast corner, to keep much of the building below grade. The building as proposed meets the maximum height requirement

for the I- Institutional Zone and would not require any relief from any other zoning standards which the HLC has the power to grant.

- **B Street Facade & Ground Floor Street Engagement** – Elevations and renderings in the submittal show little variation in the B Street facade. While the wall is set back from the edge of the sidewalk more than is apparent in renderings, the pedestrian experience would largely consist of a blank wall between two relatively ornate historic buildings. The Commission may wish to discuss this with the applicant and provide feedback as to whether this is an acceptable condition as well as any suggestions for mitigation, such as more variation in the wall plane on the B Street frontage.
- **Fenestration** - The proposed design would incorporate vertically aligned, multicolored laminate glazing material as its primary window material on the east wall and portions of the north and south walls. The color palette was taken from an analysis of the colors found in the surrounding streetscapes in the neighborhood. Some of the glazing would be exposed to the interior, creating a band of clerestory windows around the upper level of the gymnasium. Generally, the design guidelines call for a more regular or traditional pattern of openings and fenestration.

For clarity, the multicolored material adjacent to the 2<sup>nd</sup> Avenue entrance would be multicolored glass fiber panels, not windows. Upper story windows on this facade, though unclear on the elevation shown, would be fixed sash, vertically proportioned metal-framed windows. These are arranged in a regular pattern and would be set into the wall to provide a variation between the wall plane and the window frame and glazing.

The main entrance to the building facing the school's main quad compliments the proportions, massing and orientation of the adjacent Erbin Hall and echoes the simplicity of the materials and recessed entrance of the 1970 McCarthy Hall Building across the quad.

**NEXT STEPS:** As with any work session, the applicants will present their proposal at the January 6, 2022 meeting. The Commission should provide feedback on the proposed design, particularly in terms of how it meets applicable design guidelines and the standards for new construction in 21A.34.020.H. The applicants may modify their proposal based on their discussion with the Commission. They will need to submit revisions to Staff for further discussion and analysis prior to returning to the HLC for a formal review. At this time, the proposed building meets the requirements of the base Institutional Zoning District and would not require any relief from those requirements from the Historic Landmark Commission, unless the HLC were to determine that an appropriate design would require an exception to those standards. If the Commission approves the design, the applicants expect that construction will not begin immediately while additional funds are secured. An approval is good for one year, and the HLC will typically extend approvals beyond that if progress toward construction is being made.

#### **ATTACHMENTS:**

- A. Applicant Submittal Package for Work Session
- B. Applicant Project Narrative
- C. National Register Nomination – Historic Information

Madeleine Choir School  
Field House + Classrooms  
HP: New Construction (Principal Structure)

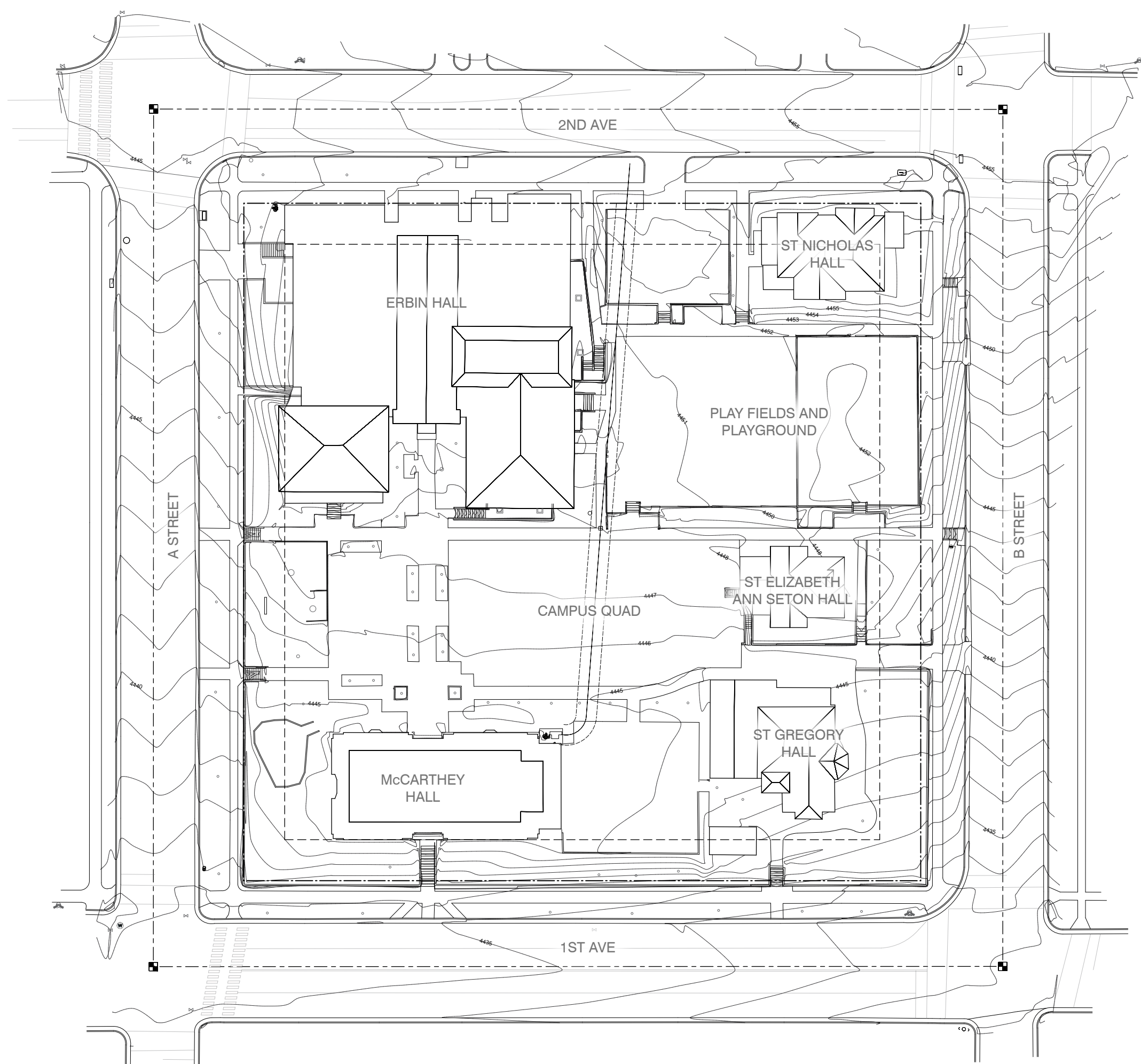


DEC 2021

SPARANO+MOONEY  
ARCHITECTURE



**EXISTING**  
History and Current Condition



SCALE: 1"=50'-0"

EXISTING SITE PLAN



ST NICHOLAS HALL / B STREET AND 2ND AVE



ST ELIZABETH ANN SETON HALL / B STREET



ST GREGORY HALL / B STREET



PLAY FIELDS / ST NICHOLAS HALL



PLAY FIELDS / ST ELIZABETH ANN SETON HALL



QUAD / ERBIN HALL



ERBIN HALL SOUTH ENTRY



ERBIN HALL NORTH ENTRY



MC CARTHEY HALL NORTH ENTRY

**MADELEINE CHOIR SCHOOL FIELDHOUSE**  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

HLC MAJOR ALTERATION AND NEW CONSTRUCTION SUBMITAL 8.30.2021  
SPARANO + MOONEY ARCHITECTURE

**TABLE 21A.44.030**  
**SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS**

**PARKING REQUIRED:**

SALT LAKE CITY ZONING TABLE 21A.44.030  
 SCHOOLS (K-8TH GRADES): 1 PARKING SPACE FOR EACH 3 FACULTY  
 TOTAL STAFF: 83  
 TOTAL REQUIRED:  $83/3 = 28$  STALLS

**PARKING PROVIDED:**

87 GENERAL SPOTS AND 6 ACCESSIBLE STALLS BETWEEN TWO LOTS  
 ALONG A STREET



PARKING

MADELEINE CHOIR SCHOOL CAMPUS  
 205 FIRST AVENUE  
 SALT LAKE CITY, UT 84103

CATHEDRAL OF THE MADELEINE

3RD AVE.

2ND AVE.

1ST AVE.

A STREET

B STREET

C STREET

SOUTH TEMPLE

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 205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

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# EXISTING

## History and Current Condition

SUBJECT PROPERTY  
205 FIRST AVENUE  
SALT LAKE CITY, UT 84103



### Building Site and Scale Guidelines

13.1 The traditional historic development pattern should be recognized and maintained in new development.

RESPONSE: The proposed structure is situated on its site in a manner that allows building facades to be oriented toward 2nd Avenue and B Street. Existing front yard setbacks and spacing of side yards and access are reflected in the proposal. The building entrance to be oriented toward 2nd Avenue to the North and from the internal campus quad from the South.

13.5: The height of a new building design should reflect the established building scale of the setting and area.

RESPONSE: The surrounding context consists of 3 and 4 floor apartments and condos. The proposed structure provides 2 floors and roof deck that reflects the established building scale of the setting and area. Please also refer to the figure ground study demonstrating the compatibility of the building scale within the neighborhood context.



1. GRAYLYN APARTMENTS



2. AVENUE VIEW APARTMENTS



3. CAITHNESS CONDOS



4. APARTMENTS ON B ST



5. WILSHIRE ARMS



6. CATHEDRAL OF THE MADELEINE

SITE CONTEXT MAP

SPARANO+MOONEY  
ARCHITECTURE



MADELEINE CHOIR SCHOOL FIELDHOUSE  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

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STREET AND BLOCK PATTERN

EXISTING  
History and Current Condition

Building Form Guidelines

13.2 Historic street patterns should be maintained.

RESPONSE: The proposed structure is located on the site in a manner consistent with the spatial rhythm of the street and neighborhood. Historic alley/access network patterns and widths are preserved.

13.6: The Massing characteristics of the new area should form the basis for the scale of new development.

RESPONSE: The massing of the building is partially determined by the program requirements and also considers the characteristics of the area as the basis the proposed structure. The massing is broken up and stepped down on the North and South sides to create a rhythm connecting the building to its context and providing a similar width and scale to other structures found along the street.



SCALE: 1"=80'-0"

⌚ STREET AND BLOCK PATTERN

MADELEINE CHOIR SCHOOL FIELDHOUSE  
205 1ST AVE NORTH, SALT LAKE CITY, UT 84103

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# Site Design Guidelines

## BASE ZONING ORDINANCE STANDARDS

ZONING: I: INSTITUTIONAL (21A.32.080)

STANDARDS:	PROPOSED:	COMPLIES (Y/N)
MINIMUM LOT AREA: 20,000 SF	MINIMUM LOT AREA: 108,900 SF	Y
MAXIMUM LOT AREA: N/A	MAXIMUM LOT AREA: N/A	Y
MINIMUM LOT WIDTH: 100 FT	MINIMUM LOT WIDTH: 330.27'	Y
MAXIMUM BUILDING COVERAGE: 60%	MAXIMUM BUILDING COVERAGE: 41%	Y
FRONT YARD SETBACK: 20 FT	FRONT YARD SETBACK: 20 FT	Y
REAR YARD SETBACK: 25 FT	REAR YARD SETBACK: 180 FT	Y
INTERIOR SIDE YARD SETBACK: 20FT	INTERIOR SIDE YARD SETBACK: 20FT	Y
MAXIMUM BUILDING HEIGHT: 35 FT	MAXIMUM BUILDING HEIGHT: 34 FT	Y
MAXIMUM WALL HEIGHT: N/A	MAXIMUM WALL HEIGHT: N/A	Y
REQUIRED LANDSCAPE YARDS: 20 FT	REQUIRED LANDSCAPE YARDS: 20 FT	Y
LANDSCAPE BUFFER: N/A	LANDSCAPE BUFFER: N/A	Y

## MAX BLDG COV'G CALCULATIONS:

MAX: 60%

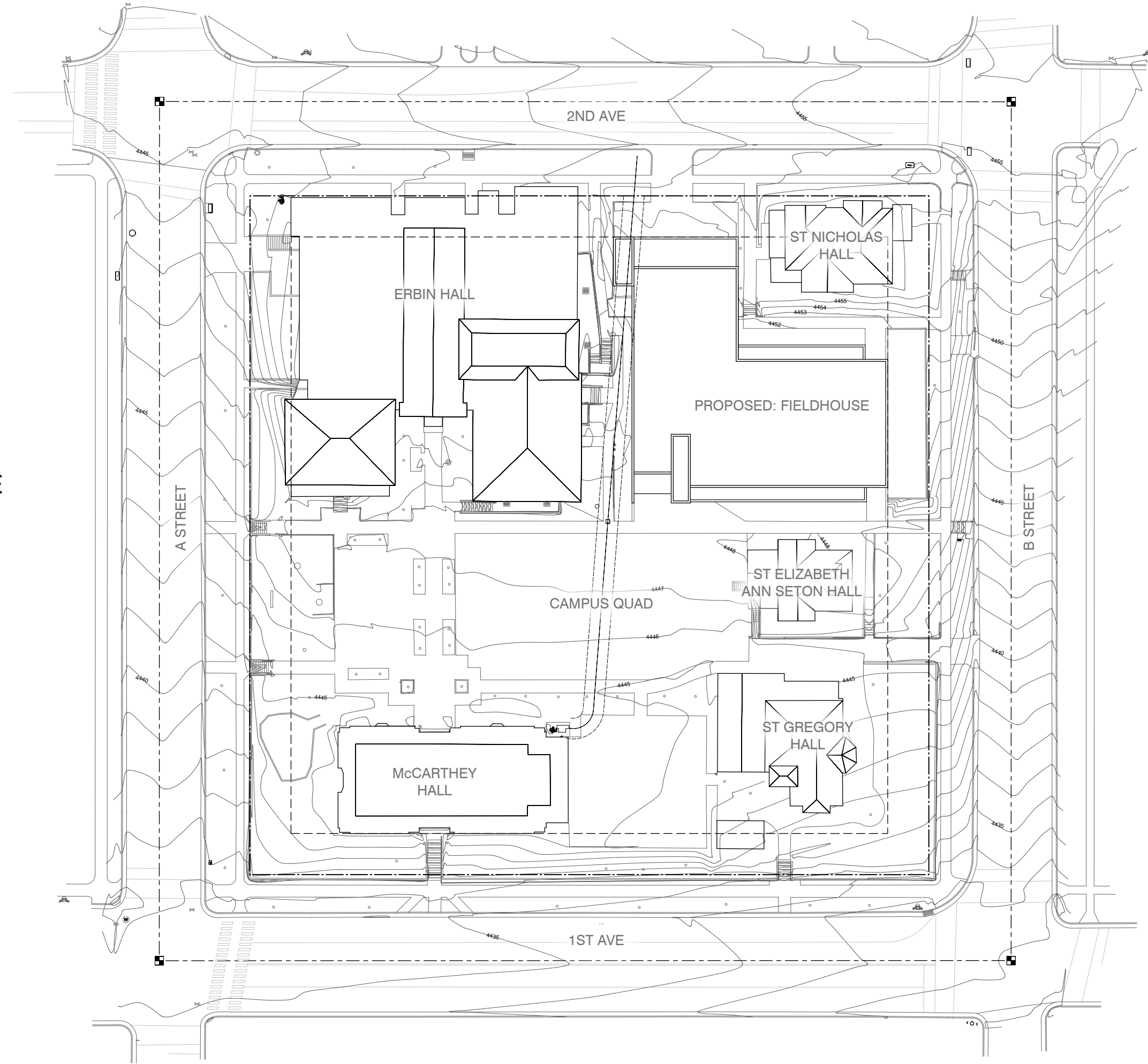
108,900 X .60 = 65,340 SF MAX ALLOWED  
 32,851 SF CURRENT BUILDINGS AREA = (30%)  
 32,851 SF + 12,189 (NEW) =45,040 SF  
 = **(41%)**

## OPEN SPACE CALCULATIONS:

21A.32.080 INSTITUTIONAL DISTRICT: E. MIN OPEN SPACE AREA SHALL NOT BE LESS THAN 40% OF LOT AREA

TOTAL LOT AREA: 108,900 SF

108,900 X .40 = 43,560 SF OPEN SPACE REQ'D  
 32,851 SF CURRENT BUILDINGS AREA = 76,049 SF (70%)  
 32,851 SF + 12,189 (NEW) =45,040 SF  
 = **63,860 PROPOSED (59%)**

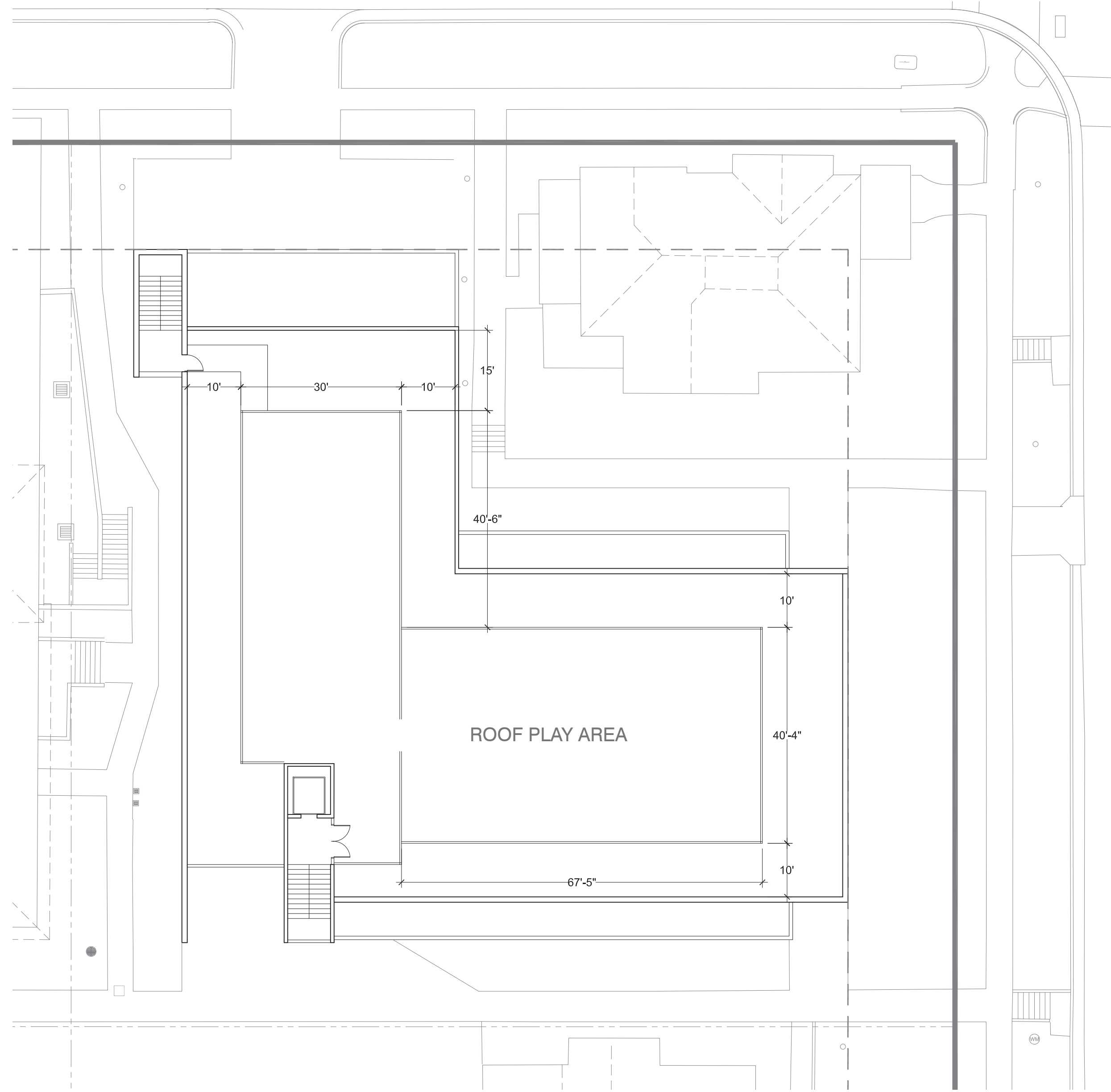


SCALE: 1"=50'-0"

SITE PLAN

## BUILDING CODE SUMMARY (V-B SPRINKLERED)

CODE REVIEW:	BASED ON THE 2018 IBC
BUILDING USE:	GYMNASIUM AND CLASSROOM
OCCUPANCY CLASSIFICATION:	E (IBC SECTION 305)
CONSTRUCTION TYPE:	VB
FULLY SPRINKLERED:	YES
OCCUPIED ROOF:	YES (SEE IBC 503.1.4)
ALLOWABLE BLDG HEIGHT:	60' (IBC TABLE 504.3) 35' ALLOWED
ALLOWABLE # OF STORIES:	2 (IBC TABLE 504.4)
ALLOWABLE AREA:	38,000 SF (506.2) 12,600 SF PROPOSED
FIRE RATING REQ:	NO RATINGS REQ'D VB (TABLE 601)



SCALE: 1/16"=1'-0"

ROOF PLAN

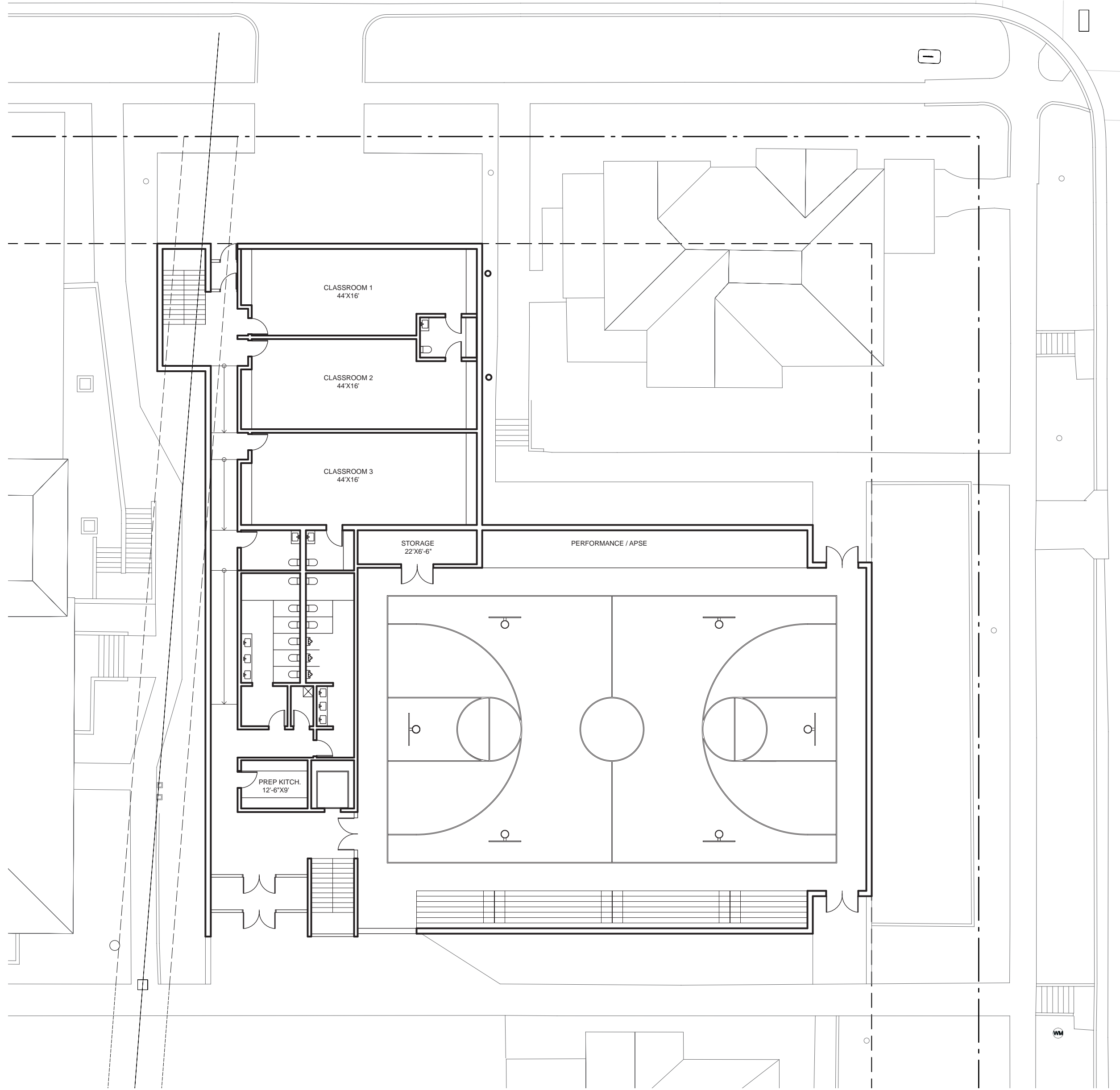
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# Building Scale Guidelines

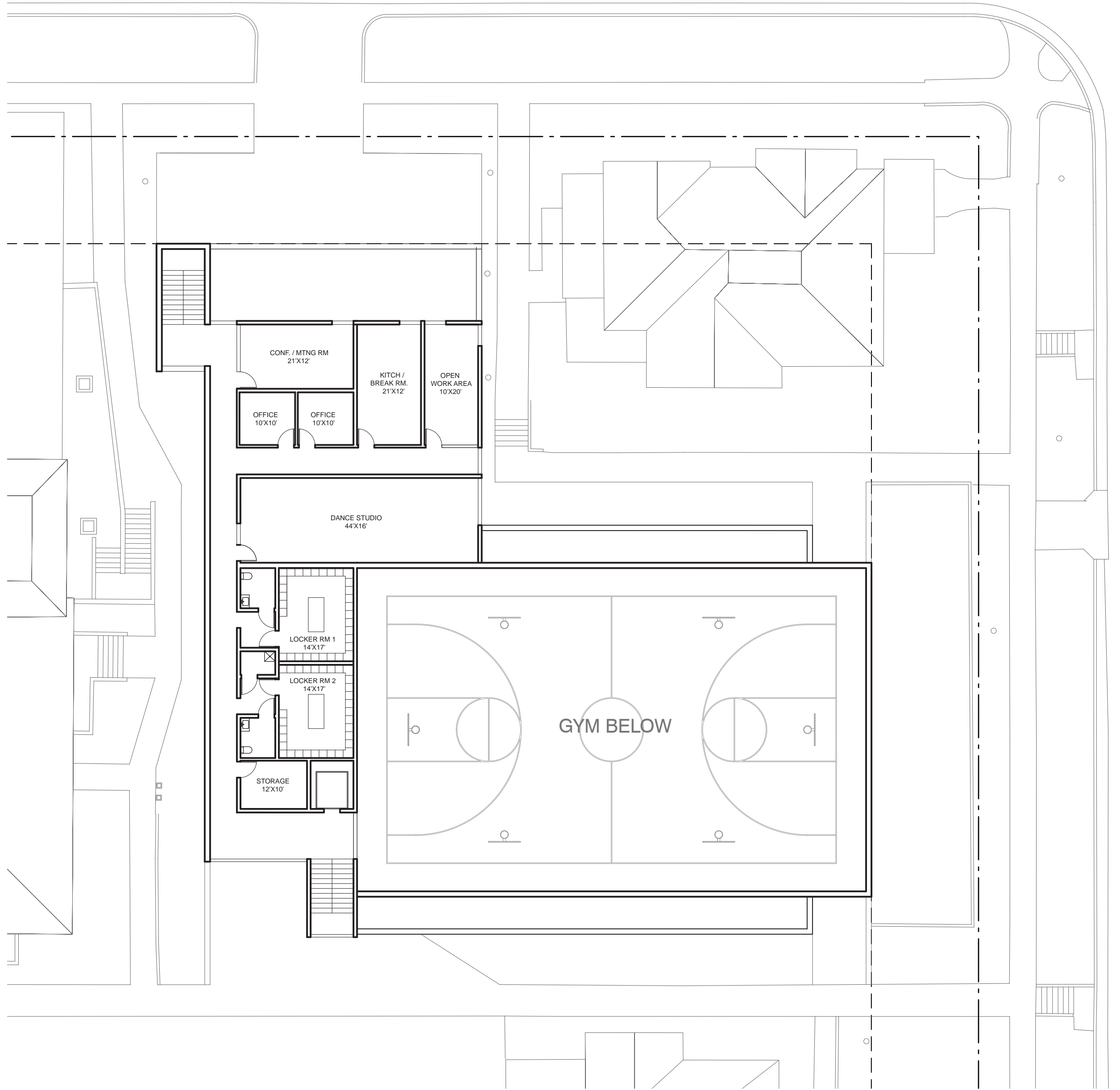
## SQUARE FOOTAGE SUMMARY

STREET LEVEL:	12,189 SF
UPPER LEVEL:	4,302 SF
TOTAL:	16,491 SF



SCALE: 1/16"=1'-0"

↑ STREET LEVEL PLAN



SCALE: 1/16"=1'-0"

↑ UPPER LEVEL PLAN

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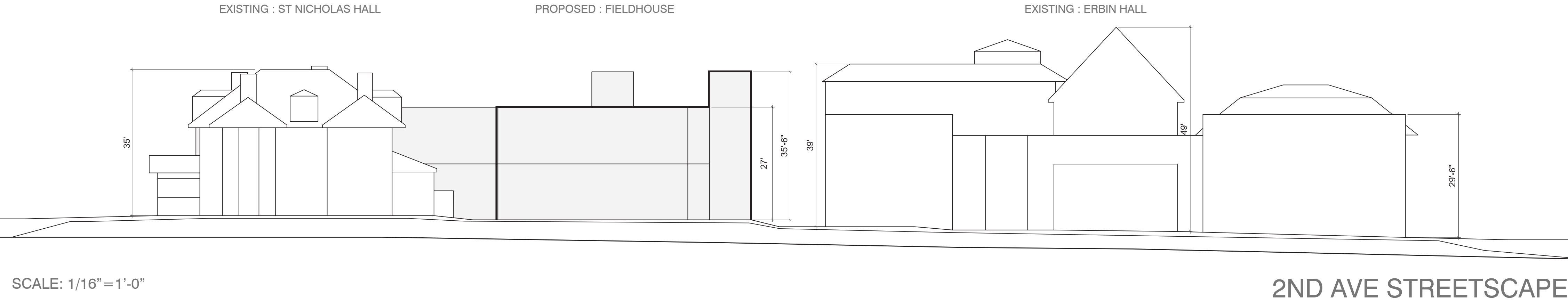
# Building Scale Guidelines

13.7: The street façade should appear similar in scale to the established scale of the current street block.

RESPONSE: Facades along 2nd Avenue and B Street have a similar scale and material (masonry and glazing). As a result, the massing and solid to void relationship of the proposed structure is consistent along the current street block.

**MAXIMUM BUILDING HEIGHT**

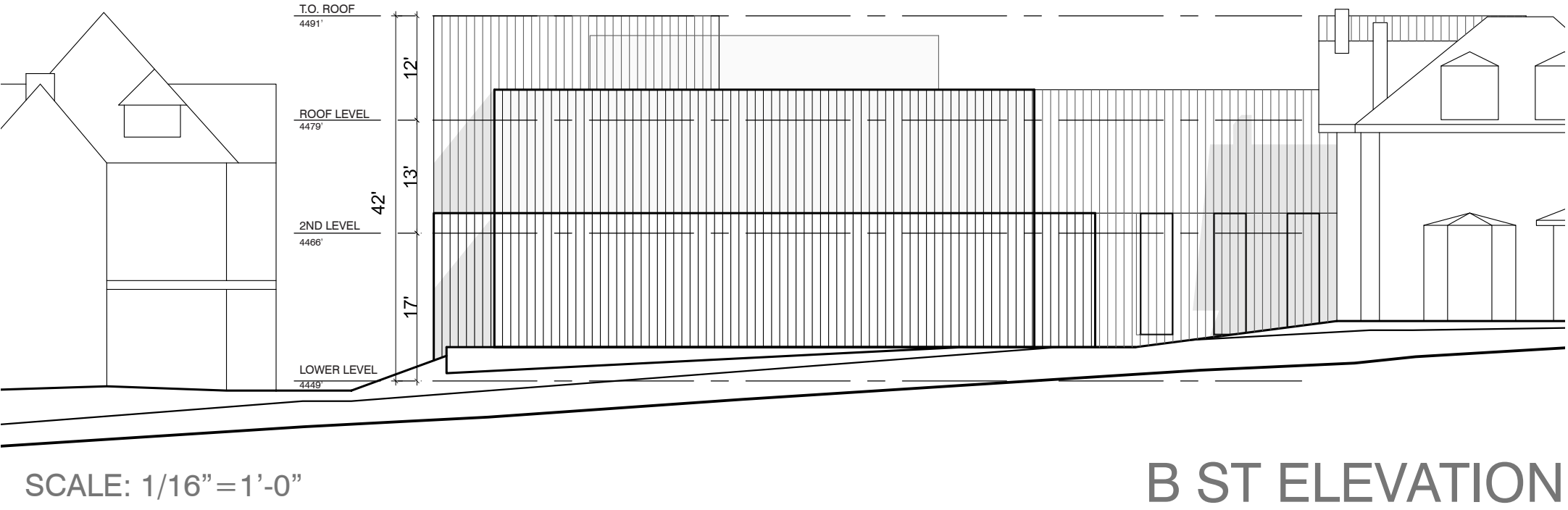
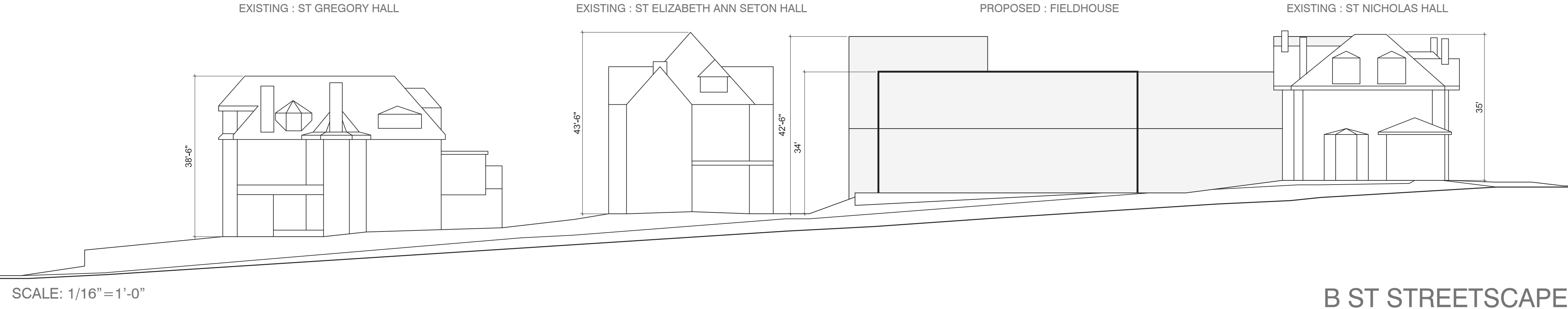
21A.32.080: I INSTITUTIONAL DISTRICT:  
 D. Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').



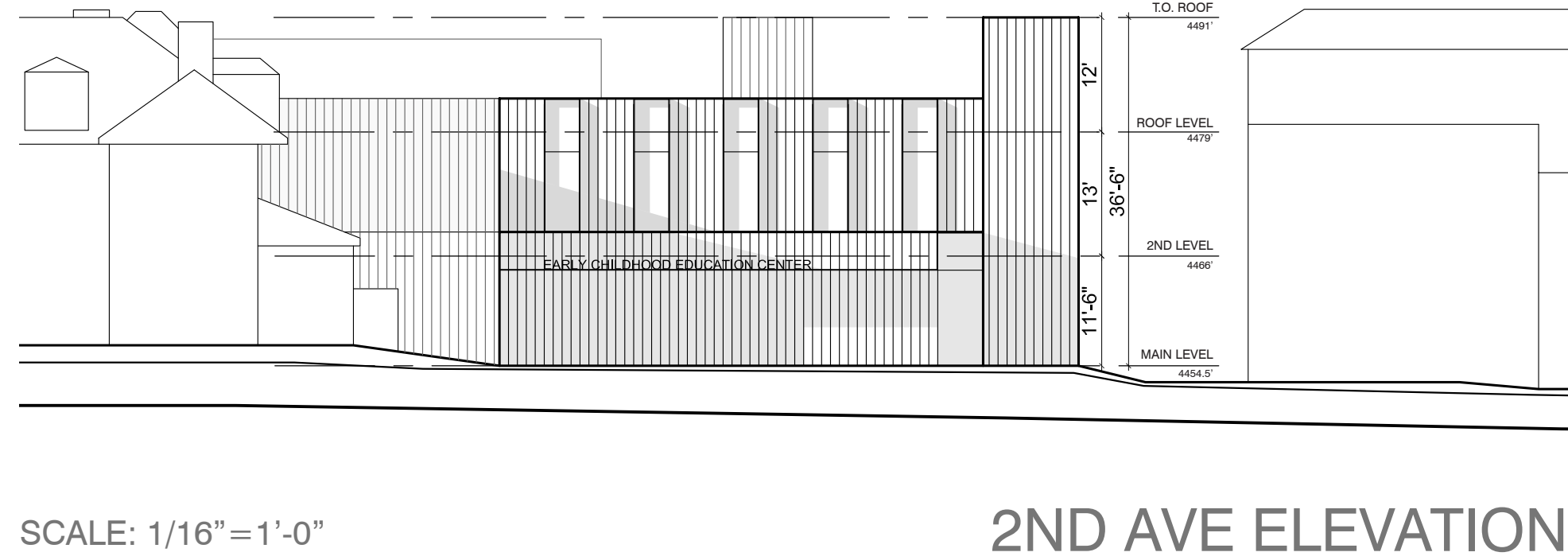
# Building Form Guidelines

13.8: A new building should be designed to reinforce a sense of human scale.

RESPONSE: The massing is broken up by the use of masonry with changes in texture and bonding to create divisions and visual interest. The use of this propose building material reflects the surrounding context while allowing the structure to utilize details and proportions to express/reinforce the design at a human scale. The landscape layer along the East façade further humanizes the elevation and provides a soft layer that changes with the seasons.



B ST ELEVATION



2ND AVE ELEVATION

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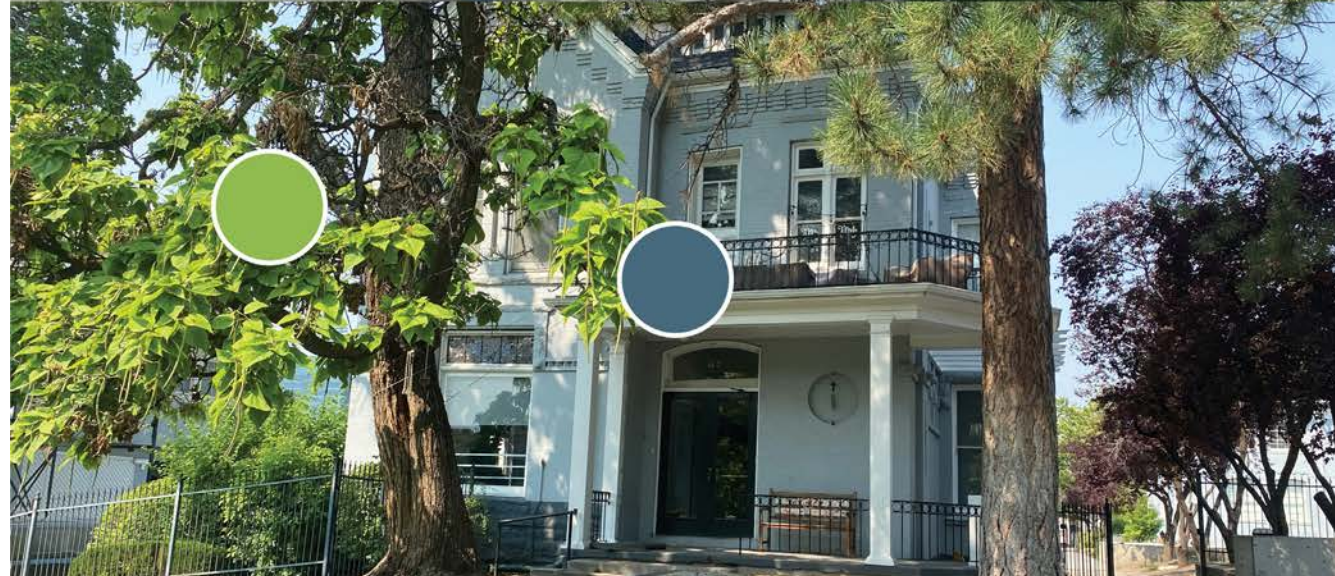
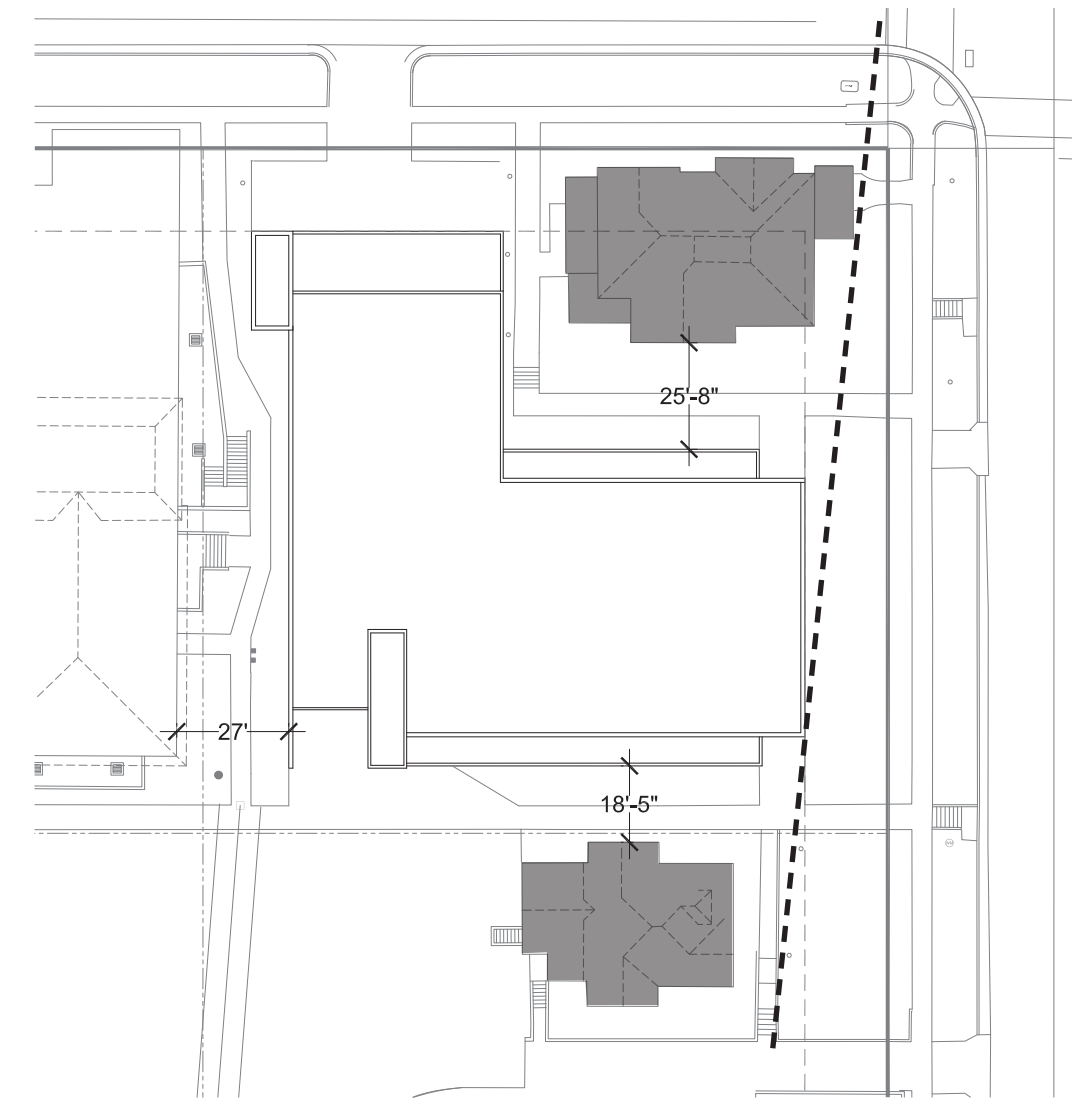
# Building Materials + Details

13.20: Exterior building materials should be of a high quality and compatible with adjacent buildings.

RESPONSE: The proposed structure utilizes masonry and colored glazing similar to those found in the immediate surrounding area.

13.21: New alternative materials that are compatible in character to historical materials may be acceptable with appropriate detailing.

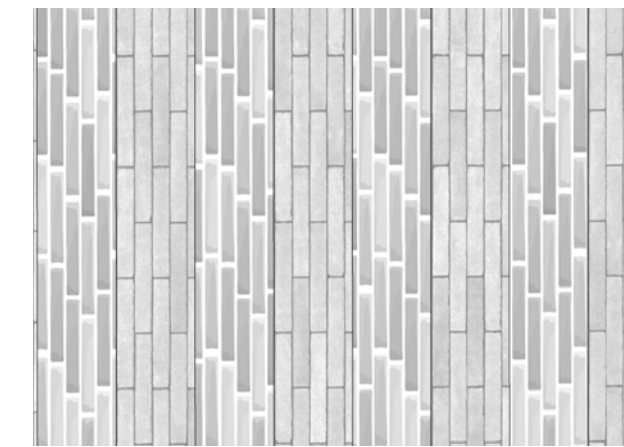
RESPONSE: New stack/ bond, and dimensions of brick are used to create visual interest while being compatible with existing character. Colored glazing will also be utilized as a way to further connect the building to the nearby Cathedral



CONTEXT PALETTE



COLORED LAMINATED GLAZING



VERTICAL BRICK CLADDING



FIBRE C GLASS FIBRE REINFORCED CONCRETE PANELS



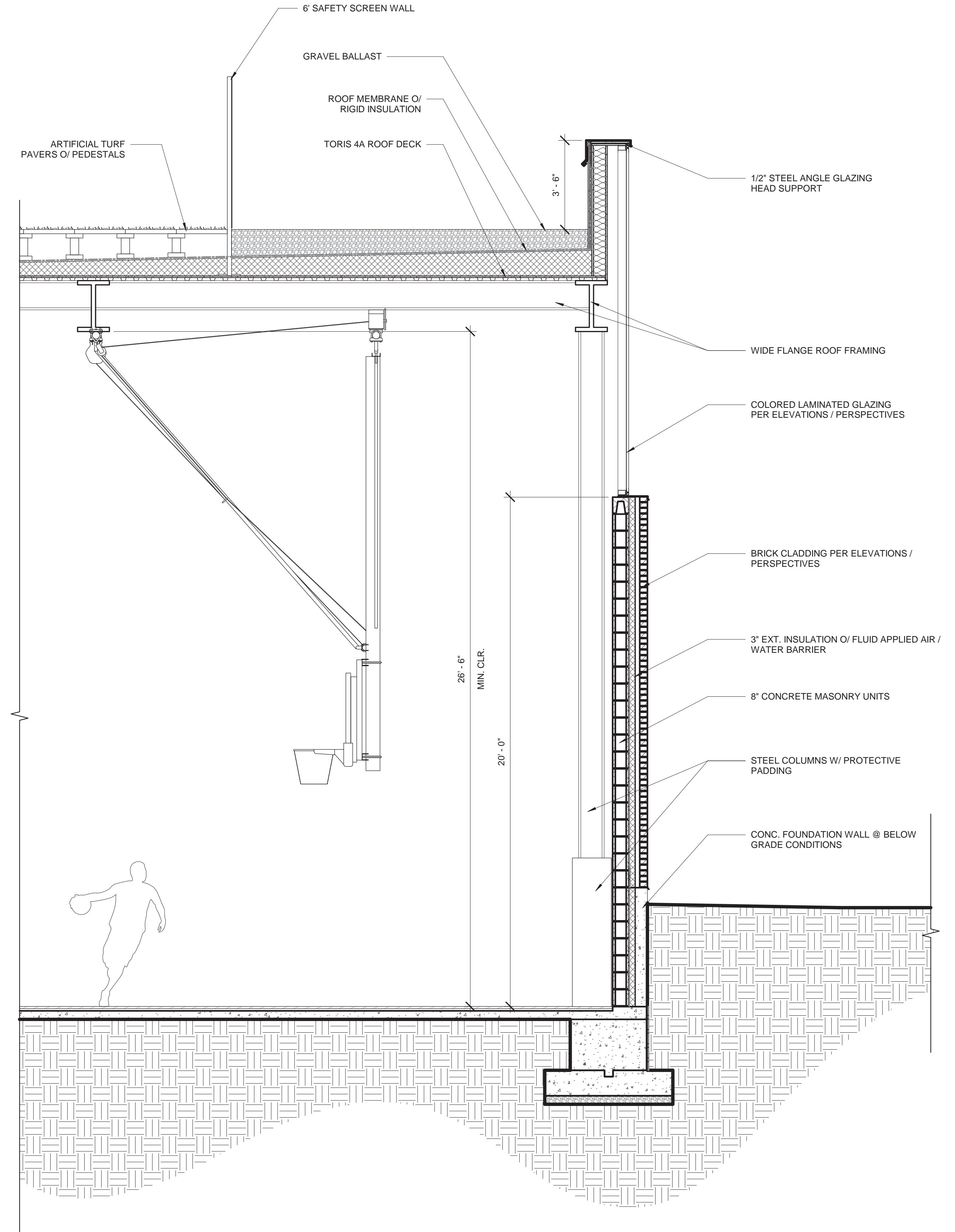
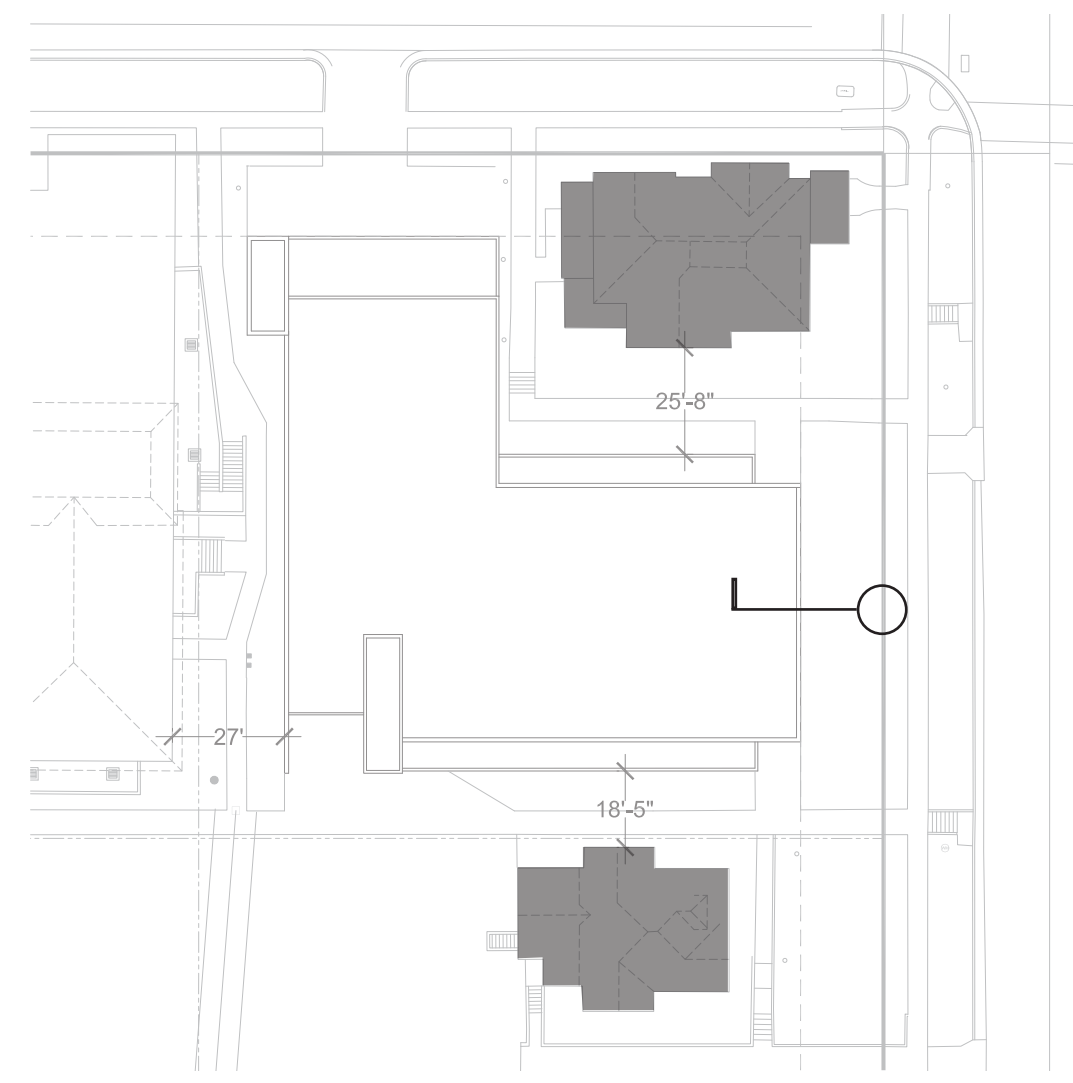
B STREET CORNER PERSPECTIVE



2ND AVE PERSPECTIVE

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TYPICAL WALL SECTION - EAST FACADE

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## PROJECT NARRATIVE: Madeleine Choir School

### Legal Description of the property:

THE FOLLOWING DESCRIBED TRACT(S) OF LAND IN SALT LAKE COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

PARCEL 1: (09-31-382-002-2000)

ALL OF BLOCK 16, PLAT "D", SALT LAKE CITY SURVEY.

EXCEPTING THEREFROM: ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS.

PARCEL 2: (09-31-382-002-2001)

ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS LOCATED ON:

ALL OF BLOCK 16, PLAT "D", SALT LAKE CITY SURVEY.

### Description of the proposal and any Special Exceptions requested:

Proposed new 16,500 SF field house with supporting program and additional needed classroom space. The student population is not proposed to change for the Madeleine Choir School, the proposed Field House will fulfill a long standing need that has existed in the school for a long time. The proposed structure has been carefully placed within the historic campus context with a strong relationship to the school central quad. Exterior materiality was developed through a careful analysis of the Avenues context. This analysis helped establish the exterior materials and color palette.

No Special Exceptions are requested.

## Design Guidelines for Historic Commercial Properties & Districts *Source, CHAPTER 13: New Construction*

### Site Design & Orientation

13.1 *The traditional historic development pattern should be recognized and maintained in new development.*

RESPONSE: The proposed structure is situated on its site in a manner that allows building facades to be oriented toward 2nd Avenue and B Street. Existing front yard setbacks and spacing of side yards and access are reflected in the proposal. The building entrance to be oriented toward 2nd Avenue to the North and from the internal campus quad from the South.

13.2 *Historic street patterns should be maintained.*

RESPONSE: The proposed structure is located on the site in a manner consistent with the spatial rhythm of the street and neighborhood. Historic alley/access network patterns and widths are preserved.

13.3: *Distinctive features that emphasize buildings on corner lots should be considered.*

RESPONSE:

The proposed structure is not located on a corner.

13.4: *Indigenous plant materials should be included in new landscape designs.*

RESPONSE:

The planting plan will focus on preservation of existing vegetation to the extent possible and replacement with same or similar species when necessary.

## **Mass, Scale & Form**

13.5: *The height of a new building design should reflect the established building scale of the setting and area.*

RESPONSE: The surrounding context consists of 3 and 4 floor apartments and condos. The proposed structure provides 2 floors and roof deck that reflects the established building scale of the setting and area. Please also refer to the figure ground study demonstrating the compatibility of the building scale within the neighborhood context.

13.6: *The Massing characteristics of the new area should form the basis for the scale of new development.*

RESPONSE: The massing of the building is partially determined by the program requirements and also considers the characteristics of the area as the basis the proposed structure. The massing is broken up and stepped down on the North and South sides to create a rhythm connecting the building to its context and providing a similar width and scale to other structures found along the street.

13.7: *The street façade should appear similar in scale to the established scale of the current street block.*

RESPONSE: Facades along 2nd Avenue and B Street have a similar scale and material (masonry and glazing). As a result, the massing and solid to void relationship of the proposed structure is consistent along the current street block.

13.8: *A new building should be designed to reinforce a sense of human scale.*

RESPONSE: The massing is broken up by the use of masonry with changes in texture and bonding to create divisions and visual interest. The use of this propose building material reflects the surrounding context while allowing the structure to utilize details and proportions to express/reinforce the design at a human scale. The landscape layer along the East façade further humanizes the elevation and provides a soft layer that changes with the seasons.

13.9: *Roof forms should be an integral part of the building design and overall form of the building.*

RESPONSE: There are numerous flat roofed structures in the area. This proposal roof pattern is consistent with existing structures similar in scale and it is integral with the building experience.

## **Architectural Character**

13.10: *Contemporary designs compatible with the character of the area and/or district may be used.*

RESPONSE: The proposed design draws upon fundamental design elements pulled from the campus context, including the adjacent Erbin Hall building. The use of an updated massing is compatible with this existing style and allows for the proposed structure to create interest and visual



compatibility while also expressing that the structure is new. A careful contextual analysis was conducted and the color of the façades was generated using the palette of the surrounding context.

13.11: The exact imitation of earlier architectural styles is discouraged.

RESPONSE: This proposal utilizes architectural elements, reflecting and evolving the character of the existing area without imitating or replicating.

13.12: Creative interpretations of historical architectural details can be successful.

RESPONSE: The use of masonry details and glazing allows for a creative and visually compelling interpretation of the historical details in the neighborhood through the design of these materials and patterns.

## **Façade Elements**

13.13: The design of a new building should include the three building elements: a base, a middle and a top.

RESPONSE: The proposed structure utilizes masonry and glazing to break up the facades into levels creating visual interest and connecting to the surrounding character.

13.14: The ground floor level of a building should be designed to encourage pedestrian activity and provide visual interest.

RESPONSE: Primary entrances within the campus and along 2nd Avenue encourage pedestrian activity and create a ground floor that connects well to the site and context. The design addresses the courtyard and street with its mass and void/glazed areas to become clearly identifiable while creating visual interest and clear public access.

13.15: Design elements and details should be employed to integrate a new building with its setting.

RESPONSE: The proposed design incorporates masonry (stack, pattern, color, and texture) which enables design elements and details found within the immediate and wider setting to be used to further integrate the new structure with its neighborhood context.

13.16: Consider building designs that emphasize floor levels.

RESPONSE: The proposed use of masonry with its stack and texture allows for the breaking up and distinction of floor levels. The introduction and spacing of glazing allow for the same effect.

13.17: Canopies and awnings should be considered to emphasize the first floor and entrance.

RESPONSE: A setback and reveal of the entrances from the overall massing allows for covered entry that creates a desired emphasis on both the entrance and experience of the first floor.

13.18: Consider signs as an integral design feature of the overall façade composition.

RESPONSE: The surface provides a location for signage to be incorporated and the architect will be designing this element as an integral part of the façade.

13.19: The use of datestones or cornerstones displaying the building's date of construction is encouraged.

RESPONSE: A datestone/cornerstone element will be considered in the design.

## **Building Materials**

13.20: Exterior building materials should be of a high quality and compatible with adjacent buildings.

RESPONSE: The proposed structure utilizes masonry and colored glazing similar to those found in the immediate surrounding area.

13.21: New alternative materials that are compatible in character to historical materials may be acceptable with appropriate detailing.

RESPONSE: New stack/ bond, and dimensions of brick are used to create visual interest while being compatible with existing character. Colored glazing will also be utilized as a way to further connect the building to the nearby Cathedral.

13.22: Large areas of wall plane should have an appropriate finish.

RESPONSE: Large areas of wall plane will have a design pattern and texture appropriate to its context while also creating visual interest and surface shadow.

## **Lighting**

13.23: The visual impact of site and architectural lighting should be minimized.

RESPONSE: Lighting design will be integrated into the architecture in a site-sensitive way.

13.24: Fixture design should complement the design of the building.

RESPONSE:

## **Parking**

13.25: Parking areas should be located away from the street frontage and where they are least visually obtrusive.

RESPONSE: This project proposes that a small parking lot that is currently utilized by the school be removed. This parking lot is currently located along the street frontage mid-block on second avenue. A shared parking agreement is in place with the Church of Jesus Christ of Latter Day Saints, no additional parking is needed for this property.

13.27: Bikeways and pedestrian walkways should be separated and buffered from external and internal circulation within parking lots.

RESPONSE: Pedestrian walkways within the campus context are proposed to remain as is. The design of the building footprint was carefully considered to make as minimal impact on existing campus circulation as possible.

Sincerely,

A handwritten signature in blue ink that reads "Anne G. Mooney". The signature is fluid and cursive, with a prominent loop at the end.

Anne G. Mooney, AIA, NCARB, LEED<sup>AP</sup>  
Principal Architect  
SPARANO + MOONEY ARCHITECTURE  
57 West 2100 South  
Salt Lake City, UT 84115  
TEL: 801.746.0234

PH0673901

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED MAY 1 1979  
DATE ENTERED JUL 26 1979

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

ROWLAND HALL-ST. MARK'S SCHOOL

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

205 1st Avenue

NOT FOR PUBLICATION

CITY, TOWN

Salt Lake City VICINITY OF

CONGRESSIONAL DISTRICT

02

STATE

Utah

CODE  
049

COUNTY  
Salt Lake

CODE  
035

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> PARK
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> PRIVATE RESIDENCE
		<input type="checkbox"/> NO	<input type="checkbox"/> ENTERTAINMENT
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Rowland Hall-St. Mark's School

STREET & NUMBER

205 First Avenue

CITY, TOWN

Salt Lake City VICINITY OF

STATE

Utah

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Salt Lake City and County Building

STREET & NUMBER

2nd East at 4th South

CITY, TOWN

Salt Lake City

STATE  
Utah

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Utah Historic Sites Survey, Utah State Register

DATE

1972

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Utah State Historical Society

CITY, TOWN

Salt Lake City

STATE

Utah

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

---

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Rowland Hall-St. Mark's School today occupies a block in the Avenues Historic District bounded by A and B Streets on the west and east, and by First and Second Avenues. They originally faced south, looking across lawns and tennis courts toward the Salt Lake Valley. A new classroom building along First Avenue now closes off the view and creates a partially enclosed "quadrangle" in the west half of the block. The east half of the block contains three mansions purchased by the school in the Twentieth Century for additional classroom space and faculty housing.

The first building of Rowland Hall was the Watt-Haskins home, one of the most impressive adobe houses in the Avenues. It was built as a two-story gable roofed structure about 1862 and enlarged in the Georgian style with a truncated-hip roof about 1871. After the house became the home of Rowland Hall in 1880, it was remodeled again. A new mansard-like double hip roof with large (south) front and side dormer windows was added to provide third floor dormitory space. The panelled wood cornice is decorated with paired brackets. Quoins accent the corners of the building. Windows are six-over-six pane double-hung units with wide, plain trim. A long one-story front porch with panelled cornice and square columns cover the front of the house. Inside, the first floor still has Nineteenth Century interiors, including a southwest front parlor, a central stair hall with linocrusta wainscoting and a carved banister, and a large east-side library with leaded glass front bookcases.

At the rear of the Watt-Haskins house are two large brick additions, containing dormitories and dining facilities, that triple the size of the original house. Built in the late Nineteenth Century they continue the dormered double hip roof and bracketted cornice of the house, but may be easily distinguished from it by the brick construction and narrower arched windows with corbelled drip molding.

To the east of the Watt-Haskins house, separated from it by the narrow chapel, is a large brick classroom building constructed in 1906. The building is a factory-like structure with a two-story rear section and three-story center section, both with flat roofs. The south front portion of the building is decorated in the Georgian Revival Style to echo the Watt-Haskins house, with a dormered roof, bracketted cornice, quoins, and six-over-six pane windows. The front center second story window has a semi-circular fanlight under a gable in the Georgian manner. There is a one-story front addition. Inside, the large second floor front library has a dramatic two-story height with a complex wood beamed ceiling.

The chapel between the Watt-Haskins house and the classroom building was conceived at the same time as the classroom structure but was not built until 1910. It is set back creating a small three-sided court yard that serves as the main entrance to the three buildings. The chapel building has a long gable roof with a bracketted cornice topped by a cross at the south (front)

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gable end. On the second floor is the sanctuary with its altar at the north end. The chapel interior has exposed wood roof trusses, small stained glass windows set high in the unplastered red brick walls, and dark wooden pews that step up parallel to the side walls. Natural lighting comes from a large leaded glass Gothic window with simple tracery at the south end of the chapel. The first story of the chapel contains classrooms and a hall connecting the Watt-Haskins houses with the 1910 classroom structure. The main entrance to the school, sheltered outside by a bracketted hood, opens onto the hall.

The three main buildings of Rowland Hall-St. Mark's School looked out over the Salt Lake Valley to the south until 1970. In that year a new classroom building was built along First Avenue on the south portion of George Watt's original half-block lot, creating a campus "quadrangle." The new building is a modern two-story brick structure by architects Snedaker Budd & Watt with blank walls, and windows set in the chamfered corners. The structure's shallow mansard roof and grey brick echo in modern form the original buildings of the school. An arched walkway through the center of the building creates a dramatic frame for the older structures to the north, and maintains a visual link with the valley to the south.

On the east half of the block along B Street are three mansions purchased by Rowland Hall and St. Mark's in 1922 and 1956 for use as classrooms and faculty housing. The homes are painted grey with white trim to match the buildings on the "quadrangle" to the west, but they remain separate from it, not integrated by any landscaping.

The Joseph Rawlins house, 231 First Avenue at the corner of B Street, was built in 1887 and purchased by Rowland Hall in 1922. It is a two-and-one-half story Italianate Style brick structure. It has a complex irregular plan with gable roofs and dormer windows. The southeast front entrance of the house is marked by a two-story rectangular tower. Next to the tower is a segmental brick bay window that extends through the roof of the house with a wooden dormer section. On the east (B Street) side of the house is a shorter segmental brick bay window, as well as two elaborate chimneys with corbelled brick work. A one-story southeast porch, now partially enclosed, has wooden ionic columns. The house has segmental arched second story windows and round-arched first story windows, and several corbelled brick belt corners.

The 1888 Joseph E. Caine Mansion at 67 B Street is notable for its unusual brick and stone decoration. It is made up of a small main hip-roofed section with two story north, south, and east gabled projecting bays, and a gabled one-and-one-half story rear wing. Around the edge of the roof is a corbelled brick parapet with a wooden cornice that has tiny pediments at the corners. At the peak of the gables the cornice rises into a single corble step above the ridge line of the roof with checkerboard pattern brickwork. Windows have stone and brick rim including a variety of corbelled drip molding.

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The Priscilla Paul Jennings Mansion, built about 1901 at 87 B Street on the corner of Second Avenue, shows influence of the Classical Revival Style popular at that time. It has a large hip roofed main section with two (east) front dormer windows. These are one south and two north gabled bays that contain chimneys. The gables have pediments with modillions, and are finished in stucco with decorative wood framing. A heavy cornice with modillions and dentil molding runs around the house. There is a recessed, enclosed second story northeast porch, and a one-story enclosed porch with decorative panes in the windows. The heavy, gabled front porch has a dentilled cornice with modillions and returns. It is supported by heavy round columns on posts with balustrades between. Next to the front porch is a one-story wooden front bay window.

The Caine and Jennings Mansions were purchased in 1956 when the St. Mark's boys school was reactivated requiring additional classrooms and faculty housing.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Rowland Hall-St. Mark's School occupies a distinct niche in Utah's educational and religious history, and its significance as an institution has additional merit because of the individual architectural and historical interest of the buildings that comprise the campus.

Rowland Hall-St. Mark's has antecedents that make it one of the oldest established religious schools in Utah. The Episcopal Church has never been numerically strong in Utah, although it was among the first non-Mormon religious to assign clergymen in the area. Unlike the other Protestant churches, however, the Episcopal Church has never adopted a program of evangelizing the Mormons. Their school program was established to serve the needs of Episcopal communicants and of those seeking a superior college preparatory education for their children. By contrast, the Presbyterian and Methodist Churches established mission schools that subsidized the education of Mormon children. The intent, openly avowed, was to wean the children away from Mormonism. Episcopal educational and religious policy was to maintain a low profile in the Mormon/Gentile conflict, and to concentrate on providing education for the middle and upper classes.

Episcopal education commenced with the arrival of George Foote and Thomas W. Haskins, in May 1867. Taking over a Sunday School program from a departing Congregationalist minister, they moved on to create the St. Mark's Grammar School of Boys, which met in a bowling alley. This was followed by the St. Mark's School of Girls, which was operated independently for ten years. In 1880 an Episcopal lay woman, visiting in Salt Lake City, felt that there was a need for improved educational facilities, especially for girls growing up in mining camps and on ranches. So a boarding school for daughters of the nouveau riche entrepreneurs of Utah's mines and ranches was endowed and named for her husband, Benjamin Rowland.

For a time the two schools operated separately, with Rowland Hall being exclusively for boarders and St. Mark's School for Girls serving day students. Economy eventually determined that the two schools merge, and Rowland Hall continued on to serve both types of student. Its generous endowment also allowed it to flourish even during those difficult years when free public education became generally available throughout Utah in 1896, causing the demise of most religious schools. The St. Mark's School for boys did not survive this period, and was not re-established until 1956. The two schools have now been combined, and offer some of the finest private education in the state.

The Rowland Hall-St. Mark's Campus has four houses, a classroom section, a chapel and a new classroom building. The homes were originally built as single family residences and belonged to several prominent Utahns. The other buildings and numerous additions to the original home were built for the school.



# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

U.S.H.S. photograph collection, 979:21, pp. 9, 10.  
 Rowland Hall, manuscript Collection, Utah State Historical Society  
 Salt Lake City building permits, Utah State Historical Society.  
 Daniel S. Tuttle, Reminiscences of a Missionary Bishop. New York: Thomas Whittaker, 1906.  
 Sanborn maps, 1898, 1911, University of Utah.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre.

QUADRANGLE NAME \_\_\_\_\_ QUADRANGLE SCALE \_\_\_\_\_

UTM REFERENCES

A	1, 2	4, 2, 5, 5, 6, 0	4, 5, 1, 3, 5, 4, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

## VERBAL BOUNDARY DESCRIPTION

All of Plat D Block 16.

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Jessie Embry/Project Historian

ORGANIZATION

Utah State Historical Society

DATE

January 1979

STREET & NUMBER

307 West 200 South, Suite 1000

TELEPHONE

(801) 533-6017

CITY OR TOWN

Salt Lake City

STATE

Utah

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER'S SIGNATURE

*J. Phillip Keene III*  
 J. Phillip Keene III, State Historic Preservation Officer

DATE 4-11-79

## FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Arthur Charles Hurling*  
 KEEPER OF THE NATIONAL REGISTER

DATE 7-26-79

ATTEST: *William H. Brabham*  
 CHIEF OF REGISTRATION

7-19-79

DATE

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George D. Wall-Thomas W. Haskins House

The original Rowland Hall was in a home that was built by George D. Watt. Watt, a Mormon convert from England, came to Nauvoo, Illinois, in 1842. Just before the Mormons were driven out of this area, George was called on a mission to England. In 1850 he was released from his mission and he and his family came to Utah.

George worked for the Deseret News, the Mormon newspaper, after he came to Salt Lake City. He was hired by Brigham Young as a clerk and as a reporter for the Utah legislature in 1853. Watt also published a journal which included the speeches of the Mormon leaders. He continued to publish Journal of Discourses until 1868 when he left the office of Brigham Young. Watt also was one of the main promoters of the Deseret alphabet, a phonetic alphabet that was to help the immigrants learn English easier and the sencultural industry in Utah.

In 1868 Watt, who had been one of the strongholds in Young's office, left the employ of the church. He set up a mercantile business with Robert Sleater and William Ajax. According to family tradition, the store eventually went out of business because the Mormon leaders advised the church members not to patronage it because it had "gentile" business connections in Chicago.

In 1869 Watt became interested in the Godbeites, a group of Mormons who had broken off from the main body partially because of a dispute over the role that Brigham Young, a prophet, should play in temporal affairs. His interest in the Godbeites grew and by 1874 he was a member of that group.

This house was built in approximately 1862 on some property that Watt had received from Brigham Young. During that year Watt was working in Young's office and he received credit for some carpentry work and some lime from the church. He was probably building this adobe house then with these materials. Watt lived in this house until about 1869 or 1870 when he moved his family to Kaysville. Watt sold the home and property and by 1870 Warren Hussey, the banker who persuaded Bishop Tuttle to come to Utah, owned the house. He sold it in 1871 to Thomas W. Haskins, one of the Episcopal missionaries.

Thomas might have lived in this house for about the next three years. According to Tuttle, Haskins had been living in the rectory while Tuttle was in Montana and Idaho. When he returned to Salt Lake in 1871 Haskins moved so Tuttle could have the house, but Tuttle does not say where Haskins lived. During the period that Haskins lived here he was the principal of the St. Mark's School which met at the nearby St. Mark's Church. For a while he was the chaplain at Fort Douglas. In about 1873 he left Salt Lake and by 1891 he was in Los Angeles.

Haskins probably maintained the George D. Watt House, but he enlarged it. To increase the floor space, he removed the gable roof and added a section on to the rear of the house. He then put a truncated roof on the house. According to the photographs at the Utah State Historical Society, this change took place in about 1871 when Haskins acquired the property.

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In 1880 Reverend Kirby received title for the property on behalf of his mother-in-law, Mrs. Rowland. The title was then put in the name of Bishop Tuttle. The property is now in the name of the school but if for any reason the school is closed, the property would be returned to the Episcopal diocese of Utah.

The George D. Watt-Thomas W. Haskins House was the original home of Rowland Hall. It was used for classes and for boarding the teachers and students. Since 1870 the school has made several additions to the house including opening up the top of the house for a third floor and the addition of two brick sections to the rear of the house. These sections are the same height as the adobe house and the entire building is painted the same color so the brick sections blend in with the adobe house.

Classroom Section and Chapel

There was constantly a need for more rooms for the school. The school officials made several plans to build on the block but they were never carried out because there were no funds available. In 1900 Felix Brunot, a man from Philadelphia, donated \$35,000 to the school. With the new funds, Bishop Abiel Leonard hired an architect, Theodore Davis Beal, to design a new school house. Beal made plans to add a chapel and a classroom building on the original house and by 1906 the plans were ready. Beal suggested that the \$35,000 was not enough to finish the work and that the classroom building be completed first.

A three-story brick and frame building that appears on the 1898 Sanborn map was probably torn down in 1906 to build the new classroom. The cornerstone of the new school was dedicated on October 17, 1906, by the new bishop, F. S. Spalding. The new building increased the space at the school but left the church school with an enormous debt. In 1909 the school sent out an appeal for money to overcome the debt and to help construct the chapel.

The appeal for money was successful and provided enough funds to build the chapel. In 1910 Bishop Spalding signed an agreement with David R. Smith and George A. Smith of Smith Brothers to build the chapel. The chapel was completed that year and a pipe organ was added in 1911.

Since 1910 several additions have been made to the rear of the classroom building. Since the additions are to the rear and are painted the same color as the 1906 building, they do not detract from the historic character of the building.

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Joseph L. Rawlins House

The Joseph Rawlins House was built in 1887. Rawlins, the original owner, is significant in Utah politics. An attorney, he helped form the Democratic party in 1894. In 1893 he was a delegate to Congress and was instrumental in legislation passed to return Mormon property to the L.D.S. Church and to enable Utah to be admitted to the Union. Rawlins was also one of the first senators to the United States Congress from Utah. He held that office from 1877 to 1903. Rawlins lived here until 1907. Rowland Hall bought this house in 1922 for additional classroom space.

Joseph E. Caine House

This house was built in 1888 for Joseph E. Caine. Caine was prominent in Salt Lake businesses. He was manager of the Caine and Hooper Company, an insurance company. Sidney E. Hooper was president and Caine's father, John T. Caine, was vice-president of the company. Joseph resigned that position to become a cashier at Utah Savings and Commercial Bank. He later became the secretary and manager of the Commercial Club in Salt Lake. In 1913 he moved to Oakland where he was secretary of the Oakland Chamber of Commerce. When St. Mark's School was opened again in 1956, the Episcopal Church bought this house for additional classroom space.

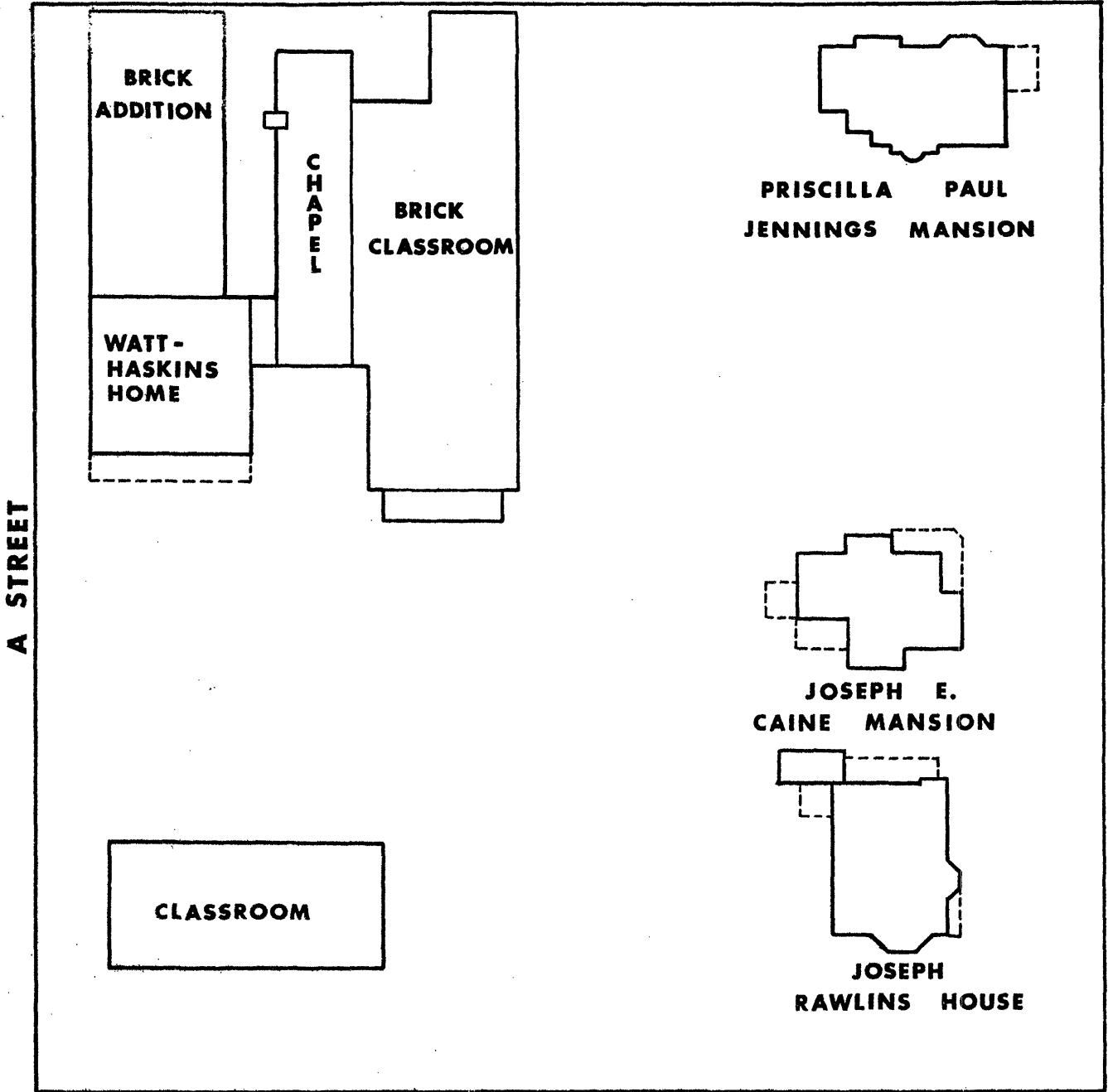
Priscilla Paul Jennings House

Priscilla Paul Jennings, the second wife of William Jennings, was the original owner of this house. William Jennings owned a meat market and then expanded into the mercantile business in Salt Lake. In 1869 he built the Eagle Emporium and he was instrumental in the founding of Zions Cooperative Mercantile Institution, the leading Mormon business in Salt Lake City. He was elected mayor of Salt Lake City in 1882. He died in 1886. Jennings built the Devereaux Mansion. For many years it was the social entertainment center of Salt Lake. William and Priscilla entertained the dignitaries that came through Salt Lake City in that house.

Priscilla had the house built about fourteen years after William's death. She lived here until she died in 1918. Priscilla was active in the Mormon Church. She served on the Relief Society general board, the governing body for the LDS Church's women's organization.

In 1956 the house was sold to Rowland Hall. Since then it has been used as a home for school officials and classrooms.

2nd AVE.



A STREET

B STREET

1st AVE.

NORTH

**ROWLAND HALL**  
**ST. MARK'S SCHOOL**