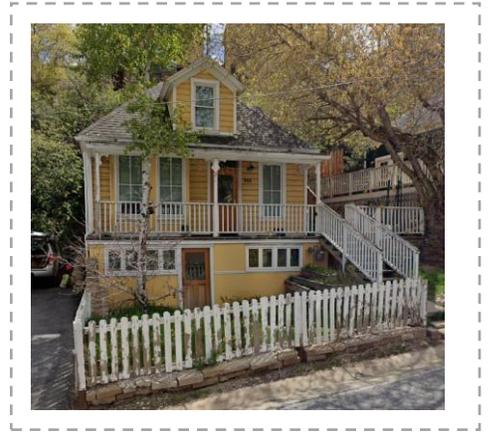




HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Hugh McDonald House

Address: 338 Marsac Avenue

Date of Construction: c. 1905

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-443

Current Owner: David E. Myers

Legal Description (include acreage): PC 443 ALL LOT 10 & N1/2 LOT 9 BLK 54 PARK CITY SURVEY (SURFACE ONLY) IQC-389 EQC-460 SWD-577 JQC-121 M80-322 1949 63M6-242 M47-162 M47-163 356-112 (1575-1799) (1581-1732) 2073-1480; 0.06 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:
- Historic

Research Sources:

- Sanborn Maps
- tax Card
- Census Records
- City/ County Histories
- Personal Interviews
- Park City Museum
- Newspapers
- Other:

DESCRIPTION

Architectural Style: Pyramid / Foursquare type / Vernacular 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: The walls are clad in wooden drop or novelty siding

Foundation: The 1968 tax card states that the foundation is concrete. The foundation is not visible in the photographs and therefore its material cannot be verified

Roof: In the available 2006 photograph the hipped roof and gabled dormer are obscured by vegetation and the roofing materials cannot be determined

Windows/Doors: The entry door is scarcely visible in photographs but it appears to be wooden with a single large light. The modern casement window of the roof dormer on the principal elevation replaces a one-over-one double-hung wooden window with simple casing seen in the c. 1940 tax photo. The first floor façade windows appear to be tall narrow casements in vertical openings

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(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.)

338 Marsac is a pyramid type house that has undergone several alterations. The Pyramid house type is one of the three main house types built during the historic Park City mining era, and of those three it is the most recent, occurring mostly during the end of that era. The hip roof is covered with asphalt shingles and has a large gable dormer on the front façade. The house is clad with wood drop-novelty wood siding. There is a small shed addition on the south façade and the yard in front of the home has been excavated since the 1940s tax photo, allowing for

a basement addition. Based on visual analysis it appears that the original porch was inset below the hipped roof. This has been infilled sometime between the 1990s tax photo and today. The basement addition has been extended out and a new porch has been added above having a hipped roof that sits below the eave of the main house. The porch roof is supported by square posts with decorative brackets and with a simple square post railing. The façade is asymmetrical, with the door being just south of center with two pairs of tall, narrow vertical casement windows to the north of the door and one pair to the south. The door is a wood frame and panel door with a large upper light. The basement level is also asymmetrical with the door being just north of center with four smaller casement windows on either side of the door. The basement level is clad in stucco. The casement window in the dormer replaced a one-over-one double hung sash window shown in the early tax photo. The foundation is concrete. The cumulative formal and material changes have diminished its historic value

SIGNIFICANCE

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.)

This house was built between the 1900 and 1907 Sanborn maps of Park City, probably soon after the time Hugh McDonald purchased the property in May 1905. This transaction split lot 9 in half, with McDonald buying the north half and lot 10, indicating that a building probably was not there at the time he bought the land.

McDonald was born in Nova Scotia, Canada, in 1854. He moved to the United States to mine in the west, marrying Bessie McKeagen (b. 5/1/1856, Nova Scotia) in Eureka, Nevada, in 1883. Bessie and Hugh moved to Park City the following year, where Hugh worked as a miner and manager at the mines, including the Little Bell and as superintendent of the Silver King Consolidated. The couple had four children. Hugh died suddenly in July 1912 after being accidentally shot at the Mother Lode area of Yuba County, California. Bessie died shortly thereafter, in 1915, with the Park Record noting that she “answered the summons with a smile and a true Christian fortitude so characteristic of the well-known and beloved lady.”

The McDonald children and heirs sold this house to Leonard P. McGarry in 1919, and he would own the house for the next twenty-seven years. McGarry was born in Eureka, Nevada, on October 7, 1878. He married Rose M. Rolley on March 7, 1915, in Salt Lake City, and the couple moved to Park City shortly thereafter. A partner in the Kopp and McGarry Contracting Co., L.P. was also a marshal for the Summit County sheriff. The family moved to Salt Lake City in 1935, where McGarry worked as a liquor commission officer before retiring in 1949. L.P. McGarry died in the city in 1951.

The house has been owned by many people since McGarry and has undergone substantial renovations and additions, including a basement apartment and southern addition that has since been removed

REFERENCES

- 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

(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.)

338 Marsac Avenue, Park City, Summit County, Utah

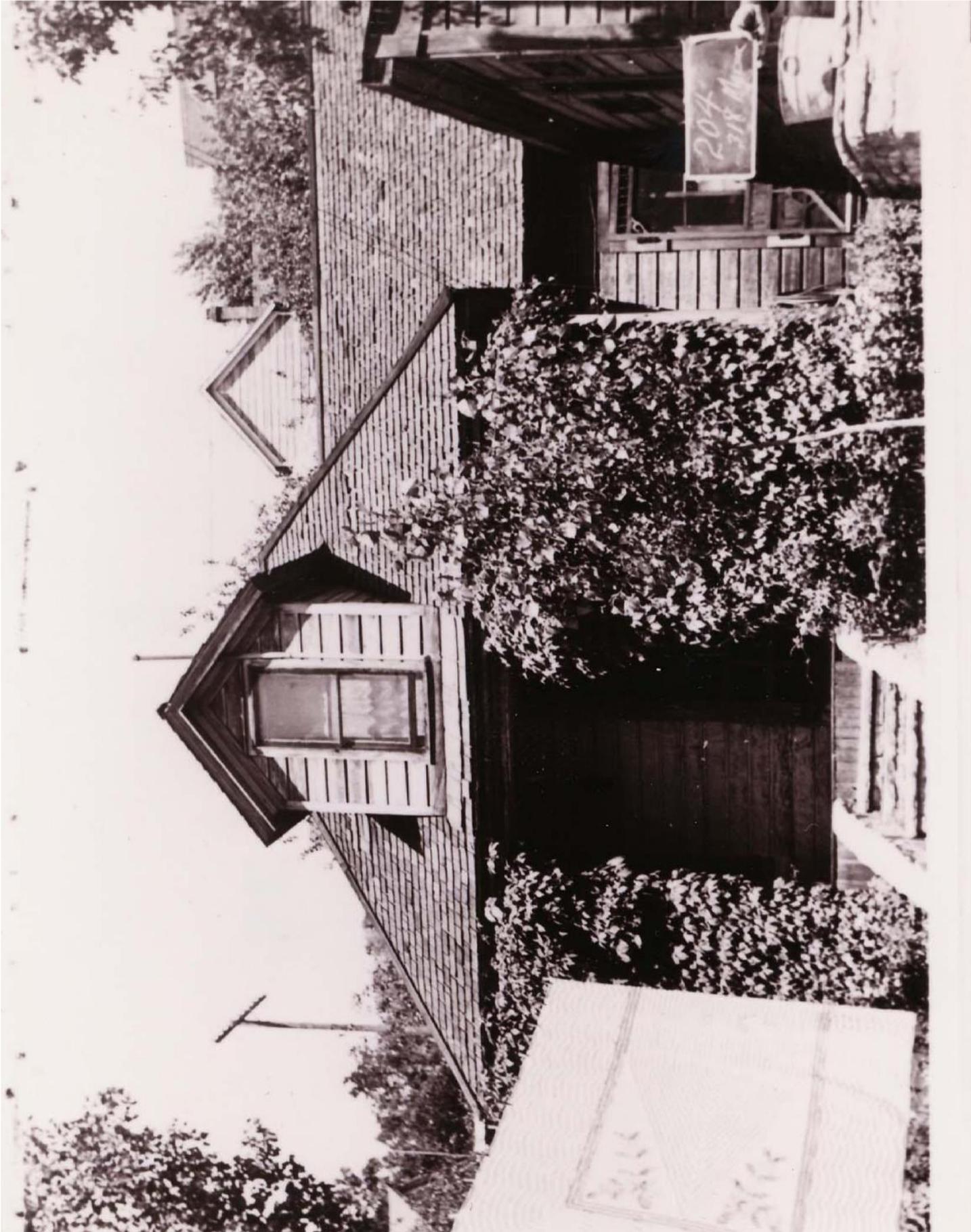
Intensive Level Survey—Biographical and Historical Research Materials

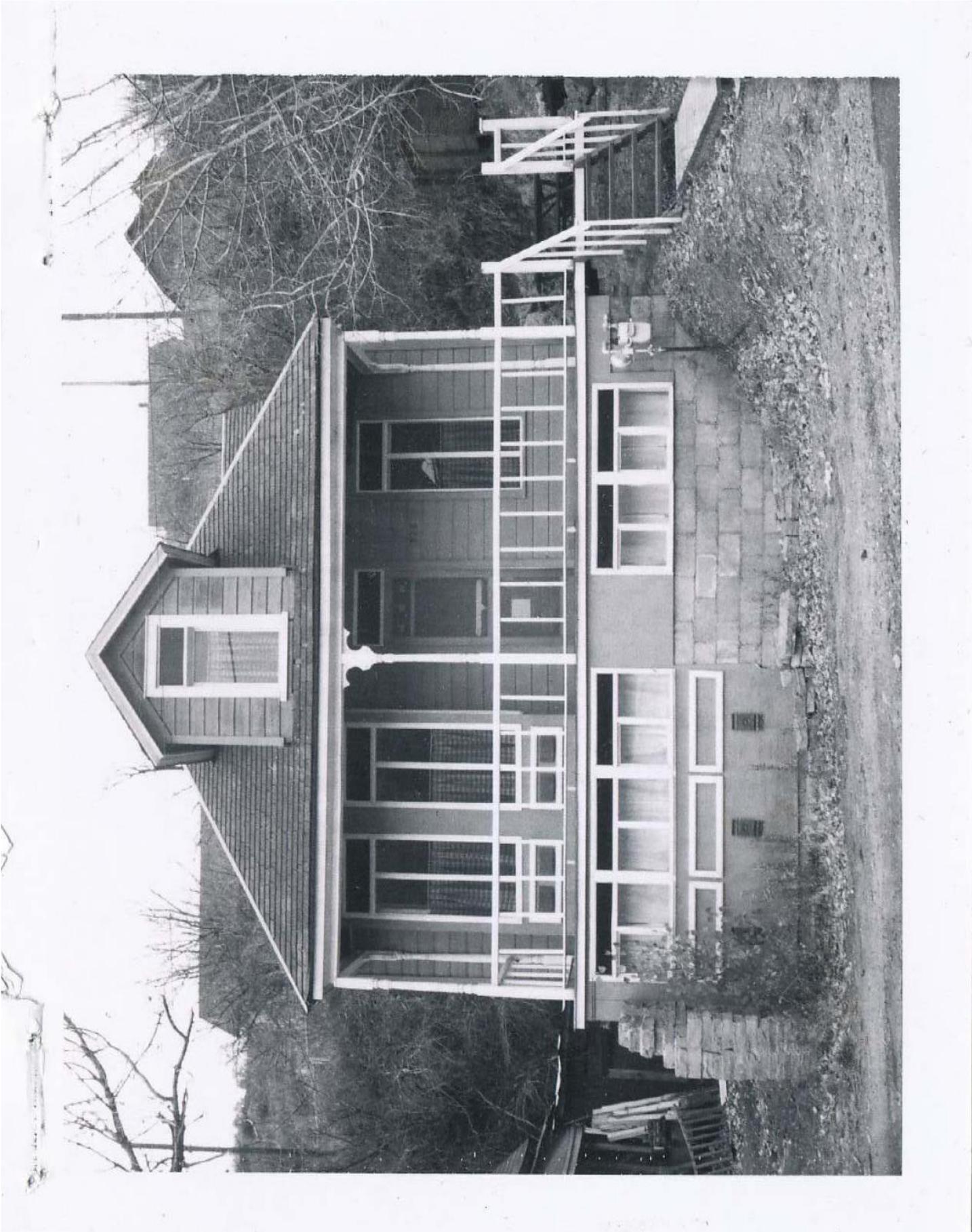


c. 1941 (Summit County)



c. 1960s (Summit County)











338 Marsac Avenue. Southwest oblique. November 2013.



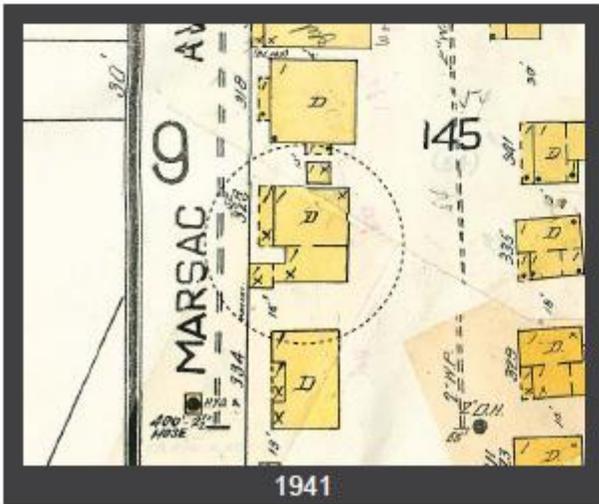
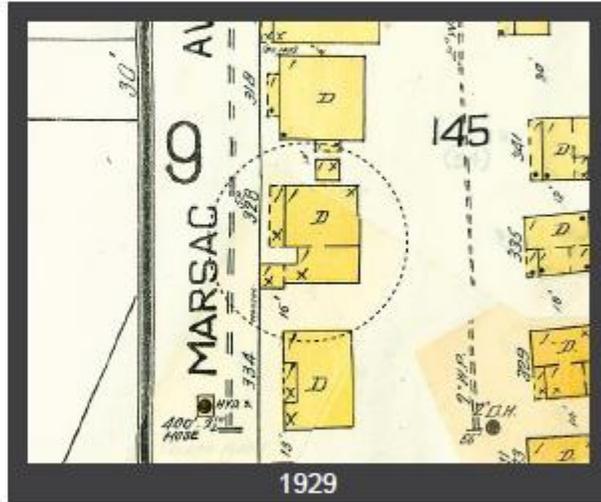
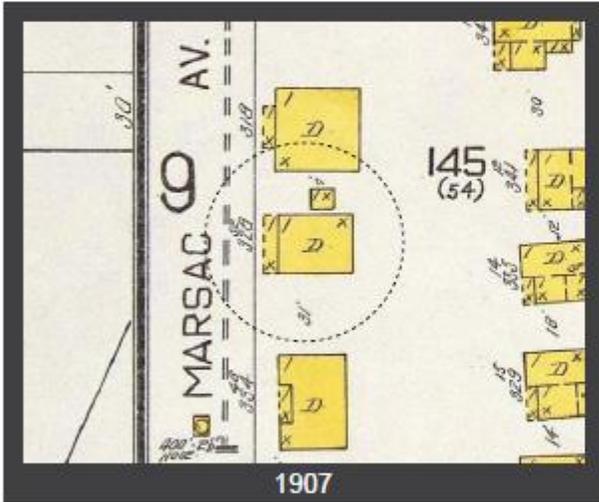
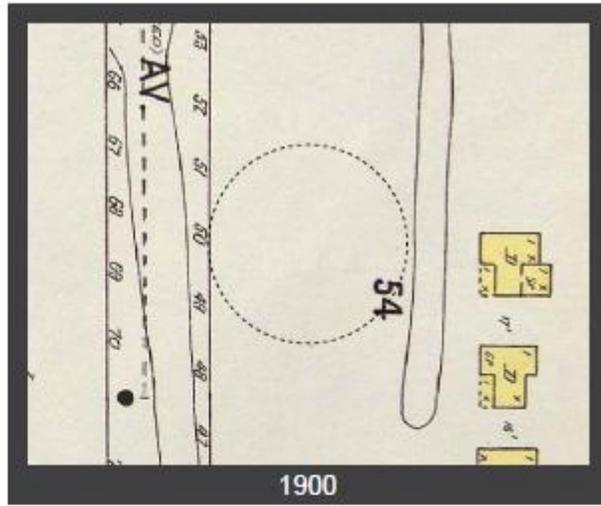
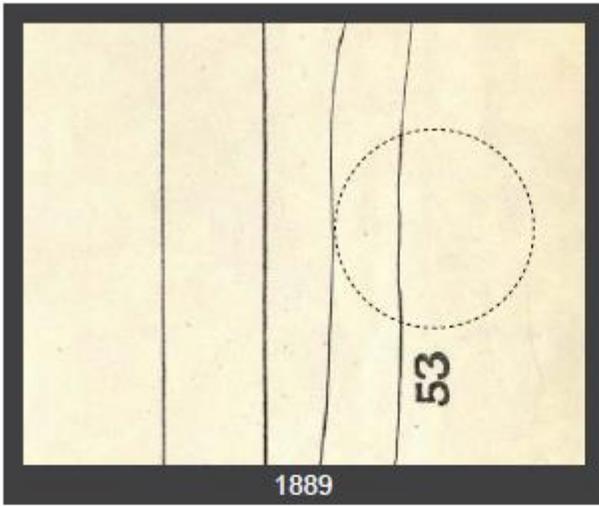
338 Marsac Avenue. West elevation. November 2013.



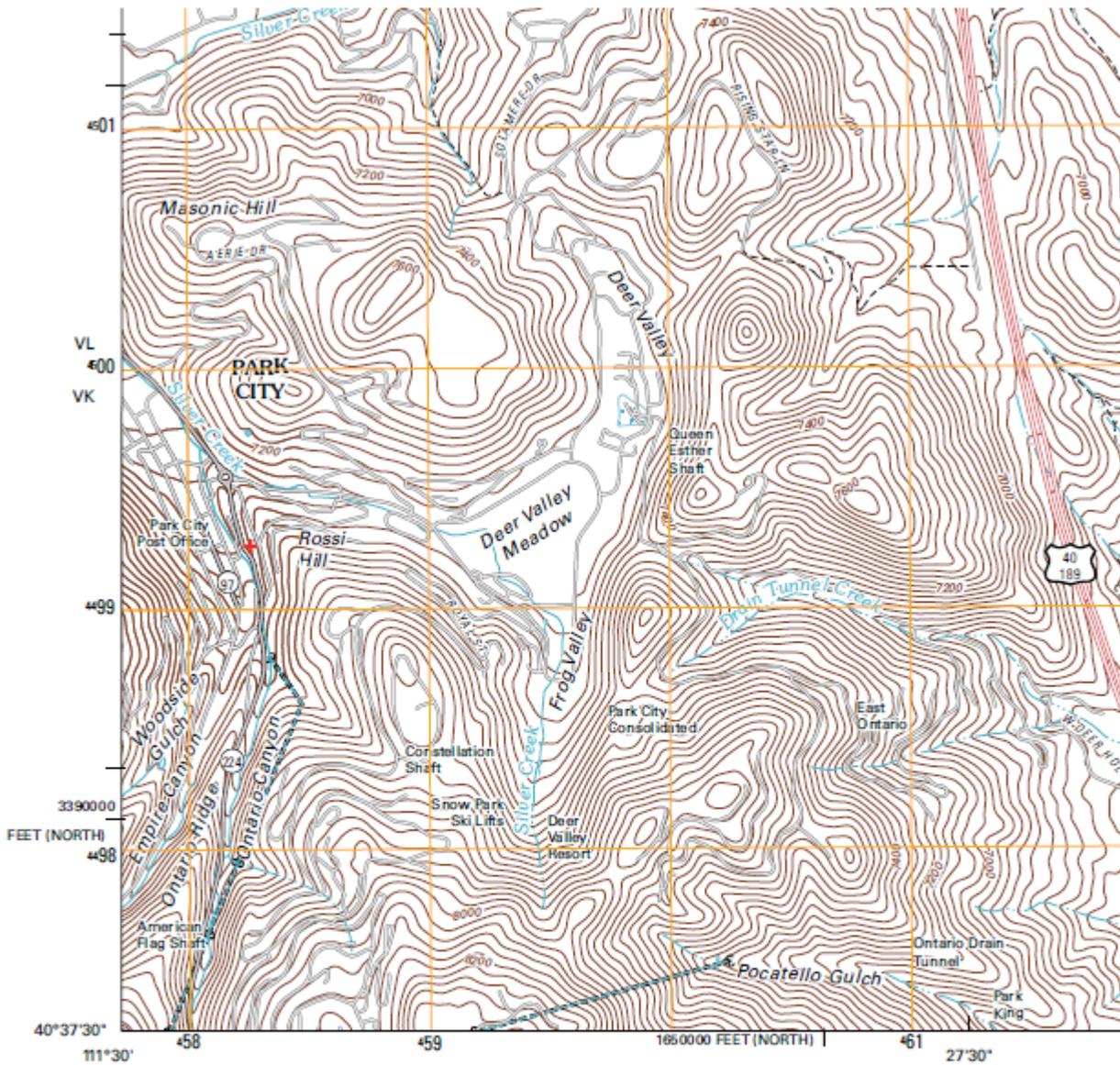
338 Marsac Avenue. Northwest oblique. November 2013.

MAPS

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

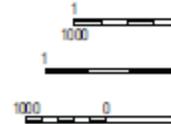
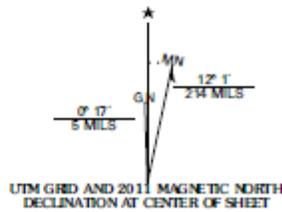


338 Marsac Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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



U.S. National Grid
100,000-m Square ID
VL VK = 0
Grid zone Designation
12T

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

DOCUMENTS

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 338 Marsac Avenue

City: Park City, UT

Current Owner: David E. Myers

Address: (see historic site form for address)

Tax Number: PC-443

Legal Description (include acreage): PC BK54 N1/2L9, L10 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
9/10/1881	Ed. P. Ferry	George Goddard	W.D.		"9"
1/13/1886	George Goddard	Elizabeth Goddard	W.D.		"9"
1/26/1891	Elizabeth Goddard	George Huddy	W		"9"
11/7/1896	George Huddy	William Coleman	War.		"9"
12/15/1903	Wm. Coleman & wife	Patrick Lynch	W.D.		"9"
5/15/1905	Patrick Lynch	Hugh McDonald	W.D.		"N1/2 9, 10"
10/20/1919	Alex H. McDonald, et al	L.P. McGarry	Q.C.D.		
9/13/1946	L.P. McGarry, et ux	Carlo Citerio	W.D.		
9/14/1946	Carlo Citerio	David F. Eley, et ux	W.D.		
12/7/1959	Summit County	United Park City Mines Co.	Q.C.D.		"L1-7, 9-10, 15-16, 20, 25, 29-32" [tax sale]
4/8/1966	United Park City Mines Co.	R.S., M.C. Kimball & N. A.S. Parker	Sp. W.D.		
10/30/1967	R.S., M.C. Kimball & N. A.S. Parker	Script Workshop Inc.	W.D.		
5/9/1973	Script Workshop Inc.	James D. Jr. & Judy B. Fahs	W.D.		
5/9/1973	James D. Jr. & Judy B. Fahs	Jan V.T. Jr. & Kathyann B. Wilking	W.D.		
5/26/1976	Jan V.T. Jr. & Kathyann B. Wilking	H. Gregory & Julie Ann Lawson	W.D.		
9/27/1985	H. Gregory & Julie Ann Lawson	Jonathan J. & Kim P. Stein	W.D.		

Date: 5/2/2014

Researcher: John Ewanowski, CRSA Architecture

338 Marsac Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

PARK FLOAT

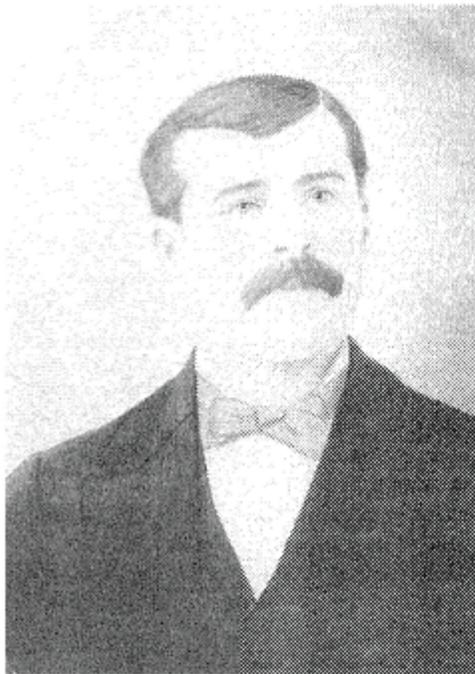
Hugh McDonald Dead.

The many friends of Hugh McDonald were shocked and surprised Wednesday last to hear that he had been accidentally shot, at the Mother Lode property in Yuba county, California, where he had been employed for several months past. The remains arrived in the Park to-day, and the funeral will be held from residence on Rossie Hill, to-morrow afternoon at 2 o'clock.

Deceased was a native of Nova Scotia and was 58 years of age. He was one of the best known miners in the camp, where he had worked on different properties for the past thirty years. For years he was in charge of the Little Bell, and later was superintendent of the Silver King Consolidated. His untimely death will be mourned by legions of friends and admirers.

He is survived by a widow and four children, to whom the sincere sympathy of the entire community goes out in this dark hour of trial and sorrow.

Park Record, 7/6/1912



Hugh McDonald portrait, date unknown (ancestry.com)

Death of Mrs. McDonald

Another of Park City's good women has been called to her final rest. Thursday afternoon Mrs. Bessie McDonald, widow of the late Hugh McDonald, was called and answered the summons with a smile and a true Christian fortitude so characteristic of the well-known and beloved lady. Mrs. McDonald had been confined to her bed since July 1st, and while her condition had been serious at times, she seemed to rally the past week, and hopes were expressed that she would recover, but a relapse came Wednesday and despite medical skill and loving, devoted attention by loved ones. Death proved victorious, and the spirit of a good Christian woman, an ideal mother, and a true and staunch friend, passed to the eternal realms of peace. Her death leaves four fatherless and motherless children, and to these heartfelt sympathy is extended in their hour of trial and sorrow because of the taking away of that priceless treasure—a good mother.

Mrs. McDonald, nee Bessie McKeagen, was born in Nova Scotia, on May 1, 1856. When a young woman she came with her parents to Nevada, and it was at Eureka, Nevada, in 1883, when she married Mr. Hugh McDonald. A year later the young married couple moved to Park City, where they made their home and lived happily together until three years ago when Death claimed Mr. McDonald—who was at the time one of the best known mining men in the state. Four children, Alexander, and

Misses Bessie, Christine and Myra, blessed the union, and these were at the bedside of the mother when the end came.

Funeral services will be held at the family residence to-morrow, Sunday, afternoon, at 2 o'clock, and friends of the family are invited to be present.

Park Record, 7/31/1915

338 Marsac Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Former Marshal Dies In Salt Lake Hospital

Requiem mass for Leonard Peter McGarry, 72, Salt Lake City, enforcement officer for the Utah Liquor Control commission for 14 years, was celebrated Tuesday at 10 a.m. at Cathedral of the Madeleine, 331 E. South Temple, Salt Lake City.

Mr. McGarry died Saturday at 4:30 p.m. in a Salt Lake hospital of pneumonia.

He was born in Eureka, Nevada, Oct. 7, 1878, a son of Michael and Mary Ann Murphy McGarry.

A resident of Park City for 25 years, he was a partner in Kopp and McGarry Contracting Co. He moved to Salt Lake City in 1935, serving from then until his retirement two years ago as a liquor commission officer.

Mr. McGarry was a member of the cathedral parish.

He married Rose M. Rolley March 7, 1915, in Salt Lake City.

Surviving are his widow; three sons and two daughters: Leonard S. McGarry, Midvale; Edward D. McGarry, Provo; Donald W. McGarry, San Mateo, California; Mrs. Bettie Anne Calderwood, Salt Lake City, and Mrs. Rosemary Lynch, Le Sueur, Minnesota; 10 grandchildren; two sisters, Mrs. Anna M. Kopp, San Mateo, and Mrs. Ethel M. Agnew, Cottonwood, Idaho.

Recitation of the holy rosary was Monday at 8 p.m. Burial was in Mt. Calvary cemetery.

Park Record, 3/22/1951

PC-443 (3)

328 Mainac Ave.

Well Caud for

Class 4

1966 Sales Price \$5,500

Depth of lot @ rear of hse
Very shallow.

Good street - Good

West view overlooking Main St.

Can't believe that there

are 3 rms. in attic. (3) (?)

PC 443
Serial Number

OF
Card Number

Owners Name PK
 Location BIK 54 PC Lot 10 Pt lot 9
 Kind of Bldg. Res St. No. 328 Marsac Ave
 Base 3 Type 1 3 4. Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	535		\$ 2586	\$
	x x				
	x x				

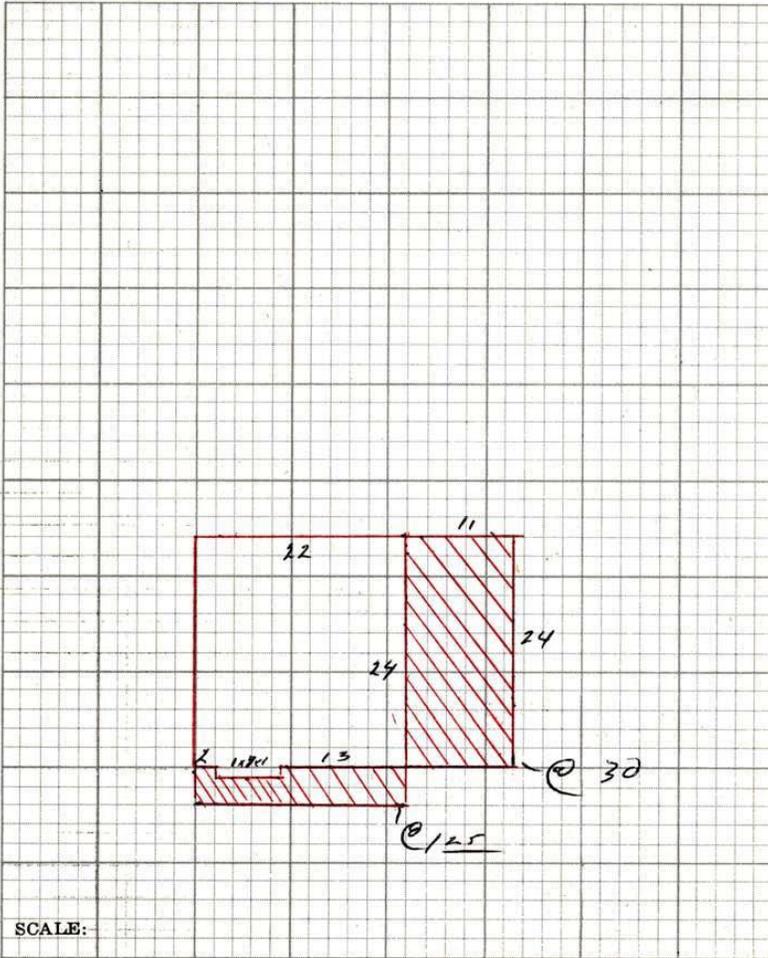
Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>X</u> Sills _____		
Ext. Walls <u>sid</u> _____		
Roof Type <u>gab</u> Mtl. <u>slg</u>		
Dormers—Small <u>1</u> Med. _____ Large _____	80	
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	81 @ 125	101
Rear _____	264 @ 30	79
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>conc</u>	372	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. <u>1</u>	315	
Attic Rooms Fin. <u>3</u> Unfin. _____	525	
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	650
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	382	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions 2404

Year Built <u>1904</u>	Avg. <u>1915</u>	Replacement Cost	<u>4990</u>
<u>1964 fix</u>	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
Neighbor	Record - Est.	Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>2</u> 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised ① 10-30- 1968 By 1708 J.M.L. 1968/333
 Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total

Average Year of Construction Computation:

Year 1904 \$ 4101 = 92% X 61 Year = 5002

Year 1944 \$ 889 = 18% X 1 Year = 18

Average Year of Construction 1915 5020
53