



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): Oliver C. Lockhart House

Address: 342 Marsac Avenue

Date of Construction: 1901

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-444

Current Owner: Alan Giaquinto

Legal Description (include acreage): LOT 11 & 12 BLK 54 PC SURVEY RWD219 KWD 278 IQC642 XWD203-560 JQC116-136 6A268 YWD 82 M228-465 2052-1367 2159-360; 0.07 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

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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 exterior walls are sheathed in a drop-novelty wooden siding. The gable-end of the entrance porch roof is clad in patterned wooden shingles that are both octagonal and a varied design

Foundation: The 1958 tax card noted that the house did not have a foundation. The foundation is not visible in the photographs and therefore its material (or existence) cannot be verified

Roof: The roof is flat-topped and hipped, a "deck" roof form, clad in asphalt shingles. The two brick chimneys appear to have lost their corbelled tops but remain on the roof, topped with metal shafts

Windows/Doors: The early windows on the facade had leaded glass transoms and a large single pane below in vertical openings visible in the c. 1940 tax photo. The current façade window has a transom-sized section in clear glass on the bottom with the larger single pane above. Simple wooden casings remain as window surrounds. The front entry door has a large single light with patterned, colored leaded glass. It appears to be of the original period

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.)

342 Marsac is a pyramid type house with a hipped and flat topped roof, which is unique for the area. The pyramid type is one of the main three types of houses built during the historic mining era and, of those three, is the most

recent occurring mostly during the end of that era. The unique roof, also called a “deck” roof, is covered with newasphalt shingles. The 1940s photo shows a shingled roofing material. There is a large gable extending out from the roof covering the central part of the porch over the door. The gable contains a square single pane window on a diagonal. The house is clad in drop wood siding which appears to be original, with the area in the gable being clad in shaped shingles, also appearing to be original. The windows on the front façade have been replaced, originally large single-pane with leaded transoms with single fixed-panes. However, the wood window frames and casings may be original. The wood door is likely original; it is shown in previous pictures as having leaded and colored glass, but currently it has been covered or painted over. There is a transom window above the door and the wood door frame and casing appear to be original. There was an additional door added to the northern part of the front façade, which had a small gabled roof above it, but this has since been removed and a mark on the siding remains from where the gable was and the door location has been covered by drop wood siding. The covered porch is supported by turned posts which appear to be the same as shown in the 1940s photo, though the posts against the house have been replaced with square posts. A small covered porch was added onto the south façade between 1907 and 1929, but it is in the rear of the building and minimally visible. A deck has been added onto the front, around the covered porch, which is surrounded by a simple wood railing. The overall form and materiality of the house remains intact and the house retains its historic character.

## 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.)

Oliver C. Lockhart was living in a house on this lot when the 1898 Fire burned down most of Main Street and the surrounding area, including “About 15 dwellings on Rossie Hill.” Lockhart had taken a \$725 mortgage out on the property in 1887, indicating a probable date of construction on the house that burned in the fire.

The current 342 Marsac was built in 1901, when the Park Record noted, “Oliver Lockhart is having a near four-room cottage erected on Rossie Hill, as is also Harry Wonn.” O.C. Lockhart was born December 8, 1856, in Pulaski, Lawrence, Pennsylvania. Upon moving to Park City, he worked as a manager of Utah Power & Light Company and was active on the town council and school board. His first wife Mary died in 1895 at a young age. He remarried Alice a couple years later. The Lockharts moved to Duchesne, Utah, in 1913. Oliver worked there for two decades before moving to Salt Lake City due to ill health. He died in that city on June 30, 1933.

The Lockharts sold the house to Mary Bircumshaw and family in 1913 upon their move to the Uinta Basin. The Bircumshaws sold to Rose Graham Harding in 1921, and she lived in the house until her death in 1962. Rose Horlacher was born in Werrenberg, Germany, in 1876. Her first husband Isaac Graham died in 1929. She

remarried Alfred Harding in 1930, but he died in 1935. According to her obituary, Rose “was a well known resident of Park City for the past 35 years, making her home on Rossie Hill, where she and her family resided.”

The house was sold as a part of Rose’s estate, and it has had a handful of owners since the historic period. It is currently owned by Alan Giaquinto

## 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.)

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

*Intensive Level Survey—Biographical and Historical Research Materials*



c. 1941 (Summit County)









*342 Marsac Avenue. Southwest oblique. November 2013.*



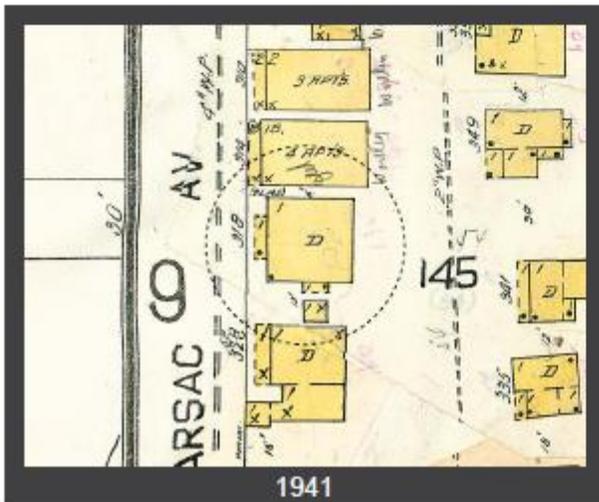
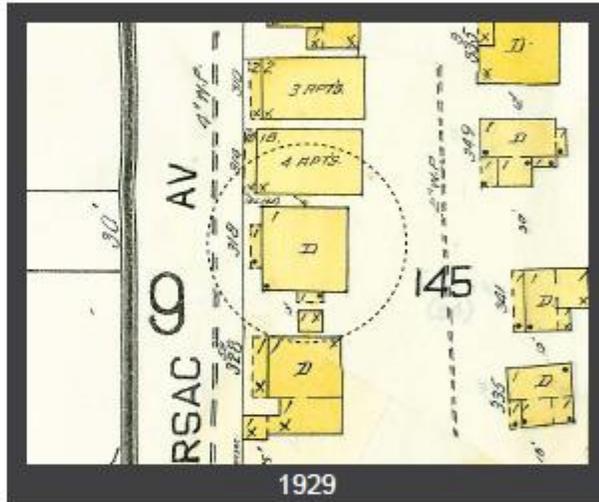
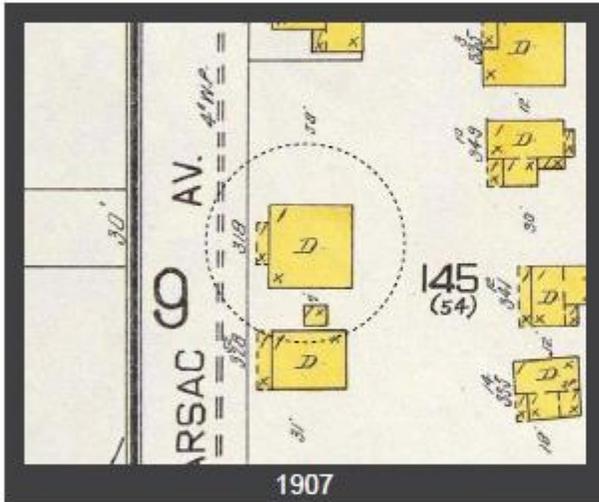
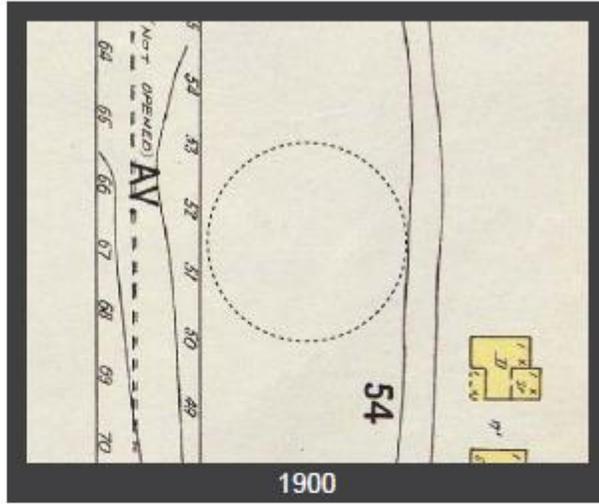
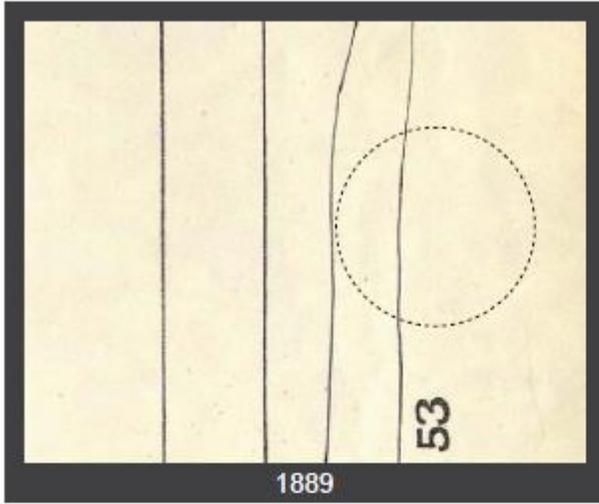
*342 Marsac Avenue. West elevation. November 2013.*



*342 Marsac Avenue. Northwest oblique. November 2013.*

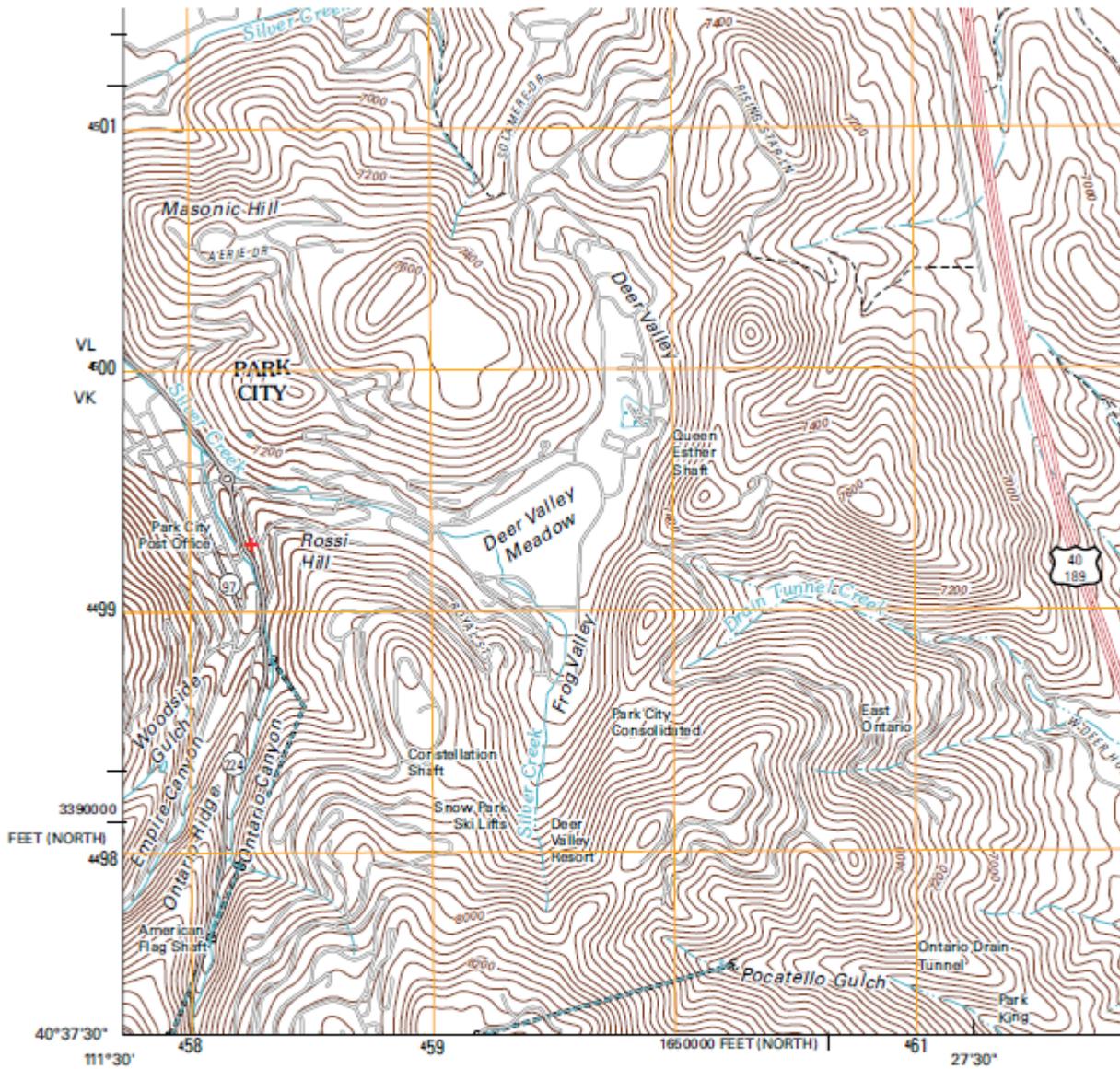
MAPS

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



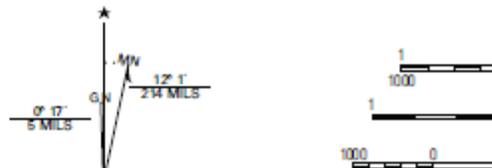


342 Marsac Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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
VL VK = 0
Gridzone 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: 342 Marsac Avenue

City: Park City, UT

Current Owner: Alan Giaquinto

Address: (see historic site form for address)

Tax Number: PC-444

Legal Description (include acreage): PC BK54 L11 & L12 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
8/29/1881	Edward P. Ferry	Louisa Harding	W		"11, 12" [rest of form]
5/26/1885	Louisa Harding	John Graham	W		
4/1/1887	John Graham	Oliver C. Lockhart	W		
4/5/1887	O.C. & Mary J. Lockhart	Walter S. Lockhart	Mortgage	\$725.00	
8/31/1901	Oliver C. Lockhart	Patrick Lynch	W.D.		
8/31/1901	Patrick Lynch	Oliver C. Lockhart	Agreement		
7/7/1909	Ruby Lynch (Ex)	O.C. Lockhart	Ex. Deed		
3/12/1913	Oliver C. Lockhart & wife	M.J. Bircumshaw	W.D.		
4/19/1921	Mary J. Bircumshaw & husband	Rose Graham (Harding)	W.D.		
7/23/1964	Fourth Jud. Dist. Court	Ann Marie Clauson Raisak, exec.	Order and Decree		[estate of Rose Graham Harding]
6/10/1963	Udell & Ann (aka Ann Marie) Raisak	V. Rene & Audrey K. Nelson	Q.C.D.		
7/10/1964	V. Rene & Audrey K. Nelson	Glenn C. Anderson Jr.	W.D.		
12/18/1964	Glenn C. Anderson Jr.	Carlyle I. & Gary C. Brim	W.D.		
12/1/1978	Carlyle I. Brim	Gary C. Brim	Q.C.D.		
10/19/2010	Gary C. Brim	Gary C. & Georgina M. Brim	W.D.		
12/3/2012	Gary C. & Georgina M. Brim	Alan Giaquinto	W.D.		

Date: 5/2/2014

Researcher: John Ewanowski, CRSA Architecture

342 Marsac Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

#### PARK FLOAT.

Oliver Lockhart is having a neat four-room cottage erected on Bear's hill, as is also Harry Wenn

*Park Record, 8/24/1901*

### O. C. Lockhart Called

At the home of his sister-in-law, Mrs. G. P. Olson, Salt Lake City, Oliver C. Lockhart, one of the early residents of Park City, and for twenty years past a prominent citizen of Duchesne, Utah, passed into his final sleep. Deceased had been ailing for more than a year, yet his demise caused deep sorrow and regret among his hosts of friends.

Mr. Lockhart was a native of Pennsylvania, and was in his 77th year. He was prominent in business and social affairs during his long residence in Park City; was president of the local board of education, and for some time clerk of the board.

He with his family moved to Duchesne, in the Uintah Basin, in 1913, and during his residence there held several positions of trust, and for years was president of the board of education of that city. Because of ill health, he moved to Salt Lake three years ago.

Deceased was a man of sterling character, and was held in high esteem by all who had the pleasure of his friendship or acquaintance.

Surviving are one son, Oliver C. Lockhart, Jr., of Ogden; a daughter, Mrs. Hortense Louise Williams of Juneau, Alaska; two grandchildren; a brother, J. M. Lockhart of Ely, Nevada, and three sisters, Mrs. Olive Hutchinson and Mrs. Lizzie

Porter of Newcastle, Pennsylvania, and Mrs. Eva G. Boggs of Park City.

Funeral services were held in Salt Lake City Sunday afternoon. The remains were brought to Park City for interment in Glenwood cemetery.

*Park Record, 7/7/1933*

### John Alfred Harding Dies

At the Miners Hospital Tuesday of this week, John Alfred Harding, a long time resident of this city, died following an illness of several weeks.

Deceased was born in Provo, Utah, on December 10, 1872, but resided in Park City the greater part of his life.

Deceased is survived by his widow, Mrs. Isaac Graham Harding of Park City; two sons, William S. Harding of Salt Lake City and Fred Graham Harding of Evans-ton, Wyoming; three daughters, Mrs. Marie Pedersen and Mrs. Anna Bargo of Park City, and Mrs. Elizabeth Jones of Provo; a brother, Joseph Harding of Provo; four sisters, Mrs. Lydia Singleton and Mrs. Emily Collins of Provo; Mrs. Sarah Lewis of Salt Lake City, and Mrs. Polly Ferte of Midvale; three grandchildren and three great-grandchildren.

Funeral services will be held tomorrow, Friday, at 1 p. m. in Park City First L. D. S. ward chapel by Bishop John Holland. Burial will be in Glenwood cemetery at Park City.

*Park Record, 11/30/1939*

### Obituaries

#### Mrs. Rose Harding

PARK CITY—

Mrs. Rose Graham Harding, 86, died Saturday afternoon in a Provo rest home after an illness.

She was born April 4, 1876, Wertenberg, Germany, to Michael and Maria Evans Schuler Horlacher. Married to Isaac Graham in Scotland. He died in 1929. Married to Alfred Harding in 1930. He died in 1935.

Member Church of Jesus Christ of Latter-day Saints.

Survivors: son, Fred, Ridgecrest, Calif.; daughter, Mrs. Udell (Anna) Rasiek, Ephraim; seven grandchildren, several great-grandchildren.

Funeral services were held

*Park Record, 4/19/1962*

Location Block 54 PC Lots 11+12 (Ressie Hill)  
 Kind of Bldg. RES St. No. 318 Marsac Ave  
 Class 3 Type 1 2 3 4. Cost \$ 1811 X 140 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		956		\$ 1811
	x x				
	x x				

Gar.—Carpport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Brick on Siding</u>	Salvage \$250
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Hip</u> Mtl. <u>Flat</u>	USE as STORAGE
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>5x10</u> 50 @ 100 50	10-30-68
Rear <u>4x4</u> 48 @ 80 38	
Porch <u>—</u> @	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @	Neighbor SAID THAT WORK WAS BEING DONE ON HOME.
Planters <u>—</u> @	CHECK FOR 470
Cellar-Bsmt. — ¼ ½ ¾ ¾ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <u>—</u> Gas <u>—</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	438 438

Year Built <u>—</u>	Avg. Age <u>49</u>	Reproduction Value	\$ 2249
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem.	%
Remodel Year <u>—</u> Est. Cost <u>—</u>		Bldg. Value	
Garage—Class <u>1</u> Depr. 2% <u>8%</u> Carport—Factor <u>—</u>		Depr. Col. 1 2 3 4 5 6 <u>38</u> %	
Cars <u>1</u> Floor <u>1</u> Walls <u>22</u> Roof <u>05</u> Doors <u>1</u>		Repr. Val. Minus Depr.	\$ 855
Size— <u>12x16</u> Age <u>47</u> Cost <u>112</u> x <u>30</u> %			
Other <u>—</u>		Total Building Value	\$

Appraised 8-13-58 By 1302

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19
GARAGE	34	34	34	34	34					
RESIDENCE	855	832	810	787	765					
TOTAL	889	866	844	821	799					
ASSESSED VALUE	355	345	335	330	320					

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19
GARAGE										
RESIDENCE										
TOTAL										
ASSESSED VALUE										