

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Bardsley Building**

Address: 309 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-165

Current Owner Name: PONY BUILDING LLC

Parent Parcel(s):

Current Owner Address: PO BOX 681947, PARK CITY, UT 84068-1947

Legal Description (include acreage): LOT 3 BLK 11 PARK CITY SURVEY, 0.11 AC

## 2 STATUS/USE

### Property Category

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

### Evaluation\*

- Landmark Site  
 Significant Site  
 Not Historic

### Reconstruction

- Date:  
Permit #:  
 Full  Partial

### Use

- Original Use: Commercial  
Current Use: Commercial

\*National Register of Historic Places:  ineligible  eligible

listed (date: 03/07/1979 - Park City Main Street Historic District)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints:  
 historic: c.

### Drawings and Plans

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

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

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

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

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

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

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

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA:

Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

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

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 2-Part Block

No. Stories: 2

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- POOR (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

**Materials** (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete.

Walls: Tapestry brick and concrete.

Roof: Flat roof.

Windows/Doors: Six-over-six double-hung sash type and large display windows adjacent to a recessed entry door. Multi-pane gazed door centered on upper façade with half-round iron balcony.

Essential Historical Form:  Retains     Does Not Retain, due to:

Location:  Original Location     Moved (date \_\_\_\_\_) Original Location:

**Design** (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two-story brick 2-part block remains as it was described in the NR nomination and as seen in early photographs. The site retains its original design character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is typical of a mining era commercial core; buildings are located adjacent to one another and abut the sidewalk or street edge.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era commercial building are the simple methods of construction, the use brick and concrete, the recessed entrance and display windows, transom windows, the restrained ornamentation, and the plain finishes.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the commercial activity in a western mining town of the late nineteenth and early twentieth centuries.

**Association** (Describe the link between the important historic era or person and the property.): The two-part block is one of the most common commercial building types constructed in Park City during the mining era.

This site was listed as a contributing building on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period (1868-1929), is associated with the mining era, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1925<sup>1</sup>

Builder:  Not Known     Known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

### 1. Historic Era:

<sup>1</sup> Notarianni, page 58.

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district<sup>2</sup>.

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

## 6 PHOTOS

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

**Photo No. 1:** East elevation. Camera facing west, 2006.

**Photo No. 2:** East elevation. Camera facing west, 1995.

**Photo No. 3:** East elevation. Camera facing west, 1978 (online at NPS web site & on file with PCHS&M).

**Photo No. 4:** Southeast oblique. Camera facing northwest, tax photo.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

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<sup>2</sup> From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

# RE-APPRAISAL CARD

PC 165

Owner's Name Bardsley, William J.  
 Owner's Address \_\_\_\_\_  
 Location Lot 3, Blk. 11, Park City Survey  
 Kind of Building Store Street No. 309 Main  
 Schedule \_\_\_\_\_ Class \_\_\_\_\_ Base Factor \_\_\_\_\_

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
2	<i>Transferred from</i>			\$	\$ 6764
	x <i>W. x S. sheet</i>			\$	
	x x			\$	
	x x			\$	

No. of Rooms \_\_\_\_\_ Condition Good

Description of Building	Add	Deduct	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____			
Ext. Walls <u>Brk line front</u>			
Roof—Type <u>Flat</u> Mat <u>Built up</u>			
Dormers—Small _____ Med. _____ Lg. _____			
Bays—Small _____ Med. _____ Lg. _____			
Porches—Front _____ @ _____			
Rear _____ @ _____			
Basement <u>finished</u> Floor <u>concrete</u>			
Attic—Rooms _____ Fin. _____ Unfin. _____			
Plumbing— { Class. _____ Tub _____ Trays _____ Basin <u>2</u> Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____			
Heat—Stove _____ H. A. _____ Steam <input checked="" type="checkbox"/> S. _____			
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir. _____ Fir. _____			
Cabinets _____ Mantels _____			
Tile— { Walls _____ Floors _____			
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. <input checked="" type="checkbox"/>			
Total Additions and Deductions _____			<u>6764</u>

1st St.  
Vacant  
apartment  
Vacant

Net Addition or Deductions \_\_\_\_\_ \$

1925 Age <u>16</u> Yrs. by { Est. Owner Tenant Neighbors Records	REPRODUCTION VALUE Depreciation <u>24/96</u> % Reproduction Val. Minus Dep. _____	\$ <u>6764</u> \$ _____ \$ <u>5141</u>
Remodeled _____ Est. Cost _____	Remodeling Inc. _____ %	\$ _____
Garage—S 8—C _____		\$ _____
Cars _____ Walls _____		\$ _____
Roof _____ Size _____ x _____ Age _____		\$ _____
Floor _____ Cost _____	Depreciated Value Garage _____	\$ _____
Remarks <u>1st story vacant</u> <u>allowance</u>	Total _____	\$ <u>5141</u>
	Obsolescence <u>20</u> %	\$ <u>1028</u>
	Total Building Value _____	\$ <u>4113</u>

Original Record \_\_\_\_\_ Appraised May 1941  
 Card No. \_\_\_\_\_ Year \_\_\_\_\_ By [Signature]



Location WM. J. BARDLEY  
 Kind of Bldg. Store St. No. 309 Main  
 Class 2 Rms. \_\_\_\_\_ Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>2</u>	x x		<u>1550</u>		\$ <u>7041</u>
	x x				
	x x				

Att. Gar. x Fr. Walls Roof

Description of Building	Additions
Foundation— Stone _____ Conc. <input checked="" type="checkbox"/> None _____	
Ext. Walls <u>Tap Brk front - Conn Brk</u>	
Insulation— Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Flat</u> Mtl. <u>B.U.</u>	
Dormers— Small _____ Med. _____ Large _____	
Bays— Small _____ Med. _____ Large _____	
Porches — Front _____ @ _____	
Rear _____ @ _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
<del>Cellar</del> Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full _____ Floor <u>CONC</u> <u>+50</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>2</u> Tub <u>2</u> Trays _____ Basin <u>1</u> Sink <u>2</u> Toiler <u>1</u> Urns _____ Frns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u> <u>250</u> <u>50</u>
Heat— <del>Commercial</del> Stove _____ H.A. _____ Steam _____ <u>Brk</u> Sckr. _____ Blr. _____	
Oil <input checked="" type="checkbox"/> <u>Gas</u> Coal _____ Pipeless _____ Radiant _____	<u>1585</u>
Air Cond. _____	
Finish— Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor— Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____ Blt. In _____	
Tile— Walls _____ Wainscot _____ Floors _____	
Electrical— Ourlets _____ Fixt. _____	
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____	
Metal Awnings _____	

First  
 story  
 vacant  
 —  
 One small  
 apt 2nd  
 story  
 unoccupied  
 —  
 2070  
 OBS.  
 1958  
 fld

2nd story No value  
work as 1 story

Total Additions		<u>2455</u>	<u>2455</u>
Year Built <u>1925</u>	Avg. Age <u>32</u>	Reproduction Value	\$ <u>9496</u>
Inf. by <u>Owner</u> Tenant -	Neighbor - Record - Est.	Depr. Col. 1 2 3 4 5 6 <u>60%</u>	
Remodel Year _____	Est. Cost _____	Repr. Val. Minus Depr.	<u>5698</u>
Garage— Class _____	Depr. 2% 3%	Obsol. or Rem. <u>-20%</u>	<u>1140</u>
Cars _____	Floor _____ Walls _____ Roof _____ Doors _____	Bldg. Value	\$ <u>4558</u>
Size— x _____	Age _____ Cost _____ x _____ %		
Other _____			
Total Building Value			\$ _____

1302

PC 165  
Serial Number

OF  
Card Number

Owners Name Edw + F.B. Roush + H.L. Berry  
 Location lot 3 blk 11 PC  
 Kind of Bldg. Beauty Parlor St. No. 309 No. Main ST  
 Class. office Type 1 2 3 4. Cost \$ 9832 X 170 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
2	x x	1550		\$ 16714	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone Conc. <input checked="" type="checkbox"/> Sills		
Ext. Walls <u>Brick</u>		
Roof Type <u>shed</u> Mtl. <u>RR</u>		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front @		
Rear @		
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full Floor <input checked="" type="checkbox"/>		
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. Unfin.		
Plumbing { Class <u>2</u> Tub. Trays Basin <u>1</u> Sink Toilet <u>1</u> Wtr. Sfr. Shr. St. O.T. Dishwasher Garbage Disp.	459	
Heat—Stove H.A. FA HW Stkr Elec. <u>1st</u> Oil Gas Coal Pipeless <u>Radiant</u>		
Air Cond. — Full Zone		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. Panel		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. Other		
Cabinets Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. S.		
Awnings — Metal Fiberglass		

Total Additions	459
Year Built <u>1925</u>	Avg. 1. Replacement Cost 17173
<u>1967</u>	Age 2. Obsolescence 35 6011
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value 11162
	Conv. Factor x.47
Replacement Cost—1940 Base	
Depreciation Column 1 2 3 4 5 6	
1940 Base Cost, Less Depreciation	
Total Value from reverse side	
Total Building Value \$	

Appraised ① 11-18 1968 By 1333  
 Appraised ② \_\_\_\_\_ 19\_\_\_\_ By \_\_\_\_\_



PC 165







CIRCA  
1925

TERZIAN GAMERIES

BOVARIAN CAFE