

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Dr. William Bardsley House**

Address: 517 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-73

Current Owner Name: LEE TIMOTHY L

Parent Parcel(s):

Current Owner Address: PO BOX 1402, PARK CITY, UT 84060-1402

Legal Description (include acreage) LOTS 3-4-5 BLK 5 PARK CITY SURVEY (LESS N'LY 5.5 FT OF LOT 5 BLK 5 PARK CITY SURVEY) BAL 0.12 ACRES; Acres 0.04

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: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date: 5/26/1994 - Mining Boom Era Residences Thematic 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.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

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

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage type

No. Stories: 1

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

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

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

General Condition of Exterior Materials:

- 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.):

Site: Stone retaining wall.

Foundation: Stone.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in asphalt shingles.

Windows/Doors: Single, paired and grouped double-hung sash type.

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 1 ½-story frame T/L cottage had been altered, but in 1993-94 it was substantially rehabilitated and its integrity was restored (see National Register of Historic Places Registration Form, 1994).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains as described in the National Register nomination and as seen in earlier photographs. The only significant alteration to the setting is the addition of a garage beneath the living area on the north side of the house, but it is minor and does not affect the site's original character.

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 house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, 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 life 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1994 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, 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. 1888¹

Builder: Not Known Known: (source:)

¹ National Register nomination.

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:

- 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 houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

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: Northeast oblique. Camera facing southwest, 2008.

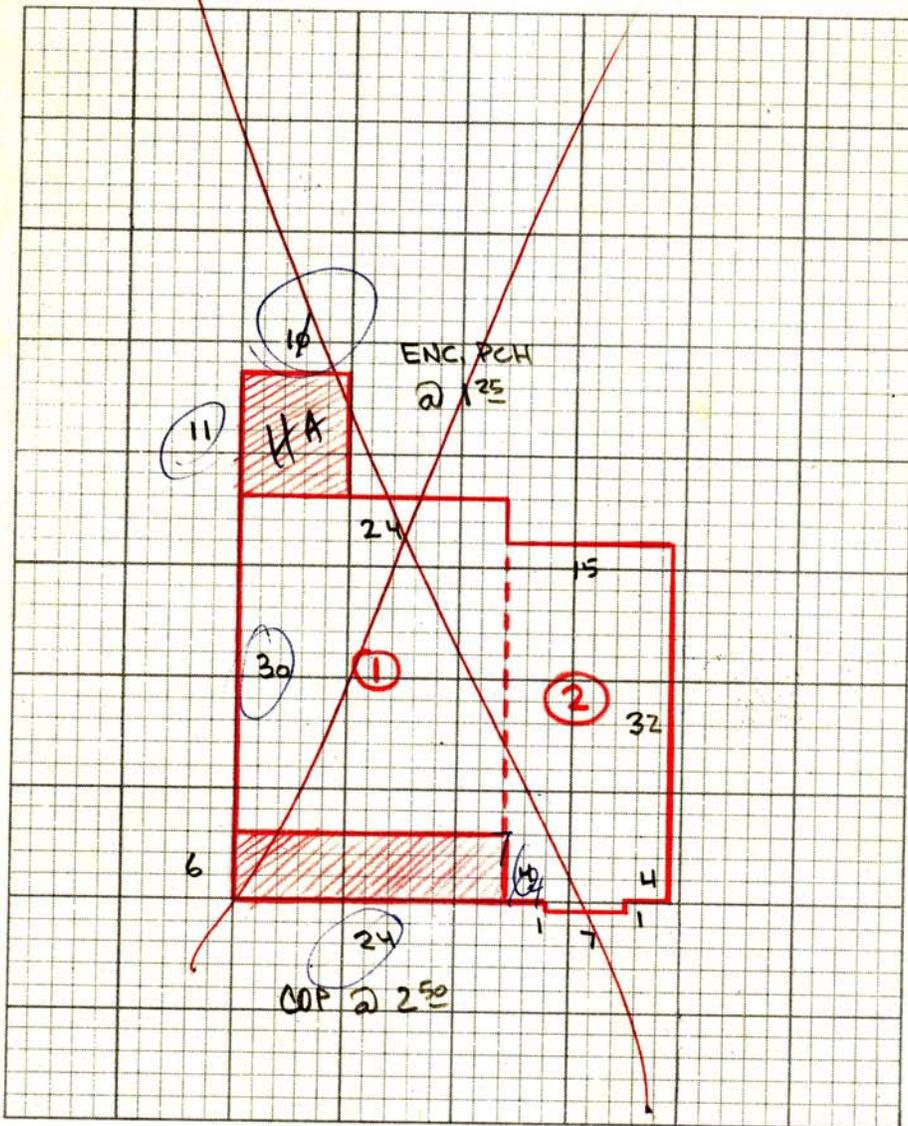
Photo No. 2: Southeast oblique. Camera facing northwest, 2006.

Photo No. 3: Southeast oblique. Camera facing northwest, 1995.

Photo No. 4: Multiple photos - NR nomination, 1994.

Photo No. 5: Southeast oblique. Camera facing northwest, c. 1970.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
<i>wood shed</i>		x				<i>1170</i>
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 73

Serial Number

OF Card Number

Owners Name _____

Location _____

Kind of Bldg. RES - APT St. No. 517 PARK AVE

Class 3 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1328		\$ 5110	\$
1/2	x x	480		1822	
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. X Sills _____

Ext. Walls ASB SHAKE (A)

Roof Type _____ Mtl. _____

Dormers—Small 1 Med. _____ Large _____ 80

Bays—Small _____ Med _____ Large _____

Porches—Front _____ 144 @ 150 216

Rear _____ @ _____

Porch _____ @ _____

~~Planters~~ RAILING 30' @ 125 38

Ext. Base. Entry _____ @ _____

Cellar Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor 200 FLD

Bsmt. Gar. _____

Basement—Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. 3 IN ONE STORY SEC. Unfin. _____ 375

Plumbing { Class 1 Tub. 4 Trays _____ 550

Basin 4 Sink 4 Toilet 4 370

Wtr. Sftr. _____ Shr. St. _____ O.T. _____ 550

Dishwasher _____ Garbage Disp. _____ 370

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____ 762 ELD

Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. _____ Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd. _____ Other _____

Cabinets _____ Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. 3 S. _____ 90

Awnings — Metal _____ Fiberglass _____

APT. CONVERSION 4 @ 350 PALE 226 1400

Total Additions 5001

Year Built 1904 Avg. 1. Replacement Cost 11,333

Age 2. Obsolescence

Inf. by Owner Tenant - Adj. Bld. Value

Neighbor - Record - Est. Conv. Factor 1.18

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

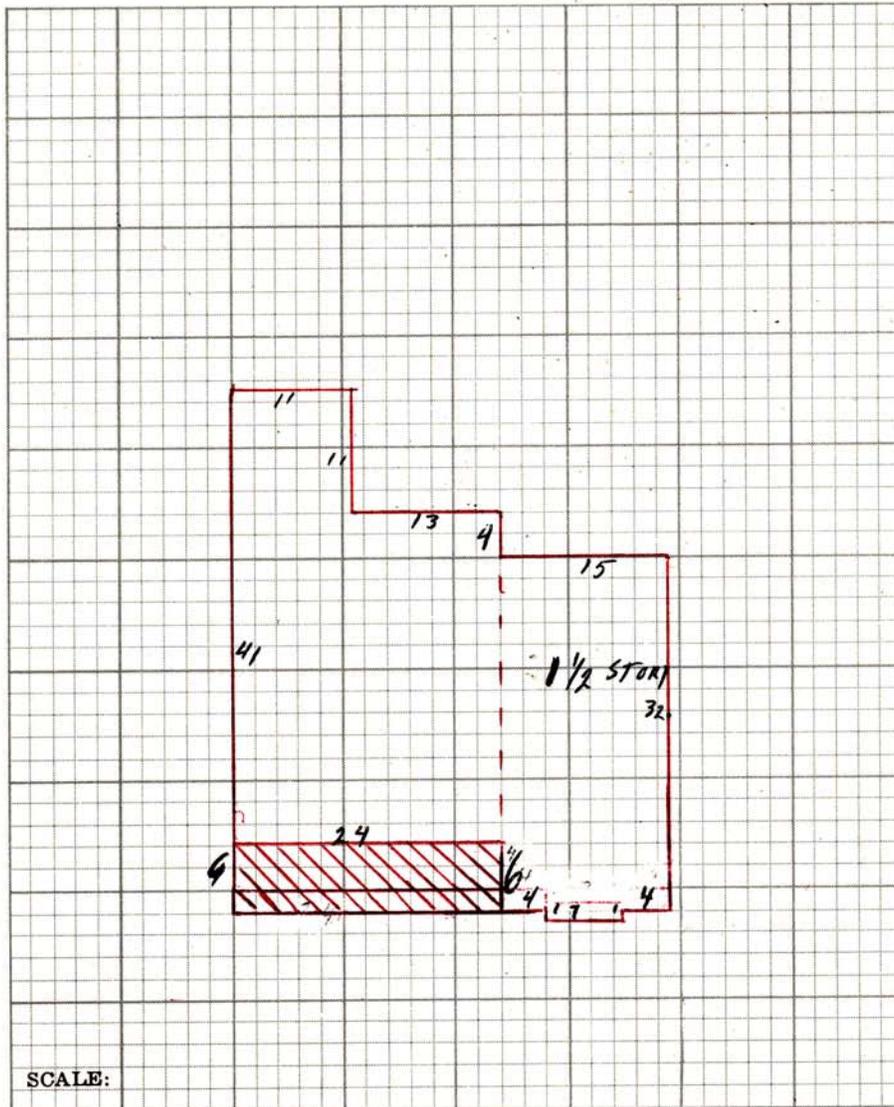
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$ _____

Appraised ① 10-17 19 68 By 170 DEC 16 1968

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 _____

REMARKS _____



Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-136

Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

IDENTIFICATION 1

Street Address: 517 Park Ave. Plat PCBI. 5 Lot 3-5
Name of Structure: T. R. S.
Present Owner: Lowell A. Jr. and Maureen Brown UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-73

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1904 Demolition Date:
Original Use: residential (possibly remodeled from 1900 dwelling)
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STATUS

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION 4

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1889,1900,1907.
Utah State Gazetteer and Business Directory, 1918-19.
Deseret News, June 9, 1959, p.B-12.
Thompson, George A. and Buck, Fraser. Treasure Mountain Home. A Centennial History of Park City, Utah. Salt Lake City, 1968, p.74.

Architect/Builder: unknown

Building Materials: wood

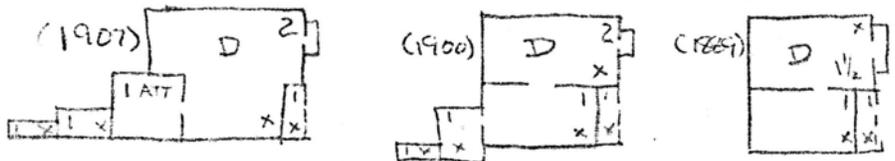
Building Type/Style: residential/Victorian

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This frame dwelling has basically two sections, a two story portion to the north, and a one story portion to the south, with attic, having a small dormer facing east. The roof construction is of the gable type. A decorative bay window is located on the two story gable section below two-side-by-side double-hung frame windows with a Greek pediment added to the window detailing. The front windows, and doors have been altered (the latter to accomodate apartments), and the front porch now has an ornamental iron railing.

Sanborn Map sketches:



Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

This contributory structure has retained some significant detailing of construction, and served as the residence of William Bardsley, a long time Park City physician.

In 1902 the property was owned by one Willam D. Donohew; and sold to William J. Bardsley in 1903. The Daly Mining Co. acquired it in 1918, and during the 1930's sold to George Cunningham.

William J. Bardsley served as a Park City physician and surgeon for more than fifty years. He was born in Gunnison, Sanpete County, in 1869; and graduated from the Rush Medical College, Chicago, in 1903. Shortly after he arrived in Park City and became a staff member of the Park City Hospital. He was a WW I vet, and active in Masonic activities. He died June 7, 1959.

RECEIVED 4

APR 29 1994

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in How to Complete the National Register of Historic Places Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Bardsley, Dr. William, House
other names/site number _____

2. Location

street & number 517 Park Avenue N/A not for publication
city or town Park City N/A vicinity
state Utah code UT county Summit code 043 zip code 84060

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

[Signature] 4/26/94
Signature of certifying official/Title Date
Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register.
___ See continuation sheet.
 determined eligible for the National Register.
___ See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____

Entered in the
for Signature of the Keeper National Register of Action
[Signature] 5/26/94

Bardsley, Dr. William, House
Name of Property

Park City, Summit County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Residences of Mining Boom Era Park City

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC / multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Other: vernacular cross-wing

Materials
(Enter categories from instructions)

foundation STONE (vener)

walls Weatherboard

roof ASPHALT (composition shingles)

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

Bardsley, Dr. William, House
Name of Property

Park City, Summit County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

c.1888-1929

Significant Dates

c.1888

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

See continuation sheet(s) for Section No. 9

Bardsley, Dr. William, House
Name of Property

Park City, Summit County, Utah
City, County, and State

10. Geographical Data

Acreage of property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/5/8/0/3/0 4/4/9/9/1/5/0
Zone Easting Northing

B / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / /

D / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

Lots 3, 4 and 5, Block 5, Park City Survey less northerly 5-1/2 feet of lot 5, Block 5, Park City Survey.

Property Tax No. PC 73 (Summit County account no. 24962)

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The property boundary completely includes the historic house and is essentially unchanged from the period of significance.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Charles Shepherd / Architectural Historian

organization Utah State Historic Preservation Office

date March 1994

street & number 300 Rio Grande

telephone (801)533-3562

city or town Salt Lake City

state UT zip code 84101

Additional Documentation

Submit the following items with the completed form:

- Continuation Sheets

- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

- A Sketch map for historic districts and/or properties having large acreage or numerous resources.

- Photographs: Representative black and white photographs of the property.

- Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner

name Tim Lee

street & number P.O. Box 1402

telephone (801)649-7634

city or town Park City

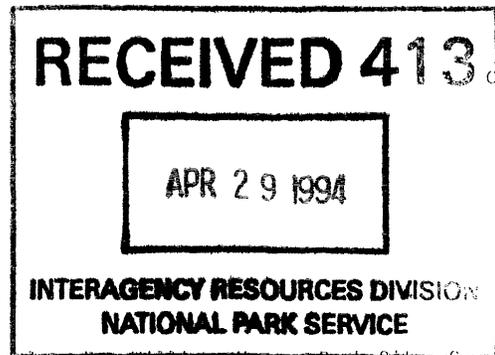
state UT zip code 84060

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section No. 7 Page 1



Bardsley, Dr. William, House, Park City, Summit County, UT

Narrative Description

The Dr. William Bardsley House is located on the west (uphill) side of Park Avenue, historically a favored location overlooking Park City's Main Street. Adjacent buildings are typically close on all sides. At the front edge of the property is a historic, but perhaps not original, 3-1/2 foot tall retaining wall built of native stone laid in random ashlar coursing. New retaining walls with random rubble coursed stone veneer flank the driveway to the recently constructed garage beneath the north cross-wing. There are no outbuildings on the site.

The Bardsley House is a frame cross-wing type house. The perpendicular cross-wing (with gable end toward the street) is a full two stories tall. An Italianate style box bay window is located on the front of the cross-wing with paired double hung windows above. The decorative bargeboard in the gable end was salvaged from another historic house but remaining historic attachment marks indicate that an element of similar size and configuration was present historically. The southern wing was originally one story tall but the attic was expanded several decades ago (see Photo No. 2) creating a very unsatisfactory roof condition. Other intrusive alterations (synthetic siding, window and porch alterations, etc.) likely happened at this same time. An extensive rehabilitation in 1993 has corrected the altered configuration of the roofs, re-creating the historic gable form and restoring the porch, basing the porch columns and balustrade on a few minor remaining historic elements and nearby historic models. The ridge is slightly higher to adequately accommodate the apartment located in this former attic space. The porch has been extended slightly to the south to provide additional protection from snow. The repaired historic drop siding, compatible window replacements, and the reconstructed porch and roof contribute to the very successful restoration of the building's historic architectural integrity.

The interior had been significantly altered during previous remodellings. The recent rehabilitation removed many non-original partitions, lowered ceilings, and incompatible features and sensitively added baths, kitchens and closets to accommodate the four apartments now in the building. The new basement contains a garage, a mechanical room and storage space. There are two rental units on both the main and upper levels. The historic stairway was carefully restored in the central hallway space. A brass rail was installed on the second level above the historic balustrade to meet code requirements. Original doors were restored and reused in many locations. Again, the 1993 project has greatly improved the integrity of the interior of the building.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 2

Bardsley, Dr. William, House, Park City, Summit County, UT

Narrative Statement of Significance

Constructed c.1888, the Dr. William Bardsley House is significant as an example of the residential architecture of Park City, the largest historic metal mining town in Utah. It was one of nearly 150 houses recorded as part of the research for the "Residences of Mining Boom Era Park City" thematic nomination. One hundred four houses in Park City are individually listed in, or have been determined eligible for, the National Register of Historic Places. (A few additional residential, or part-residential, structures are also included in the Park City Main Street Historic District.) The Bardsley House is significant under Criterion C as it exemplifies the type of house built during the height of mining activity in Park City from 1872 to 1929. As a large example of the T/L cottage (or cross-wing) house type, it represents one of the three major house types in the thematic nomination. It is similar in material (frame), house type (T/L cottage or cross-wing), and stylistic features (vernacular adaptation of the Late Victorian) to most of the historic houses from the period. These common characteristics help define the mining boom era residence in Park City. However, the Bardsley House is somewhat unique in its slightly larger scale and height (perpendicular wings of two and one-and-one-half stories compared to typical one story cottages). Under Criterion A, the Bardsley House is significant because of its direct association with Park City's rapid growth between 1872 and the 1929 and as the long-term residence of prominent Park City physicians. The scale and siting of historic houses also document residents' and builders' accommodations to the realities of congested living conditions and limited available land in historic Park City.

The mining community of Park City, located about 35 miles southeast of Salt Lake City, began with the discovery of significant silver and lead deposits in 1869. After one temporary location, the community settled into the lower part of the canyon and began to grow rapidly. The 1880s were years of social transition in Park City. Prior to that time, the town was primarily a spontaneous mining camp, populated by single, often transient men. The 1880s saw an increase in families, stable businesses, and home ownership as the community diversified and matured.

The T/L cottage was most popular in Park City from about 1880 to 1900. Twenty-two percent of the recorded buildings that date from the period of significance are T/L cottages. Seventeen examples (all one story) were included in the original thematic nomination. Besides the basic cross-wing configuration, other characteristic features include the pairing of double hung windows and the rear shed-roofed addition. Most, including the Bardsley House, are constructed of the typical (and quick) 2x4 framing with drop siding, probably produced at a local planing mill. (The first such mill was established in 1881.)

The fact that the northern cross-wing of the Bardsley House is a full two stories while the southern wing is only one and one-half stories is atypical. (The 1889

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 3

Bardsley, Dr. William, House, Park City, Summit County, UT

Sanborn fire insurance map -- the earliest available -- notes the northern portion as one and one-half stories and the southern portion just one story.) While some T/L cottages in Park City have been created by the addition of a perpendicular cross-wing to an existing hall-parlor house, it appears that the Bardsley House was built at one time. In this case, floor plans and construction framing present no evidence for such 'additive' construction of this T/L cottage. While the Bardsley House is larger than the typical miners cottages in the Mining Boom Era thematic nomination, its size reflects the likely prosperity and social position of long-time community physicians.

William J. Bardsley was born in Gunnison, Sanpete County, Utah on 23 December 1869 and graduated from Rush Medical College in Chicago in 1903. Soon thereafter, he arrived in Park City and became a staff member of the Park City Hospital. He later served as a Medical Corps Captain in World War One. He returned to Park City and was an active Mason and a member of the American Legion. He married Marie Boording McCarroll on 5 July 1917 and continued to practice medicine in Park City for over fifty years. He died in Salt Lake City on June 7, 1959.

Bardsley was at least the third or fourth owner of this house. (The date of construction is estimated as 1888 as it first appears on the 1889 Sanborn map.) He purchased it upon his arrival in Park City in 1903 from Dr. William D. Donohar. Donohar had graduated from a medical college in St. Louis and had studied extensively in Europe. He settled in Park City in 1900 and practiced medicine for five years before moving to Salt Lake City. He continued his ear/nose/throat specialty in Salt Lake City until 1934 when he moved to Los Angeles. It is unknown if the house was typically sold from one community physician to a newly arriving doctor, but Bardsley sold the house in 1918 to the Daly Mining Company. Its later historic owners and/or occupants are unknown.

Given the fluctuating, mining-dependent economy of Park City, virtually all historic houses have been altered to adapt to prevailing housing needs. When these changes occurred within the period of significance, they are frequently indistinguishable since the same materials and styles (and perhaps the same builders) were used, and architectural integrity is not diminished. The effort to provide protection from the snow (perhaps 2-300 inches per year) was a common effort with the building of some rear additions encouraged to protect against avalanches.

Perhaps thirty or forty years ago (definitely outside the period of significance), in an effort to create additional rental units, the roof over the southern wing was reconfigured to a near flat slope to the rear (see Photo No. 2). The other major alterations to the building were likely made at this time.

When initially researched in 1983-84 when the thematic nomination was being developed, the Bardsley House was evaluated as non-contributing and ineligible for the National Register. This was due to the loss of architectural integrity caused

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by the installation of synthetic siding and alterations to the roof, windows and porch. The 1993 rehabilitation has removed or reversed these problems and the historic architectural character and integrity of the house is once again apparent. While the house now contains four separate apartments, a garage that was carefully added beneath the cross-wing (off-street parking is a rarity in Park City) and a slightly raised ridge line of the south portion (to correct deficiencies in the modified portion), the numerous restorative aspects of the recent project have greatly enhanced the historic character of the building. The historic wood siding was revealed and restored. Non-historic window openings were reconfigured to their historic size and compatible double-hung windows installed. The porch was rebuilt returning the roof to the historic slope and installing compatible columns and balustrade. (The porch was also extended slightly to the south to provide better weather protection. This type of extended, wrap-around porch was a common historic feature on several of the miners' cottages in Park City.) The repair/reconstruction of the roof over the southern wing also returned this roof to a historically-correct gable configuration.

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Section No. PHOTOS Page 6

Bardsley, Dr. William, House, Park City, Summit County, UT

Photo No. 1

1. Bardsley, Dr. William, House
2. Park City, Summit County, Utah
3. Photographer: Charles M. Shepherd
4. Date: September 23, 1993
5. Negative on file at Utah SHPO.
6. South and east (main) elevations of building. Camera facing northwest.

Photo No. 2

1. Bardsley, Dr. William, House
2. Park City, Summit County, Utah
3. Photographer: unknown
4. Date: c.1965
5. Negative (copy) on file at Utah SHPO.
6. Tax record photo of south and east elevations of building showing pre-rehabilitation condition. Note roof and porch alterations. Camera facing northwest.

Photo No. 3

1. Bardsley, Dr. William, House
2. Park City, Summit County, Utah
3. Photographer: Charles M. Shepherd
4. Date: September 23, 1993
5. Negative on file at Utah SHPO.
6. East (main) and north elevations of building. Camera facing west-southwest.

Photo No. 4

1. Bardsley, Dr. William, House
2. Park City, Summit County, Utah
3. Photographer: Charles M. Shepherd
4. Date: September 23, 1993
5. Negative on file at Utah SHPO.
6. West (rear) and north elevations of building. Camera facing east-southeast.

___ See continuation sheet



BARDSLEY, DR. WILLIAM, HOUSE
PARK CITY, SUMMIT CO., UTAH PHOTO#1



BARDSLEY, DR. WILLIAM, HOUSE

PARK CITY, SUMMIT CO., UTAH PHOTO #2



BARDSLEY, DR. WILLIAM, HOUSE
PARK CITY, SUMMIT CO., UTAH PHOTO #3



BARDSLEY, DR. WILLIAM, HOUSE
PARK CITY, SUMMIT CO., UTAH PHOTO #4





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