



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Dr. William Bardsley House

Address: 517 Park Avenue

Date of Construction: c. 18888

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-73

Current Owner: Jasper Rose LLC

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 M11-546 IQC-104 M47-613-614 M43-700 370-192 461-184-A 668-396 (REF:775-779) 2016-556

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

05/26/1994 – Mining Boom Era Residences Thematic District

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:

abstract of title

USHS Preservation Files

DESCRIPTION

Architectural Style: T/L cottage type

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: Drop siding

Foundation: Stone

Roof: Cross-wing roof form sheathed in asphalt shingles

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

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.)

The house at 517 Park Avenue was described in a 1994 National Register nomination form as follows:

“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 ta11 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 remodeling's. 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."

The building remains unchanged since the writing of the 1994 nomination. The overall form and materiality of the building remains intact and the building retains 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.)

The history of this house was detailed in the 1994 National Register nomination form as follows:

"...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 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 the 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 Boerding 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. Donoher. Donoher 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....”

Hattie Williamson was the owner before William Donoher. The only Hattie Williamson that could be found resided in Salt Lake in the time of her ownership, thus it is likely that she rented the house out. The house was rented during the time of the 1920 census by E.S. Higginson, his wife Emma, and their son Charles. E.S. worked as a miner, but no other information could be found on him or his family. The house does not appear on the 1930 census. It was bought from the Daly Mining Company in 1932 by George Cunningham.

George Cunningham appears on the 1930 census, living at 602 Park Avenue with his wife Jeanette and their four children at that time. He was the owner of a retail hardware store. He sold the house just four years after he purchased it, to George Epsy.

George Epsy lived at this house with his wife Edythe during the 1940 census. He rented the house out for income, and there were three other families living there at the time of the census. No other information could be found on him, but he retained ownership of the house until 1950. The property has changed hands several times since then and is currently owned by Jasper Rose LLC.

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.)

517 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1900





MARDISLEY, DR. WILLIAM, HOUSE
PARK CITY, SUMMIT CO., UTAH PHOTO: [unreadable]



BARDSLEY, DR. WILLIAM, HOUSE
PARK CITY, SUMMIT CO., UTAH PHOTO #2



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



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





Dr. William Bardsley House
Park City, Summit County, Utah
Photo #1



Dr. William Bardsley House
Photo #2
Park City, Summit County, Utah



Dr. William Bardsley House
Park City, Summit County, Utah
Photo #3



Dr. William Bardsley House
Park City, Summit County Utah
Photo #4



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



517 Park Avenue. Northeast oblique. November 2013.



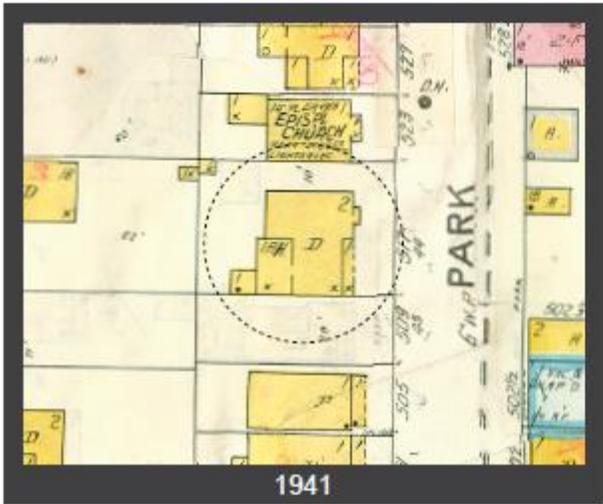
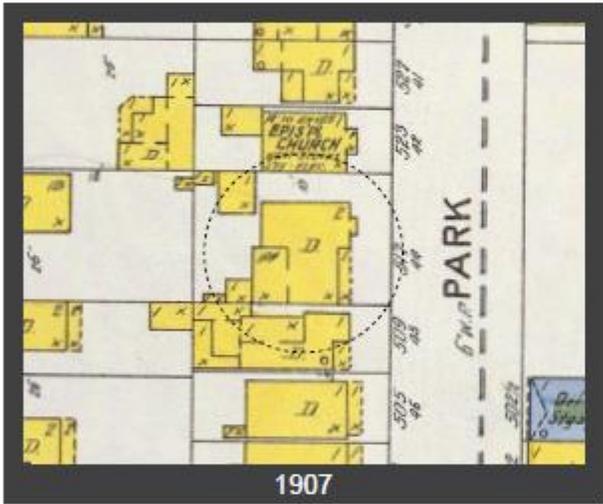
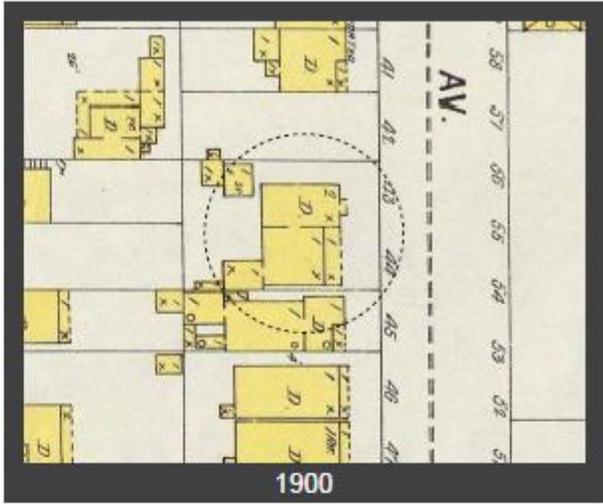
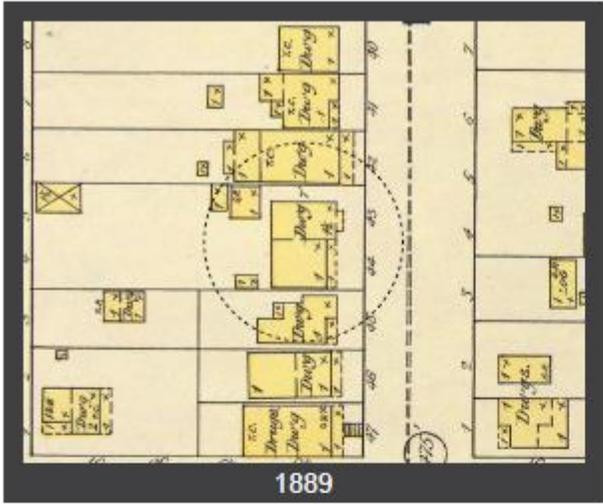
517 Park Avenue. East elevation. November 2013.



517 Park Avenue. Southeast oblique. November 2013.

MAPS

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

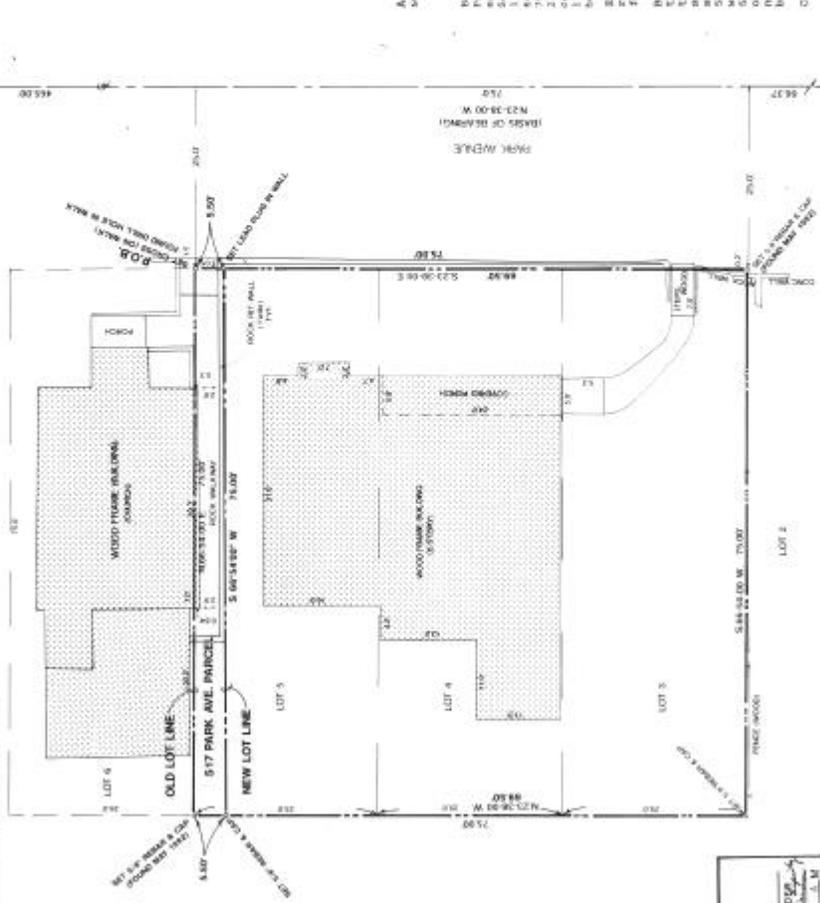


MEMORANDUM

The purpose of this survey is to retrace a parcel of land for lots 4 and 5 and to avoid encroachments. Corners set are based upon found rebar and drill holes.

RESUMATIVE

The purpose of this updated survey is to relocate the lot line of lot 5, Block 5, of the Park City, Utah.



Original Deed Description
 All of lots 3, 4, and 5, Block 5, of the Park City Survey, Park City, Utah.

Actual Description

Beginning at the northeasterly corner of lot 5, Block 5, of the Park City Survey, Park City, Utah, and running thence south 23° 30' 00" east along said right-of-way line and said right-of-way line 75.00 feet to the Southeast corner of lot 3; thence South 23° 30' 00" east along said right-of-way line a distance of 75.00 feet to the Southeast corner of lot 5; thence North 23° 30' 00" west along said lot line 75.00 feet to the Northwest corner of lot 5; thence North 68° 54' 00" East along the westerly line of lot 5, a distance of 75.00 feet to the point of beginning.
 Excepting therefrom: The northerly 5.50 feet of lot 5, containing 337.4 square feet.
 Beginning at the northeasterly corner of lot 5, Block 5 of the Park City Survey, Park City, Utah, and running thence south 23° 30' 00" east along said right-of-way line and said right-of-way line 75.00 feet to the Southeast corner of lot 3; thence South 23° 30' 00" east along said right-of-way line a distance of 75.00 feet to the Southeast corner of lot 5; thence North 23° 30' 00" west along said lot line 75.00 feet to the Northwest corner of lot 5; thence North 68° 54' 00" East along the westerly line of said lot 5, 5.40 feet to the point of beginning.
 Containing 337.4 square feet.

SURVEY DATE: 4-22-80
SURVEY UPDATE: 5-12-82
CLIENT: PARK CITY MUNICIPAL CORP. #11280
PROJECT #: 6971



SURVEYOR'S CERTIFICATE

I, Alan Sprigg, a registered land surveyor in the State of Utah, and holding License No. 3082, do hereby certify that I have made a careful and correct representation of the above described property, as shown on this plat and as shown on the ground.



May 16 92
 Alan Sprigg

SURVEYOR'S CERTIFICATE

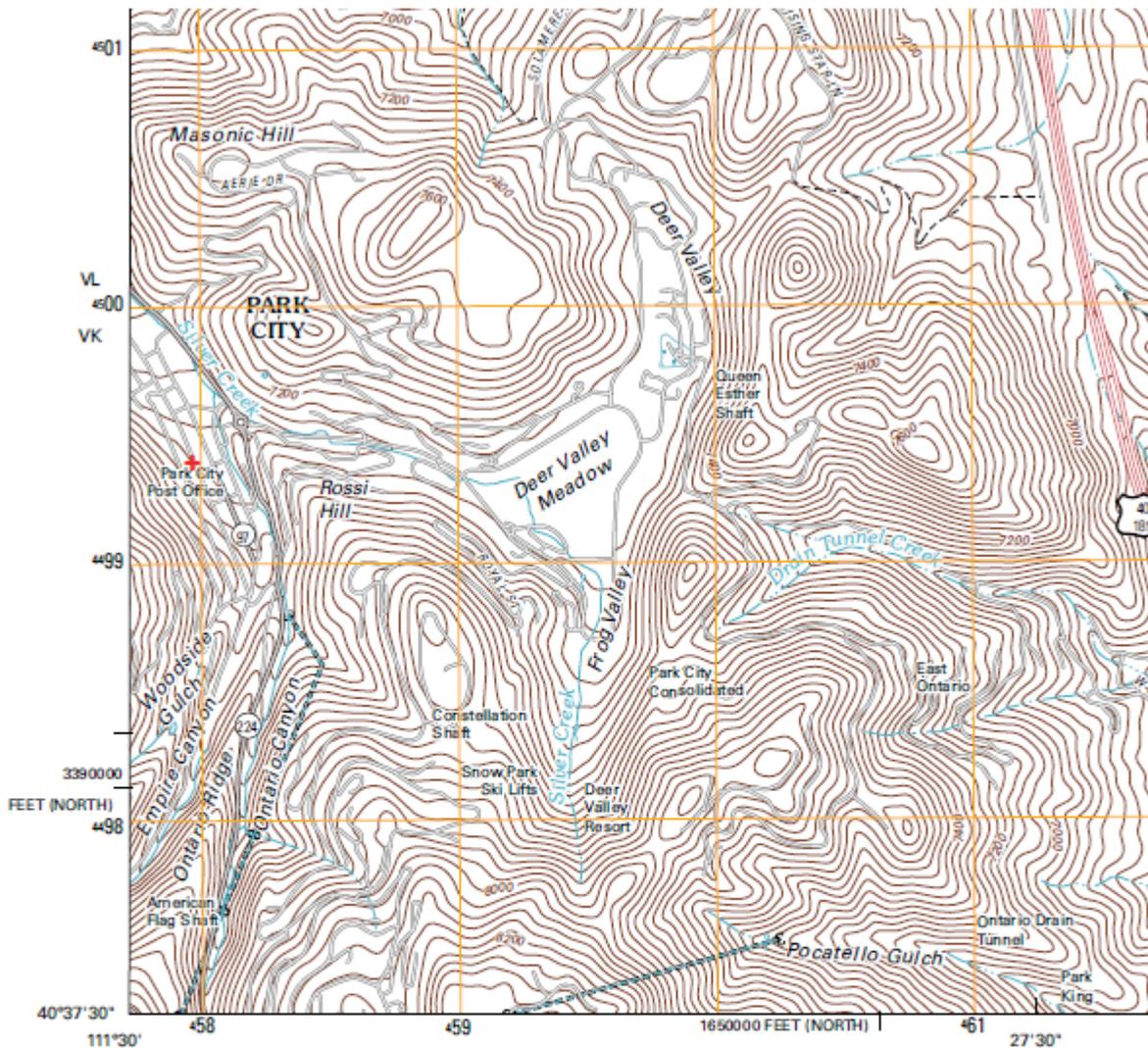
I, James O. West, a registered land surveyor as prescribed by the State of Utah, and holding License No. 3082, do hereby certify that I have made a careful and correct representation of said property.



James O. West
 License No. 3082 - Utah

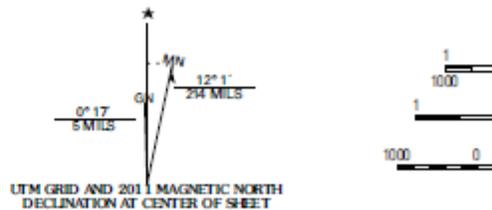
FILE No. 4-141
 FILED AT THE REQUEST OF
 THE PARK CITY SURVEY
 ALAN SPRIGG SURVEY CO. RECORDS
 FEE \$ 10.00 BY ALAN SPRIGG
 FILED 05/13/82

517 Park 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
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: 517 Park Avenue

City: Park City, UT

Current Owner: Jasper Rose LLC

Address: (see historic site form for address)

Tax Number: PC-73

Legal Description (include acreage): PC BK5 L3, L4, S19.5'L5 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
2/7/1882	Edwd P. Femy	Charles H. Creek	W		"4"
12/22/1882	Edwd P. Femy	David C. McLaughlin	W		[L1,5,7,9, 24-46]
1/19/1884	Ole Anderson	William H. Roy	Mortgage	\$106.00	"3"
9/7/1885	Chas Henry Creek	J.M. Martin	W		"4"
10/24/1887	David C. McLaughlin	Hattie Y. Williamson	W		"5"
10/27/1887	J.M. & Mary E. Martin	Hattie Y. Williamson	W		"4"
7/31/1889	Ole & Emma Anderson	Annie E. Reece	W		"3"
11/28/1890	Alfred C. & Annie E. Reece	W.V. Rice	W		"3"
8/30/1901	Hattie Y. Williamson	Wm. D. Donoher	W.D.		"4,5"
3/31/1902	Wm. D. Donoher & wife	Hattie Y. Williamson	Mortgage	\$1200.00	"4,5"
9/3/1903	W.D. Donoher & wife	David D. Erwin	Mortgage	\$3966.33	"4,5"
10/13/1903	W.V. Rice & wife	E.S. Fisher	W.D.		"3"
9/3/1903	Earnest S. Fisher (single)	Western L. & S. Co.	Mortgage	\$1050.00	"3"
12/12/1903	Wm. D. Donoher & wife	John E. Quinn	Mortgage	\$1000.00	"4,5"
12/11/1903	W.D. Donoher & wife	W.J. Bardsley	W.D.		"4,5"
4/11/1911	E.S. Fisher	Leo E. Peurose	Mtg.		"3"

Researcher: John Ewanowski, CRSA Architecture

Date: 4/12/2014

TITLE SEARCH FORM

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

Address: 517 Park Avenue, page 2

City: Park City, UT

Current Owner: Jasper Rose LLC

Address: (see historic site form for address)

Tax Number: PC-73

Legal Description (include acreage): PC BK5 L3, L4, S19.5'L5 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
10/19/1918	William J. Bardsley & wife	Daly Mining Co.	W.D.		"4,5,43"
12/30/1932	The Daly Mining Co.	George & Jeannette Cunningham	Q.C.D.		"4,5,43"
3/25/1936	George Cunningham et ux	George Epsy	Q.C.D.		"4,5,43"
2/6/1940	Summit County	George Epsy	Q.C.D.		"3" [result of 12/21/1936 tax sale]
9/7/1950	George Epsy	Bamey C. Hall, et ux	Q.C.D.		"3,4,5,43"
6/1/1973	Barney C. Hall, et ux, et al	Dale E. & Johanna G. Whitton	W.D.		"3,4,5"
6/1/1973	Dale E. & Johanna G. Whitton	DeAnne D. Fisher	W.D.		"3,4,5"
10/9/1975	DeAnne D. Fisher	Lowell A., Jr. & Maureen Brown	W.D.		"3,4,5"
1/15/1986	Lowell A., Jr. & Maureen Brown	Steven Collins & Kenneth Collison	W.D.		[parcel as today, rest of form]
1/20/1988	Steven Collins & Kenneth Collison	Corp. of Episcopal Church in Utah	W.D.		
6/19/1992	Corp. of Episcopal Church in Utah	Timothy L. Lee	W.D.		
1/5/2010	Timothy L. Lee	Jasper Rose LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/12/2014

Serial No. PC 73

Location _____
Kind of Bldg. RES St. No. 517 Park Ave
Class 4 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1207		\$ 2639
1 1/2	x x		487		951
	x x				

Gar.—Carport _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ None _____		
Ext. Walls <u>ASB SHKS. on SIDING</u>		
Insulation—Floors _____ Walls <input checked="" type="checkbox"/> Clgs. _____	142	
Roof Type <u>gals</u> Mtl. <u>Asph CT</u>		
Dormers—Small _____ Med. <u>1</u> Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>144</u> @ <u>250</u>	360	
Rear _____ @ <u>125</u>	137	
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar—Bsm. <u>double</u> <u>4 gal</u> <u>1/4</u> <u>1/3</u> <u>1/2</u> <u>3/4</u> Full _____ Floor <u>concr</u>	140	
Bsm. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. <u>3</u> <u>less stairs</u> Unfin. _____	503	
Plumbing {	850	
		Class <u>1</u> Tub <u>4</u> Trays _____
		Basin <u>4</u> Sink <u>4</u> Toilet <u>4</u>
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. <input checked="" type="checkbox"/> Blr _____	448	
Oil _____ Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>3</u> Mantels _____	140	
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	60	
	2780	

Total Additions		2780
Year Built _____	Avg. Age <u>53</u>	Current Value \$ <u>6370</u>
Inf. by <u>Owner</u> - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %
Remodel Year _____ Est. Cost _____		Bldg. Value _____
Garage—Class _____ Depr. 2% 3% _____ Carport—Factor _____		Depr. Col <u>1</u> 2 3 4 5 6 <u>34</u> %
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		Current Value Minus Depr. \$ <u>2166</u>
Size— _____ x _____ Age _____ Cost _____ x _____ %		
Other _____		
Total Building Value		\$ _____

Appraised 4-29 19 57 By 1331

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		1222	
	x x				

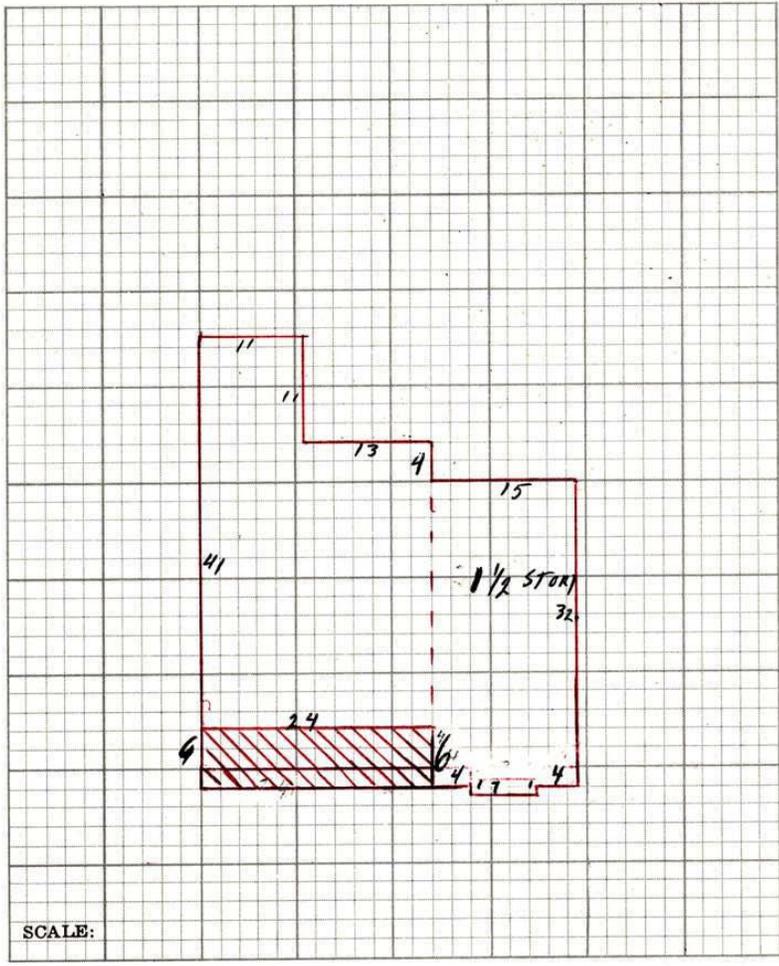
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>X</u> Sills _____		
Ext. Walls <u>ASB SHAKE (A)</u>		
Roof Type _____ Mtl. _____		
Dormers—Small <u>1</u> Med. _____ Large _____	80	
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>144P @ 150</u>	216	
Rear _____ @ _____		
Porch _____ @ _____		
Planters <u>RAILING 30' @ 125</u>	38	
Ext. Base. Entry _____ @ _____		
<u>Cellar Bsmt.</u> — 1/4 1/8 1/2 3/4 Full _____ Floor _____	200 FLO	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>3 IN ONE STORY SEC.</u> Unfin. _____	375	
Plumbing	Class <u>1</u> Tub. <u>4</u> Trays _____	550
	Basin <u>4</u> Sink <u>4</u> Toilet <u>4</u>	320
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	550
	Dishwasher _____ Garbage Disp. _____	320
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	762 FLO	
Oil _____ Gas <u>X</u> 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. <u>3</u> S. _____	90	
Awnings — Metal _____ Fiberglass _____		
<u>APT. CONVERSION 4 @ 350 PALE 226</u>	1400	
Total Additions	5001	

Year Built <u>1904</u>	Avg. 1.	Replacement Cost	11,333
	Age 2.	Obsolescence	
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Adj. Bld. Value	
		Conv. Factor	<u>1.3</u>
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 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 _____



SCALE:

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	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	Original Owner:		Construction Date: @1904 Demolition Date:	
	Original Use: residential		(possibly remodeled from 1900 dwelling)	
	Present Use:		Occupants:	
	<input type="checkbox"/> Single-Family <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Public <input type="checkbox"/> Commercial		<input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other	
STATUS	Building Condition:		Integrity:	
	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated		<input type="checkbox"/> Site <input type="checkbox"/> Ruins <input type="checkbox"/> Unaltered <input type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations	
	Preliminary Evaluation:		Final Register Status:	
	<input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion		<input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> State Register <input type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic	
DOCUMENTATION	4 Photography:		Date of Photographs:	
	Date of Slides: 11/77		Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	
	Views: Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>		Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	
	Research Sources:			
<input type="checkbox"/> Abstract of Title <input checked="" type="checkbox"/> Plat Records <input checked="" type="checkbox"/> Plat Map <input checked="" type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input checked="" type="checkbox"/> Sanborn Maps				
<input checked="" type="checkbox"/> City Directories <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Obituary Index <input type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Utah State Historical Society Library				
<input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input checked="" type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> 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.				

5
ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

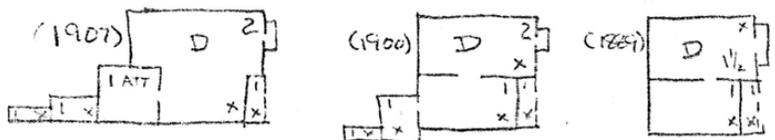
Building Type/Style: residential/Victorian

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:



6
HISTORY

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 | |

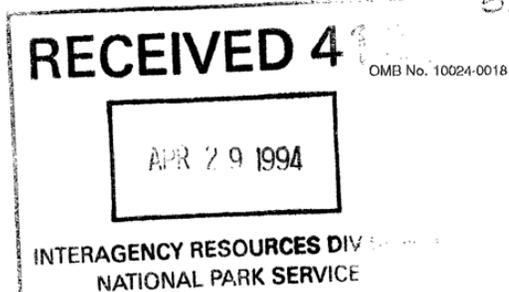
This contributory structure has retained some significant detailing of construction, and served as the residence of William Bardsley, a long time Park City physician.

In 1902 the property was owned by one William 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.

531

NPS Form 10-900
(Oct. 1990) Utah WordPerfect 5.1 Format (Revised Feb. 1993)



United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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
National Register of Action
for
[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	
1		buildings
		sites
		structures
		objects
1	0	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 Reduction Projects (1024-0018), Washington, DC 20503.

NPS Form 10-900-11
Utah WordPerfect 5.1 Format (Revised Feb. 1993)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 1

<p>RECEIVED 413</p> <p>APR 29 1994</p> <p>INTERAGENCY RESOURCES DIVISION NATIONAL PARK SERVICE</p>	GMR No. 10024-0018
---	--------------------

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.

X See continuation sheet

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 to be 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

X See continuation sheet

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 Boerding 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. Donoher. Donoher 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

X See continuation sheet

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 4

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

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.

___ See continuation sheet

United States Department of the Interior
 National Park Service

**National Register of Historic Places
 Continuation Sheet**

Section No. 9 Page 5

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

Bibliography

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Deseret News, (obituary of Dr. William J. Bardsley), June 9, 1959, p.B-12.

Roper, Roger and Deborah Randall. "Residences of Mining Boom Era Park City Thematic Nomination." Utah State Historical Society, 1984.

Salt Lake Tribune, (obituary of Dr. William D. Donohue), October 13, 1949, p.27.

Sanborn Fire Insurance maps, Park City, Utah, 1889, 1900 and 1907.

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.

Thompson, George A. and Fraser Buck. Treasure Mountain Home -- A Centennial History of Park City, Utah. Salt Lake City, UT: 1968, p.74.

Utah State Gazetteer and Business Directory, 1918-19.

___ See continuation sheet

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