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INTERAGENCY RESOURCES DIV
NATIONAL PARK SERVICE

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street & number 517 Park Avenue N/A not for publication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.)

William Bardsley 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 William Bardsley 5/26/94
Signature of the Keeper Date

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 (veneer)
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.)

X 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: _____

X 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.

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Continuation Sheet**

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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

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**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 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 increases 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

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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. 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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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

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

Bibliography

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Salt Lake Tribune, (obituary of Dr. William D. Donohoe), 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.

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___ See continuation sheet

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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