

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Park City Miner's Hospital**

Address: 1354 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number:

Current Owner Name: Park City Municipal Corporation Parent Parcel(s):

Current Owner Address: PO BOX 1480, Park City, Utah 84060-1480

Legal Description (include acreage):

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: Institutional
Current Use: Government

- *National Register of Historic Places: ineligible eligible
 listed (date: 12/08/1978 - Individually listed)

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.

Notarianni, Philip F., "Park City Miner's Hospital." National Register of Historic Places Inventory, Nomination Form. 1978.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Foursquare type

No. Stories:

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

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

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

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

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

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

Foundation: Concrete; basement added when structure was moved to current location.

Walls: Red brick.

Roof: Truncated pyramid roof form sheathed in asphalt shingle.

Windows/Doors: Double-hung sash type with transom windows.

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

Location: Original Location Moved (date _1979_) Original Location: Nelson Hill, northwest of city center.

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two-story brick structure has not been significantly altered from what is described in the National Register nomination (see National Register of Historic Places Inventory - Nomination Form, 1978). When the structure was moved to its current location a 1 ½ story addition to the south façade was removed. The change is not substantial and does not affect the structure's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is not dissimilar from the structure's original setting. In 1904, the hospital was built northwest of the city center in order to be away "from city noises and dangers of fire" and because it was found to be "the most suitable spot to insure the maximum of sunshine and fresh air."¹ The current setting is not a dissimilar location.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements include the foursquare form, truncated pyramid roof form, brick structure, symmetrically placed window and door openings, window type and porch elements.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of large-scale institutional buildings 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 brick foursquare structure was built in 1904 and is associated with labor unions active in the community during the most active mining era.

This site was individually listed on the National Register of Historic Places in 1978 as the *Park City Miners Hospital*. It was built in 1904 on a site northwest of the city center, but was moved to its current site in 1979. It 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. 1904²

Builder: Not Known Known: (source:)

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

1. Historic Era:

Settlement & Mining Boom Era (1868-1893)

¹ Notarianni, page 3.

² Notarianni, page 2.

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

As stated in the 1979 National Register nomination, "its [The Park City Miners Hospital] significance lies in its place as a social humanitarian cooperative venture between a local of the Western Federation of Miners, a union characterized as radical in nature, and the Park City community. During the 1903-1904 period the W.F.M. embroiled itself in a turbulent strike in Colorado, suffering the stigma of radicalism, while at the same time initiation the building of a community hospital in Park City. Thus, the hospital aids in understanding the union's complete efforts in the field of labor reform, as well as the cooperative effort necessary to attain its completion."

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: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 1995.

Photo No. 3: Northwest oblique. Camera facing southeast, 1983.

Photo No. 4: Southwest oblique. Camera facing northeast, 1983.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUN 6 1978
DATE ENTERED DEC 8 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC PARK CITY MINER'S HOSPITAL

AND/OR COMMON

2 LOCATION

STREET & NUMBER

CITY, TOWN

Park City

___ VICINITY OF

___ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

01

STATE

Utah

CODE

049

COUNTY

Summit

CODE

043

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Bradley Hasper, Personal Representative (Orris Est.)

STREET & NUMBER c/o Allen H. Tibbals, Attorney, 220 So. 2nd E. Chancellor Bldg. Suite 400

CITY, TOWN

Salt Lake City

___ VICINITY OF

STATE
Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Summit County Courthouse

STREET & NUMBER

CITY, TOWN

Coalville

STATE
Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Utah State Historical Sites Survey

DATE

1972

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Park City Miner's Hospital is a large two-story load bearing red brick structure. Its massing would be symmetrical were it not for a smaller two-level addition (date unknown) to the north. The front facade has a central projecting bay signaling the location of the entry. The first level is situated well above ground level with a large set of wood steps leading up to a veranda which extends across the full front of the building. The veranda roof slopes away from the structure at a slight angle with a pediment set into it directly above the front steps.

A majority of the decoration to be found on the building is in the decorative turnings which make up the balustrade and supporting posts of the veranda. A second set of smaller turnings compose a band that runs just under the veranda roof between the turned columns, small decorative brackets connect the line of turning to the columns.

With the exception of the north addition, the windows of the structure are tall and narrow having two large single lite sashes, one over the other with a horizontal transom across the top. Brick window openings on the first level are topped with segmental arches. Second level window openings are flat topped and end at the base of the cornice work. The building is capped off by a large tin hipped roof constructed in such a way as to resemble clay tiles. The roof splays out slightly at the base to form a set of eaves with considerable overhang. Classic influence can be seen in the widely-spaced brackets which attach to the soffits and extend around the eaves of the second level overhang. Dormers having hipped roofs project out from the second level roof on three sides. The dormers appear to have housed two sets of double hung windows. The cornice detail used in the eaves of the roof overhang resembles the bracketed overhang found on the main roof eaves, making use of smaller brackets.

The north side addition ties into the original structure well in that the veranda continues across from the original building to include the addition. Window openings used in this addition are later double hung windows set in pairs, giving a more horizontal look than the earlier openings. The ridge line on the roof the addition intersects the main structure just below the eaves. The roof shape and use of cornice and brackets is the same style as those of the original structure.

An inscribed stone plaque with the words "Miner's Hospital 1904" is set into the upper level brick facade on the projecting entry bay.

The exterior has remained much the same; however, the interior has undergone alteration in the adaptation of the building to a commercial use.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Labor-Mining
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1904 BUILDER/ARCHITECT Harry Campbell

STATEMENT OF SIGNIFICANCE

The Park city Mining District, Utah, from its beginnings in the 1860s, quickly rose to a place of prominence among the nation's silver producers. Large corporate interests and entrepreneurs aided in developing the area into such a position. Of equal importance, however, was the labor force which provided the miners and various skilled positions necessary to operate the industry.

With miners came organized labor. Western metal miners banded together to form the Western Federation of Miners in 1893. In October 1901 Local No. 144 in Park City was formed. As all labor organizations, the Park City Union was formed by workers who sought, as a collective body, better wages, safe working conditions, and various benefits deemed necessary in the performance of their occupations. The early history of labor is marked by "reform;" that is, the attempt to redress grievances against mining companies and their modes of operating.

Health concerns ranked of paramount interest both to the miners and the community. Isolated from urban areas, Parkites had to be treated at Salt Lake City hospitals. Such a journey of approximately thirty miles induced many hardships, especially in winter months. Miners also objected to the automatic withdrawal of money from their pay which was sent to Salt Lake hospitals, where they felt treatment was not satisfactory.

Spurred by the union, a project was launched in December 1903 to fund a local hospital for the Park. The effort represented a significant form of mutual cooperation, in a social humanitarian field, between miners' union and local residents. The union meeting in December resulted in a resolution being passed that called for the formation of a company by a committee appointed by the union. This company was to have a capital stock of \$20,000 divided into 2,000 shares at the par value of \$10.00 per share, with both union and non-union members able to subscribe. However, upon any future sale of the stocks, they were to be transferred only to the Park City Miners Union No. 144. The union acted only as a shareholder, the hospital to be run by the company.

The subscription proved a success as newspaper reports attested to the cooperation of individuals and business houses of the city. Mrs. Edza Nelson donated an acre of ground known as Nelson Hill, upon which to erect the building. This site, located just north of the city, was selected because of its distance both from city noises and dangers of fire, as well as the most suitable spot to insure the maximum of sunshine and fresh air.

Plans and specifications were prepared by Harry Campbell, contractor, and ground was broken in April 1904. Work progressed and by October 1, 1904, the hospital reached completion. Furniture and furnishings were received by various fraternal and social organiza-

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. The Park Record, December 26, 1903; April 30, 1904; October 1, 1904; October 8, 1904; July 17, 1915; July 24, 1915.

10 GEOGRAPHICAL DATA

Less than one acre

ACREAGE OF NOMINATED PROPERTY _____

QUADRANGLE NAME Park City West, Utah QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 12 457780 4500180
 ZONE EASTING NORTHING

B _____
 ZONE EASTING NORTHING

C _____

D _____

E _____

F _____

G _____

H _____

VERBAL BOUNDARY DESCRIPTION _____

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Philip F. Notarianni, Historian

DATE

February 1978

ORGANIZATION

Utah State Historical Society

TELEPHONE

(801) 533-5755

STREET & NUMBER

603 East South Temple

STATE

Utah

CITY OR TOWN

Salt Lake City

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

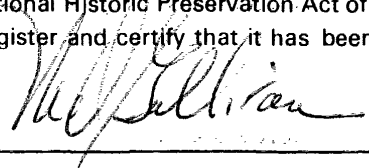
NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE

DATE

May 24, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

12-8-78

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

~~BRIEF OF REGISTRATION~~

William H. Brasham 12-8-78

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	JUN 6 1978
	DEC 3 1978

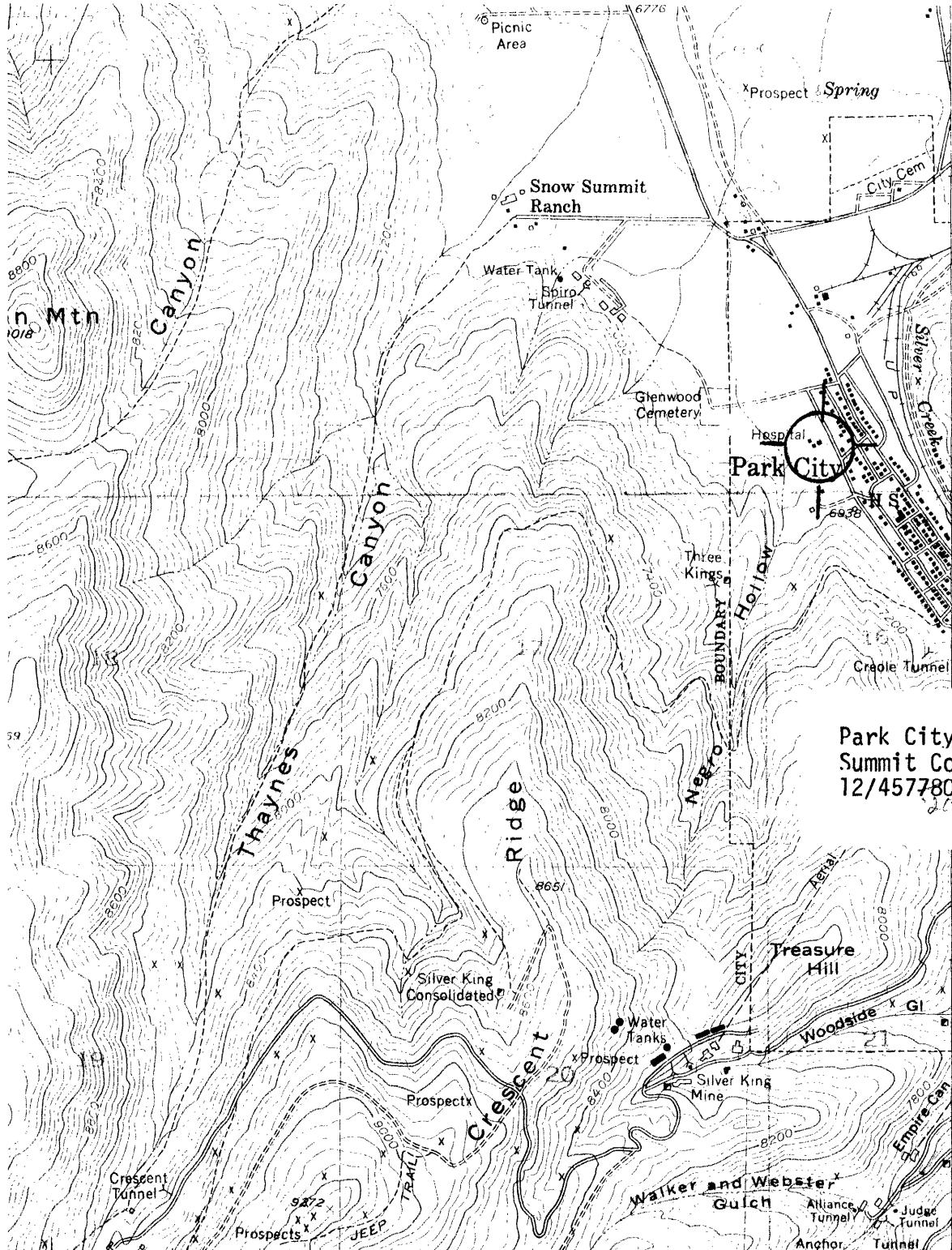
CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

tions and individuals, adding to the cooperative character of the venture. Dedication services were largely attended, with representatives of several religious denominations offering presentations, and highlighted by an address by Colonel William M. Ferry.

The Park City Miners Hospital now stands as a commercial property, but its significance lies in its place as a social humanitarian cooperative venture between a local of the Western Federation of Miners, a union characterized as radical in nature, and the Park City community. During the 1903-1904 period the W.F.M. embroiled itself in a turbulent strike in Colorado, suffering the stigma of radicalism, while at the same time initiation the building of a community hospital in Park City. Thus, the hospital aids in understanding the union's complete efforts in the field of labor reform, as well as the cooperative effort necessary to attain its completion.

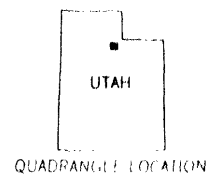


4500180

Park City Miner's Hospital
Summit County, Utah
12/457780/4500180

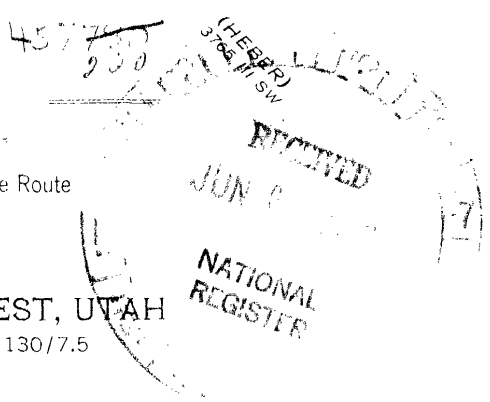
32'30" 1 990 000 FEET (CENTRAL) INTERIOR GEOLOGICAL SURVEY WASHINGTON D.C. 1972 457000m E. 111° 30' 40° 37' 30"

1 Mile



QUADRANGLE LOCATION

ROAD CLASSIFICATION
 Medium-duty ——— Light-duty ———
 Unimproved dirt - - - - -
 U. S. Route State Route



PARK CITY WEST, UTAH
N 4037.5 — W 11130/7.5

1955

AMS 3665 II NE—SERIES V897

20242

1978 JUN 17



WINKER'S
HOSPITAL
1904.

Park City Mines Hospital
View from Northeast

JUN 6 1978

DEC 8 1978

Photo-Neg.: USHS, Philip J. Notarianis
Feb. 1978

#1



JUN 6 1978

DEC 5 1978

Park City Miner Hospital
View from East

Photo-Neg.: USHS, Philip J. Notariani
Feb. 1978

SF





**MINERS
HOSPITAL
1904.**