**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

**City, County:** Park City, Summit County, Utah

**Current Owner Name:** Park City Municipal Corporation

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

### 2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>✔ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Institutional</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Government</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
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<tr>
<td>☐ building(s), public</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ structure(s)</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

*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**

- ☑ Sanborn Maps
- ☑ 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
- ☑ city directories/gazetteers
- ☑ census records
- ☑ biographical encyclopedias
- ☑ newspapers
- ☑ city/county histories
- ☑ personal interviews
- ☑ Utah Hist. Research Center
- ☑ USHS Preservation Files
- ☑ USHS Architects File
- ☑ Park City Hist. Soc/Museum
- ☑ LDS Family History Library
- ☑ university library(ies):
- ☑ other:

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

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

### 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 1½ 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." 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. 1904

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)

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1 Notarianni, page 3.
2 Notarianni, page 2.
Mature Mining Era (1894-1930)

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."

Mining Decline & Emergence of Recreation Industry (1931-1962)

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):

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

Photo No. 4: Southwest oblique. Camera facing northeast, 1983.
PARK CITY MINER'S HOSPITAL

CITY, TOWN
Park City

STATE
Utah

CITY, TOWN
Salt Lake City

STATE
Utah

PUBLIC

X PRIVATE

X OCCUPIED

X UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

X NO

AGRICULTURE

X COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

PRIVATE RESIDENCE

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER:

Bradley Hasper, Personal Representative (Orris Est.)
c/o Allen H. Tibbals, Attorney, 220 So. 2nd E. Chancellor Bldg. Suite 400

Summit County Courthouse

Coalville

Utah State Historical Sites Survey

1972

FEDERAL

STATE

COUNTY

LOCAL

STATE
DESCRIPTION

<table>
<thead>
<tr>
<th>CONDITION</th>
<th>CHECK ONE</th>
<th>CHECK ONE</th>
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</thead>
<tbody>
<tr>
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<td>_UNALTERED</td>
<td>_MOVED</td>
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<tr>
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</tr>
<tr>
<td>_FAIR</td>
<td>_RUINS</td>
<td></td>
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<tr>
<td>_UNEXPOSED</td>
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</tbody>
</table>

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.
SIGNIFICANCE

PERIOD

PREHISTORIC
1400-1499
1500-1599
1600-1699
1700-1799
1800-1899
1900-

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

__ARCHEOLOGY-PREHISTORIC__
__ARCHEOLOGY-HISTORIC__
__AGRICULTURE__
__ARCHITECTURE__
__ART__
__COMMERCE__
__COMMUNICATIONS__

__COMMUNITY PLANNING__
__CONSERVATION__
__ECONOMICS__
__EDUCATION__
__ENGINEERING__
__EXPLORATION/SETTLEMENT__
__INDUSTRY__
__INVENTION__

__LANDSCAPE ARCHITECTURE__
__LAW__
__LITERATURE__
__MILITARY__
__MUSIC__
__PHILOSOPHY__
__POLITICS/GOVERNMENT__

__RELIGION__
__SCIENCE__
__SCULPTURE__
__SPECIAL/HUMANITARIAN__
__THEATER__
__TRANSPORTATION__
__OTHER (SPECIFY)__

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-
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.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY: Less than one acre

The place name is Park City West, Utah. The quadrangle scale is 1:24000.

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

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

STATE CODE COUNTY CODE

FORM PREPARED BY

NAME / TITLE: Philip F. Notarianni, Historian
ORGANIZATION: Utah State Historical Society
STREET & NUMBER: 603 East South Temple
CITY OR TOWN: Salt Lake City
STATE: Utah
DATE: February 1978
TELEPHONE: (801) 533-5755

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

National: X
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

DATE: May 31, 1978

FOR NPS USE ONLY

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

KEEPER OF THE NATIONAL REGISTER DATE: 7-1-78

CHEF OF REGISTRATION DATE: 12-18-78
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.
Park City Miners Hospital
View from Northeast
Photo - Neg.: USHS, Philip H. Notowicz
Feb. 1978

JUN 6 1978
Park City Miners Hospital
View from East
Photo-Msg.: USHS, Philip F. Notarison
Feb. 1978