

HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Park City Miner's Hospital

Address: 1354 Park Avenue

Date of Construction: 1904 City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown Tax Number: SA-265A-X

Current Owner: Park City Municipal Corporation

Legal Description (include acreage): THAT PT OF BLK 24 SNYDERS ADDITION TOPARK CITY, LESS EXCEPT AS CONVEYED BAL TRACT 1,1.871;TRACT 2,2.224 AC; TRACT 30.018 AC; TRACT 4, 0.025 AC TOTAL 4.368 AC LESS TRACT BEG S 10.22 FT & 243.12 FTE FR W'NMOST COR BLK 24 SNYDERS ADDITIONTO PARK CITY, TH S 54}01'W 76.49 FT; N20*26'20" W 22.04 FT, N 54*01' E 72.34FTS 31*15' E 21.31 FT TO BEG CONT 0.036 ACALSO A TRACT BEG S 16.0 FT & E 258.78 FTWN'MOST COR BLK 24, SNYDERS ADDITION TOPARK CITY RUN TH S 35*59'E 40.0 FT; S54*01' W 10.23 FT; N 31*15' W 40.14 FT;N 54*01'E 6.92 FT TO BEG CONT 0.0079 AC ALSO TRACT: BEG AT PT ON W R/W LINE WOODSIDE AVE, S 8.16 FT & E 245.96 FT FR WN'MOST COR BLK 24 SNYDERS ADD TO PARKCITY, TH S 31*15'E ALG SD W R/W LINE 76.03 FT; S 62}42'W 3.51 FT; N 31}51'W 75.5FT; N 54}01' E 3.51 FT TO BEG M20-622-5,626, M139-561-562 LESS 19FT X 33 FTM152-236-237 LESS M188-617 .017 AC (SA-266-B) M188-618,619 .05 AC(SA-266-C)M188-620 0.22 AC(SA-286-C) M188-621 .01 AC(SA-286-D) ALSO DESC M188-637 .056ACRES BEG AT A PT N 54}01'E 175.00 FT & S 35}59'E 129.90 FT FR TH NW'LY COR OFBLK 24, SNYDERS ADDITION TO PARK CITY; THS 35}59'E 95.01 FT; TH N 62}42'E 9.60 FTTH N 31}15'W 96.81 FT; TH S 54}01'W17.48FT TO PT OF BEG CONT 0.042 AC ALSO BEGAT PT ON W R/W LINE OF WOODSIDE AVE, SD PT BEING S 8.16 FT & E 245.96 FT FR W'NMOST COR OF BLK 24,SNYDERS ADD ,LOCATED IN SEC 16,T2SR4E,SLBM; & RUN TH S 31}15'E ALG SD W R/W LINE 76.03 FT; TH S 62} 42'W 3.51 FT; TH N 31}51'W 75.50 FT; THN 54}01'E 3.51 FT TO PT OF BEG CONT .0061 AC ALSO BEG AT PT \$16.00 FT & E 258.78FT FR TH W'N MOST COR OF BLK 24, SNYDER ADD, SEC 16, T2S4E, SLBM; & RUN TH S

35}59'E 40.00 FT; TH S 54}01'W 10.23 FT; THN 31}15'W 40.14 FT; TH N 54}01'E 6.92 FTTO PT OF BEG CONT .0079 AC LESS 0.04 AC M207-18(SA-279) LESS 0.03 AC TO 1378PARK PLACE CONDO M219-105 ALSO TWO SMALLTRACTS 0.0096 AC FR 1378 PARK PLACECONDO SUBJECT TO EASEMENT M237-360 LESS .07 AC 290-270 (SA-283-B)

STATUS / U	ISE			
Original Use	e: institutional - ho	spital Current Use:	public – community c	enter
Property Ty	rpe:	National Register of	Historic Places:	Evaluation:
Building		Eligible		Landmark Site
Structure		□Ineligible		☐ Significant Site
Site		Listed, Date:		☐ Non Historic
		12/08/1978 - Indiv	vidually listed	
DOCUMEN	TATION			
Photograph	s:	Research Sources:		
☐ Tax Photo	OS	Sanborn Maps	City/ County His	tories Newspapers
Prints:		☐ tax Card	☐ Personal Intervie	ws Other:
Historic		Census Records	Park City Museu	m
DESCRIPTION	NC			
Architectura	al Style: foursquare	e type / Victorian style		
No. Stories:	2.5			
Number of A	Associated Structu	ures: Accessory	building(s). #	☐ Structure(s). #
Condition:	Good	□Fair	Poor	☐ Uninhabitable/Ruin
Location: Original location Moved		ation Moved (Da	ate: 1979,original loca	ation: Nelson Hill, northwest of city center)
Materials: (E	Describe the visible	e materials)		
Exterior Wal	lls: Red brick			
Foundation:	Concrete; basem	ent added when struc	ture was moved to cu	rrent location
Roof: Trunca	ated pyramid roof	form sheathed in asph	nalt shingle	
Windows/Do	oors: Double-hund	sash type with transo	m windows	

Additions:	Major	Minor	None				
Alterations:	Major	Minor	None				
Describe Add	Describe Additions/ Alterations (Dates):						
Essential History	oric Form: Retains		☐ Does Not Retain				
NIADDATIVE E	SECONDICTION OF DOOR	CDTV					

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 Park City Miner's Hospital was described in a 1978 National Register nomination form as follows:

"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."

No major alterations have been made to the building since the time of this description. The building was moved from its original location to the present site in 1979. A one and a half story addition on the south façade was removed returning it to a state closer to its original condition. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

51-51 til 1-67 til 1-62	
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:	

The history of the Park City Miner's Hospital was detailed in the 1978 National Register nomination form as follows:

(Briefly describe those characteristics by which this property may be considered historically significant.)

"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 nodes 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 organizations 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."

After its function as a hospital ceased, this building was operated as a private clinic until the 1950's. In the 1960's it was repurposed as a bar, restaurant, and hostel. The building was almost demolished to make room for new development, but the people of Park City chose to preserve the building, resulting in it being moved to its current location in 1979. It was then used as a library until 1993, and is currently used as a community center.

REFERENCES

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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.

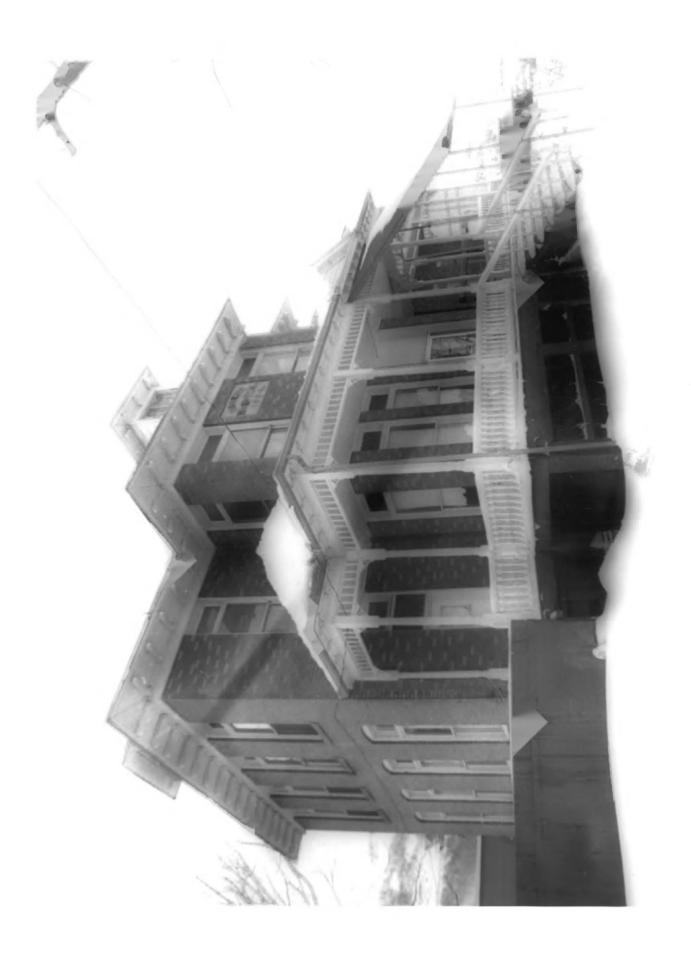
Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

(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.)

1354 Park Avenue, Park City, Summit County, Utah Intensive Level Survey—Biographical and Historical Research Materials



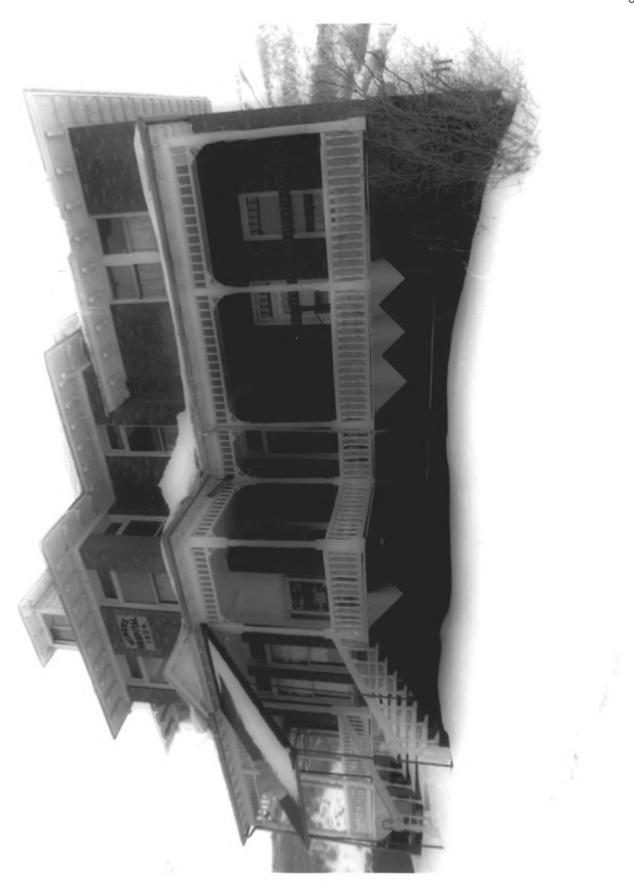
The Miner's Hospital, built in 1904 by donations from the miners and business houses.



Planning Department/ Park City Corporation

DEC 8 187

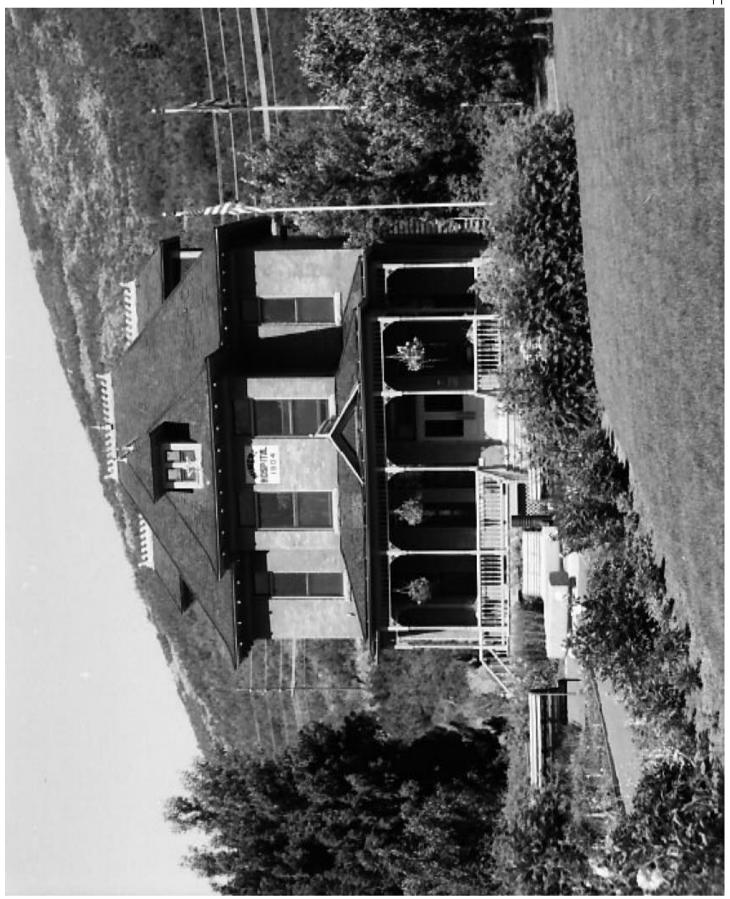
Park Liter, Writers Harpinese JUN 6 1978
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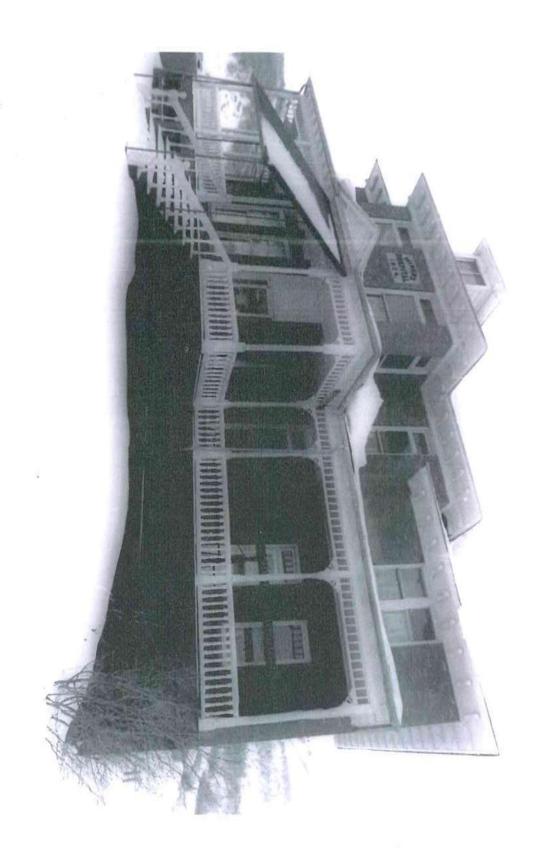


Planning Department/ Park City Corporation

JUN 6 1978

ex





Park City Miners Hospital

View from East / Photo- Neg. USHS, Philip F. Notariani, Feb. 1978







1354 Park Avenue. Northwest oblique. November 2013.

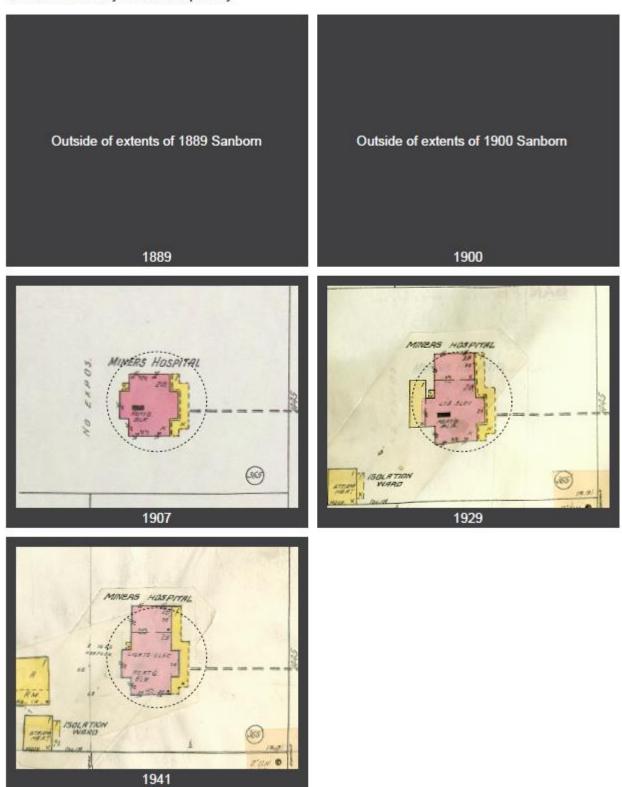


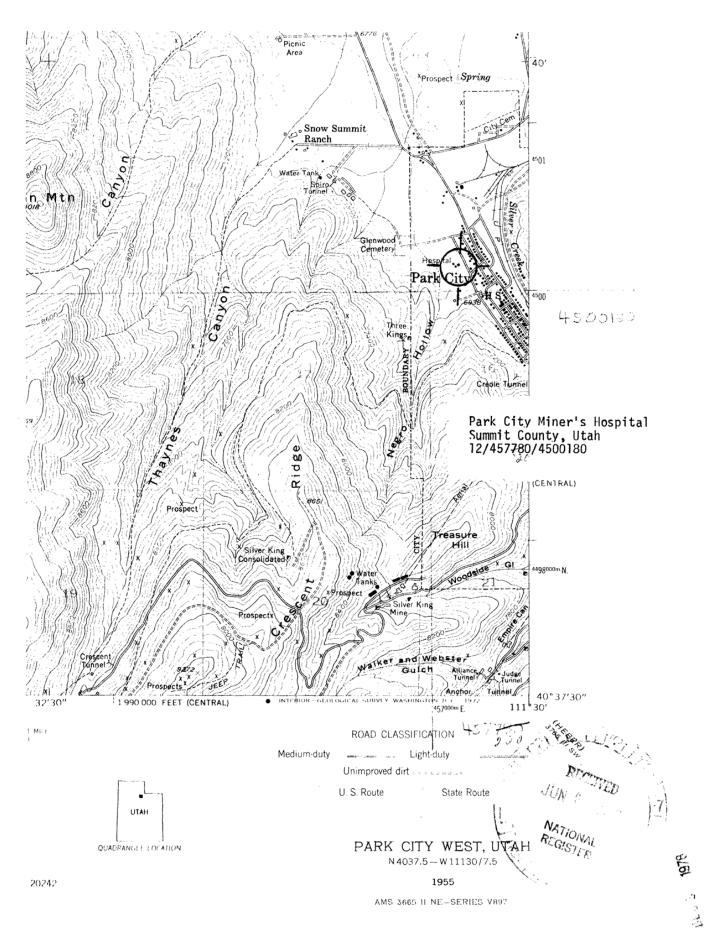
1354 Park Avenue. West elevation. November 2013.



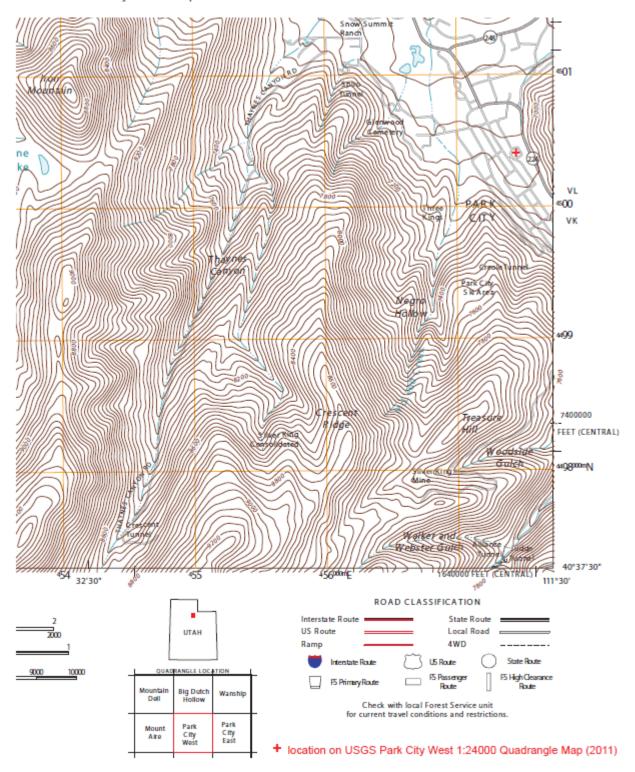
1354 Park Avenue. Southwest oblique. November 2013.

1354 Park Avenue, Park City, Summit County, Utah Intensive Level Survey—Sanborn Map history





1354 Park Avenue, Park City, Summit County, Utah Intensive Level Survey—USGS Map



Form No. 10-300 REV. (9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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

	TITE ALL LIVINILS (COMPLETE APPLICAB	LE SECTIONS	
NAME				
HISTORIC	PARK CITY MINER'S HO	SPITAL		
AND/OR COMMON				
LOCATION	V			
STREET & NUMBER			NOT FOR BURLICATION	
CITY, TOWN			NOT FOR PUBLICATION CONGRESSIONAL DISTR	ICT
	Park City	VICINITY OF	01	
STATE		CODE	COUNTY	CODE
·	<u>Utah</u>	049	Summit	043
CLASSIFIC	CATION			
CATEGORY	OWNERSHIP	STATUS	PRES	ENT USE
DISTRICT	PUBLIC	_XOCCUPIED	AGRICULTURE	MUSEUM
_XBUILDING(S)	XPRIVATE	UNOCCUPIED	XCOMMERCIAL	PARK
STRUCTURE	вотн	_WORK IN PROGRESS	EDUCATIONAL	PRIVATE RESIDE
SITE	PUBLIC ACQUISITION	ACCESSIBLE	ENTERTAINMENT	
OBJECT	IN PROCESS	YES: RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATIO
		_XNO	MILITARY	OTHER:
OWNER O	F PROPERTY			
NAME	Bradley Hasper, Perso	onal Representative	e (Orris Est.)	
STREET & NUMBER	c/o Allen H. Tibbals	, Attorney, 220 So.		Bldg. Suite
-CITY, TOWN	G-1+ T-1- Git-	VICINITY OF	state Utah	
	G-1+ T-1- Git-			
	Salt Lake City			
LOCATION COURTHOUSE,	Salt Lake City	RIPTION		
LOCATION COURTHOUSE, REGISTRY OF DEEDS	Salt Lake City N OF LEGAL DESCR	RIPTION	Utah STATE	
LOCATION COURTHOUSE, REGISTRY OF DEEDS STREET & NUMBER CITY, TOWN	Salt Lake City N OF LEGAL DESCR	AIPTION ty Courthouse	Utah	
COURTHOUSE, REGISTRY OF DEEDS STREET & NUMBER CITY, TOWN REPRESEN	Salt Lake City N OF LEGAL DESCR	AIPTION ty Courthouse	Utah STATE	
LOCATION COURTHOUSE, REGISTRY OF DEEDS STREET & NUMBER CITY, TOWN	Salt Lake City N OF LEGAL DESCR	ty Courthouse	Utah STATE	
COURTHOUSE, REGISTRY OF DEEDS STREET & NUMBER CITY, TOWN REPRESEN	Salt Lake City N OF LEGAL DESCR SETC. Summit Count Coalville NTATION IN EXIST Utah State Historica	ty Courthouse ING SURVEYS 1 Sites Survey	Utah STATE Utah	
LOCATION COURTHOUSE, REGISTRY OF DEEDS STREET & NUMBER CITY, TOWN REPRESEN TÜTLE	Salt Lake City N OF LEGAL DESCR SETC. Summit Count Coalville NTATION IN EXIST	ty Courthouse ING SURVEYS 1 Sites Survey	Utah STATE	

7 DESCRIPTION

C	CONDITION	CHECK ONE	CHECK ONE	
EXCELLENT	DETERIORATED	UNALTERED _XALTERED	X_ORIGINAL SITE	
FAIR	UNEXPOSED	_ZALIERED	MOVED DATE	_

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.

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8 SIGNIFICANCE

PERIOD	AF	REAS OF SIGNIFICANCE CH	IECK AND JUSTIFY BELOW	,
PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
1600-1699	ARCHITECTURE	EDUCATION	MILITARY	X SOCIAL/HUMANITARIAN
1700-1799	ART	ENGINEERING	MUSIC	THEATER
1800-1899	COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION
<u>X</u> 1900-	COMMUNICATIONS	INDUSTRY	POLITICS/GOVERNMENT	XOTHER (SPECIFY)
		INVENTION	•	Labor-Mining
SPECIFIC DAT	ES 1904	BUILDER/ARCH	HITECT 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 of redress grievances against mining companies and their modes of operating.

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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

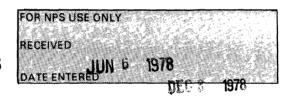
1. The Park Record, December 26, 1903; April 30, 1904; October 1, 1904; October 8, 1904; July 17, 1915; July 24, 1915.

	<u> </u>				
10 GEOGRAPHICAI	LDATA Less than one ac	cre			
ACREAGE OF NOMINATED PROPERTY					
QUADRANGLE NAME Par	City West, Utah	**************************************	QUADRANGLE SCALE 1:24000		
A 1, 2 4 5, 7 7, 8 ZONE EASTING C 1 1 1 1	0 4.5.0.01.8.0 NORTHING	B ZONE D	EASTING NORTHING		
EL L	السلنليا ل	FLi]			
GLI LILI		нЦЦ І			
VERBAL BOUNDARY DES	CRIPTION		Control Mark		
a ta			• •		
LIST ALL STATES A	ND COUNTIES FOR PROPERTIE	S OVERLAPPIN	G STATE OR COUNTY BOUNDARIES		
STATE	CODE.	COUNTY	CODE		
STATE	CODE	COUNTY	CODE		
11 FORM PREPARE		X			
Philip F. Notarianr	ni, Historian		DATE		
Utah State Historio	cal Society		February 1978		
STREET & NUMBER			TELEPHONE		
603 East South Temp			(801) 533-5755 STATE		
Salt Take City		20 5 35	Utah		
	C PRESERVATION		and the second s		
	ALUATED SIGNIFICANCE OF T		WITHIN THE STATE IS:		
NATIONAL X	STATE		LOCAL		
•	for inclusion in the National Re n by the National Park Service.	N 1 1 1 1 1	eservation Act of 1966 (Public Law 89-665), I that it has been evaluated according to the		
TITLE		/	DATE May 24, 1978		
FOR NPS USE ONLY I HEREBY CERTIFY THAT TI	HIS PROPERTY IS INCLUDED IN	N THE NATIONAL	•		
1. Charles	Oblins	and the second	DATE 1218178		
ATTEST: KEEPER OF THE NATIO	NAL REGISTER		DATE		
EFF OF REGISTRATIO	Man 12.8.28				

Form No. 10-300a (Hev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



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 preserntations, 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.

City Saddened by Berry Death

Park City was saddened by the passing of its oldest native resident Edward Lawrence "Lol" Berry. He was a familiar sight along Main Street as he walked from his home on Park Avenue to City Hall where he would sit inside or, in nice weather, stand on the steps outside, and visit with friends and strangers alike.

Yes, an important part of old Park City has gone - no Mr. Berry and his faithful little brown dog, "Lucky". The town won't be the same ever again.

Mr. Berry, 89, died April 20 in a Salt Lake hospital,

He was born Feb. 28, 1882, Park City, to Edward and Martha A. Cunnington Berry. Married Leona Waddell, Junell, '906 Heber City; solemnized Salt Lake LIS Temple.

Mr. Berry was a blacksmith, Kimball Brothers Livery Stable; McGarry & Hales, Retired 1949. Member LDS Church Park City Volunteer Fire Dept., Oldest native resident of Park City.

Survivors: widow, sons, daughters, Mrs. Owen (Reva) Penrod, Declo, Idaho; Mrs. Bert (Vera) Hutchings, Lehi; Mrs. Arlyn (Florence) Halverson, Mrs. Virgil (Maye) Yates, both Park City; Willis E., Bountiful; James N., Salt Lake City; 25 grandchildren; 35 great-grandchildren; 2 great-great-grandchildren.

Funeral services were held Friday, Park City LDS Ward Chapel.

Burial was in the Park City Cemetery.

Park Record 4/29/1971