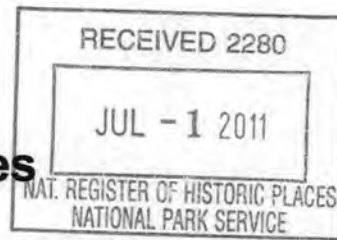


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form



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This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration 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 Propertyhistoric name Solandt Memorial Hospitalother names/site number 5RT.513**2. Location**street & number 150 West Jackson St [N/A] not for publicationcity or town Hayden [N/A] vicinitystate Colorado code CO county Routt code 107 zip code 81639**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register criteria. I recommend that the property be considered significant ☐ nationally ☒ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Deputy State Historic Preservation Officer

Date

Office of Archaeology and Historic Preservation, Colorado Historical Society
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 the 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
☐ See continuation sheet.
☐ other, explain
☐ See continuation sheet.

Signature of the Keeper

Date of Action

Edgar H. Beall

8-10-11

Solandt Memorial Hospital
Name of Property

Routt County, Colorado
County/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 count previously listed resources.)

Contributing

Noncontributing

1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources

previously listed in the National Register.

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

Health Care/ Hospital

Current Functions

(Enter categories from instructions)

Health Care/ Medical Business/ Office/ Clinic

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American
Movement

Materials

(Enter categories from instructions)

foundation	<u>Concrete</u>
walls	<u>Brick</u>
roof	<u>Other</u>
other	

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Routt County, ColoradoSection number 7Page 1**DESCRIPTION**

Located on the south edge of the town of Hayden, the Solandt Memorial Hospital sits atop Walker Hill at an elevation of 6400' overlooking the town of Hayden, which sprawls north and east of the hill and is approximately 60' lower than the hospital. Walnut Street is perpendicular to Jefferson Avenue, the main Street of Hayden as it heads south toward the hospital. At the south end of Walnut Street, it turns into Jackson Street and winds westerly around to the hospital. A large manicured lawn in a circular form greets visitors as they top the hill. The grassy area is outlined with mature trees. A paved circular drive encompasses the grassy area and provides parking on the western most and eastern most sections of the parcel. On the north part of the lot, the large two-story hospital prominently rests at the edge of the hill. Residential housing occupies the lots directly to the east, west, and south.

The 1923 Solandt Memorial Hospital is a two-story brick building measuring approximately 64' x 32' with a flat roof. The hospital is very symmetrical in its plan and includes a raised basement. Blond brick with red brick trim makes up the exterior walls of the Late Nineteenth and Early Twentieth Century American Movements style building while a concrete foundation supports the building. Red brick makes up the windowsills along with a soldier course topped by a rowlock belt course between the basement and first floor and at the foundation. A similar red brick rowlock course appears above the second-story windows; however, a stretcher band tops the rowlock. Red brick provides decorative rectangular designs, which appear above the second story and along the top of the parapet as a final course. While the south side of the building is the first side visible to visitors and the functional front entrance, the north side is the most dominant and is the original front that had a driveway that extended to the north side and the front door. Typical windows throughout the hospital are one-over-one, double-hung in wood frames.

North-facing façade

The north-facing façade contains seven bays, with the center one offering the entry. Paired windows appear in the bays flanking the entry bay on the first, second, and basement levels. Single windows exist in the two outer bays on the first, second, and basement levels. Concrete staircases with brick sidewalls extend from the west and east from the central entrance porch, which also has a concrete floor. A red rowlock caps the sidewalls. A metal railing tops the stairs. The main entrance rises above an archway made from three rowlocks. A basement window appears under the archway and matches the horizontal plan of the building. Topping the arch and continuing across the edge of the concrete porch is the repeated pattern of a red brick rowlock course topped by a red brick soldier course. Two square brick columns appear at the northeast and northwest corners of the porch. The base of the columns has alternating soldier and rowlock brick sections. Three rowlock bricks provide an accent on each side of the columns at the top. The columns help support a shed roof, which continues the brick for several inches to one foot toward the initiation of the shed slope. A red brick accent appears directly under the overhanging roof.

Centered in the porch are the original beveled glass and wooden entrance doors. Simple geometric patterns create the muntins and mullions. Large sidelights flank the door while transoms top the door and the sidelights. A commemorative nameplate with the construction date appears to the left, east of the main door. Paired fixed windows exist above the porch on the second floor and a round window with a rowlock surround appears above the second floor. The parapet along the roofline angles upward in the center and creates a gable.

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Routt County, ColoradoSection number 7Page 2*West-facing side*

A flat roof projection extends from the center of the west side. The projection built from red brick has a group of four windows on the west side on both the first and second floors. Each side of the projection also has a paired window in the second story, with a matching pair on the first floor of the north side. The basement level of the north side contains a single window. Metal and glass entrance doors approached by a concrete wheel chair ramp appear on the south side. This entrance ramp, which dates to 1963, covers the basement window. On either side of the projection, single windows exist in the first, second, and basement floors. A metal fire escape staircase ascends the west side of the projection, which was removed, restored, and replaced on the building during the winter of 2010-11.

South-facing side

Eight bays appear on the south side each containing a single window, with the nearly center bay containing a non-historic metal and glass entrance door on the first floor. The two bays flanking the entrance contain narrow windows. To the east of the entrance door is a memorial sign relaying the name, construction date, and "erected in memory of Dr. John V. Solandt, M.D." Because the south side of the hospital was built into the hill, the raised basement has much smaller window openings on the south side, with most being covered with the access to the wheel chair ramp, plywood, and the coal chute. A small frame shed appears on top of the building to the west. It is the elevator equipment maintenance shaft and roof access.

East-facing side

The east side contains three bays each with a single window. A brick chimney appears just south of the center and extends above the roofline by approximately twelve inches. A metal fire escape staircase ascends the east side, which was removed, restored, and replaced on the building during the winter of 2010-11.

Interior

Although medical equipment has been updated over time, much of the hardware, fixtures, and doors remain unchanged since 1923. The wood panel doors, some containing frosted glass windows, continue to serve the offices housed in the building along with many of the original doorknobs and plaques noting contributors of the original room furnishings. Additionally, the transoms topping many of the doors remain, although some have been covered. The circa 1930 elevator is in working order. It recently received upgrades to conform to the current building codes.

Alterations

Circa 1950, the window pattern in the sunroom, contained in the projection on the west-facing side to add more windows. The owner added the wheel chair ramp and additional access doors into the former sunroom in 1963. In 1981, the hospital received an energy impact grant to improve the heating system, insulation, make electrical repairs, and overall make the building more energy efficient. As a part of the grant, the owner made roof improvements, which included covering the equipment maintenance shaft with cedar siding and replacing the metal roof with a vulcanized sealant. Additionally, the grant called for replacing the original wood windows with vinyl windows in the original openings. In 2007, the hospital applied for and received a Colorado State Historical Fund grant for a Historic Structure Assessment. As part of this grant, the recommendation was to replace the 1981 vinyl windows with metal clad wood windows matching those originally housed in the building. In the summer of 2010, the contractor replaced the windows. The hospital board continues to repair and restore the building as funds allow.

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Routt County, ColoradoSection number 7Page 3**Integrity**

With the original intact hospital building and its original interior woodwork, hardware, doors, , brass name plates, plan layout and circa 1930 elevator, the Solandt Memorial Hospital retains a high level of integrity for its location, design, setting, materials, workmanship, feeling and association.

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes 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" in all the boxes 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Health Care / MedicineArchitecture**Periods of Significance**1923-1964**Significant Dates**1923**Significant Person(s)**

(Complete if Criterion B is marked above.)

N/A**Cultural Affiliation**N/A**Architect/Builder**Hitchcock, Wilbur A.**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:

Colorado Historical SocietyHayden Heritage Center

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Routt County, ColoradoSection number 8Page 4**SIGNIFICANCE**

The 1923 Solandt Memorial Hospital is significant under **Criterion A** under *Health Care* for its long association as a public hospital for the town of Hayden and its surrounding communities. Serving the community continuously from 1923 until 1964, the hospital served a vital need. When constructed and continuing through at least through the 1930s, the Hospital was the largest and the only accredited hospital in northwestern Colorado as well as between Fort Collins and Salt Lake City. Additionally, it was the only building in Hayden with two stories and over 6800 square feet at the time of construction and continues to be the only medical facility in Hayden.

Additionally, the Hospital meets **Criterion C** under *Architecture* as a good example of a Late Nineteenth and Early Twentieth Century American Movements style building as applied to a block-plan hospital design. The square columns, modest ornamentation, stately porch, arched accents and flat brick are a few of the features of the style exhibited by the Solandt Memorial Hospital. Further, it displays the national architectural trend in hospital design of the post World War I era, which emphasized a highly functional and technologically advanced interior to cater to the patients' health while minimizing exterior ornamentation. Prominent Laramie, Wyoming, architect Wilbur A. Hitchcock, designed the hospital. Hitchcock planned and designed other hospitals along with many institutional buildings during his career.

Solandt Memorial Hospital is significant at the state level, as it is the only remaining intact block plan type hospital design known to exist in Colorado that has minimal alterations, never had any additions or expansions, and continues to serve as a medical facility. According to the Office of Archaeology and Historic Preservation's (OAHP's) state inventory list to date, no other intact block plan type hospitals exist in Colorado. Of all of hospitals recorded in the OAHP database built during the interwar period (1919 – 1940), all received modest to substantial expansions or additions to them in the last fifty years, have been demolished in favor of new hospital buildings, or no longer serve as medical facilities. The period of significance begins in 1923, the year construction was completed, and continues until 1964, the year the hospital closed for the first time after opening, due to the lack of a doctor.

Health Care and Hospital Design from the Late Nineteenth Century to the 1920s

Prior to 1900, itinerant doctors provided essential medical attention to Colorado's rural area residents. Late-nineteenth century doctors covered a large geographical area and had to specialize in many areas from childbirth and broken bones to cancer and polio. Additionally, they occasionally by necessity became skilled in the areas of fixing a broken buggy rim or handling a runaway horse. While doctors often maintained an office, sometimes from his or her home, house calls were typical and could range from seeing a patient in town, to traveling over an hour via narrow, rough, bumpy roads or through fields to attend to the many farmers and ranchers living in the surrounding areas. Obvious disadvantages to making house calls included the travel time, which made the doctor less available; unfavorable conditions of a home for use as a delivery room or operating room due to the lack of a sterile environment and too many onlookers; inaccessibility to large equipment needed for various procedures; and inaccessibility to records or reference books. As rural towns grew, the doctors occasionally opened small town clinics, which may have contained a few rooms with the possibility of

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conducting some minor operations. Some doctors or towns eventually opened hospitals, although many doctors simply converted large private homes to hospitals or architects designed them with the layout, elaborate features, and feel resembling large private mansions, only cleaner and quieter.

In his late nineteenth-century hospital designs, architect Edward Fletcher Stevens, who later wrote and published a prominent article explaining how to convert a house into a hospital, republished broadly in medical and architectural journals, believed that a hospital should have a "homelike" feel. The similarity to a large comforting house was purportedly to "convince middle-class city dwellers that their chances were as good there as they were at home, especially to those who might pay much-needed extra fees for semiprivate or private accommodation [*sic*]."¹

The pavilion plan for hospitals appeared in large cities as early as 1893 and became a model for new large hospitals internationally. Its design was to have minimally connected pavilions with each ward or pavilion being an open floor plan with thirty to forty patient beds evenly spaced along the outer walls. Large casement or sash windows appeared systematically between every few patients with the assertion that opening the windows and allowing significant amounts of fresh air to circulate among the patients diminished chances of contagion. Although the germ theory evolved decades prior to the pavilion plan hospital design, doctors and architects incorporated the new fresh air theory into "traditional explanations (and existing spatial paradigms) for disease".² Typically, the pavilion plan included a small number of isolated rooms near each ward for severely contagious patients. Hospitals found the open wards cost efficient as only one nurse needed to oversee the many patients in each ward. Construction of pavilion plan hospitals continued into the 1930s across the United States.

The traumatic injuries, treatment, recovery, and overall medical experiences encountered during World War I prompted new advances in medicine and health care. Hospital architecture was no longer left to the ideals of architects. Doctors wanted to be actively involved in the design and functionality of hospitals in which they wanted to link directly the hospital building to the practice of medicine. Often the architects' aesthetic ideals directly conflicted with the doctors' health care design ideas. However, once they resolved these disagreements, a new national trend in hospital design emerged in the United States. Sir Henry C. Burdett, author of *Hospitals and Asylums of the World* (1891), noted the change in 1916:

The esthetic features of the new building may not be overlooked, but the arrangement of the rooms (the making of the plan) is fundamental and of the greater importance. A lack of realization of this fact, and an incomplete knowledge of the real needs and purposes of the hospital on the part of the building committee, are the greatest difficulties usually encountered by the hospital advisor, architect, engineer and builder.³

Hospital design became more functional for the doctors, nurses, equipment, and patient care. Among the architects who embraced this change was Edward Stevens, who twenty years earlier believed hospitals should resemble large homes. He considered the hospital building plan and its

¹ Annmarie Adams. *Medicine by Design: The Architect and the Modern Hospital, 1893-1943*. Minneapolis, Minnesota: University of Minnesota Press, 2008, xxiii, 48.

² The germ theory illustrates how "animal and human diseases were caused by distinctive species of microorganisms... [that] always came from a previous case of exactly the same disease", *Ibid*, p. 10.

³ *Ibid*, 90.

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exterior design as distinct domains, both for which he qualified as an expert. Over his extensive travels to hospitals worldwide, he established a network of physician contacts on whom he relied to provide him advice in the overall planning and functionality of hospital design, and who educated him in medical equipment, techniques, medicine, and surgery. Additionally, he became versed in equipment and techniques of hospitals' kitchens, laundry, and power plants. He also understood cost-efficient, yet practical methods of construction. Known in the medical and architectural fields as "North America's top hospital architect", Stevens flooded medical, hospital, and architectural journals with articles, illustrations, and photographs of new hospital facilities focusing on planning, layout, and patient care details.⁴ Stevens' book *The American Hospital of the Twentieth Century*, published in 1918, 1921, and 1928, included his plans and designs, which became a common resource for hospital architects to follow. Stevens' publications spurred other architects to become specialists in hospital design and planning, several of whom also published various articles on the topic. Hospital construction boomed after World War I, partly due to the 1918 influenza pandemic, many incorporating the new ideas.

The new hospital design, named the block plan, arranged smaller semi-private or private rooms along double-loaded corridors to decrease the spread of contagions. While this increased the number of doors along the corridor and potentially increased the noise level from the corridor traffic along with the opening and closing of doors, patients' rooms often contained sound-absorbing floor coverings including linoleum, cork, or rubber. Other features of the new design included steel and reinforced concrete framing, fireproofing, functional zoning and parking, functional and modest architecture, delivery doors for use by automobiles or wagons, internal communication systems (from patients' rooms to nurses' stations and some more sophisticated for calls to other rooms), established standards by medical boards and adherence thereto, plans with the potential for expansion, factory-inspired kitchens and laundries, a grouping of surgery rooms, and the importance of individual patient rooms. One example of the planning involved includes Stevens completing a study on the most effective arrangement of the kitchen appliances and workstations to reduce the number of steps the cook staff took in food preparation, assemblage on a cart, and cleaning. Stevens noted in his book, "effort should be made to avoid lines of crossing and re-crossing; one process should follow the other until the work is complete."⁵

The Solandt Memorial Hospital not only met the needs, but exceeded the expectations of Hayden area residents along with many other northwestern Colorado residents. While a few small hospitals dotted the map of northwestern Colorado, they were of the residential variety or in an office building lacking the modern technology and amenities provided by the 1923 Solandt. Even though Steamboat Springs, Routt County seat, boasted a new hospital in 1921, it was a circa-1900 apartment building converted to hospital without many of the modern technologies included in the Solandt. The Steamboat Springs hospital also did not treat contagious diseases. With Solandt's modern equipment and private rooms, its staff treated all ailments. Many northwestern Colorado residents relied on Hayden's new hospital for medical treatments, operations, births, amenities and specialized care for over forty years.

⁴ Ibid, 95.

⁵ Ibid, 123.

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The exterior design of the new hospitals portrayed a utilitarian look utilizing traditional materials. This departure from elaborate ornate designs of the previous pavilion plan, and mansion-type hospitals, provided a cost savings for the hospital enabling it to spend funds on the technologically advanced equipment on the interior. Location of the new hospital became a very important aspect of the overall design as well. Many late nineteenth and early-twentieth-century hospitals stood as civic monuments. This element did not significantly change with the post World War I designs. The plans continued to locate them away from or above the noise and pollution of the town or city streets, not only as a symbol of its importance, but also for the fresh air believed to be essential in patients' healing. Consistent with this idea, the land donated as the building site for the Solandt Memorial Hospital was at the south end of town on a hill maintaining the symbolism of being an important building and away or above the town. Additionally, the new design emphasized a drive-up entrance so that a vehicle, buggy, wagon, or later an ambulance, could drive up to the entrance for the patient to walk, or be carried, directly into the hospital. Consistent with this new design, architect Wilbur Hitchcock made a circular drive around the Solandt Memorial Hospital so that patients brought to the hospital could come through the main entrance on the north side, with a parking for automobiles, buggies, and wagons on the south side.

The Solandt Memorial Hospital exemplifies the plan, design, and spatial arrangements of the block-plan type hospital as promoted by nationally known hospital design experts such as Stevens. In its February 14, 1923, edition the *Steamboat Pilot* noted the advanced technologies, function, and some of its accommodations a few days prior to the hospital opening,

It is the largest in Northwestern Colorado. The first floor contains rooms for the house-keeper, kitchen and dining room, meat and vegetable room, storage rooms and bath. On the floor above are reception rooms and office, a miners' ward, bath, nurses' utility room, several private rooms for patients, and a sun parlor. The third floor contains [an] operating room, doctors' room, sterilizing room, maternity room and nursery, more private rooms, and another sun parlor.

In addition to the accommodations mentioned in the newspaper article, the hospital purchased an oversized furnace and hot water boiler based on the advice of one of Solandt's hospital committee advisors, Lucius F. Hallett from Denver.⁶ Included in the architect's plans was a room located in the basement specifically designed for the large furnace and hot water boiler.

Solandt Memorial Hospital is a good example of the Late Nineteenth and Early Twentieth Century American Movements style building as applied to a block-plan hospital design. The square columns, modest ornamentation, stately porch, arched accents and flat brick are a few of the features of the style exhibited by the Solandt Memorial Hospital. Further, it displays the national architectural trend in hospital design of the post World War I era, which emphasized a highly functional and technologically advanced interior to cater to the patients' health while minimizing exterior ornamentation.

⁶ Lucius Hallett (1884-1940) was the eldest son of Judge Moses Hallett and Katherine (Felt) Hallett. Judge Hallett was the chief justice of Colorado Territory from 1866 and continued in that position for many years after statehood. While Lucius initially received his college degree in elementary education, he later graduated from the Massachusetts Institute of Technology at Boston focusing on engineering. He was one of the engineers who worked on the construction of the Clayton College for Boys in Denver, then later became the treasurer of St. Luke's Hospital in Denver and the president of the Denver School Board.

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Routt County, ColoradoSection number 8Page 8**HISTORICAL BACKGROUND****Yampa Valley and its Early Medical Resources**

The first permanent settlers in the Yampa Valley near what became the Town of Hayden (incorporated in 1906), came during the 1880s. They settled around a campsite previously used by Ferdinand V. Hayden when he was conducting a U.S. Geological survey of the region. Routt County, Colorado, created in 1877, was named after Colorado's first governor John L. Routt. Early settlers, M.P. Walker, Eph Donaldson, and James Reid platted the first town site from the William Walker homestead. The Solandt Hospital resides in the second Walker addition, on a prominent brow of Walker Hill overlooking the Town of Hayden and the Yampa Valley.

Dr. John V. Solandt (1869-1916) faithfully served the small community, mostly as an itinerant doctor from 1898 – 1916. Regardless of the weather, time of day, or other commitments, the residents found Dr. Solandt ready and willing to assist with their medical needs. As noted in the *Routt County Republican* on September 29, 1916: "The night was never too dark or the road too long or muddy but what he managed to arrive at the bedside of the sufferer in a very quick time." Upon his sudden death in 1916 from an automobile accident, the community felt a large void and sorely missed the medical care and kind attention Solandt provided.

The closest doctor after Solandt's death was at the Mount Harris Mine, about seven miles from Hayden or at Oak Creek where there was a miner's hospital in a house. When Hayden attorney and rancher Farrington (Ferry) R. Carpenter and his wife, Eunice, were expecting their first child, this became particularly concerning to them. Ferry recalled his mother being able to give birth to his younger siblings at their Evanston, Illinois home safely and comfortably with the local doctor stopping by daily and "squads of nurses on hand during the delivery" to insure everything was going well. Additionally, she had reserved a room at the local hospital, just in case of an emergency.⁷ He noted:

In contrast, there was no building in Routt or Moffat counties – an area the size of the entire state of New Jersey – that could be classified as a hospital. Oak Point was ten miles by primitive dirt road from Hayden, and in the dead of winter, when our first-born was now expected, we were usually snowed in. Even without snow, the ride to Hayden in a jolting buggy might bring an early and inopportune arrival of the baby.⁸

Solandt's friends conceived the idea of building a hospital in Hayden as a tribute to the fine care provided by Dr. Solandt, whose dream was opening a Hayden hospital. The Hayden area community strongly believed the area urgently needed a hospital and supported the idea. They organized a community meeting in August 1919 to determine how to fund the hospital, what size was needed, who would build it, and all of the other details involved. The supporters incorporated under the Solandt Memorial Hospital name and created \$25,000 of stock at \$1 per share. The first Hospital Association Board elected by the shareholders included board members John Adair, president; J. Wilson Cary, vice president; Roy Hofstetter, secretary/treasurer; M. M. Burch; and Leslie Kimsey. At the end of the first shareholder's meeting, attending shareholders pledged \$8,540; by November of 1919, stock subscriptions totaled \$18,133 from 235 subscribers. The initial estimated cost for the hospital

⁷ Farrington R. Carpenter. *Confessions of a Maverick: An Autobiography*. Denver, Colorado: The State Historical Society, 1984, reprinted 1998, p. 104

⁸ Ibid.

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construction and interior equipment was \$18,000 to \$20,000. After receiving applications from many architects, by September of 1919, the Board hired Wilbur A. Hitchcock of Laramie, Wyoming, to be the hospital architect. Hitchcock had previous experience drawing hospital designs and plans and came recommended by Lucius Hallett.

Hitchcock's design called for the Hospital to be 32' x 64', have two stories, a basement, elevator, a wide staircase, and made of pressed brick. Hayden area residents and businesses offered many services. J. W. Hugus and Co. donated the land on which to build the hospital. The site, Walker Hill, was just south of town overlooking Hayden. Ferry Carpenter and Jack White staked out the site for the hospital building. Lloyd Smith completed the excavation work while Gus Rosenberg completed the concrete work and John Parker made the filler brick in his local kiln in Hayden. The Hospital Board contracted with Carl Howelsen and Hans Hansen of Steamboat Springs to lay the brick, which they completed in 1920. George and Harry Watson, local ranchers and Massachusetts Institute of Technology graduates, wired the building for electricity. These were only a few of the many, many local individuals who contributed to the construction of the hospital, much of which was in-kind work. Fred Vest served as the construction superintendent. Based on the plans and the modern technology included in the hospital, the March 31, 1920, edition of the *Steamboat Pilot* noted that: "The building when completed will be one of the model hospitals of the state, and a matter of pride and interest as well as service to all of Northwest Colorado."

The shareholders formed a non-profit corporation in 1922 and elected a board of twelve directors. Ferry Carpenter was elected the chairman with the Board of Directors appointing him to be the business manager. The organizers faced many obstacles, but persevered for the building and operation of the hospital with the hard work and dedication not only of the organizers, but also from the community as a whole. In addition to at least 350 local citizens and businesses purchasing stock, the community held fund-raisers to raise the necessary capital. Schoolchildren contributed by raising money to purchase the imported face bricks at five cents per brick. The Hospital Board and community held benefit concerts, featuring the Mt. Harris Band along with the recitations and solos by local talents. The town issued twelve \$1,000 bonds to raise the capital needed for the plumbing and heating. Even with all of the exceptional help from the community, it took three and a half years to complete the building and furnish the hospital. The final cost was \$35,000, considerably more than originally expected.

Each room's furnishings cost \$200. Individuals who contributed money toward furnishing a room received the privilege of having their name inscribed on a brass plaque that hung on the door of the room they had furnished. Families as well as local organizations furnished the rooms. Several of the original brass plaques continue to hang on the doors today.

Wilbur A. Hitchcock, Architect

Wilbur Hitchcock was born March 27, 1886, in Springfield, South Dakota. He moved to Laramie in 1908, seeking relief from his hay fever. He attended the University of Wyoming and graduated in 1912 with a Bachelor of Science degree. Before graduating, he designed his first building, the Greek Revival style Masonic Temple in Laramie (1911). He became an instructor at the university until 1915, when he enrolled in the Engineering College at the University of Colorado. He received his civil engineering degree in 1916. He returned to the University of Wyoming and was an assistant professor and

National Register of Historic Places
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associate professor in civil engineering from 1916-1921. Sometime while getting his education and teaching, he married Gladys Corthell. The couple had four children by 1921; they were Eliot, David, Clinton and Elinor.

In 1921, Wilbur opened an architectural firm in Laramie and became successful for his designs. He designed the University of Wyoming's campus layout around the open space known as "Prexy's Pasture." Thus began his involvement in developing a master plan for the University's campus. In December 1922, he submitted his design to the University for its library among a field of national entrants. The University chose his design. The library building he designed, called the Aven Nelson building, also housed the College of Law, and the English and history departments. He designed other University buildings including the Cooper Mansion (1921), the Pi Beta Phi Sorority House, and the Engineering Hall, which was in a Neo-Gothic design. His other Laramie designs include the Lincoln School (1924), Laramie High School (1929) that is now the Laramie Plains Civic Center, Iverson Home for Aged Ladies, the original Iverson Hospital, Albany County Courthouse (1930), the Nellie Isle School, White School, and numerous residences, including his own at 262 N. Ninth Street. Additionally, he designed the renovation of the Wyoming Territorial Prison to become the University Livestock Barn, which is currently being used for the Territorial Prison museum.

Gladys Hitchcock died suddenly in 1925. With the help of relatives, Wilbur continued raising his children and designing buildings. He married Verna Johannesen in the fall of 1930. Tragically, Wilbur died at the age of 44 from injuries received in a car wreck on November 12, 1930; at the time of the accident, he was on his honeymoon in Los Angeles, California. Verna returned to the Laramie home and raised the four children, relying on relatives for help, while she worked at the university. When she retired, she was the department head of the Home Economics division.

Sons Eliot and Clinton carried on their father's legacy as architects. Ironically, in 1956 when the University of Wyoming decided to build a new library rather than expand Wilbur Hitchcock's Aven Nelson Library building, the university chose Eliot and Clinton Hitchcock of the architectural firm of Hitchcock and Hitchcock to design the campus' new William Robertson Coe Library, which was completed in 1958. The architectural team went on to design a few more buildings on the University of Wyoming's campus, retiring in 1990. The Hitchcock name has become associated in Wyoming with law, politics, and education. The imposing buildings Wilbur designed stand as memorials to the pioneer architect.

Solandt Memorial Hospital (1923- present)

On April 1, 1923, the hospital opened boasting sixteen patient beds, an operating room, X-ray room, sterilizing room, obstetrical room, nursery, many private rooms, two sun parlors, living quarters for the cook, a kitchen and storage, and a reception room. In the hospital's formative years, ladies of the community organized an aid society to make the curtains, patient gowns, do the laundry and, in general, do the housekeeping chores. A twelve-year old boy was the hospital's first patient after a downhill sledding accident resulted in three broken ribs and a cracked collarbone. The hospital staff had the necessary equipment and technology onsite to determine his injuries and provide the

National Register of Historic Places
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necessary care for full recovery. Bobbie Bower, a cook for the Two Bar Cattle Company, was the second patient who stayed for nearly two weeks. According to Ferry Carpenter, "So many cowboys came to see him that the place had the appearance of a stockman's hotel."⁹

The hospital has faced a number of financial difficulties, but the community always saw to it that the hospital survived. It took twenty-seven years to pay off the initial debt owed to the construction firm. To meet the monthly operating expenses, the town hosted an annual Hospital Ball. The first one held in 1923 successfully raised \$1,200. The Hospital Ball became the big social event of the year for northwest Colorado for the next thirty-plus years. For thirty-eight years, the hospital did its best to operate without taxpayer help; but in 1960, the hospital board petitioned the county for a special district to help fund the hospital. A court order, signed by Judge Addison Gooding on July 18, 1960, created the Solandt Memorial Hospital District. It created a five-member Hospital Board, and the first to serve on this board were Albert Camilletti, Mary R. Denker, Elden Martensen, Albert Baieral, and Vernon C. Williams. The district imposed a two-mill levy on the electorate.

Shortly thereafter, circa 1964, however, the doors closed due to the lack of a doctor. It took two years to locate another doctor; and finally in April 1966, the Hospital opened again to serve the community. In an effort to raise funds to purchase equipment, the Hospital Board organized a stamp drive. The community rallied behind the effort of purchasing updated equipment and donated two million stamps, which was enough to purchase the crucial and updated equipment. However, it was not long before the Hospital Board again faced the search for a doctor. In a November 1967 newspaper announcement, the Hospital Board put the Hospital on stand-by status only. The Hospital never again functioned as a full-time hospital. One of the last patients, if not the last patient, was Mary Jo Barnes who on October 8, 1967, gave birth to her son, Sam. She recalled that the Hospital had to hire a cook especially for her stay.

In 1970, the Solandt Hospital Board embarked on a new management arrangement. They began leasing office space to various medical professionals. The first doctors to use the hospital as a clinic came from Steamboat Springs a couple of days a week. Over the next several years, other professionals followed the trend by leasing office space. These included a dentist, the Visiting Nurse Association, and a mental health office. The hospital building has continued housing medical professionals, health and fitness classes, as well as numerous other businesses that can again provide not only medical services, but also other services to Hayden and surrounding Routt County residents.

Currently, the Solandt Memorial Hospital Board has embarked on an ambitious mission of renovation and restoration of the building. In previous years the parking lot and driveway was paved and repaved making that area higher; thereby all of the drainage flowed to the building instead of away from it. Consequently, the foundation was compromised, allowing cracks to form in the building. In the summer and fall of 2010, after securing a grant from the Colorado Historical Society's State Historical Fund, work began on the north side to regrade the grounds, replace the 1981 vinyl windows with metal clad wood ones, replace and re-point brick where needed to stabilize the building, replace sidewalks, repair the fire escapes, and bury new lines for updated technological equipment.¹⁰

⁹ Carpenter, 109

¹⁰ All work completed under the Colorado Historical Society's State Historical Fund grant has been in accordance with the Secretary of Interior's Standards.

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Routt County, ColoradoSection number 8Page 12

During the winter of 2010-11, the Hospital Board received a grant to restore the first floor with paint, furnishings, and bring the original elevator up to code in order to allow the tenants to use it after several years of unavailability. The Board plans to begin work on lowering the south side parking lot in 2011, as further grants and funds are available and secured. Keeping tradition alive, the Board held a Hospital Ball on March 19, 2011, mirroring the historic Hospital Balls annually held as a fundraiser for the hospital. Hayden area residents relied on this building for over forty years as a hospital to meet their medical needs and today continue to receive medical attention at the hospital building.

National Register of Historic Places
Continuation SheetUnited States Department of the Interior
National Park ServiceSolandt Memorial Hospital
Routt County, ColoradoSection number 9Page 13**BIBLIOGRAPHY*****Local Historic Designation Nomination***

Routt County Historic Preservation Board, Local Historic Designation Nomination, 2003

BooksAdams, Annmarie. *Medicine by Design: The Architect and the Modern Hospital, 1893-1943*. Minneapolis, Minnesota: University of Minnesota Press, 2008.Carpenter, Farrington R. *Confessions of a Maverick*. Denver, Colorado: State Historical Society of Colorado, 1984, reprint 1998.Stone, Wilbur Fiske. *History of Colorado*. Volume 3. Chicago, Illinois: The S. J. Clarke Publishing Company, 1918.***Newspapers***Baker, Fred. "How to Save a Small Town Hospital," *Empire Magazine of the Denver Post*, (February 26, 1967): pages 32-33.*Hayden Valley Press*, March 31, 1966; April 1963.*Routt County Republican*: September 29, 1916; August 19 and September 12, 1919; June 18, 1920; August 18, 1922; February 9, 1923."The Solandt Hospital: Modernly Equipped, it Will Soon be Open to Receive Patients," *Steamboat Pilot*, February 14, 1923.*Steamboat Pilot*: August 27, September 17, and November 19, 1919; March 31, 1920; February 14, 1923.***Oral Interview***

Barnes, Mary Jo, last hospital patient. Phone interview by Judy Green, January of 2002. Notes on file with Judy Green, Hayden, Colorado.

Court Document

Decree of District Court of Routt County and State of Colorado. No. 3431, 1960.

On-line documentation"Reflections of the Past," on the University of Wyoming Library site last accessed December 8, 2010, at <http://www-lib.uwyo.edu/about/pdf/HistoryofCoeLibrary.pdf>

Solandt Memorial Hospital
Name of Property

Routt County, Colorado
County/State

10. Geographical Data

Acreage of Property 1.67

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 308 786 4484 736 (NAD27)
Zone Easting Northing

2.
Zone Easting Northing

3.
Zone Easting Northing

4.
Zone Easting Northing

[] See continuation sheet

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Judy Green, Secretary (for property owner)

organization Solandt Memorial Hospital District Board

date October 15, 2010

street & number P.O. Box 10

telephone 970-276-3323

city or town Hayden

state CO

zip code 81639

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 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

(Complete this item at the request of SHPO or FPO.)

name Solandt Memorial Hospital District: Attn: Kathy Hockin, President

street & number P.O. Box 10

telephone 970-276-3610

city or town Hayden

state CO

zip code 81639

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 range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

National Register of Historic Places
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National Park ServiceSolandt Memorial Hospital
Routt County, ColoradoSection number 10Page 14**GEOGRAPHICAL DATA****VERBAL BOUNDARY DESCRIPTION**

Lots 5-13, Block 1, original 1894 Town of Hayden; Parts of 1-3 and 12-14 of Block 1 M.P. Walker Second Addition; 1909, further described as: being in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 6N, Range 88W in the 6th P.M.

BOUNDARY JUSTIFICATION

All of the land and the building legally and historically associated with the Solandt Memorial Hospital.

USGS MAP
HAYDEN QUADRANGLE
7.5 MINUTE SERIES

UTM: 13:308 786 ME; 4484 736 MN
ELEVATION: 6402 FEET

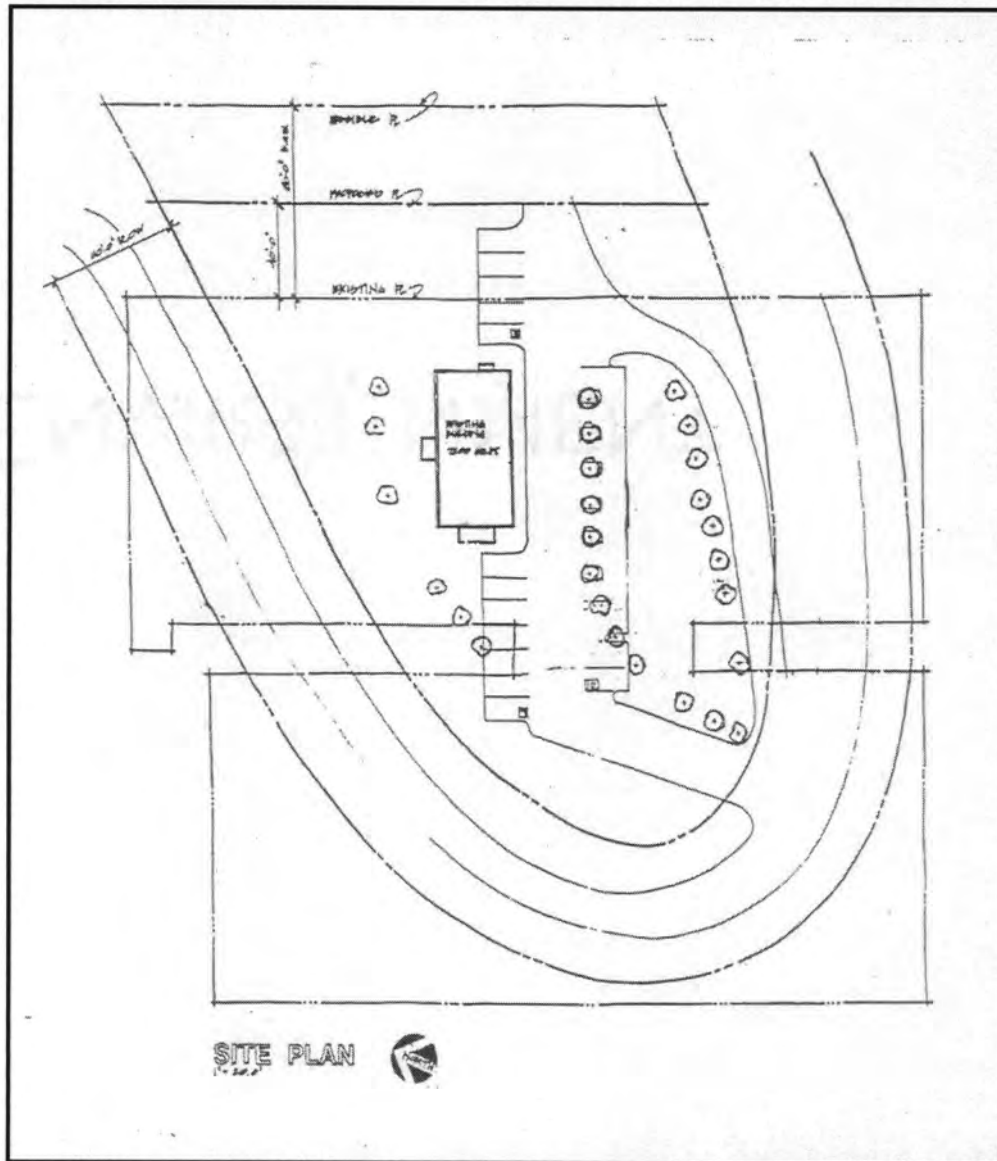


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Routt County, Colorado

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SKETCH MAP



Sketch map dated circa 2003, unknown illustrator

National Register of Historic Places

Continuation Sheet

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National Park Service

Solandt Memorial Hospital
Routt County, Colorado

Section number _____

Page 16

PHOTOGRAPH LOG

The following information pertains to all photograph numbers except as noted:

Photographer: Robert Ralston & Associates, Architects, P.C.

Date of Photographs: 2008

Negatives: on file with Robert Ralston & Associates, Architects, P. C.

Photo No.	Photographic Information
01	view of the north side, under the brow of the hill,
02	view of the north side, view to the southwest
03	view of north side raised porch and entrance, camera facing south
04	view of the northeastern corner of hospital
05	view of the southeastern corner of hospital
06	view of south elevation and main door, blocked windows
07	view of the western elevation, camera facing northeast
08	close up view of west elevation's sun rooms
09	view of the northwestern corner showing brick detail, camera facing southeast
10	view of rooftop, elevator housing "penthouse" camera facing west
11	Bronze plaques just to the right of the south main door
12	Waiting room receptionist's door, camera facing west
13	Waiting room showing transom, across the hall is the stairway to the second floor, camera facing south
14	First floor hallway
15	Typical five-panel door and transom on the second floor, camera facing north
16	Second floor hallway, camera facing west
17	Parking and lawn area just to the south of the hospital

HISTORIC IMAGES

The following historic images numbered 01-09 are courtesy of the Hayden Heritage Center Museum, Hayden, Colorado. Image 10 is from the Laramie, Wyoming Living History Project accessed on-line via <http://www.visitlaramie.org/hlp/hitchcock.html>, last accessed February 15, 2011.

Figure No. Image Information

01	Pouring the concrete footers, circa 1920
02	East elevation, circa 1923
03	North elevation from "down town" Hayden in the 1920s
04	One of the patient's rooms, circa 1930
05	Kitchen in the basement, circa 1930
06	Panorama of Hayden looking to the north, circa 1930s
07	Northeastern corner of hospital, unknown date
08	1929 Northeast corner of hospital
09	1913 photograph of Dr. John V. Solandt
10	Photograph of Wilbur Arthur Hitchcock, architect, unknown date

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HISTORIC IMAGES



Figure 1



Figure 2

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National Park Service

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Routt County, Colorado

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Figure 3



Figure 4

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Figure 5



Figure 6

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Figure 7



Figure 8

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Continuation Sheet

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National Park Service

Solandt Memorial Hospital
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Figure 9



Figure 10

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Solandt Memorial Hospital
NAME:

MULTIPLE
NAME:

STATE & COUNTY: COLORADO, Routt

DATE RECEIVED: 7/01/11 DATE OF PENDING LIST: 7/22/11
DATE OF 16TH DAY: 8/08/11 DATE OF 45TH DAY: 8/16/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000521

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8-10-11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the
nomination is no longer under consideration by the NPS.



5 RT. 513
Solandt Memorial Hospital
Routt County, Colorado
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5 RT. 513

Solandt Memorial Hospital

Butt County, Colorado

H 2

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SRT. 513

Solandt Memorial Hospital
Routt County, Colorado

#3

Dx#0-NH-N-13-NH000-0000101000241
10Ext6-JPS-14/27



NOW OPEN
FAMILY FITNESS CENTER
276-9025 276-3810
85,000 SQUARE FEET MEDICAL BUILDING

5RT. 513
Solandt Memorial Hospital
Routt County, Colorado

#4

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SRT. 513

Solandt Memorial Hospital
Routt County, Colorado

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Routt County, Colorado

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Solandt Memorial Hospital
Routt County, Colorado

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5 RT. 513

Solandt Memorial Hospital
Routt County, Colorado

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5RT. 513

Solandt Memorial Hospital
Routt County, Colorado

#10

DATED: MAR 13 1968 0000101000291
14EXT100.JF9--16/27

SOLANDT
MEMORIAL HOSPITAL
ERECTED IN MEMORY OF
DR. JOHN V. SOLANDT, M.D.
A.D. 1923

THIS PROPERTY
HAS BEEN PLACED ON THE
ROUTT COUNTY REGISTER
OF HISTORIC PLACES
BY THE ROUTT COUNTY
BOARD OF COMMISSIONERS
HISTORIC ROUTT COUNTY PLAQUE PROGRAM

5RT. 513
Solandt Memorial Hospital
Routt County, Colorado
#11

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PATIENTS

Please Bring ALL
Of Your Medications
With You When
Seeing The Doctor

IT IS CUSTOMARY TO PAY
FOR PROFESSIONAL SERVICES
WHEN RENDERED. ANY OTHER
ARRANGEMENTS MUST BE
MADE IN ADVANCE.

PLEASE CHECK
WITH RECEPTIONIST
BEFORE LEAVING OFFICE



SRT. 513

Solandt Memorial Hospital
Routt County, Colorado

#12

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5RT. 513

Solandt Memorial Hospital
Routt County, Colorado

#13

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5 RT. 513

Solandt Memorial Hospital
Routt County, Colorado

#14

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5RT. 513

Solandt Memorial Hospital
Routt County, Colorado

#15

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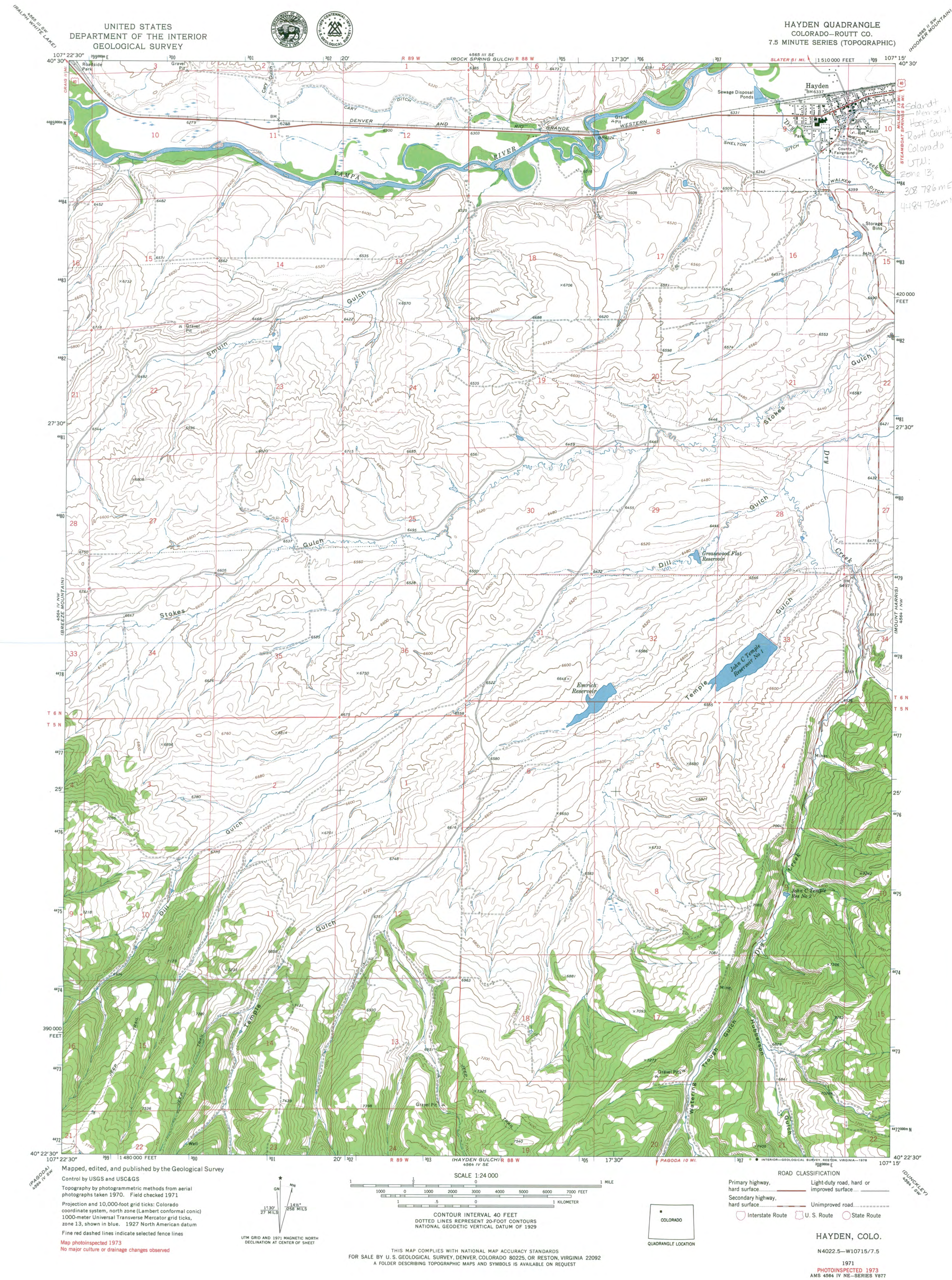
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512T.513

Solandt Memorial Hospital
Routt County, Colorado

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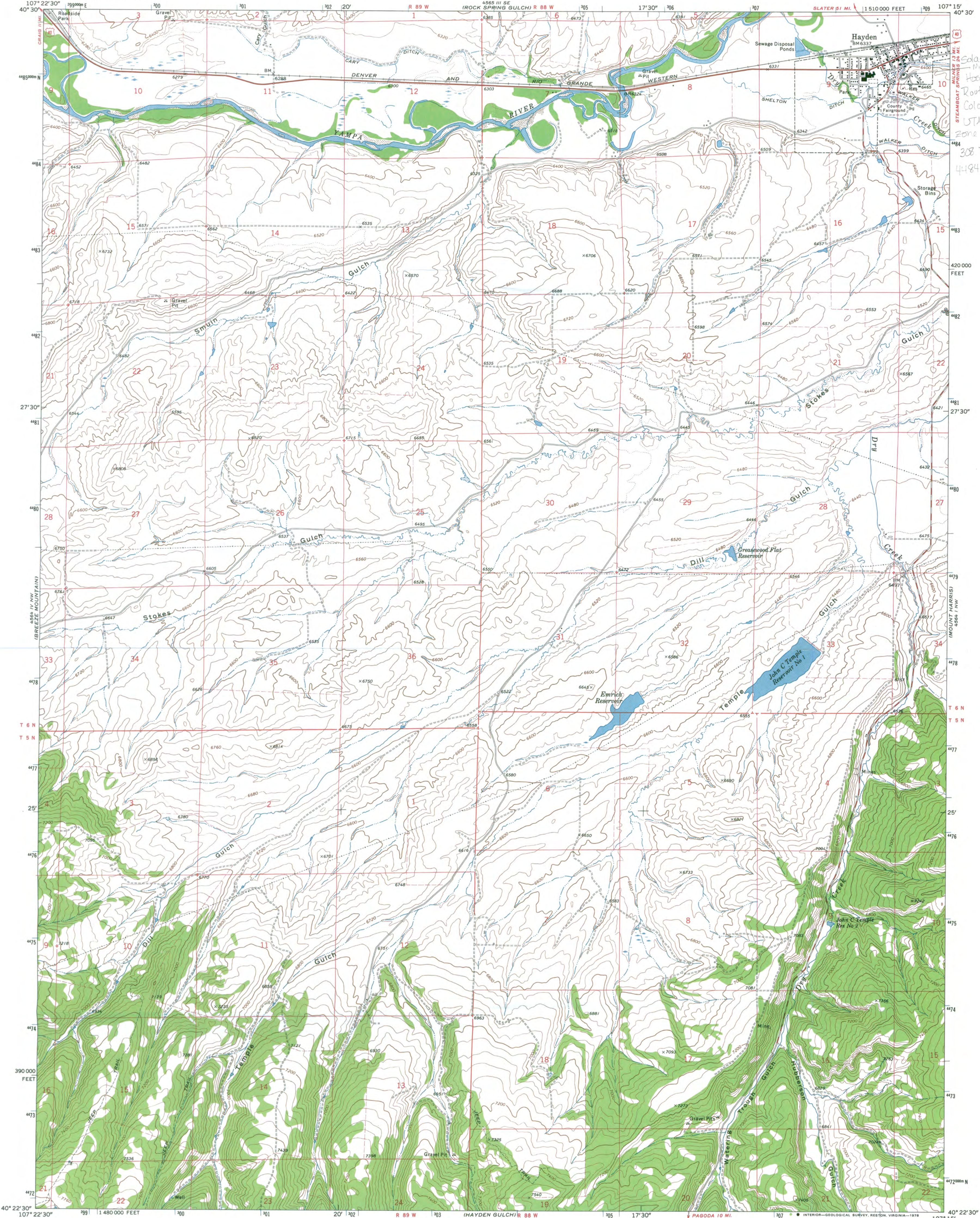


UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

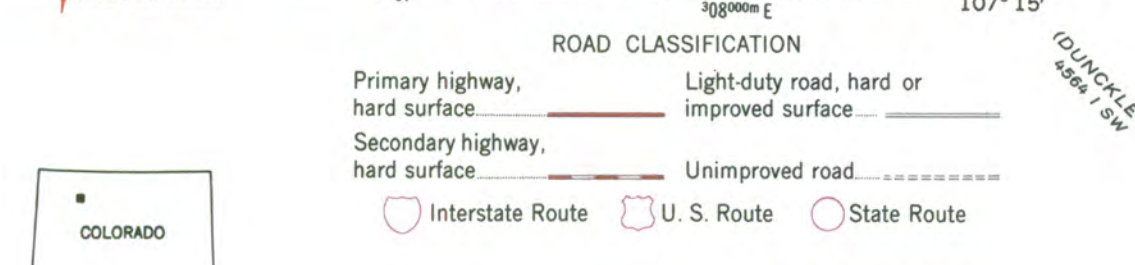
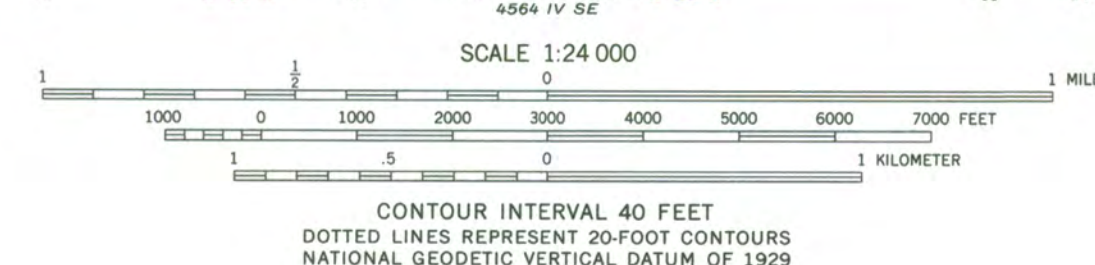
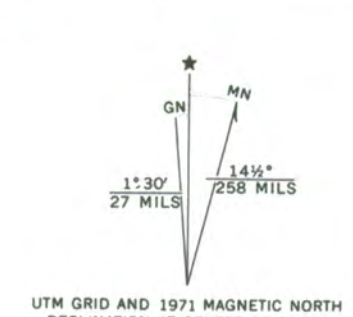


HAYDEN QUADRANGLE
COLORADO—ROUTT CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

Solandt Memorial Hospital
Routt County, Colorado
UTM:
Zone 13;
308 786 m E
4484 736 m N



Maped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial photographs taken 1970. Field checked 1971
Projection and 10,000-foot grid ticks: Colorado coordinate system, north zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 13, shown in blue. 1927 North American datum
Fine red dashed lines indicate selected fence lines
Map photoinspected 1973
No major culture or drainage changes observed



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

HAYDEN, COLO.
N4022.5—W10715/7.5
1971
PHOTOINSPECTED 1973
AMS 4564 IV NE—SERIES V877



HISTORY *Colorado*



June 22, 2011

Carol Shull
Acting Keeper of the National Register
National Register of Historic Places
1201 Eye "I" Street, N.W. 8th Floor (MS 2280)
Washington, D.C. 20005-5905

Re: National Register nomination for the Solandt Memorial Hospital, Routt County Colorado (5RT.513)

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Solandt Memorial Hospital, Routt County Colorado (5RT.513)

The State Review Board reviewed the nomination at its meeting on June 10, 2011. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me.

Sincerely,

Heather Peterson
National & State Register Historian
Office of Archaeology and Historic Preservation
Colorado Historical Society
(303) 866-4684
(303) 866-2041 (fax)
heather.peterson@chs.state.co.us

Enclosures

Registration forms
USGS map
Photographs