

Research an Old House

Owners of old houses usually become curious about their homes' histories, and if they are attempting a restoration, they need to know what was original to the structure and what was changed or added later.

Because only research will determine whether a building has architectural or historical importance, assembling a house history is the first step in applying for landmark status on the local, state or National Register of Historic places.

The ideal house history should include the dates of construction and subsequent remodelings, the name of the architect (if possible to locate), a history of ownership, and the floor plan and materials originally used.

The sources for that information are public records (Assessor's Records and Gunnison County Clerk & Recorder), land or property records. Old photographs may provide architectural details from various time periods. Included in this history should also be a description of the stylistic and construction elements. Oral histories may be available from older residents of the county which may lend some understanding to various aspects of the houses' history.

While researching all those sources may take a great deal of time, the excitement of the discoveries usually outweighs the frustration of blind alleys and fruitless leads.

Documentary Evidence

Only written records provide hard facts and dates. The documents that help reconstruct a home's history are permits (if applicable during the time period), tax records, deeds, plat maps and architectural records. All but the last item can usually be found in the public records kept by our local government. Researchers should remember, though, that not every source will yield information on every house. The idea is to accumulate all the documentary evidence available and combine it with other data to develop as complete a history as possible.

A plat of survey giving the property's dimensions and the measurements of the permanent structures on it may prove useful. An up-to-date plat is one of the items often supplied by the seller when a property is sold. The legal description of the property is also necessary; couched in technical language, it can be found on the deed, mortgage note, or even the homeowner's insurance policy, and in the county clerk and assessor's office. An estimation of the

date of the house construction can be made from checking the Assessor's records for an assessment amount that suddenly increases in a year because the property has become more valuable by the addition of a house or other structure.

By and large, public records will contain information about a plot of land, and facts about the house built on it will be presented as by-products. Researchers should therefore take their time and be prepared to read between the lines.

A building permit (probably not available until ????) will immediately fix the construction date, and may supply valuable information about the property owner, the architect, the contractor, and the cost. Permits were not issued for remodeling or demolition in Gunnison county until ???.

If building permits are not available, the next best source is tax records, which are often found in the County Clerk's office. Because real-estate taxes rise precipitously when any significant construction takes place, researchers should look for the year when the assement rises disproportionately to previous years to determine the construction date. It is a good idea to check all the tax records down to the present, because additions and replacements are evidenced by changes in assessments. If a fire destroyed a building and the lot was vacant for a while, the taxes should drop correspondingly.

It is also possible to trace a house's history by researching the deeds drawn up each time the property changed hands. Deeds can be found in the County Recorder's office and are generally filed chronologically, so researchers should check a Land Conveyance or some other index first. The Land Conveyance is a listing of property transactions containing such basic information as the names of the parties involved, the date of the transaction, and the location by volume and page of the relative deed in the land records.

The deeds contain descriptions of the property each time it changed hands. By watching carefully for changes in those descriptions, researchers can arrive at an approximate date for the construction of the house. For example, if a deed dated 1890 gives no indication of a building and one dated twenty years later does, the researcher can bracket the dates of the house's construction. Deeds can also show homeowners a glimpse of a house's social history--giving the line of ownership and sometimes information about family relationships.

In some localities an Abstract of Title is compiled when a house is purchased to insure that a clear title is

conveyed to the new owner. Abstracts of Title are summaries of the legal histories of properties as they contained in the public records. A copy of the abstract provides a list of deeds and other documents pertaining to a property and often much more.

Once a researcher has determined the basic outlines of a house's history, research might then continue a step further. A social history of the occupants of the house and the evolving character of the neighborhood can also be composed, and once again written records will prove the best source. Most of the pertinent information can be found in biographical material in the local library. Again, this is only true if this information has been compiled at some earlier date by someone. If not, a chronological reading of local historical newspapers for a determined time period might prove helpful. Often prominent, long-term families had their family information published in a Biographical source. Western State and the Gunnison County Public Library have a few of the early-day published biographical sources that might be helpful for your family name.

PHYSICAL EVIDENCE

When an exhaustive examination of public and historical records yields date insufficient for assembling a house history, researchers must rely on the physical evidence presented by the building. A study of the style and construction of an old home can reveal much about its history, as long as one remembers that styles are revived and copied, buildings are altered, and construction techniques may be anachronistic (not in its correct historical or chronological time period). You won't want to rely on one feature or element for dating. Construction techniques and styles were not standardized, and sometimes they hang on. Consider all the elements of a building for a house history.

For a stylistic analysis of the house, a number of excellent books are available, and several should be consulted. Good references include John Poppelier's *WHAT STYLE IS IT?* (Preservation Press, 1977) and Mary Mix Foley's *THE AMERICAN HOUSE* (Harper and Row, 1980) as well as the following:

The structural elements of a house can reveal quite a bit about its age, additions, renovations, and remodelings. The skeletal frame of a house, for example, might tell one immediately where a Georgian colonial is original to its period or a copy. Until the middle of the nineteenth century, frames were either of the timber or braced types, which relied upon heavy posts and beams with fitted joints where the timbers met. Then the balloonj frame was

introduced. Instead of heavy timbers supporting the house's weight, a system of studs in each wall carries the load. A quick way to determine the type of frame is to check the thickness of the exterior walls. A timber-frame house has walls at least eight or nine inches thick, while balloon-frame walls are only about five inches thick.

The type of subfloor uses is another clue to the age of a building. The subfloor can be checked by inspecting the wood visible over exposed joists in a basement. In very early homes there are no subfloors: Heavy boards were simply laid perpendicular to the joists and finished smoothly on top. Beginning in the early nineteenth century, subfloors of rough boards running perpendicular to the joists and finished floorboards were in turn laid at 90-degree angles to the subfloor. About 1920 the method used today was introduced, in which the subfloor is laid diagonally across the joists. Subfloor inconsistencies within one house may identify modern additions.

If the basement joists are visible, owners can investigate another clue to age. Everyone knows that lumber today is not true to its designated dimensions. Until about the 1930's, however, the lumber size classifications were fairly accurate. If a joist actually measures, for example, two inches by ten inches (or very close to that), the building probably predates the period when lumber began to be cut smaller than standard dimensions.

Other construction details may provide clues to age or remodeling. For example, not until the late nineteenth and twentieth centuries did solid masonry walls give way to curtain walls of masonry over framing, so the latter would indicate later construction. Nor should small, out-of-the-way places be overlooked.

Dates and manufacturers' names can sometimes be found stamped on bricks, cast-iron pipes, and old plumbing fixtures, especially heavy old-fashioned bathtubs that subsequent owners were loathe to move.

To reconstruct the original floor plan, owners should identify partition walls added during remodelings. Compare the suspect wall to those adjacent to it. Is the trim molding consistent in style, or are there different tool marks on it? Are the paint and wallpaper layers the same? Added plaster walls often develop tell-tale cracks where they join the ceiling because in that area wet plaster was put over dry. Finally, if the interior of the wall can be examined, check for construction consistent with the rest of the house in terms of materials and stud spacing.

Researchers who examine the structural elements described here and combine them with a stylistic analysis

should be able to determine approximately when the house was built and which walls and sections were original to its design. A more detailed analysis includes identifying and dating the moldings, antique hardware, or even the nails used in the original construction. This sort of analysis probably requires the services of an expert. If you are trying to do an authentic restoration, or if you are researching in hopes of qualifying for jtax credits or listing on the Colorado State Register or the National Register, you really need professional help. The Colorado State Historic Preservation Office has many people who can help. See one of the Gunnison Historical Preservation Commission members for the name and phone number of the specialist at the State Preservation office who will help you with your particular problem.

OTHER SOURCES

Besides compiling documentary and physical evidence, researchers can consult the Pioneer Museum here in Gunnison. They maintain photographic archives that may include old prints showing the physical appearance of the neighborhood or street where your house is located, or early pictures of your ranch house that may assist you. If the house is of architectural or historical interest, there may be a picture of the building process while it was being erected. More than any other source, photographs preserve the social and economic information of a home or building.

Learning through oral evidence should not be ignored. Long-time residents of a county frequently possess information about a house or building and its inhabitants that predates their own lives--especially in a small town such as Gunnison where social history is handed down orally.

Besides being exciting and challenging work, researching an old house or building offers a unique opportunity to meander through the history of a previous era--a recognition that old homes, in the city or country, and buildings represent the human aspect of a way of life long past.

GUNNISON HISTORIC BUILDINGS

INDEX

RESEARCH CODE NUMBER (RCN)	BLDG. NAME(S) + ADDRESS	LEGAL DESCRIPTION	YR. OF ORIGINAL CONSTR. (ASSESSOR)
1	KLINK'S (FORMERLY BLUMFIELDS ART GALLERY, GUNNISON HDWR., KLINKERHAUS) 102 S. MAIN	BLK. 29- ORIGINAL GUNNISON-LOTS 1-2-3	1882
2	LE VETA HOTEL	BLK. 28- WEST GUNNISON- LOTS 13-14-15-16-17-18-19	1879
3	HARTMAN BLOCK 107 N. MAIN	BLK. 21- ORIGINAL GUNNISON- LOT 14	1881
4	GUNNISON HOTEL (AKA WEBSTER BUILDING) 229 N. MAIN	BLK. 12- ORIGINAL GUNNISON- LOT 20	1884

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5	HAP/NARCISSA CHANNEL HOUSE (AKA ZUGELDER-FISHER HOUSE & SMITH COTTAGE) 601 N. WISCONSIN	BLK. 58-1ST ADDITION TO GUNNISON LOTS 13-14-15	1880
6	ALONZO HARTMAN'S TOWNHOME 204 W. DENVER	BLK. 54-1ST ADDITION TO GUNNISON LOTS 13-14-S ¹ / ₂ OF 15	1882
7	ALONZO HARTMAN'S DOS RIOS HOME (AKA THE MANSION & THE CASTLE) 277 COUNTY ROAD 50	TR. IN SE ¹ / ₄ NW ¹ / ₄ NW ¹ / ₄ - 49N - 1W - 11- ¹ / ₄ SEC. 2	1891
8	601 N. TAYLOR		

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9	GRACE NELSON ANDREWS HOUSE 320 N. BOULEVARD	BLK. 1- WEST GUNNISON LOT 1-2-3-4-5	1885
11	JOHNSON'S RESTAURANT BLDG. 12 N. MAIN	BLK. 20- ORIGINAL GUNNISON, LOT 7	1881
12	LIGHTLEY HOUSE 214 E. GEORGIA	BLK. 3- ORIGINAL GUNNISON, LOTS 13-14-15	1882
13	EDGERTON HOUSE 574 W. GUNNISON	BLK. 27- WEST GUNNISON, LOTS 10-11-12	1881

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14

217 S. MAIN

BLK. 142-WEST GUNNISON 1908
LOTS 8-9-10-11-12

15

MURRAY HOUSE
211 S. MAINBLK 37 ORIGINAL 1902
GUNNISON, LOT 20

16

221 S. MAIN

BLK 37 ORIGINAL 1903
GUNNISON, LOT 13

17

18

SMITH OPERA HOUSE (AKA
GRAND APTS + SKYLINE COMPLEX)
114 N. BLVD.BLK. 13- WEST GUNNISON 1883
S. 47.5' OF LOTS 1-5
INCL. 2 LOTS 6-7-8

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19

COLUMBINE HOTEL BLDG.
136 W. TOMICHI

BLK. 21- ORIGINAL
GUNNISON, W100' OF
LOTS 8-9-10-11-12

1881

20

CARROLLS BLDG
125 N. MAIN

BLK. 21- ORIGINAL
GUNNISON, LOT 18 +
PART 19

1880

21

ZAHRADKA HOUSE
310 W. GEORGIA

BLK. 7- ORIGINAL
GUNNISON, EAST 62'¹/₂'
OF LOTS 8-12, INCL.

1882

22

SYLVESTER MILLER HOUSE
(AKA "COFFEE MILL")
316 W. GEORGIA

BLK. 7- ORIGINAL
GUNNISON, WEST 62'¹/₂'
OF LOTS 10-12, INCL.

1882

23

EPISCOPAL CHURCH (CHURCH OF
THE GOOD SAMARITAN
SW CORNER-VIRGINIA AT PINE

BLK. 23- ORIGINAL
GUNNISON, LOTS 20-24

1882

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24	515 N. IOWA	BLK 68 - 1ST GUNNISON ADDITION	1882
25	116 E. GUNNISON	BLK 36 - ORIGINAL GUNNISON - LOTS 13- 14-15	1882
26	317 N. IOWA	BLK. 4 - ORIGINAL GUNNISON - N ¹ / ₂ OF LOT 19, ALL LOTS 20-21	1881
27			
28	GUNNISON'S 1 st SCHOOL BLDG. NW CORNER 8 TH & TOMICH	BLK. 114 - WEST GUNNISON LOTS 13-17 INC.	1881

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MULLIN HOUSE
123 N. BLVD.BLK. ¹⁴ ~~114~~ - WEST
GUNNISON - LOT

1881

30

31

RULAND HOUSE
606 N. WISCONSINBLK. 60 - 1ST GUNNISON 1882
ADDITION, S 6' OF
LOT 8, ALL LOTS
9-12 INCL.

32

510 W. NEW YORK

BLK. 26 - WEST
GUNNISON, LOT 12

1885

33

118 S. WISCONSIN

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34

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BOJANGLES

310 N. MAIN

BLK. 4 - ORIGINAL

1885

GUNNISON

S 8' LOT 8 - ALL LOT 9

Fisher-Zugelder House
+ Smith Cottage

1st stone resident in
Gunnison

Sandstone along Gunnison
River were utilized
Quarries owned by David
Fisher



GUNNISON, COLORADO

8TH ST

9TH ST

10TH ST

11TH ST

12TH ST

BOULEVARD

14TH ST

SPRUCE

PINE

WISCONSIN

MAIN

IOWA

TAYLOR

COLORADO

DENVER

RUBY

GOthic

OHIO

GEORGIA

VIRGINIA

TONICHI

NEW YORK

GUNNISON

SAN JUAN

28 ●

29 ●

18 ●

23 ●

19 ●
3 ●

11 ●

10 ●

21 ●
22 ●

35 ●
26 ●

12 ●

5 ●

31 ●

8 ●

2 ●

13 ●

32 ●

15 ●
14 ●
16 ●

25 ●

33 ●

1 ●

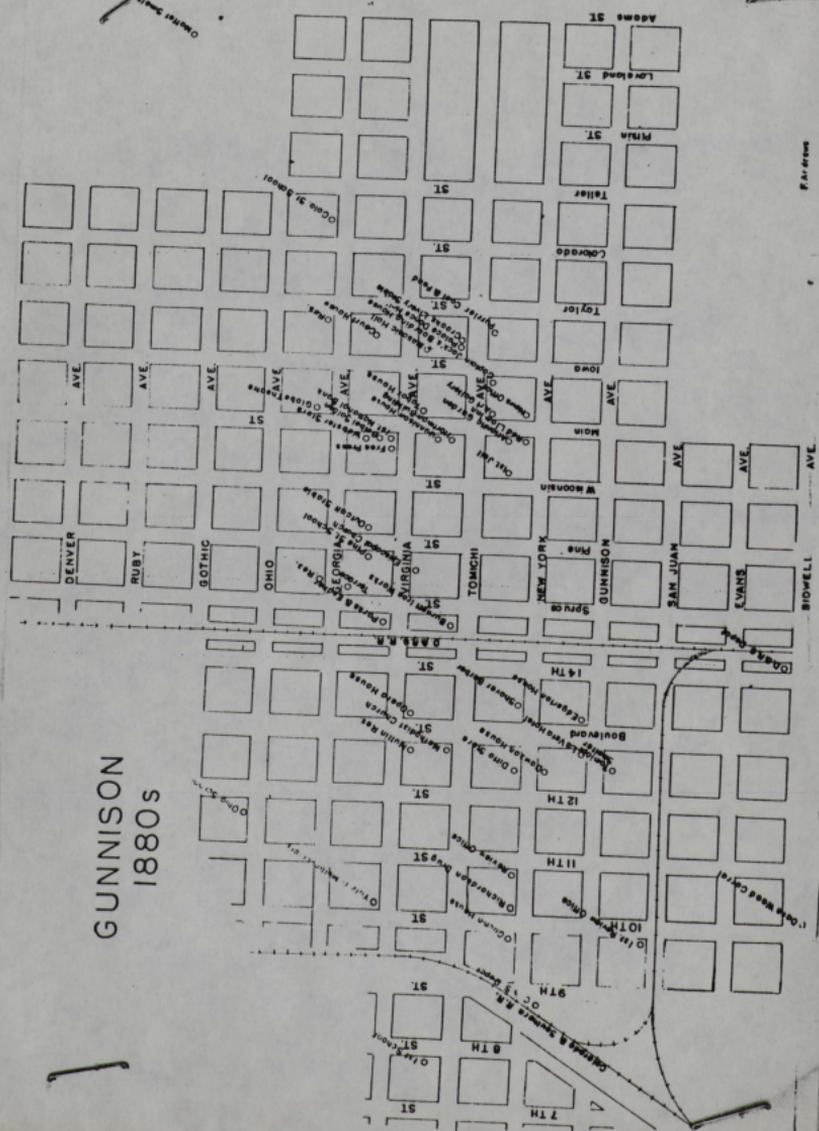
4 ●

24 ●

Rodeo Grounds

HIGHWAY 50

GUNNISON 1880s



P. A. Stone

$1\frac{1}{2} \times 9 = 3\frac{1}{2}''$
 $\frac{1}{2} \times 10 = 5''$



8/11

$6 \times 14 = 7$
 $4 \times 11 = 3.5''$

+

From C.C. to Taylor turn left North 2 blocks
turn right.

#12 Lightly House - 214 E. Georgia. Built 1882.
Two story Gothic Revival architecture with
steep pitched cross gable roof - tall narrow
windows. The gables have scalloped shingles
with elaborate pierced apron. Clap board
exterior with corner boards - bracked hood
over oriel windows. Original iron fence.

#26 317 No. Iowa. Built 1881 Gothic Revival
architecture. Single story brick house with
dormers and leaded glass windows - pierced
aprons at apex of gable roof - bay window with
wood-decorative window lintels - wrought iron
roof cresting. original iron fence + posts.

#24 515 No. Iowa. Built 1882. A Gothic
Revival one story wooden clap board house with
corner boards - cross gable with pierced aprons.
The bay windows have bracketed cornices
hoods and on both sides there are arch
tracery windows.

#8 651 No. Taylor. Built 1890
 Two-story rectangular residential structure in Italianate style. This clapboard house has a hipped roof - bay windows and decorative window and door lintel with dripstone at windows. Porch roof is supported by four columns.

#31 606 No. Wisconsin Built 1882
 Gothic Revival two-story frame clapboard house with corner boards - steep cross gable roof - pierced aprons - bay windows with bracketed hoods. Upstairs windows have curved lintels - dripstone caps. Popular name *Ruland House*

#5 601 No. Wisconsin Built 1880
 Vernacular / Gothic Revival. Said to be the first stone resident in Gunnison. Sandstone from local Fisher quarry on the Gunnison River makes this a vernacular house. Steep roof with a cross gable - tall narrow windows typical of Gothic Revival. - windows have segmental arched windows and door lintels.

Popular name:
 Fisher-Zugelder
 House &
 Smith cottage

#7 204 W. Denver Built 1882

Popular name: Hartman Iron Home. This two-story sandstone and frame house is built in a vernacular/Gothic Revival style with steep roof and cross gables - tall narrow windows that have ^{stone} segmented, arched window and door lintels. The frame section has double window with decorative carved curved lintels with drip stone caps.

#21 310 W. Georgia. Built 1882

An Italianate two-story brick (locally made) house with front porch that has turned posts and spindle trim. The wooden brackets under overhang of roof and porch also the segmented stone arched window lintels are typical Italianate design.

#22 316 W. Georgia Built 1882

A two-story originally brick (locally made) Italianate house which now has ~~been~~ a plastered exterior. The shallow hip roof on the first floor and cupola have decorative carved wooden brackets.

The tall narrow windows have stone segmented arched lintels. Foundation is local sandstone. Popular name is the Coffee Mill house because of its design.

10 320 No. Boulevard Built Log home 1880 - Sandstone one 1885

There are two houses at this location. One is a log cabin from the Camp period of the town and the other a one story Vernacular / Gothic Revival of the town phase. Local sandstone is the material used with "L" shape gable roof - slender, tall windows with stone segmented arched lintels and a different approach to the bay window built of sandstone.

29 123 No. Boulevard Built 1881

One story clapboard-corner board frame house of Italianate design with a carved bracketed hip roof. The front porch is supported by four bracketed ~~and~~ posts and a spindle trim at the roof line. There ^{is} a bay and wooden decorative window and door lintels with dripstone caps. The foundation ^{also} is native sandstone.

18. Smith Opera House 114 No. Boulevard
built 1883. (now Skyline Complex)

This two story brick building is a typical
Italianate Commercial structure with
bracketed wooden cornice and a horizontal
bracket band separating first and
second floors. Vertical pilasters section
the first floor front.

As the Opera House Garrison showed
the wish to have traveling theatrical troupes
entertain and did for a brief time, Chicago
Comedy Company gave several performances
in 1883. This "Opera house" was not a success
for in 1884 it was put to auction by the sheriff
but it didn't sell. The building has had several
businesses but is now an apartment spa etc.

Toiyahdale is native sandstone. It is known as the Millin House.

#2 La Veta Hotel - Gunnison at Boulevard
 Built - completed - 1884 - Cost. \$200,000 (\$20,000 of this amount was used for furniture). It was the most elegant Hotel west of Denver. Sold at sheriff's auction in 1943 and torn down to present state.

The four story brick Queen Ann commercial building had a ornate brick surface with fancy iron cornice at first floor and elaborate brick cornice at roof line. The Mansard roof had a widow's walk.

#13 Edgerton House 514 W. Gunnison Built 1881

The two story frame vernacular structure with rectangular floor plan was rumored to be a Gothic. A "kunch counter" structure stands in front of Edgerton House typical of a rooming house in early mining camps.

#32 510 N. New York Built 1885

One room log Vernacular Cabin with shed addition to the rear with a loft

located in the gable. Plain window + door surrounds are utilized.

23 Church of The Good Samaritan (Episcopal) Corner of Virginia at Pine Built 1882 It is the oldest existing church structure in Gunnison.

A rectangular native sandstone structure of Gothic design with fine lancet windows (slender-pointed-arched) segmented lentils that contain stained glass. Originally the bull's eye window had stained glass and the vestibule was clapboard.

19 Columbine Hotel Bldg. Built 1881 136 W. Tompachi.

Two story Italianate building originally brick with bracketed cornice and segmental head arch over windows. It has been much altered from original structure.

25

Popular Name of Building:
Klink's Place

Street address:
Main and Tomishi - 102 So. Main

Year of Construction:
1882

Brief History:
Blumfield's Gallery - next door to this building.
Gunhison Hardware
Klinkerhouse
Klink's Place

Architectural Style
Two story Italianate sandstone commercial building - Bracketed cornice - Cornis quoining - Segmental arch windows.

The following pages have detailed information and a picture of this building.

Architectural Style

5GN29 Klinkerhaus (GNH-5A)

A large, stone, rectangular Italianate commercial structure on the southeast corner of Main and Tomichi, built in 1882. It originally served as the Gunnison Hardware. An elaborate bracketed cornice and segmental arch windows are still visible. A new roof covers the sidewalk, and changes are evident in the first-story display windows.

Community Herald
Summer Vacation
Supplement - 1984

Two-story Italianate sandstone commercial building with elaborate bracketed cornice. The cornice of the building have quoins (heavy blocks used at the corner of building to reinforce masonry walls or as a decorative feature). The upper windows have segmental arches.



History

4/85

Bill Mauer

Johnny Steele sold to
Campbell-Doig
Thence to Svede Hanson
" " Klink

at one time "European
Hotel" was upstairs

Call Mrs. Esty for
additional information

Determine when Klink bot fly-
said to be Quinn News article
about its history - see micro
film at WSC library

RCW-1

RCW-1

Hasty with the Hole off
Betty Wallace
6/1964/1965

KLINK'S



East side of Main Street, taken in 1882, from the Red Lion Inn, shows the stone building still in use by the Gunnison Hardware, Murray's Saloon on the corner of Main and Tomichi (where Lallier Drug stands now), and the old Palisades Hotel farther up the street on the corner of Virginia and Main. Photo courtesy of Denver Public Library Western Collection.

2, 1882, the Exchange became federal-chartered as the First National Bank; and on June 12, 1883, the old Bank of Gunnison secured a federal charter as the Iron National. The latter bought the stock and the name of the First National on December 8, 1884, and for more than thirty years remained the only bank in Gunnison. It celebrated its eighty-second birthday in 1964 with completion of a beautiful new building to replace the familiar red brick that had been a landmark on Main Street since 1882.

Colonel Jack Haverly, minstrel show king, got in on the ground floor of the Gunnison boom. He owned an interest in Gunnison's first newspaper, the *Gunnison News*, and invested \$250,000 in the mines, \$103,000 of it in the Bullion King at Irwin when it was an undeveloped hole in the ground. He

owned 2,000 town lots in Crested Butte, Irwin, and Gunnison; coal land in Washington Gulch; a dozen or so silver veins at Gothic; several ranches, and a sawmill. An inveterate gambler, it was said that he lost more money over the green cloth than he ever gained in the mines.

If Haverly left no monuments, he did leave some interesting tall tales relative to his sojourn here. One concerns his walk up to a faro game the night of his arrival in Gunnison. "What's the limit?" he wanted to know. "The sky," carelessly responded the dealer, sizing Haverly up as a dupe. When Haverly pulled a thick wad of bills from his pocket and started to peel off ten or so, the dealer gasped at the hundred-dollar notes and hastily backed down. "I meant our local sky. It's only twenty-five bucks high here!"

Colonel W. H. F. Hall—for both Haverly and Hall the title seems to have been an honorary one—settled in the valley in the fall of 1878 and subsequently amassed considerable wealth with investments in the region. He started the *Gunnison News* in April, 1880, but before the paper was really well under way it recorded, in its May 22 issue, the death of its founder.

The one thing the appearance of the *News* had done was to drive home to local promoters of the district the importance of a newspaper as an organ to secure further investments and expansion of capital in the area. It was fortunate, indeed, that on the death of Hall, a man of the calibre of E. A. Buck took over the fortunes of the paper, securing complete control from other partners, Haverly and C. S. Boucher, in February of 1881. Buck was an editor of New York *Spirit of the Times*, a man given to leading, not following—a reputation he sustained throughout his career in county affairs. In all the early journals, including those of his rivals, his name is mentioned with respect, evidence of local recognition of the vital part Eastern capital was playing in Gunnison County development.

Buck invested \$150,000 in real estate and mines, and owned Boucher's Addition to the Town of Gunnison, where his enterprising spirit manifested itself in the setting out of 1,000 shade trees to relieve the barrenness that had given Gunnison the derisive title of "Sagebrush City." He built 250 miles of telephone line to the mining camps and to Leadville and Aspen, and proposed to build his own railroad line to his coal fields on Ohio Creek if the incoming railroads could not meet what he considered a reasonable rate. He spent little time in Gunnison, but the influence and effect of his dollars were everywhere visible. Following a visit here in 1881, he went to Europe in interests of the region, and his *News* bannered the country consistently. He donated the first church bell, endowed the E. A. Buck Hose Company, and offered help to

Rev-1

History with the Hole Off
Walter Wallace
2/1964/1965



Gunnison's Main Street north from New York Avenue in 1881 shows on the near left the Red Lion Inn, with the Oyster Depot and Atlantic Gardens beer hall in that block. Across Tomichi on the left the Adams and Hartman buildings and the Gunnison House are identifiable. On the right are Brumfield's Gallery (the Gunnison Hardware stone building) and, a block up the street, the Tabor House. The well at the intersection of Virginia and Main is plainly visible.

already been marked L. H., it was necessary to find a name to fit the monogram. McCanne hit upon the happy thought of La Veta, having heard of La Veta Pass. La Veta, "the vein," seemed singularly appropriate for an enterprise designed for "carrying life to the great Gunnison Country."

N. J. Bliss of Hannibal, Missouri, was engaged to assist McCanne. Bliss brought with him about twenty-five experienced hotel persons. Among them was a crew of Negro waiters, including a quartette of singers who entertained guests and visitors in the hotel parlors.⁴¹

Although its Grand Opening was not celebrated until May 22, 1884, sleeping and dining accommodations were opened to the public April 15, and the billiard room and bar went into operation May 1, with "good music and free lunch."⁴²



Gunnison's Main Street from New York Avenue north in the 1930's retains a few familiar landmarks of the 1880's. On the immediate left the two-story frame that housed the Atlantic Gardens and adjacent "Red Light" businesses still stands. Across the street the stone hardware building looks much as it did in 1881. On the site of the Adams store, next to the Hartman building, the Gunnison Bank & Trust had made its appearance. The First National a block farther north still presented its red brick face, and across the street, the IOOF Hall loomed. Gone are the city wells and the Palisades Hotel, and a new traffic light graces the intersection of Tomichi and Main. Photo courtesy of Denver Public Library Western Collection.

Local papers gave a full description of the edifice:

"The building is a combination of Queen Anne and modern architecture, four stories in height, with basement and garret. It covers a space of 125 feet square. A mansard roof covers the front entrance. Two wide balconies, built into the structure, extend in front of the second and third stories. In addition to the main building is an L kitchen, thirty feet by forty feet.

Gunnison Hardware

(Then known as F. D. STEELE HARDWARE)



*Historian Mrs. Chapman
75th Anniv. Ed. p. 12.*

Was in the Third Frame Building from the left Before the Present Masonry Building Was Erected in 1882. We are Proud to Carry on the Tradition of Leadership in Gunnison Progress which has Been our Good Fortune for the Past 75 Years.

In Keeping with the Area's Continued Growth, We Are Now in the Process of Remodeling and Putting a Modern Glass Front on Our Building.

Gunnison Hardware

across U.S. 50 from Safeway

Alex Campbell, Mgr.

RCN-1

Phone 3

NFC
6/20/85

Klink's Building

Legal +
chain of title

1) The Amosson's Records - Built in 1882

2) Legal description (in part) Lots 1, 2 and 3 - Original Gunnison
Block 29 (Book A - Records Office
has chain) title

3) Owners (reverse chronology) :

- a) Leo Klinker - since 1970 (~~knifing of the Gunnison~~)
- b) Suede Hansen (Hansen Weatherport) ^{Sweden tel. no.} is 1-835-3831 } Hardware Store
(Son, Bill Hansen) 300 S 14th St. Gunnison
- c) Alex Campbell & DeLoe (?) & Mr. Clark
- d) Johnny Steele (Mayor of Gunnison in 1900 - per Special Supplement
to the Gunnison County Times "Centennial" issue 100 yrs.
in " Valley

4) Tracey Daily - has handled registration of Hop Channel's
buildings on North Wisconsin (601 N.) - In Tracey, in order
for Klink to register - register his bldg. needs to 1) remove parties
2) replace plate glass with original type - Her registration
services cost \$ 250 (tel. 641-1951 / 575 N. Blvd.)
re: National Registry of

5) Talked with Mrs. Mickelson at Pioneer Museum
a) Denver & Rio Grande RR arrived in Gunnison in 1881
" South Park & Pacific " " " " 1882
b) Stone for Klink's Bldg. ~~came from after den. quarry~~
~~(owned by 200-2000)~~ - sandstone

Klein's Bldg.

NGC
6/30/85

- 5) Mrs. Mikkelson cont'd
- c) Found photo (dated 1882) which apparently shows Klein's Bldg. - downtown Commission
 - d) also sketch of " " which apparently also shows building (Some one is in Vandembusch book - pg. 127)
 - e) Bill Kerr (641-0331) -- said to have additional information about quarry etc.
 - f) Arranged with Mrs. M. to have (c) above photo reproduced at 1 Home Photo at my cost
303 E Tomichi (Jim & Cindy Suchorsky)

6) Additional research needed:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> a) Bill Mauer b) Dixon Public Library (Western Section) c) County Library d) Duane Vandembusch e) Tracy Daily f) Swede Hansen g) Bill Kerr h) Dunsmuir County Book i) VEVAELLE ESTY j) Margaret Hanks k) Ann Zogelder l) Clarence Howard m) Mickey Zahradka | <ul style="list-style-type: none"> n) Court House - Summary index by Lot & Block. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|

Gunnison County
by Betty Wallace
(Gunnison County Library)

pg. 57 - photo - identified as "Main Street
Tenth from NY Ave - 1882
on right side - several bays - including
one (about where Klimb's) sign on
top "Art Gallery"

History with the Hide Off
Betty Wallace
(Gunnison County Library)

Map of Gunnison --

Shows site as occupied by Art Gallery

Red Lion Inn (at present site of John Wilson's
home) (NW corner - Main + NY)

Block 29
Lots 1-2-3
Original Deedman

Kilb's Building
Chain of Title - From Root Current

Date filed	Document	Seller (grantor)	Buyer (grantee)
1/13/77	warranty deed	Lee Kilby	Judith Kilbinger
3/1/71	warranty deed	Cloyton & Ruth Hanson	Lee & Judith Kilbinger
→ 1984-	appear all liens cleared - file is in (Judith Klinge has done title)		
→ 1/1/60	warranty deed	Alex Campbell et al	Cloyton & Ruth Hanson
7/31/51	warranty deed (Subdivided 1/2 interest)	Jennie Benson, Lillian Campbell & Wilma Doig Steen	Alex Campbell Campbell
● 12/24/40		Shuffle between Alex Campbell / Wilma Doig	
1/8/31	warranty deed	Summison Home Co.	W.T. Doig
2/9/16	Quit claim deed quit (Lot 3)	A.G. Clair Clark	\$500 Summison Home Co.
2/9/16	only Quit Deed (Lot 3 only)	Estate of James A. Leary, deceased	\$300 A.G. Clark
6/11/04	warranty deed (Lot 3 only)	Mary J. Kimball (See remark x)	\$275 Jas. Leary
12/9/93	warranty deed (Lot 3)	J.A. Stephen	\$250 Mary J. Kimball
8/8/01	warranty deed (Lots 1 & 2)	Kate Marlin	\$3000 Summison Home Co.
● 10/3/98	warranty deed (Lots 1 & 2)	Mary Mechling	\$1000 Kate Marlin
8/26/96	Lein (Lots 1 & 2)	Summison Home (by Secy - John A. Steele) (later released)	Mary Mechling

Block 29
 Lots 1-2-3.
 Original Deed

Klink's Bldg.
 Chain of Title - From West Coast

Date filed	Instrument	Seller (grantor)	Buyer (grantee)
8/14/82	deed Lots 1+2 (part of each)	Mataha (SP) J. Vine (SP)	Mary H. Meckling #250
9/5/82	It appears to be but sketchy that		
3/23/82	Mary H. Meckling owned all or parts of lots 1+2-3 (various liens and a lease during that period)		
3/25/80	warranty deed (all of lot 3)	Mrs. A.H. Gleason	L.A. Stephens #
5/1/80	warranty deed (all of lots 1+2)	Mrs. A.H. Gleason	#2000 Mary H. Meckling
10/27/79	warranty deed (all of lots 1-2-3)	W.S.B. Harry Alonso Hartman, J.R. Kelly & A. Hunsale (Shuff)	#100 Mrs. A.H. Gleason
	① check records		

NFL
7/1/85

Klink's Blg.

Gunnison Public Library

Gunnison Times Centennial Edition

7/3/80 Shows Klink's Blg. with no date
(horses & riders in front)

— Klink - I believe - has this photo —

Aberdeen Quarry (Zugelder)

(Some of granite used in Bldg. Colorado State Capitol)

Colorado Magazine (State Historical Society of Co.)

March 1947

Says "Investigation of South Beaver granite
had been made by F. G. Zugelder of Gunnison
in March, 1888

Aberdeen -- 6 miles from Gunnison on South
Beaver Creek

Klink's Blg. stone could not have come from

Aberdeen quarry which wasn't discovered until Mar. '88
— also " " had only granite - Klink's is sandstone

FINA LA VERA



La Veta Hotel, queen of Western hotels, rose resplendent in 1884 to house the West's great and near-great who came this way. Its southernmost corner and adjacent walk served the Denver and Rio Grande for a depot and loading platform. *Photo Courtesy Gunnison Newspapers, Inc.*



The lobby of La Veta Hotel, Western Colorado's most ornate hostelry. *Photo courtesy Dr. Lois Borland.*



← CURRENT
PHOTO

Popular Name:
~~Old~~ La Veta Hotel

Street address:

Year of construction
1884

Brief History:

Sporadically as hotel from 1884 - 1943.
Then sold at sheriff's auction - ¹⁹⁴³ then
torn down to present state. In 1884 it was
one of the most elegant hotels west of Denver.

Architectural Style:

Four story brick Queen Ann commercial
building - Brick bracketed cornice work at roof
line - Iron cornice at first floor - Mansard
roof for top floor and a sidewalk walk.
(see more detail on following pages)

Legal: Blk 28 - West Gunnison Lots 13-14-15-16
17-18-19

History

22. A Peacock Among Mud Hens (*La Veta*)

The passing of the La Veta Hotel was a sort of commentary on its times. It was built by a village with great expectations for the future; it was razed by a town that never quite lived up to them. But for a while, the La Veta lived a peacock-proud existence.

The La Veta was completed in 1884 by Benjamin W. Lewis, who expected the hotel to be the finest between the East and the West. Certainly the people of Gunnison thought it was, and many a Colorado traveler speaks nostalgically of the handsome old edifice.

Originally the hotel was to have been called the "Willard House" after the man who started the enterprise, but because of "financial embarrassment" Willard transferred the partially finished building to Lewis and his Lewis Hotel and Improvement Company. Gunnison responded by changing the hotel name, too, and called the not-quite-finished building the "Lewis House."

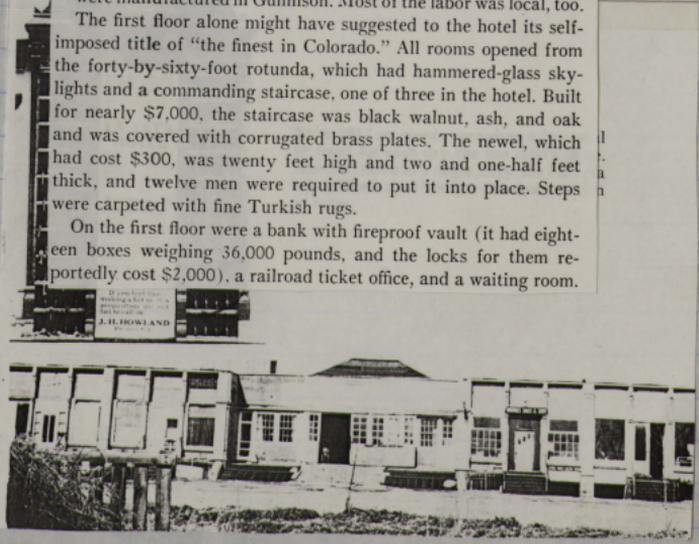
Linens, draperies, silver, lobby chairs, and even carpeting were ordered with an "LH" monogram. Then Lewis decided that he didn't want the place named for himself after all, so his staff was charged with finding a name to fit the initials. They decided on La Veta, the name of a near-by railroad pass, an appropriate title since the Spanish words meant "the vein" and the hostelry was intended to be a part of Gunnison's lifeblood.

The La Veta Hotel was impressive enough to merit the name. Built at a cost of more than \$200,000 (\$30,000 of the figure was for furniture), the La Veta was a four-story building with base-ment and garret, and took up a quarter of a block. It was pillared and posted, grilled and gilded, and capped on top with a mansard roof. There were wide galleries on the second and third stories.

Nearly all materials used in construction—the brick, the cast iron, the interior woodwork including the massive grand staircase—were manufactured in Gunnison. Most of the labor was local, too.

The first floor alone might have suggested to the hotel its self-imposed title of "the finest in Colorado." All rooms opened from the forty-by-sixty-foot rotunda, which had hammered-glass skylights and a commanding staircase, one of three in the hotel. Built for nearly \$7,000, the staircase was black walnut, ash, and oak and was covered with corrugated brass plates. The newel, which had cost \$300, was twenty feet high and two and one-half feet thick, and twelve men were required to put it into place. Steps were carpeted with fine Turkish rugs.

On the first floor were a bank with fireproof vault (it had eighteen boxes weighing 36,000 pounds, and the locks for them reportedly cost \$2,000), a railroad ticket office, and a waiting room.



IN A BED

Oumer-Mullen
finished by Ben Lewis

107 rooms

Billiard room

Mens Reading room

Ballroom

Architectural Style:

Four story brick Queen Ann Commercial building. Ornate brick surface with fancy iron cornice at the first floor and with an elaborate brick cornice at the roof line. Typical Queen Ann string courses connect the windows giving the building an elongated appearance. The Mansard roof had a windows walk. - There are spindle balconies and a wooden decorative portico. Metal cresting + ornate details on roof line.

RCN-3
11/27/74
Bx

SGN33 Hartman Block (GNH-4)

A two-story, brick structure built in 1881 by Alonzo Hartman, this business block is one of the original buildings in the commercial district. Its Italianate style is evident in the brick cornice and in the segmented arch windows and lintels along the second story facade. Large display windows flank a recessed doorway, as is typical of business blocks from this period.

*Community Herald
Summer Vacation
Supplement - 1984*



1954

5GN31 Webster Building (GNH-1)

A three-story, brick structure with rectangular floor plan. A decorated and bracket cornice and window detailing are typical of the Italianate style. The structure was built in 1882, and originally served as the Shilling & Co. Dry Goods Store. It remains relatively unchanged and is a prominent historic structure in the town.

LATER GUNNISON
HOTEL

Community Herald
Summer Recreation
Supplement - 1984



*From - Gunnison - Historical Buildings
Pictures*

W. H. ROOM



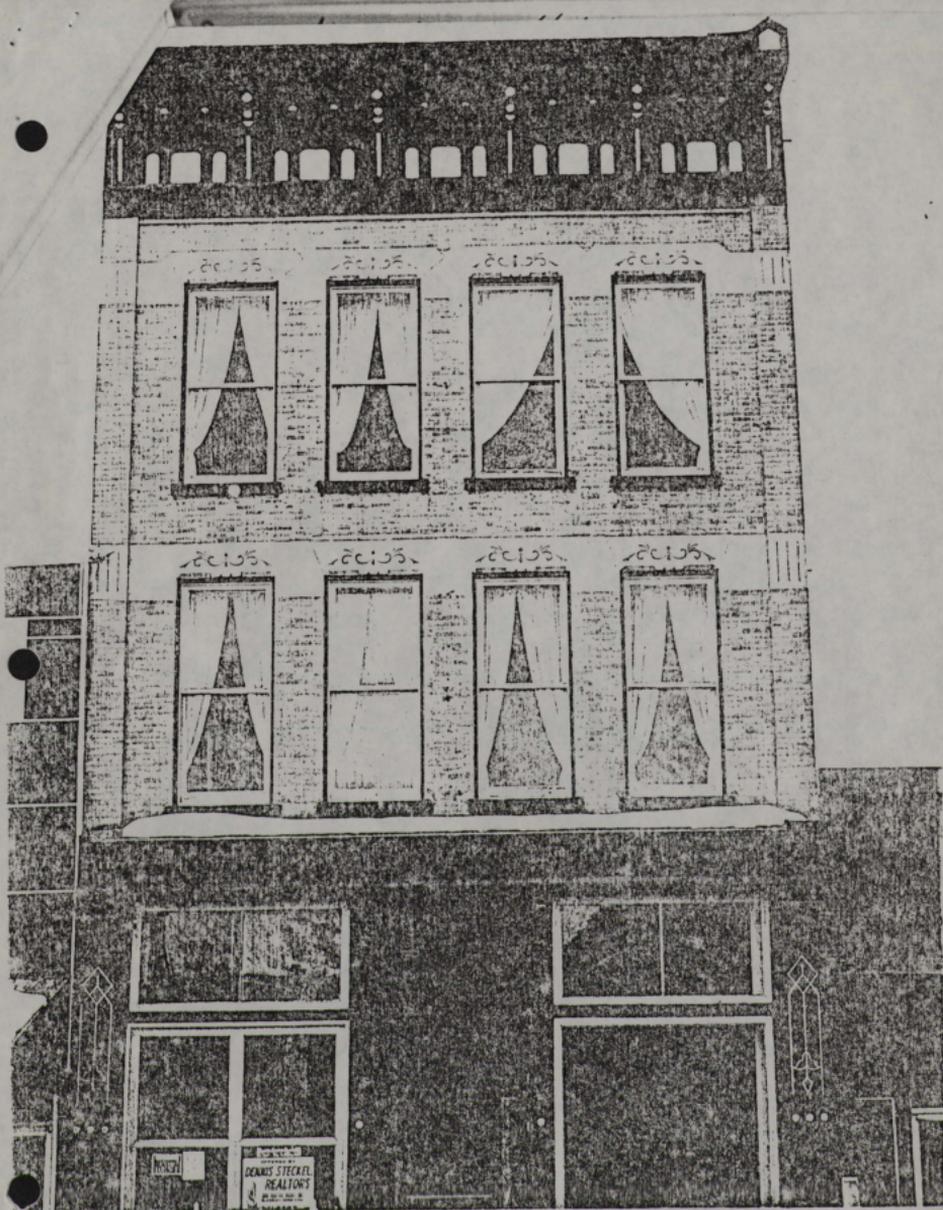
Webster Building (later Gunnison Hotel), 1881

RCN-4

11-6-0
GUNNISON HOTEL



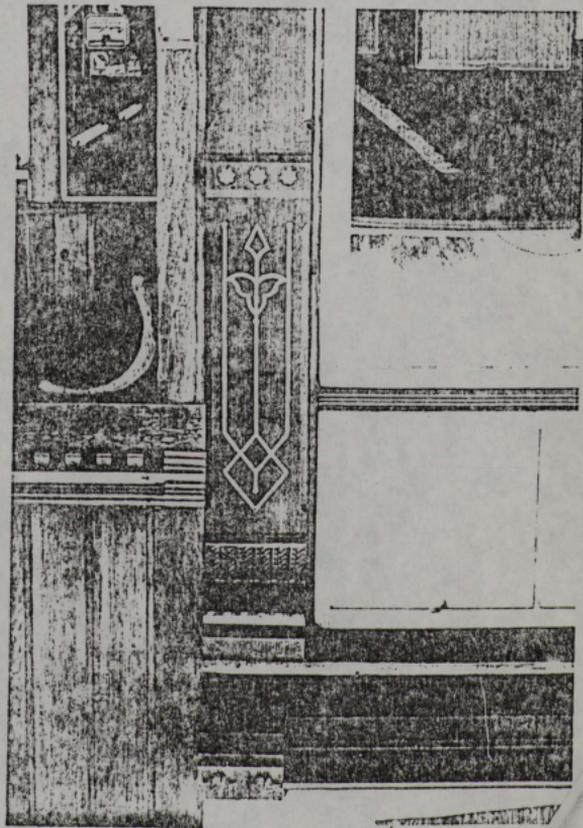
Pen-4



PHOTO

DENNIS STEAKS
& REALTORS

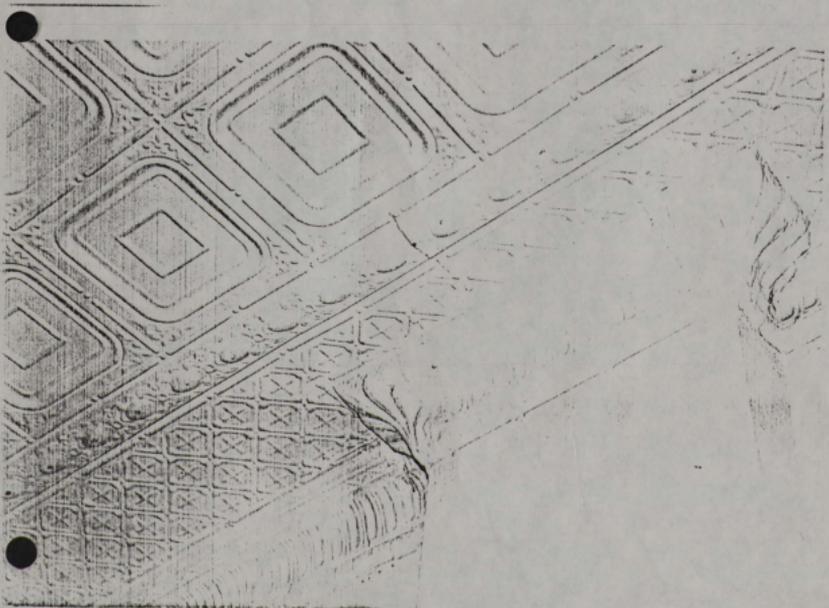
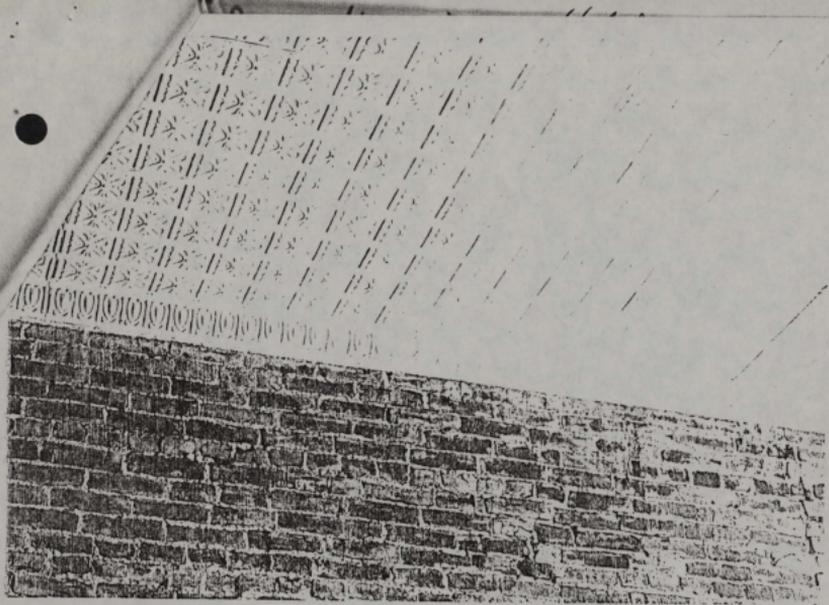




442021

11/17

Rev-4



Sam Gunnison - Hotel

Gunnison Hotel

The Gunnison Hotel building was finished in 1882 as a mercantile building and occupied by Shilling's Company Drygoods and Carpets. (The firm's name may still be seen along the south rim of the roof.)

The business was sold and in time the store building became the property of H.W. Webster who operated a store there.

Later, it became a hotel, then a rooming house. In the years 1927-1933, it was operated by Carmen Johnson and her husband. She served banquets for groups like the American Association of University Women and for sororities from Western State College. She rented the dining area for large bridge parties.

In the 1970's, an ice cream parlor, "Tin Pot Annie's, ran for a time. Then a restaurant managed by Michael Grazier served lunches and dinners for a time. The building, as of 1984, is empty.

This old building was strongly constructed. The brick walls are said to be thirty inches thick.

United States Department of the Interior
National Park Service

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received
date entered

National Register of Historic Places Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic WEBSTER BUILDING
and/or common GUNNISON HOTEL

2. Location

street & number 229 North Main Street not for publication
city, town Gunnison, vicinity of
state COLORADO 81230 code county Gunnison code

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Social

4. Owner of Property

name Gunnison Hotel Partnership
street & number P.O. BOX 209
city, town Crested Butte, vicinity of state COLORADO 81224

5. Location of Legal Description

courthouse, registry of deeds, etc. Gunnison County Courthouse
street & number 200 E. Virginia Street
city, town Gunnison, state COLORADO 81230

6. Representation in Existing Surveys

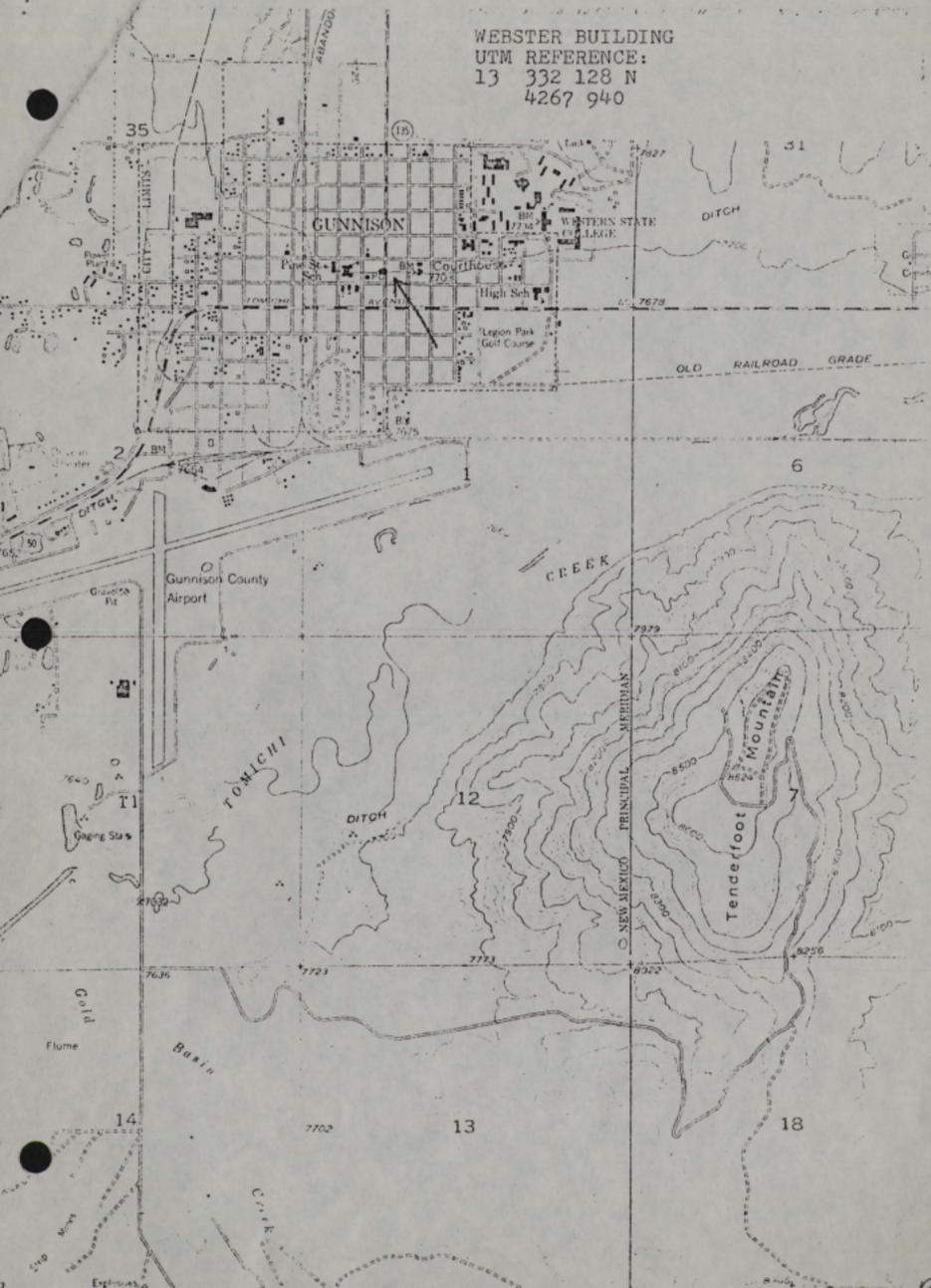
title Colorado Inventory of Historic Sites has this property been determined eligible? yes no
date Ongoing federal state county local

WEBSTER BUILDING

UTM REFERENCE:

13 332 128 N

4267 940



cription

ment	<input type="checkbox"/> deteriorated	Check one	<input checked="" type="checkbox"/> unaltered	Check one	<input checked="" type="checkbox"/> original site
d	<input type="checkbox"/> ruins		<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
	<input type="checkbox"/> unexposed		slight		

Describe the present and original (if known) physical appearance

The Webster Building (Gunnison Hotel) is one of Gunnison's most distinguished buildings. Being three stories tall, the structure is a dominant ediface along Gunnison's Main Street.

The building is located in the business district on a single 25'x125' lot. The lot is oriented east and west and sets near the center of the block on the street's west side. It is abutted on the north by a single storey commercial building and on the south by a low, two-storey structure. Since the low horizontal form of these adjacent buildings extends to both ends of the block, the three storey verticalness of the Webster Building looms like a tower in the block's center.

The structure itself measures 25'x80'. It is constructed of red brick, probably locally made, laid in a stretcher bond pattern on a foundation of coursed native sandstone and rubble. On the north, west, and south walls the brick is unadorned and broken with minimal, apparently utilitarian, bays. The sides of the building are unremarkable, originally having been painted in bold black and white lettering, "Dry Goods & Carpets."

There were originally two chimney pots on each side opening upon a flat roof. Hidden from view by the building's height and by the vertical extension of the side walls and facade, is a skylight, located in the center of the roof. This prismatically shaped ceiling bay provided a light source for the interior portion of the third floor and, through a tempered glass floor insert, for the second floor as well.

Although these individual features enhance the overall appearance and function of the building, the facade is the focal point. It has distinct Italianate characteristics, so popular in the late nineteenth century for use in commercial buildings. The first floor has a central entrance flanked by two large, store-front window bays. These are divided by decorative piers which support a cast entablature. The second and third stories are characterized by eight large bays, four per floor, which are finished with stilted sandstone lintels. These rectangular arches⁴ are polished and carved, giving the middle portion of the facade a simple, yet intricate, effect. The brick used in the facade is glazed and a lighter shade of red than the simple brick which comprises the remainder of the structure.

The facade is finished with an ornate cast iron, bracketed cornice, embracing the central bays between cast iron detailing at the bottom and top of the building's front. Being of galvanized iron, and painted from their erection, the cast iron pieces are the focal point of the facade.

The interior of the Webster Building saw different uses for each floor. The ground floor was a large open space with plank flooring and an ornate pressed tin ceiling. Just to the left of the main entrance is a wide staircase giving access to the upper floors. The second floor was a storeroom and living quarters for the proprietors. The third floor was

See continuation sheet.

National Register of Historic Places Inventory—Nomination Form

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date entered

Continuation sheet DESCRIPTION Item number 7 Page 1

open and used as a meeting hall. The original pressed metal ceilings still remain.

Since little of Gunnison's commercial architecture from the early years remains from the early years, the Italianate characteristics of the Webster Building are more distinct than if surrounded by similar features. The structure has been virtually unaltered exteriorally. All dominant interior features, ceilings, floor inset, and skylight remain.

1. Duane Vandebusche, The Gunnison Country, Gunnison, Co.: (B&B Printers, 1980); p. 145.
2. Robert Packard, ed. Ramsey/Sleeper Architectural Graphic Standards, The American Institute of Architects, 7th edition, New York. P. 223.
3. Marcus Whiffen, American Architecture Since 1780: A Guide to the Styles, Cambridge, Mass. (M.I.T. Press, 1969), p.97.
4. Ibid.
5. Gunnison Daily Review, August 25, 1882.

Finance

Areas of Significance—Check and justify below

- | | | | |
|--------------------------------------------------|-------------------------------------------------|-------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input checked="" type="checkbox"/> social |
| <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1882 Builder/Architect unknown

Statement of Significance (in one paragraph)

The Webster Building has been a Gunnison Landmark since its construction in 1882. It is the focal point of Gunnison's Main Street. It is one of three remaining commercial buildings in the downtown district which has retained its historical integrity. A center of commercial enterprise for one hundred years, its owners were also important characters in local politics and in recreation.

Architecturally, the Webster Building was, by Gunnison's standards, elaborate and grand. Built by Milo Matteson for use as a retail store, the Gunnison Daily Review Herald on August 22, 1882: "Matteson's three storey brick building is ready for the galvanized iron cornice. It will be one of the finest looking buildings in town and the most substantially built." One of the first permanent masonry, commercial structures built downtown, the store, operated under the name Shilling and Co., opened to a booming Gunnison for retail sales. The town was recently served by the Barlow and San-erson Stage and Freight Line and the opening of the Denver and Rio Grande Railroad in August of 1881.

Matteson came to Gunnison from Chicago. He operated another retail store in Gunnison from 1880. He contracted for the construction of the building in January of 1882 and occupied the finished structure August 18, 1882. Located in one of Gunnison's highest buildings, Shilling and Co. became Gunnison's most outstanding dry goods establishments. Matteson sold the building and business in 1889 to Herman Webster who ran the business in the building until his death in 1920. Webster had come to town from Vermont to run a rival dry goods store. Successful in his new enterprise, soon the building and the entire block took on the "Webster" name. Webster was influential in local politics, was councilman, and mayor of Gunnison. He also served as a director of the First National Bank.

Webster married May Smith, a native of Illinois, in 1885. She was best known for her donation of a large sum of money to the city of Gunnison to be used for the construction and maintenance of a recreation and social hall. The building was constructed in 1935. Known as Webster Hall, the structure is still in use today.

The first floor of the Webster Building has been in continuous use as retail space since the building was constructed. The second floor, originally living space for the proprietors and a warehouse has been converted to hotel rooms. The third floor was used originally as a social hall. Odd-llows and Masons met in the space and numerous theatrical events and socials were held on the premises.

In summation, The Webster Building finds its major significance in its architecture, early and unusual for Gunnison, in its continued importance as a social center, and for commercial impacts for a century.

ates Department of the Interior
Park Service

**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet Significance

Item number 8

Page 1

1. Duane Vandebusch, The Gunnison Country, Gunnison, Co.: (B&B Printers, 1980,) p. 68.
2. The Gunnison Daily News Democrat, January 11, and August 18, 1882.
3. Carol Crowle, "The Gunnison Hotel", 1980.

Bibliographical References

Continuation sheet.

Geographical Data

Creation of nominated property -1

Quadrangle name Gunnison

Quadrangle scale 1:2400

UTM References

A	13	33121	1218	412	67	9140
Zone	Easting	Northing				

B			
Zone	Easting	Northing	

C			
---	--	--	--

D			
---	--	--	--

E			
---	--	--	--

F			
---	--	--	--

G			
---	--	--	--

H			
---	--	--	--

Verbal boundary description and justification

Lot 20, Block 12, City of Gunnison

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
-------	-----	------	--------	------

state		code	county	code
-------	--	------	--------	------

11. Form Prepared By

name/title	Tracey Thrasher Daily Preservation Officer	Howard Channell
------------	-----------------------------------------------	-----------------

organization	City of Gunnison	date	12/17/83
--------------	------------------	------	----------

street & number	515 N. Boulevard St.	telephone	(303) 641-1951
-----------------	----------------------	-----------	----------------

city or town	Gunnison,	state	COLORADO 81230
--------------	-----------	-------	----------------

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

title		date	
-------	--	------	--

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

Chief of Registration

date

Rec-4

ates Department of the Interior
Park Service

onal Register of Historic Places
entory—Nomination Form

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date entered

Continuation sheet BIBLIOGRAPHY

Item number 9

Page 1

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Sullenberger, Martha and Baker, Steven G., The Historical Architecture of
Gunnison County, Co.: A Review and Evaluation, Montrose, Co.:
Centuries Research, Inc., 1981.

Vandenbusche, Duane, The Gunnison Country, Gunnison, Co. : B&B Printers
Gunnison, Inc., 1930.

Wiffen, Marcus, American Architecture Since 1780. Cambridge, Ma.: The
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Papers:

The Gunnison Daily News Democrat: Jan. 11, and Aug. 18, 1882.

The Gunnison Review: Aug. 25, 1882.

"The Gunnison Hotel", a research project by Carol Crowle, 1980.

Page 4

225 110's Head

Popular Name of Building
Fisher - Zugelder House +
Smith Cottage

Street address:
601 No. Wisconsin

Year of construction: 1880

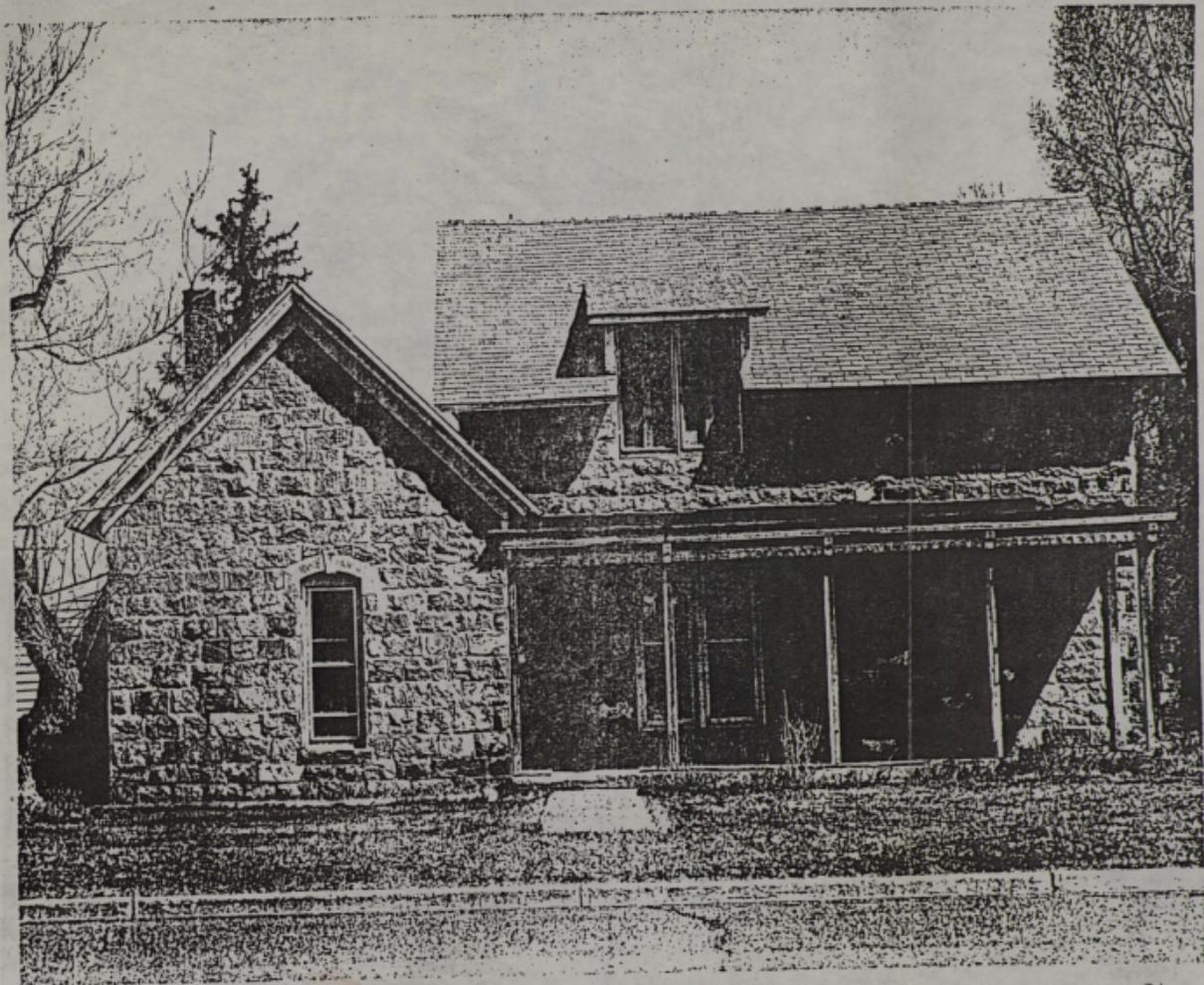
Brief history:
Christstone home in Gunnison

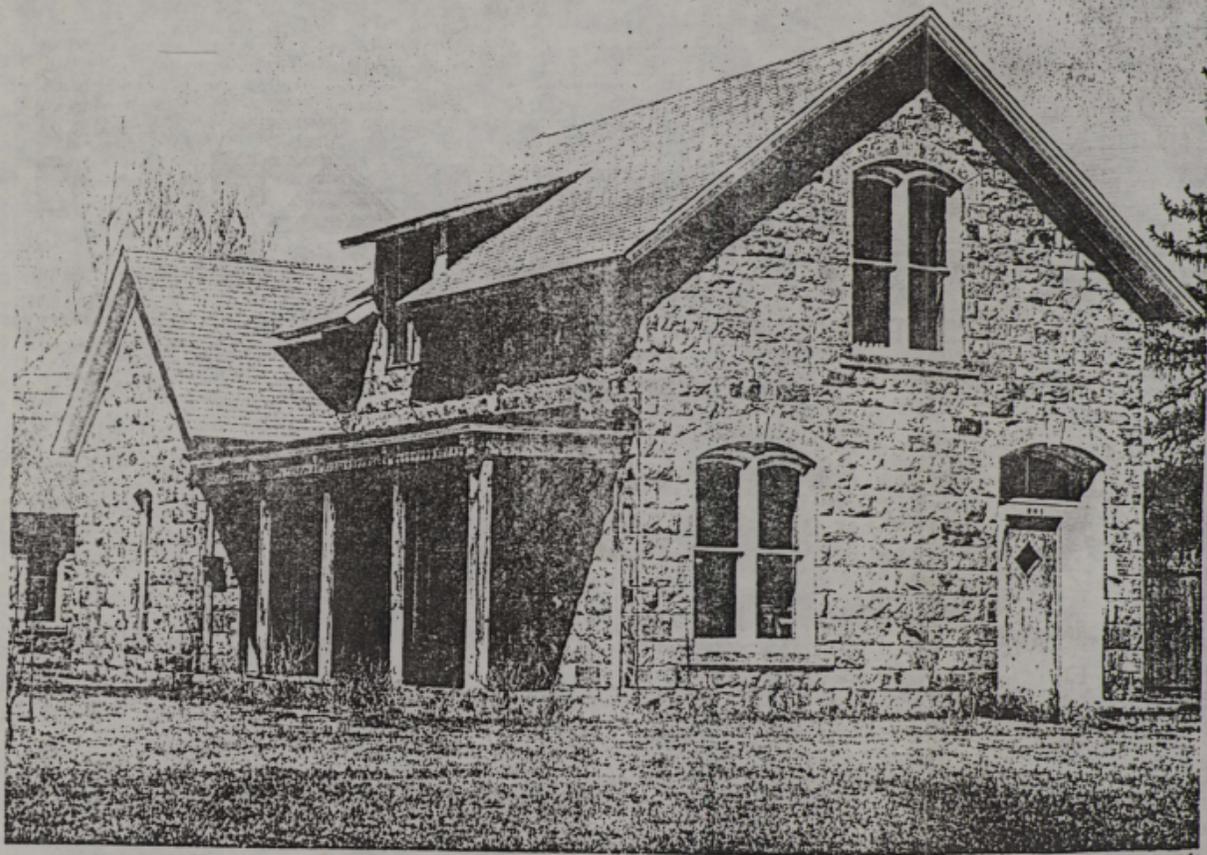
Architectural Style:
Two story sandstone Vernacular / Gothic
Revival house.

601 N. Wisconsin (GNH-121) *Ren*

This 1880 vernacular ^{single-story} structure is listed as one of the original residences in Gunnison and is apparently one of the first to be constructed of stone. The sandstone is believed to be local, possibly from the Treadwell Quarry located west of town. The two-story structure with single-story cross gables has moderately steep gable roof with a single shed dormer (addition). Carved sandstone lintels are located above semi-elliptical casement windows. A rectangular stone garage also sits on the property.

*Community Herald Summer
Recreation Supplement - 1984*





Wm. Gunnison



7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> slight	<input type="checkbox"/> date

Describe the present and original (if known) physical appearance

The Fisher-Zugelder House and Smith Cottage dominate the surrounding area because of their imposing sandstone block construction. This massiveness is tempered by intricate stone carvings and wood embellishments, creating a dignity which has transcended one hundred years.

These structures are located on three corner lots in north-central Gunnison. The area is typically residential, generally composed of single family dwellings with few multiple occupancy units and rentals. The property is in Gunnison's First Addition wherein lot sizes are 25' X 125'. The lots, there were four until 1962, run east and west, comprising a site which is approximately 100' X 150', including a 24' strip of city right-of-way on the south and east. Originally on the site's north-west corner there stood a barn which was razed circa 1958.

The most complex structure on the property is the Fisher-Zugelder House; it is a two story, perpendicular gabled, sandstone, residential building. The house is comprised of two distinct parts, as if separate simple gabled structures were consolidated; there is, in fact, a common stone wall between the two sections. The main, two story portion is on an east/west axis and measures 23' X 25'; the less dominant, single story component is on a north/south axis, measures 15' X 25', and is off-set to the south, creating an irregular "L" plan.

Originally, the main house was partitioned into several small rooms. The downstairs living area consisted of a stairwell hall, a formal parlor, and a dining room. The single storey part was divided into a kitchen and a study. The upstairs consisted then, as it does now, of two bedrooms; a bathroom was added later.

On the far west portion of the site, next to the alley, sets the Smith Cottage. It is a sandstone, single-storied, simple gabled structure on a north/south axis. It too is a residential building, but it is much less complex, being comprised of a single stone rectangle measuring 18' X 25' and having a shed-type frame addition on the northern, secondary facade. Initially, this addition housed a kitchen, while the stone portion was partitioned at mid-point into a living room and a bedroom.

Both houses exhibit a dominating vernacular flavor in their detail. Each has a simple floor plan made up of one or two rectangles. Tons of stone rest perfectly plumb on a foundation of indigenous hard-pan and rubble. Plain stone walls are broken infrequently with minimal bays. These walls are double-layered with a dead-air space between and are a consistent eighteen inches thick. They are laid in an interesting combination of a one height ashlar pattern on the most visible sides, an uncoursed, roughly squared pattern on the least visible portion, and even an uncoursed field-stone form high on the north wall of the main house. In addition, the design simplicity is further represented by 2" X 4", 2" X 6", and 2" X 8" rough-cut floor joists and rafters, with native, white-wood plank flooring throughout both residences. The stone walls have an interior base of mud plaster with a coating of lime plaster; partition walls are lath and plaster on rough-cut 2" X 4" studs. The vernacular characteristics culminate in sawdust ceiling insulation and pegged sash frames.

This simple local interpretation, however, is tempered by European Revival forms, undoubtedly brought to Gunnison by westward expansion and by numerous architectural guides and books available during this period. The Fisher-Zugelder House and Smith Cottage have distinct Gothic Revival characteristics. This style, which dominated eastern architecture between 1830 and 1860, is characterized by sweeping verticalness which made it popular in ecclesiastical designs. In these buildings, it is represented by elongated windows and sharply pitched gables, lending a perpendicular appearance to both main facades.

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INVENTORY -- NOMINATION FORMFisher-Zugelder House
CONTINUATION SHEET and Smith Cottage ITEM NUMBER 7 PAGE 2

In addition, the ^{Gothic}Italianate style of a later period is dominant in the structures' detail. Local stone masons carved rope-like patterns in the stilted, segmental arched windows and door lintels and extended sills; all of which are carved from clear, light sandstone. The Italianate style is also evident in the Fisher-Zugelder House's south-facing verandah. This 24' porch is flat roofed and square with a heavy bracketed cornice, highlighted by an ornate frieze.

The verandah detail and some interior detail are exactly repeated in several other Gunnison residences. The brackets and frieze are duplicated on other nearby porches, and the dominating interior feature of the Fisher-Zugelder House, the staircase, with its relatively ornate newel post and baluster, is precisely reproduced in at least one other local house. The frequency of these decorative details throughout town leads one to assume that the pieces were available through mail-order catalogues.

There is one design alteration and a few frame structures on the site. A shed-roofed dormer was added to the south side of the Fisher-Zugelder House circa 1930. Also, this house has a small, clapboard sided, shed-roofed, frame addition on the west side. Its origin is unknown, but it is presumed to be original. One, recently built, storage and wood-shed sets apart from the stone structures and is temporary and portable.

The simple, local orientation of these buildings, similar to but unlike other stone structures in Gunnison, is moderated by European Revival influences. The two effects combine to form a "transitional vernacular style." The massive strength and simplicity of native stone, combined with the intricate detailing of eastern and European influences, blend to form a visually pleasant unit.

1. Ken Opfer, personal interview, Gunnison, Co., June 1983.
2. C.A. Helmecke, personal interview with previous owner, 1978.
3. Howard Channell, personal observation, 1976.
4. Robert Packard, ed. Ramsey/Sleeper Architectural Graphic Standards, The American Institute of Architects, 7th edition: New York:, page 223.
5. C. Eric Stoehr, Bonanza Victorian, Albuquerque, N.M.: (U.N.M. Press, 1975.) pp 29-34.
6. John Blumenson, Identifying American Architecture; Nashville, TN. (American Assn. for State and Local History, 1977), p.31.
7. Ibid., p. 37.
8. C.A. Helmecke, personal interview, 1978.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
Specific dates 1880-1881	Builder/Architect Frederick Zugelder			Builder is associated with State Capitol Stone.

Statement of Significance (in one paragraph)

The primary significance of the Fisher-Zugelder House and Smith Cottage lies in that they were some of the first elaborate and permanent residences constructed in Gunnison. Further, they represent a unique transitional vernacular form, typical of Gunnison's development, and finally, persons associated with the houses impacted the locale, region, and state.

Being the first stone residences built in Gunnison,¹ the houses were erected beginning in October of 1880² and were complete in June of 1881.³ As described in Bonanza Victorian, Colorado mining town development generally fell into four phases: exploration, settlement, camp, and town. Gunnison's progress follows the model. The camp and town phases described by the author are most pertinent to the Fisher-Zugelder House and Smith Cottage.

The camp phase in Gunnison began circa ~~1879~~¹⁸⁷⁹ and continued until 1881. As mining interests grew in outlying areas, saw mills began operation and frame structures began to appear. Architecture, however, remained simple as tents and temporary structures from the settlement phase were gradually replaced. Social organization was manifest; city streets were plotted and city government was established.

During the camp phase, city fathers successfully formed a town committee and incorporation papers were drawn up. Those papers were filed in January of 1880. Thus, the newly incorporated city began its move into the town phase. Structures became more permanent and elaborate in nature. It was during the transition between camp and town phases that the Fisher-Zugelder House and Smith Cottage were constructed. That transition is exemplified in their architectural style.

As new industry developed in Gunnison to meet evolving demands, change occurred rapidly. One new industry, the quarrying of local sandstone, began in 1880 when deposits along the Gunnison River were utilized. Quarries owned by David Fisher⁵, who was general manager of the Gunnison Stone Co. and Quarry, flourished. By July of 1880, Fisher advertised one hundred cords of cut stone for sale, including twenty-five fine sills.⁶ Because stone was Fisher's business, he decided to use this native material when building his home. He contracted with Frederick Zugelder, master mason, stone-cutter, and contractor for the job.⁷ Zugelder arrived in Gunnison in 1879 from Rochester, New York. As a mason he found steady work.

Well respected in his field, Zugelder laid the door sills at the new Gunnison County Courthouse in 1881.⁸ After completion of the Fisher-Zugelder-Smith construction, Zugelder went on to build a number of fine masonry structures locally. His primary notability came in 1888 when he investigated a large granite deposit, later known as the Aberdeen Quarry, south of Gunnison. Samples of the excellent grey granite were sent to Denver for analysis. The granite was selected as the construction material for the Colorado State Capitol. Frederick Zugelder served as the quarry-master on the project which employed hundreds.⁹

Please see continuation sheet.

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Fisher-Zugelder House
CONTINUATION SHEET and Smith Cottage ITEM NUMBER 8 PAGE 2

Architecturally, the Fisher-Zugelder House and Smith Cottage are significant due to three basic features. First, the technique and materials of construction and detail are a reflection of Gunnison in 1880. Next, the homes became prototypes for future stone construction here until architectural styles altered. Finally, these houses are some of the few remaining early buildings which are relatively unaltered and retain their historical integrity.

The Fisher-Zugelder Smith construction reflects a number of factors which interplayed to produce the kind of architecture used in Gunnison's camp phase. The first of these factors was that early building had few impacts upon it from outside the area. Local builders used what they had and adapted it to local conditions to produce buildings representative only of this particular location. This type of construction, commonly called vernacular, exhibits itself in these houses primarily in the choice of sandstone, rough-cut frame timber, and simple forms.

The architectural transitions which occurred during the time of construction are indicated in these houses through the personal attention to craftsmanship and decorative detail by Frederick Zugelder. While basic vernacular architecture tends to be expedient and functional, the work of the builder goes beyond vernacular in these houses. One non-functional detail which illustrates this point is the hand chiseled corner work.

In addition to the above, local vernacular architecture was gradually changing as impacts from outside Gunnison were felt. These residences are perfect manifestations of this progress. The evolution of architectural style was the result of three factors: the availability of architectural building guides and catalogues,¹⁰ improved transportation, and the influx of eastern craftsmen.

In 1880, the Barlow and Sanderson Stage and Freight Co. began regular service to Gunnison.¹¹ Items from guides could now be ordered to dress up local architecture with fancy mail-order detail pieces. Thus, the use of European Revival style trim pieces became popular and feasible. Mail-order detail is seen in these homes in the elaborate verandah and stair detail.

Builders, like Frederick Zugelder, came to Gunnison as part of the westward expansion of the U.S. They brought with them techniques and concepts not based locally. The beautiful hand-carved motifs on the Italianate window and door lintels on both house and cottage are an interpretation, using local materials, of European Revival themes.

Architectural guides had impact on more than builders. A new middle-class of people had money to spend. They were interested in building permanent homes with form beyond function to display their taste and wealth. In 1880 and 1881, few homes of quality and style were built here. The grand stone houses became models for other stone buildings. Approximately six contemporary structures stand.

As evidenced by old photographs,¹² the modification of Gunnison's architecture between 1880 and 1885 was phenomenal. There was an almost total shift from vernacular architecture to building based on European Revival themes. Thus, by 1883, houses like the submitted property were seldom built.

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Fisher-Zugelder House

CONTINUATION SHEET and Smith Cottage ITEM NUMBER 8 PAGE 3

It is unfortunate that few contemporary buildings have survived. Of those that have, most have serious alterations. Boom town growth does not lend itself to the preservation of the old. The Fisher-Zugelder-Smith houses have survived Gunnison's changes. Perhaps that survival is due to their grandness and the permanence of the stone.

The last important person associated with the building of the site was Gunnison pioneer, David Smith, who owned the cottage. Smith was one of the earliest white settlers in the region, arriving from Virginia in 1875. He was appointed the first Gunnison County judge in 1876 by Governor John Routt, and held that position through the 1880's. Smith was much involved in local matters. He was influential in democratic politics and was instrumental in the founding of Episcopal Church meetings in Gunnison. When the congregation decided to build a church, identical sandstone to that found in Smith's Cottage and the Fisher House was chosen. The new church was built with similar technique, using a simple Gothic Revival style.

Being the first stone and among the oldest structures extant in Gunnison, the Fisher-Zugelder House and Smith Cottage represent several significant aspects of Gunnison's early development. Architecturally, the fine stone craftsmanship and construction depict a form and style indicative of Gunnison's camp days. Persons associated with the construction were instrumental in guiding the city, county, and state in architecture, politics, and community development. Materially, the stone is a reminder of the once flourishing quarry business which helped to move Gunnison into a lasting city.

1. Martha Sullenberger and Steven G. Baker, The Historical Architecture of Gunnison, Gunnison County, Co. A Review and Evaluation, (Montrose, Co.: Centuries Research, Inc., 1981.), p. 93.

2. Gunnison News, Oct. 23, 1880.

3. Gunnison Review, June 11, 1880.

4. C. Eric Stoehr, Bonanza Victorian: Architecture and Society in Colorado Mining Towns, Albuquerque, N.M.: (U.N.M. Press, 1975.), pp.10-17.

5. Gunnison Review, May 22, 1880.

6. Ibid., July 3, 1880.

7. Ann and Helen Zugelder, personal interviews, Gunnison, CO., April 1983.

8. Gunnison Democrat, Feb. 9, 1881.

9. Wallace Moore and Lois Borland, "Quarrying the Granite for the State Capitol," Colorado Magazine, XXIV, (March 1947).

10. H. Anthony Crosby, Preservation Architect, National Park Service, Denver Federal Center, personal interview, Tincup, CO., May 1983.



601 North Wisconsin

- 1880 State of Colorado conveyed 160 acres to Sam B. Harvey.
- 1880 - March - 1 a. retained around house.
(It is presumed to be present stone house, built by Fred Zugelder)
- 1880 - 1/2 a. to Hazard Powder Co. and a tract to Frank McMaster.
- 1880 - James P. Kelley & Alonzo Hartman convey 6 1/2 a. to E. M. Jones.
- 1881 - David Fisher & Isabella Fisher (wife) conveyed lots 13, 14 block 55 to Charles Shackelford.
- 1881 (Notation - E. P. Jacobson - deceased - No connection with property established.)

- 1881 - Cottage on 40x50 feet of block
13, 14 owned by David Smith.
- 1886 - Passed to town of Gunnison
for \$142.33 in taxes due.
- 1885 - East 85 feet of lots 13, 14 conveyed
to John Latimer by Fishers.
(Interest rate 1½%)
- 1916 - Lots 13, 14, 15, 16 block 59 bought
by Frank Zugelder on March 25.
\$2,000 borrowed from Gunnison
Savings and Loan - Payments
\$28 per month.
- 1925 - Sold to CA. and Mildred Helmecke
- 1944 - Mortgage released
- 1945 - (Notation) Final settlement
of Jacobson estate)
- 1978 - Owned by Hap and Narcissa
Channel who are beginning
restoration of the property.

381 - Cottage on 40x50 feet of block
13, 14 owned by David Smith.

386 -

385 -

916 -

925 -

944 -

945 -

978 -

nnison

4 conveyed

2 bought

h 25.

ison

ts.

elmecke,

ment

arcissa

Open to all, stiff people at the Times, this regular column will hopefully entertain, tickle, outrage, or, at least interest readers of the Times.

I can resist, even ignore, new homes, but I confess to be a true "pushover" for any older building. Let me spy a piece of original molding partially hidden by modern paneling and an urge to strip away the new and restore original beauty emerges.

A unique combination of characteristics is required of a person buying an older home to restore.

One should possess, among other traits, romanticism, optimism and ingenuity—all laced with a tinge of



Narcissa Channell

idity.

Two years ago my husband and I bought a home built nearly one hundred years ago and armed ourselves with an ample supply of books on preservation crafts and techniques to consult when facing technical problems.

However, when our spirits plummeted and we began to doubt our decision, there has been no manual suggesting how we regain

SOME TI

our enthusiasm.

Therefore, I have developed several of my own methods for maintaining both our sanity and our happiness.

Don't succumb to the temptation of making grandiose plans. Progress should be measured in inches, not miles.

Take the time estimate of finishing any restoration project and triple it. This realistic assessment will help you avoid discouragement when you never finish anything on time.

Taking the time to restore one or two original features of our home has been well worth the effort, even though they have been far down on the priority list of making the house structurally sound.

Channel who are beginning restoration of the property.

R47
Hermann's Nests
Dec

Popular Name:

Hartman Town Home

Street address:

204 W. Denver

Year of Construction: 1882

Brief History:

Architectural Style:

Two story stone vernacular / Gothic Revival.



back
side



CURRENT
PHOTO

This two story sandstone and frame house is built in a Vernacular / Gothic Revival style with its steep roof and cross gables - tall narrow windows that have stone segmented arched window and

door lintels. The same section has
double window with a decorated carved
curved lintel with dripstone cap.

ALONZO HANCOCK'S FOUNDATION

214 W. DENVER

EXHIBIT OF 1930

~~CASSON~~

~~HEATHERWOOD~~

~~CONDO~~

~~# 30~~

~~641-5613~~

~~_____~~



First frame house in Gunnison. Note varying direction of the clapboard.



"The mansion"
Old decorative wire fence in foreground

Doo Rios - too Rivers

Rather than Victorian Western architecture we find this to be Queen Anne with its fancy scalloped shingled tower, porch and second story exterior. It also has varying roof planes - all typical Queen Anne features. The Romanesque round-arched windows of the first floor tower have leaded stained glass. The top portion of the windows feature flowers and owls. Owls still live about the house and large trees. It is a Victorian floorplan - very square. There is an Iron Cresting along the top roof line.





Alonzo Hartman home, Gunnison, Colorado.

*Lanterns and Gingerbread
Abuelo's Historic Homes - Dallas, Sueda*

Gunnison:

Dos Rios

It was a Christmas day in the 1870's when a tall young man, still in his teens, dismounted from his burro—right into Gunnison country history.

He was Alonzo Hartman, a descendant of Daniel Boone, who had been sent from Denver to take care of government cattle for the Los Piños Indian Agency. He reportedly was the first white man to establish permanent residence on the Western Slope.

Young Lon Hartman had lived for several years in Denver, where he had camped on the present site of the Shirley-Savoy Hotel. He also knew the mountains and the Indians, so he was well suited for a job at the agency.

After he had lived on the Western Slope awhile, Hartman became the first postmaster of the small village of Gunnison. He later told his daughter the reason he never smoked was that having to stand behind the small window of the post office and smell the foul breath of the tobacco-chewing miners and trappers cured him of any taste for tobacco.

One of Hartman's close friends was Jake Hinkle who had come

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to Colorado to seek his fortune. Hinkle told Hartman about his pretty young niece in Kansas, Annie Haigler, a school teacher, and persuaded Hartman to write her. He did, and the two corresponded for quite a while before she came West to meet him. When she left for Kansas, the two were engaged. They were married at her home January 29, 1882.

By that time Hartman, who had spent his wages buying cattle, had built his holdings into the prosperous Don Rios Ranch, where he moved his bride into the first frame house in Gunnison. A mile west of the present-day town, the Dos Rios ranch house is "Union Pacific" yellow with brown trim and has a shingle roof.

Though a plain frame house was elegant enough in Gunnison, Hartman made his home even fancier by varying the direction of the clapboard. For the most part it is horizontal, but under the front gable and the front window the boards are vertical, while above the window they are on a herringbone diagonal.

The gable also sports a handsome bit of gingerbread trim. There is decoration on the porch supports that form pseudo-arches. Though dilapidated, the house still stands in the shadow of the one that replaced it.

The frame house was a pretty fine place, indeed; but Hartman, by now a wealthy rancher, decided an elegant house was not good enough; he wanted a mansion, so he built one. For miles around it was known as just that, "the mansion."

Like any good rancher, Hartman built a new barn and stable before he started the house. The keystone near the top of the barn gable gives the date of completion — 1889. Surprisingly enough, the outside walls are brick, which withstood a fire a number of years ago that gutted the inside and would have demolished any frame barn.

His home, Hartman decided, would be in front of the frame house which could be used for servants' quarters. It was just a short distance from the log post office he had established, and was reached by a long circle driveway.

The man Hartman picked to design his show place was the local Methodist minister, a gentleman named Fuller who blended Victo-

rian and Western architecture with touches of church elegance. He came up with a large, showy, ill-arranged home. When it was finished, it had cost Hartman \$45,000.

Constructed of brick which probably was made in Gunnison, natural stone, and wood siding, the house is basically rectangular with a tower, completely out of scale, on the front.

The windows of the tower are set into Italian arches, rounded at the top. Though the size of the arches is the same, the length of the windows shortens as one ascends the stairs. There are seven windows and eight arches. The third floor of the tower has a conical roof, capped with a metal "dunce" hat and a weather vane.

The entrance hall, by far the most elegant part of the house, has a commanding white oak staircase circling up the tower to the second floor. The balustrades, instead of being straight spindles, entwine to form S-shaped designs winding to the top of the stairs.

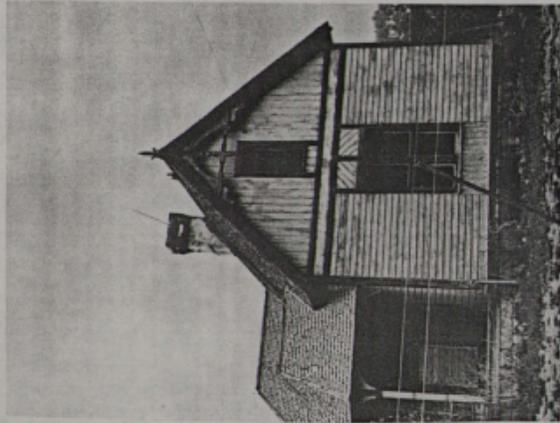
On the wall behind the staircase, most likely inspired by Fuller's church background, are long, narrow stained glass windows, imported for Italy. The top sections of the windows are jewel-colored flowers and owls. The panels below are long strips of colored glass, and underneath them are diamond-shaped pieces of leaded opaque glass.

Three-fourths of each window is quite conventional, but the bottom panel is a unique piece of abstract art in apple green, turquoise, and orange. Mrs. Hartman must have fallen under the spell of Louis C. Tiffany's new colors and textures of glass. The leaded panes, which seem to be a random sampling of left-over shapes and sizes of glass, allow a Tiffany play of light and color.

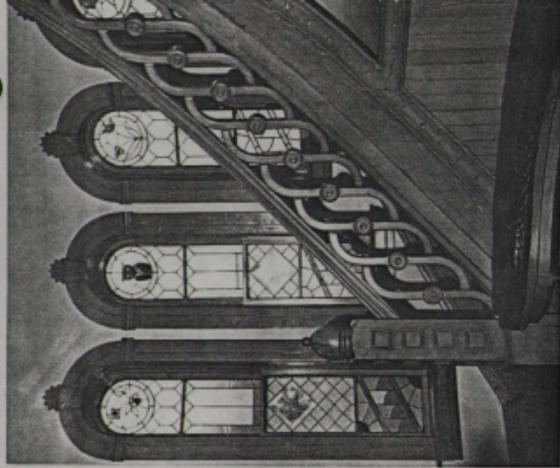
The windows are framed with white oak arches, and the keystone area at the top of each is enhanced with a wedge-shaped piece of carved wood.

The fireplace across from the staircase is tile of a pinkish brown color and the figures in relief at the top and sides are Italian, purchased at an early Chicago World's Fair.

Hartman's daughter remembers that the hall held two large show cases. Many of their displays were Indian artifacts, most the gifts of Hartman's Indian friends, Chief Ouray and Chipeta.



The original Hartman home, just behind the stone house, was the first frame house in Gunnison.



The staircase is white oak; the windows, designed by the local minister, are a combination of Victorian and abstract design.

The entrance hall opens into a sitting room with a velvet-draped bay window alcove. The arch to the alcove is decorated with hand-some wood filigree to match the oak doors. A leaded, colored glass window looks out onto what is now the kitchen but was originally the butler's pantry. To the right, through an archway decorated with wood filigree work, is the library. Both rooms have tile fireplaces as well as parquet floors.

There is a dining room with fireplace and also a glassed-in playroom and bath, both added later.

The basement originally held the kitchen, and food was brought to the dining room in a dumb waiter. However, a subsequent owner removed the extravagance and moved the kitchen upstairs.

The basement with its low ceiling is dark and gloomy, but it does have a fireplace and carved white oak staircase connecting with the one in the entrance hall.

Three bedrooms and a bathroom are on the second floor. The bath may have been put into the house when it was built.

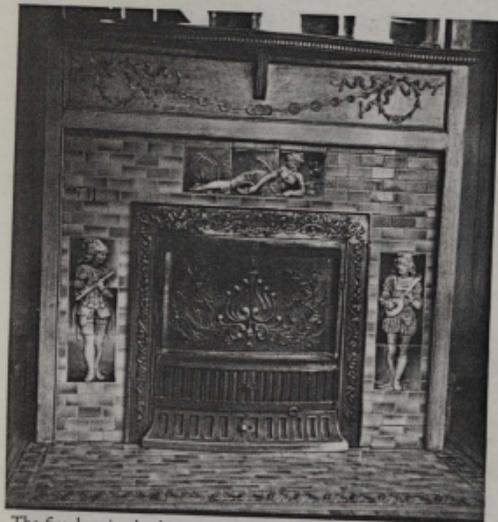
The third floor belvedere is a white-washed room with many windows looking out to all parts of Gunnison County. It is reached by a trap door and narrow fold-up staircase. Probably the little room was used just for storage by all owners except Mrs. Hartman who painted there.

She climbed the steep narrow stairs in her full skirts, locked the trap door securely so no one could bother her, and painted her proper Victorian pictures. No one remembers whether or not she had talent, but she was prolific, and the house was filled with her work. On the tower wall next to a window, she painted a pretty miniature of a waterfall.

After a number of years, Hartman's ranching business declined, and he started a general store. When that, too, proved unsuccessful, the family sold their home and moved away.

It was worked as a ranch by several owners until a development firm, that fittingly named itself "Dos Rios," purchased the place, parceled off most of its ground for vacation home sites, and left the ranch a gentleman's farm of sixty acres and the home a sort of defrocked manor house.

Starlights + Stargazers • Dallas, Southsea.
Whitlock's Heritage Homes.



The fireplace in the foyer is Italian, purchased at a World's Fair.



Waterfall painted by Mrs. Hartman on the tower wall.



This mansion was erected on one of the Country's first ranches, Dos Rios, established by Alonzo Hartman as early as 1875. It is still used by the present owners. *Courtesy Gunnison Newspapers, Inc.*



RCN-7





Pam-Gunnison-History-~~Library~~
 Homes
 Gunnison County Public Library
 Gunnison, Colorado

Hartman Castle: a place of culinary nostalgia

By NEIL BARTEL

You get the impression you are going somewhere special before you even get there. The cottonwood canopy above the dirt road just south of the airport, adjacent to Lion's Park, could be the western counterpart to the cypress lined drive of a southern plantation. Your expectations are rewarded with the first glimpse of the "Castle" at the end of the road.

"The first thing you should know is that it was never called the Castle until a few years ago," one longtime resident of the Gunnison country said. "It was always called the Dos Rios ranch house, the Hartman place, or simply the mansion." Apparently the name "Castle" is the house's most recent addition, a title tacked on by a previous owner to help it's sale. However erroneous the name may be, it is appropriate and commonly used. After inspection of the Italian stained glass windows, the hand carved white oak spiral staircase, the dominating tower, fantastically ornate fireplaces from France and Italy, and immense rooms, it is easy to see how it acquired the new name.

but that is not all. They are turning the Castle into a restaurant that promises not only a full menu, ranging from lobster to pizza, but also a dining atmosphere that will be unequalled anywhere in the state.

The reputation of the original owner enhances the restaurant's appeal. A direct descendant of Daniel Boone, Alonzo Hartman's biography is full of firsts. Lon Hartman was the first permanent white settler, rancher, and merchant on the Western Slope; the first post master for Gunnison, and one of five men to found the first successful settlement of Gunnison, along with the state's first ex-governor. He also helped found the ancestor of today's First National Bank of Gunnison with H.A.W. Taber, Colorado's famous silver king. Alonzo also owned the first frame house in Gunnison, the house behind the Castle where the Ingrams now live.

Alonzo Hartman built his ranch, the Dos Rios, in to one of the largest in the state. It averaged 1,500 tons of hay a year and ran 1,500 to 2,000 head of cat-

tle. Mr. Hartman also built a fish hatchery, owned 30 milk cows and a slaughter house from which he supplied the local market.

After Alonzo sold the ranch in 1911, it remained intact and was even enlarged up until 1963, when it was bought by a Kansas real estate firm and subdivided. In the interim period the house and land changed hands several times. The ranch gained national prominence under the ownership of Mr. Craig Goodwin, who bought the ranch in 1942, and raised some of the finest Hereford stock in the United States.

After the land was subdivided the parcel with the house had numerous owners and was often a rental property. The Castle gradually fell into disrepair and vandalized, the barns burnt down, and the only old building remaining of those built by Lon Hartman is the stable-turned-barbaric.

It was at this point in the old mansion's life, seven years ago, that the new owners first looked at the Castle. "We wanted to move to Colorado and received a pamphlet with pictures of the Castle,

The Ingrams are a young family. Larry, 36, and Beverly, 32, have three children: Brandi Ann, 11; Christian Bradley, 5; and Angela Jordan, 3. The family is originally from Pampa, Texas, where Larry grew up on a ranch. "I got a degree in ranch management and here I am running a restaurant," Larry said with a smile. Although they are from Texas, Larry has spent most of time in the vicinity. "I've been coming to the Lake City area since I was three, so really I'm not a stranger to the area."

Two years ago the Ingrams bought and restored the Catholic parsonage in Lake City, vintage 1878. "We knew Lake City could use another restaurant and we wanted to live in Colorado, so we decided to give it a try, even though we had never done anything of the sort," Larry said.

"It's the Lord's business. He did it," was Beverly's reply. "After much prayer, God directed us to Lake City."

A testimony to the degree of their Christian faith is found in the name of their restaurant in Lake

City because Jesus said follow me and I'll make you fishers of men," Beverly explained. They don't leave any room for doubt as to their faith. Some people might expect such a name in Lake City where many fishermen congregate, but all such notions are dispelled by the crucifix and dove that adorn their signs, menus, and stationery.

"Even though it'll be a bigger operation, we're going to keep the Gunnison Fisherman's Inn as much like the one in Lake City as we can," Larry said. To those that have eaten at their Lake City restaurant this is good news. The Ingrams strive to maintain an informal atmosphere and serve good food; the motto on their advertisement reads "Best by taste test."

"We try to make it as much like eating at home as we can be without the usual restaurant atmosphere. The specialty of the house is family style dining, for those on a budget. We also serve crab, lobster, chicken, stew, pizza, spaghetti, and various cuts of steak, along with offering a salad bar. The pizza, spaghetti, and stew

family. We've made dear friends all over the United States."

Their decision to open the restaurant in Gunnison has an interesting background. "We thought Lake City would be active twelve months a year, but we knew from last winter that we would need something else. We knew about the Castle, we also knew we couldn't afford it," Larry related.

Beverly went on to add, "But God divinely intervened. As one confirmation, staring us in the face when we walked into the dining room for the first time, last June, was a sketch of the Catholic Church in Lake City, with a side view of the Fisherman's Inn (parsonage then), dated 1946. No telling how long it had been hanging there."

Although the Ingrams feel divinely led to own Gunnison, the laboring needed to restore the Castle is left up to them. "We love what we're doing, even though it is tiring to do it ourselves, it's very gratifying." The chores are

needed to be converted to a freezer, the linoleum glued to the hardwood floor in the library and needed to be removed, and all that before they can start wall papering, furnishing and installing kitchen fixtures.

"The house will be done in Victorian style. It'll be completely furnished in antique decor. There will be three dining rooms, all together seating 50-75 people. Eventually the basement will be opened in an informal wine cellar effect. The tower will be renovated and used to display antiques and art work."

The Gunnison Fisherman's Inn is slated for opening sometime in April. There is still much to be done, but the finished product should be worth the wait.

To those that have seen the house and know its history, the good turn of events comes as a pleasant surprise. Alonzo and Annie Hartman entertained regularly, in winter holding large sleigh outings, returning to the house for refreshments and warm places by a fire. Today the



place, or simply the mansion." Apparently the name "Castle" is the house's most recent addition, a title tacked on by a previous owner to help it's sale. However erroneous the name may be, it is appropriate and commonly used. After inspection of the interior stained glass windows, the hand carved white oak spiral staircase, the dominating tower, fantastically ornate fireplaces from France and Italy, and immense rooms, it is easy to see how it acquired the new name.

Like their pioneer predecessor, Alonzo Hartman, who had the house built in 1892, the new owners, Larry and Beverly Ingrum will be supplying the area with choice beef.

After the land was subdivided the parcel with the house had numerous owners and was often a rental property. The Castle gradually fell into disrepair and vandalized, the barns burnt down, and the only out-building remaining of those built by Lon Hartman is the stable-turned-barnage.

It was at this point in the old mansion's life, seven years ago, that the new owners first looked at the Castle. "We wanted to move to Colorado and received a pamphlet with pictures of the Castle, notifying us it was for sale. We were very impressed with the house but were disappointed that it had been run down and abused," Larry Ingrum said.

This is good news. The Ingrums strive to maintain an informal atmosphere and serve good food; the motto on their advertisement reads "Best by taste test."

"We try to make it as much like eating at home as we can but without the usual family style diners, for those on a budget. We also serve crab, lobster, chicken, stew, pizza, spaghetti, and various cuts of steak, along with offering a salad bar. The pizza, spaghetti, and stew are my own recipes," Beverly said. "With me it's as much a ministry as it is a business. We want people to feel the presence of the Lord when they eat at Fisherman's Inn. It's like a

sketch of the Catholic Church in Lake City, with a side view of the Fisherman's Inn (parsonage then), dated 1946. No telling how long it had been hanging there."

Although the Ingrums feel divinely led to continue in Gunnison, the habitation needed to restore the Castle is left up to them, "We love what we're doing, even though it is tiring to do it ourselves, it's very gratifying." The chores are numerous, all the wood is cracked and needs to be retreated, the marble on the fireplaces needs to be polished, there are six to eight layers of wall paper to be removed, an old ice box made into a sauna bath

To those that have seen the house and know its history, the good fortune events comes as a pleasant surprise. Alonzo and Annie Hartman entertained regularly; in winter holding large sleigh outings, returning to the house for refreshments and warm places by a fire. Today the Castle is entering a new era, entertaining on a scale unforeseen by its builder will enable thousands to appreciate its beauty and history, things that otherwise may have passed into obscurity.



LARRY AND BEVY INGRUM, with their three children, have moved to Gunnison and are reworking the interior of the Hartman mansion. The intricate designs of the stained glass windows, the mystery of a Grecian maiden on fireplace tiles, help to create an elegant but comfortable atmosphere for the new restaurant.



These Artists Worked In Wood



Here are two of the outstanding examples of craftsmanship in wood in the Dos Rios ranch home of the Craig Goodwins. Left is a fireplace of birdseye maple that today stands every test of fine line and design. Most of this woodwork had to be restored by Mr. and Mrs. Goodwin after they moved into the home. Tile for the fireplace hearths was imported from Italy. Right is the famed circular stairway of Dos Rios. Balustrades are of fine carved maple, windows of walnut. Stained glass windows each carry a distinctive design.

Dos Rios Is Unusual and Lovely Ranch Home



One of the most interesting and one of the most spectacular homes in Gunnison county is the Dos Rios ranch home of Mr. and Mrs. Craig Goodwin. Built by master craftsmen, who combined artistry in wood with stained glass windows, circular staircases and a third story artist's studio, Dos Rios has been the subject of countless stories and rumors. The Courier has taken photographs of some of the outstanding features of the interior of the famous old home, and next week will present them with a story about this beautiful and famous early day ranch home.

Dos Rios Is Work of Art of Early Day

When historians talk of the settling of the West, they are apt to over-play the rough and tough aspects of pioneer life.

For even in the early days, ideas, art and craftsmanship came in with the early settlers. Naturally they had to cope with the country first. But the aesthetic things followed soon afterward.

Dos Rios, the famed ranch home of more than half a century, a score of stories that combine fact and fantasy, is one of the prime examples of artistic craftsmanship that came early to Gunnison.

It was built in the same tradition as the LaVeta hotel, but its art has been conserved; it has escaped the commercialism that finally destroyed the LaVeta Hotel.

Dos Rios was built by Mr. and Mrs. Alonso Hartman in 1893 and 1894. The couple had lived in a small log home about 100 yards northwest of the present home up to the time they built Dos Rios.

Alonso Hartman had come to the Gunnison country in about 1875, hired by the United States

See "DOS RIOS" - page 2, sec. 2

• Dos Rios

(Continued from Page 1)

to take care of the cattle being taken to feed the horses.

He had married Miss Ann Hager, who came to Gunnison from the east with her sister, Mrs. Hartman, quickly became active in women's culture affairs in the community and although considered cultured, she "belonged."

Mrs. Hartman built Dos Rios out of conformity with an ideal. It was to be a livable home, but it was to fulfill her ambition for a somewhat "just like she had always wanted." Brick for the home, and for the huge brick barn was burned in Gunnison, coming from the Storms and Kelsey Brick Yard. Part of the brick came from the David Moffatt Smelter which was being dismantled.

George Hyder, father of Gene Hyder, was the bricklayer on the job. C. L. Miller, pioneer carpenter, designed the winding staircase and many other features of the home. Louis Phillips was one of the carpenters. Clyde Brewer, mill foreman for the Shen Park sawmill company, had cut the intricate scrollwork for interior decoration.

The main staircase, built by Carl Collins, also was the work of an employed on the job.

Gunnisonites watched the progress of the building with interest during 1893 and into 1894 and when began to be amazed as the unique features planned by Mrs. Hartman unfolded.

She built a cupola-like third-story room for her "painting studio" which had a trap door ladder

so she could climb up there and paint the landscape outside the windows without disturbance.

Friends of hers say today that she never got time to do much painting after all her planning.

She installed the first elevator in Gunnison county to cut the number of steps. The cooking was done in the basement and had to be brought upstairs for meals. The Craig Goodwins have also installed a modern kitchen in place of the former first floor porch.

The elevator has long since been removed to make room for bathroom facilities.

Even the Hartman family, Dos Rios was sold to the Dos Rio Realty Co., then to Greys and Warren, and subsequently to George Anderson, Frank Grub and then to the present owners, Mr. and Mrs. Craig Goodwin.

Mr. and Mrs. Goodwin immediately began to restore the original condition of the aged woodwork covered with many layers of varnish. Today its beauty has practically been restored and promises to remain for many years as an outstanding example of the finest craftsmanship of early-day Gunnison—a craftsmanship not found in these days of mass production.

Learn - ~~the~~ Historic Home

W.C. June 29 - July 1950

Pam - Gunnison Homes

Gunnison County Home, History Gunnison, Colorado

FOR REFERENCE NOT TO BE TAKEN FROM THIS ROOM

Now Everyone Can Dine in a Castle; The Fishermen's Inn Opening

By Jan Sprague

Saturday, May 14 is the Grand Opening of a new restaurant in Gunnison - The Fishermen's Inn. This restaurant is located in the old 'Hartman's Castle' which Larry and Beverly Ingrum have spent the last year restoring to its former elegance. Although the atmosphere of the restaurant is elegant, the food is varied to suit everyone's taste and budget.

Alonzo Hartman, who built the castle in 1892, established many precedents in Gunnison County. Being a descendant of Daniel Boone, he originally was sent to the area in 1870 to take care of government cattle for the Los Pinos Indian Agency. He was reportedly the first white man to make his permanent residence in this county. With his wages, Alonzo Hartman bought land and cattle, naming his ranch Dos Rios. After marrying Annie Haizler in 1882, he built a wooden



frame house on his ranch - the first one to be built in the area. However, Mr. Hartman did not stop there. With money from his prospering ranching business, he decided to build a mansion in front of their original home. To design the mansion, Hartman contracted a local Methodist minister, who blended Victorian and Western architecture with touches of church elegance. When the castle was finally finished, it cost \$45,000 - quite a sum of money to spend on a home in those days!

As one drives up the circular driveway, the tower with the

long, narrow stained glass windows set into Italian arches first catches the eye. While the size of the arches remains the same, the length of the windows increase in size circling the tower from left to right. These stained glass windows are very unusual. Three-fourths are the conventional motifs with jewel-colored flowers and owls at the top. However, the bottom panel is a unique piece of abstract art of a brilliant sunburst.

The entrance hall is dominated by a white oak staircase circling up the tower to the second floor. The balustrades, instead of being straight spindles, intertwine to form S-shaped designs winding to the top of the stairs. Across the hall is an Italian fireplace of pinkish-brown tiles purchased at an early Chicago World's Fair.

What once was the main sitting room of the Hartman home will now be the main dining room decorated with a "delicate touch" by Mrs. Ingrum. Underneath the intricately carved wooden arch to the alcove sits the oak salad bar (built by Joe Grabowski and Dave Bennett of Crested Butte). Across the room The Fishermen's Inn logo of a dove in front of a crucifix is set in a stained glass window (handcrafted by Robin Grabowski of Crested Butte).

To the right of the main dining room is the "Smoking Room", named for a Tobacco Indian bust sitting over the fireplace. A large collection of antique pipes is displayed along the east wall. Located in back is the "Pizza Room". Dominating this room is a large oak table where a party of 12 to 14 people can dine, surrounded by Italian motif wallpaper. (All decorating items were ordered from the Finishing Touch of Crested Butte). To the right is "Annie's Pantry" where a party of 6 to 8 people can eat in complete privacy.

The waiting room, which will be completed a week after the restaurant opens, will be located in the basement. This basement has an interesting history, for it originally was used as the kitchen. Food was transported to the upper floors by a dumbwaiter. However, a subsequent owner got rid of this extravagance by adding a kitchen in back on the same level as the first floor.

As Mrs. Ingrum stated, "We are trying to maintain a homey feeling and want everyone to feel comfortable in the elegant surroundings." In keeping with this philosophy, she suggests "come dressed the way you are," and the menu is varied to suit everyone's taste and pocketbook. Every night there will be "family-style servings" which includes an elaborate selection of condiments at the salad bar. Pizza,

spaghetti and stew are the special recipes of Beverly Ingrum. Other items on the menu include crepes, Chicken Kiev, lobster, steaks, and many other delicious dishes. Imported and domestic beers as well as a wide variety of wines will be available to compliment any dinner. (The leather bound



menus with their logo on the cover were hand-tooled by Chuck Malik of Crested Butte). How did Mr. and Mrs. Ingrum come to own and operate a restaurant in Hartman's Castle? Both were born and raised in Pampa, Texas, where Larry worked as an engineer for different oil companies. During that time, Larry would often say to his wife, "You are a natural cook! Why couldn't we sell your pizza?" While visiting Lake City in 1974, they spotted a Victorian house which would be ideal as a restaurant. They opened the restaurant in August of 1974 and called it The Fishermen's Inn. Reflecting their strong faith in God, the name comes from the Bible where Jesus says, "When you follow me, I will make you fishers of men." It was Neil, the cook's helper, who first suggested that they move the restaurant to Gunnison. The Ingrums had been admiring the Hartman's Castle for years and happily it was for sale at that time. They then began the tremendous task of restoring the place which had been slowly deteriorating since Hartman sold it in 1911. The results of their labors can be seen this weekend at the Grand Opening of the new Fishermen's Inn in Gunnison.

K14-5
60 h. 7/10/82

2

Popular Name:

Street address: 601 No. Taylor

Year of construction:
1890

Brief History

Archititotural Style:
Italianate



Two-story rectangular residential structure in Italianate style. This lap board house has a hip roof - bay windows and decorative window and door lintel and dripstone at windows. The porch roof is supported by four columns.

1000

Popular Name:

Grace Nelson Andrews House

Street Address:

320 N. Boulevard

Year of Construction: 1885-

Log 1880

Brief History:

Two structures one from Camp phase + the sandstone one of the town phase. The log house is said to be built around 1880

Architectural Style:

Vernacular Gothic Revival
Local Sandstone Construction

320 N. Blvd

5GN1496 320 N. Boulevard
(GNH-234)

This site contains two structures which span the camp and town phase and indicate the evolutionary trends in this area. Structure One is a two-room log cabin with L-shaped floor plan. The logs have been squared off and joined with a square notch. The structure shows evidences of remodeling including a newer brick chimney, asphalt shingle roof, and concrete foundation. No construction date was found, but it is believed to date to 1880-81. Structure Two is a stone vernacular residence built in an L-shape. Reported to be built in 1884, the structure has an unusual bay window similar to many around town. Changes to the residence are evident in the walled-up windows and a new frame addition to the rear.

pictures on the other side.

Community Herald
Summer Recreation
Supplement - 1984

Two houses at this location. One a log cabin from the Camp period of the town and the one story Vernacular, Gothic Revival town phase. Local sandstone is the material used, with "L" gable roof line - slender tall windows with stone segmented arched lintels and a different approach to the bay window built of sandstone



CURRENT
PHOTOS





REN-11

Box 12, Lippert - Eick

Popular Name:
Lightley House

Street Address:
214 East Georgia

Year of Construction: 1882

Brief History

Architectural Style (Brief) Gothic Revival
Frame two story Gothic house with cross
gable-pierced aprons - bay windows - oriel
windows - scalloped shingles on gable area.

Legal Description;
Lots 13, 14, 15 Blk 3 Original Garrison



on of

This is the original house - note screen porch and
Also ~~wood~~ wrought iron cresting on the roof.



RCW-12



The Victorian floor plan grew more complicated as additional interior spaces were introduced. Tall steep-pitched gable roofs - cross gables - tall narrow windows with ~~decorative~~ ^{decorative} cap-and-bay windows. The front gable is scalloped shingle with an elaborate pierced apron. Clapboard exterior with corner boards & unusual bracketed hoods of scalloped shingle over two small oriel windows. All typical Gothic Revival architecture.

Spindle porch.

1985 photo



REV 12

214East Georgia
Avenue

On lots 13, 14, 15, 16, block 3 of Original Town of Gunnison.

1880 - Samuel B. Harvey conveyed the land to James F. Kelly, Alonzo Hartman and Amby Hinkle. During the 80's, parts of the property were used to borrow money and such were traded back and forth by bankers, Julius Bernstein, and Gustav Levi. Bernstein conveyed a $\frac{1}{2}$ interest in the lots to Thos. C. Brown for a consideration of \$6,000.00. There must have been improvements on the lots at this time, Sept. 27, 1880.

As with many Gunnison properties, tax sales followed on all or portions of the property.

Sale by Cyrus W. Shores, Sheriff, for Levi, to Henry Dunkel - Consideration \$121⁰⁰. 1884 - sales \$55.52 and \$51.71

1900 - Jan. 1, Ella Endner deeded the property to Public Trustee to secure payment of two notes - \$1,250⁰⁰.

1910 - Endners to George W. Lightley.

1911 - Feb. 20 Quit claim deed given.

1920 - Nov. 29. Estate of Geo. W. Lightley settled, Della (wife) $\frac{1}{2}$ - Lena Endner, Lou Whinnery - each $\frac{1}{4}$

1920 - Dec. 12 - Daughters deeded their interests to mother Della Lightley.

1925 - Aug. 22. Sold to S. E. Singleton.

1934 - Oct 10 Sold to Abraham J. Danielson who borrowed \$4,000⁰⁰ from Home Owners Loan Corp.

1942 - Oct. 1. - Sold to Earl T. Carroll.

1957 - Oct. 2. Deeded to Sylvia P. Carroll.

5GN1500 The Edgerton House
(GNH-389)

This is a two-story frame vernacular structure with rectangular floor plan. Built in 1881, it was rumored to be a brothel. Later, it was used as a residence for the pioneer, Roger Teachout. A second structure identified as a "lunch counter" stands in front. It is a typical example of rooming house architecture very common in early mining camps.

Community Herald
Summer Recreation
Supplement - 1984



Pam. Gunnison - History Homes

on Country Times

Thursday September 4, 1980 Gunnison, Colorado

18 Pages ★★ Out of County

254

Communication problem?



**Housing
perspective**

A rental shortage in the Gunnison area causes students and non-students alike to seek housing in some of the area's oldest and least maintained structures. Times staff members Kate Casa and Mary Smith will review the Gunnison housing situation—it's past, present and where it may be going—in a series coming up in the Gunnison Country Times.

EDGERTON HOUSE

Inside the Times

**Callaway
endorsed**

Page 2

**GBAC...
where is**

RCN-13

1904 S. 102. H-102

217 S. MAIN

217 S. MAIN



211 S.
MAIN



PAIR of Gunnison's fine old homes which were visited Dec. 8 during the "open house" were the Charles Krutsingers at 217 S. Main (left) and the Charles A. Petersons next door to the north. Both were built by the late Herman Mauer,

Jr. for his sisters about the turn of the century. Both are now beautifully restored and redecorated in keeping with the period. The tour also included visits to the John Knowles home on the Gunnison River and the Rev. Charles Dreyers Community Church parsonage at 202 E. Georgia. It was the second annual event sponsored by the Gunnison Branch of the American Association of Univeristy Women for the benefit of Gunnison Library.



The Gunnison

COURIER

GOING AHEAD WITH GUNNISON

GUNNISON, COLORADO Postal ZIP Code 81230

10 Cents A Copy

VOLUME 48 — NUMBER 52

MONDAY, DEC. 26, 1966

MRS. JOHN A. ZUGSIEDER Jan. 67
204 N. Taylor
City



THE LATE Tom and Lu Murray are shown on the steps of their home in this photo taken at the turn of the century. It was completed in 1902 by the late Herman Mauer, a time when houses of this type were a luxury. Notice the log cabin at right. For a look at the house now, see pages 6 and 7.

*Find
at WSC*

KC-40 211 S. 4000

Murray House (GNH-422)

Started in 1889 by Herman Mauer, the house was finished in 1902. It was built for Mauer's sister, Lu Murray and her husband George Thomas Murray. Murray was from Nova Scotia and owned Murray's Saloon and Wholesale Liquor Warehouse at the northeast corner of Tomichi and Main. The Murray House was restored by William Mauer in 1973. The two-story, Queen Anne structure has multiple cross gables and a round corner tower. A second tower provides an open porch and balcony above the main entrance. The porch and balcony have ionic column supports. Other decorative features include: elaborate shingle patterning on upper story, iron finials on towers, oriel and bay windows, oval beveled window in main door. A two-story addition was built on to the rear in 1973. It blends well with the entire structure. The garage is a converted carriage house.



*County Hall
Summer Reception
Supplement - 1984*



Pam. - Gunnison - History - Homes



RESTORATION of this old house, 211 S. Main, has become the project of Bill Mauer and Marty Griffin. It was originally built by Her- man Mauer century.

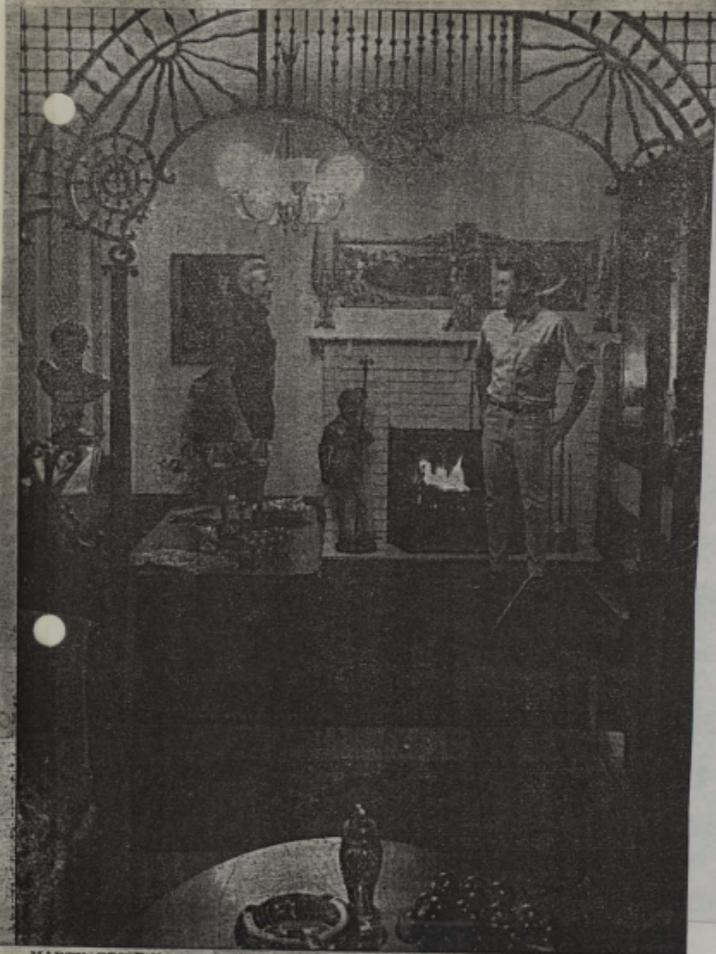
STATUE of an English Lord is but one of four in the vestibule. Made of bronze the other three represent France, Germany and Spain. They were imported from Europe by the Murrays and grace the hand rails of the staircase leading to the sec-



ond story. Venetian tapestry at left is estimated to be from 150 to 200 years old. Newest additions, not shown, are two chairs which belonged to General Henry Knox, chief of artillery for George Washington.



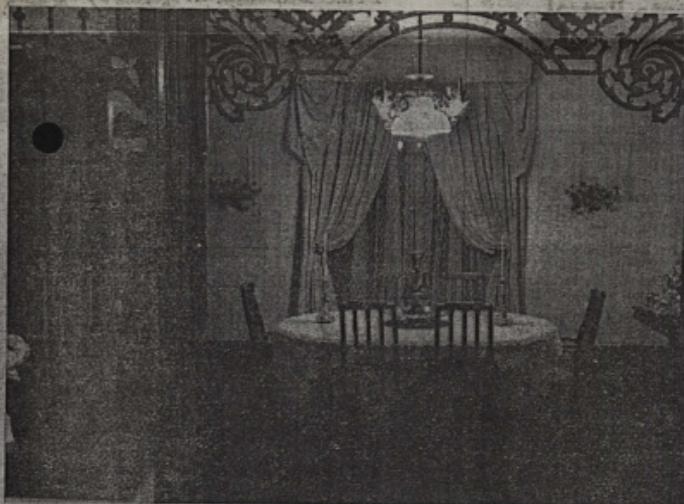
LOOKING from the vestibule is the "parlor." The hand-carved pediments and chandelier are original features of the room, when completed in 1902. The chandelier, which operates on gas or electricity, was imported from Czechoslovakia by the Murrays. It contains 163 mirror-backed prisms. Other features of the parlor include the Sheridan sofa from the estate in New York. It is the painting "Cross", created 175 by an unkn-



MARTY GRIFFIN and Bill Mauer talk in the "Sitting Room" of the old house they are in the process of restoring. The wood pediments separating the room from the parlor, in foreground were handcarved by Herman Mauer.

Bill's grandfather, when the house was built at the turn of the century. The chandelier is an original part of the house and can be lighted by either gas, as the manufacturer intended, or by electricity. The clock set on the

mantle of the fireplace formerly belonged to Rose Ma Howland. She and her husband Joseph owned the famous LaVeta Hotel in Gunnison for 16 years. To Mauer right is the dining room.



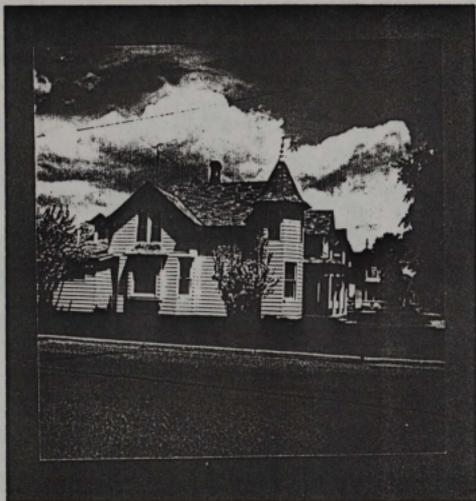
DINING ROOM, as seen from the sitting room has rose carpet and pink velvet drapes. The gold gilt and bronze chandelier is an original part of the house. The

shades are of pink satin and opalescent. It can be lighted by either gas or electricity. The room survived many conversions. During the life-span of the house it was once a

billiard room and at another time an office. French doors at left lead to the kitchen. To the right of the dining room is the vestibule.

Page 18

221 S. 1000



221 South
Main



RCN-16

PLATE Glass 117

RCA

Popular name: Skyline Complex

Street Address:
114 N. Boulevard

Year of Construction: 1883

Brief history:

Gunnison's Opera House was created by Frank Smith + partner Lou Mullin. The Chicago Comedy Company performed several comedies, but small crowds + few bookings put the opera house under the sheriff's gavel, but it didn't sell. Stephen Pratt took possession in 1886 for store fronts + now an apartment house + spa etc.

Architectural Style: Commercial Italianate

Legal Description:

Blk B-West Gunnison S. 47.5' of Lots 1-5
incl. + lots 6-7-8

RCA18

W. Cressin :

Smith Opera House

opened 1883

RCN-19

Ref: Hatcher



Smith Opera House (AKA Grand Hotel and Skyline Complex)

The two-story brick building is a typical Italianate commercial structure. With bracketed wooden cornice and horizontal bracketed band separating 1st & 2nd floors, vertical pilasters section the first floor front.

100-11 (1000000)

Popular name:
Timbers Pub

Street address:
136 W. Tomichi

Year of construction: 1881

Brief History:
Columbine Hotel

Architectural Style:
Italianate (originally brick
but has been much altered)

Legal: Blk 21 original Dennison W 100' of
lots 8-9-10-11-12

BCN 19



Two story Italianate building originally
brick with bracketed cornice and segmental
head arch over windows. It has been
much altered from original design
structure

R01-20
Gibbs

Carroll's LTD (GNH-3) ~~RCN~~

A two-story, brick structure located on Main Street. The brick structure has been covered with plaster and a wood shingle A-frame facade added to front. The exterior has been significantly remodeled. Local resident William Endner indicated that the building was originally a hotel and bakery in 1880. Brick ovens were located in the rear. The Harry Fogge Clothiers replaced the hotel to be followed by Endner Hardware.

*County Herald
Summer Recreations
Supplement - 1984*

KU. 21
ZAWADKA

Popular Name: ^{AKA}
Sills Place ~~#~~ Zahradka house

Street Address:
310 W. Georgia

Year of Construction: 1882

Brief History:

Architectural Style:
Two story brick Italianate



An Italianate two story brick (locally made) house with front porch that has turned posts and spindle trim. The wooden brackets under the roof and porch also the segmental ^{stone} arched window lintels are typical Italianate design.



310

West Georgia
Avenue

This place can rightly be called the Sill's place since some member of this family lived here for around sixty years.

1883 - Ownership appears to have been in the hands of A. Hinkle, Jacob R. Hinkle, Samuel B. Harvey, Alonzo Hartman, Elizabeth Hinkle, Joseph Kelmel, and William B. Owens.

1884 - to David Smith and Magga Smith. J.C. Thomas seems to have been involved in this sale.

1886 - Tax sale to C.T. Sills.

¹⁸⁸⁷ 87. A law suit follows.

Early in the 1900's up to around 1919 when death of Charles Sills occurred, the

property was repeatedly sold for taxes and redeemed by Sills.

Then Helen A. Sills was involved in a suit with the Interstate Savings Bank. The Interstate Trust Company liquidated.

One interest charge was 18%.

Several judgements were rendered.

1942 - The property finally came to the son, of Helen A. Sills from her estate. (Carlton T.)

1945 - Sold to Douglas Lytle and Ollie B Lytle.

1946 - Sold to Lola Prewett

1947 - Sold to Louis R. Mosher and Effie Mosher.

1952 - Sold to Merr C. Aude and Dorothy I Aude.

1957 - Sold to Paul C. Zahradka and Vona N. Zahradka.

Carlton T. Sills moved with his family to Denver in 1945 where he worked in promotion and publicity for the Denver and Rio Grande railroad.

1000/1000 40-10-11

Popular Name:
Sylvester Miller House
AKA "Coffee Mill"

Street Address:
316 W. Georgia

Year of Construction: 1882

Brief History:

Architectural Style:
Italianate - two story brick not
plastered over.



A two-story originally brick (locally made ^{Japanese} house) which now has a plastered exterior. The shallow hip roof on the first floor and cupola have decorative carved wood brackets under the overhang. The tall narrow windows have segmented stone arched lintels. The foundation is of local sandstone. The popular name is the Coffee Mill House because of its design.

316 West Georgia Avenue



Josephine Zugelder and Lillian Miller by the Miller home. Zugelders lived in the "Terrace" facing the Miller home.

This was known as the Sylvester Miller place since they owned and occupied the place for twenty eight years.

1880 - State of Colorado "Patent" to Samuel B. Harvey.

1880 Samuel B. Harvey to James Kelley,
Amby Hinkle (brother-in-law of A. Hartman)
and Alonzo Hartman,

1880-89 During this period the following names
appear - A.W. Pickering, Joseph Kelmel,
Wm. B. Owens.

1889-1917 Mary Grace Miller (wife of S.J. Miller)

1891. Mary Grace Miller and Sylvester J. Miller
secured a loan of \$1,000 from People's Building,
Loan and Savings Ass. of Syracuse, N.Y.

1917 - Mary Grace Miller sold to Balsora McNeill
for \$2,000. Gun. S. + Loan held the mortgage.

1919. Sold to Anga M. Foster.

1939 - to Helen Downs 1943 - to Robert P. and Fern Hoyt.

1944 - Hoyts sold to Wayne Lickiss, Sr. and Jennie
M. Lickiss

1949 - To Wayne Lickiss, Jr.

RW-23 Episcopal
Church



Architectural Style:
Vernacular/Gothic
A rectangular
native sandstone
structure of Gothic
design with five
lancet windows -
segmented pinnels
that contain stained
glass. Originally the
bull's eye window
had stained glass
& the vestibule was
clapboard.

Popular Name:
Church of The Good Samaritan
"Episcopal"

Street Address:
SW corner - Virginia at Pine

Year of Construction: 1882

Brief History:
Oldest Existing Church structure

Architectural Style:
Vernacular / Gothic

Legal Description:
Blk. 23 Original Garrison, Lots 20-24

RCN-23



REN-23



**Church of
The Good Samaritan**
"Episcopal"

**WELCOMES
YOU**

Sunday Services

8 a. m. Holy Communion

10:00 a. m.

1st and 3rd Sundays, Holy Communion

2nd and 4th Sundays, Morning Prayer

307 W. Virginia Ave.

THE REVEREND ROBERT BABB
Vicar

Phone 641-0429

RCN-23

Ken-24
Sara, Iowa

Popular name:

Street Address:
515 North Iowa

Year of Construction: 1882

Brief History:

The First Addition to the Town of
Gunnison.

Architectural Style: Gothic Revival

Legal Description:

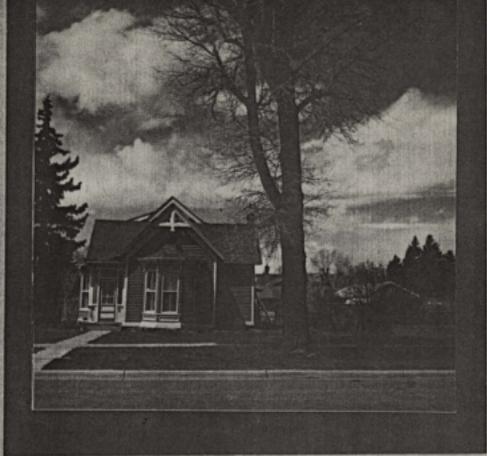
Block 168 - 1st Gunnison Addition

Architectural Style:

One story wooden Clap board Gothic Revival house with corner boards. The cross gables with pierced aprons at the apex of the gables ^{note} certainly identify with this style also note the bracketed cornice hoods over the bay windows and the pointed arch tracery* windows on each side of the house

* Tracery - ornamental interesting work in upper part of window panel.





515 North Iowa

1880 State of Colorado to Samuel Harvey,
(appointed in 1877 to serve as County Clerk.)

1880 Eugene P. Jacobson conveyed all the original
land to James P. Kelley, Amby Hinkle and
Alonzo Hartman exempting a piece 270' x 300'
and building in which he resided in block
63 - consideration \$1,000.00.

1880 Original land platted by A. Hartman, James
Kelley, Frank McMaster and E. P. Jacobson
(except above described acre) as the First
Addition to Town of Gunnison.

1881 Annie W. Jacobson conveyed lots to Lewis Price
for \$475.

- 1883 - Now began a period when owners had a hard time meeting financial obligations —
- 1883 - Lien - The Gunnison Gas and Water Co. \$ 55⁰⁰
- 1883 - N.C. Reid, Wm. Avery to Josephine Pettit (17, 18) \$1,000⁰⁰
(19, 20) Lewis Price to Mark Coppinger for \$ 200⁰⁰
- 1884 - Sold to George Holmes for \$700⁰⁰ (17, 18)
- 1895 - To E.P. Shore to Charles Hamlin for \$3,000⁰⁰ . (17, 18)
- 1891 - (19, 20) Suit brought by Walker Burnett (thought to be Bill Endner's maternal grandfather) for \$514.15 due.
- 1896 Parks and Co. lien materials furnished \$ 210⁰⁰ .
- 1897 Sold for taxes due \$28.61 Purchased by lawyer Dexter T. Sapp.
- 1900 Sold for taxes due \$ 43.29 . Same purchaser.
- 1903 - and on - Owners Maude Farley Cuthbert (\$1,500⁰⁰),
H.H Fogg (\$2,000) , Ethel Parsons, Nellie Summers ⁽¹⁹³¹⁾ then
her daughter, Kate Eastman, Joseph Latimer, John Cranor, Baldwin Ranson (1967) who added room on back of house. During this last period lots 18, 19, 20 were combined as one site.



Popular Name:

Street Address:

116 E. Gunnison

Year of Construction: 1882

Brief History:

Architectural Style:

Legal: Blk 34 Original Gunnison

~~N 1/2 of Lot 19, all lots 20-21 Lots 13-14-15~~



RCN-25



116 East Gunnison Ave.

E.B. Hickman - Receiver - U.S. land office
Lake City .to Wm. H.F. Hall. to Kelley and
Hartman. 1880. Ownership remained,
with the Hinkle-Kelley-Hartman family
up to about 1890. Land was mortgaged

and redeemed several times, at times lot 14, or lot 15.
By 1896, it was owned by Frank Adams and Louis Grasmuck.
Sale to Carrie Kroll of lots 13-14-15 took place Nov. 19, 1913.
It is thought the house on these lots was built during
the 1800's. The abstract was brought up to date and a
suit cleared, the title for the Krolls in August 1941.
The home was occupied until 1956 by Carrie Kroll,

On June 26, 1957 the property was bought by Milton I and Ruth Dennison who continue to live there.

There is no way to determine the date on which the house was built. It's design and materials indicate the early years in Gunnison history.

Popular Name:

Street Address:
319 7th Iowa

Year of Construction: 1882

Brief History:

architectural Style: Gothic Revival
Brick one story gable domes - pierced
apron-bay windows (Brief description)

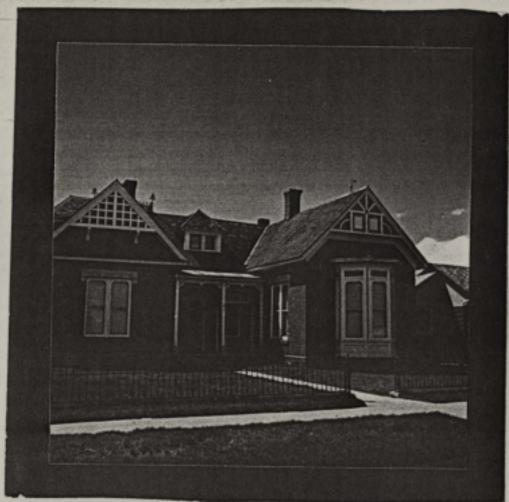
Legal:

North 1/2 of Lot 19 - all of lots 20+21
Blk 4 original Gunnison

Architectural Style

A single story brick house with dormers and leaded glass windows. The gable roof has pierced aprons at the apex. The bay window with hood - decorative window-lintels are typical of this style. Also note the wrought iron roof cresting and original iron fence + posts.





317 North Iowa

RCR-26

ECU-27 204 Place

204

North Taylor



This property is shown during the 1960's almost buried in winter snows - and display-

ing a lovely spring garden in the yard back of the house. The house began as three rooms in a series with a shed porch on the rear. It went through additions and changes to its present state in 1965.

Papers from Pitkin found under the shed floor when it was removed in 1950 were published in 1882 so the original structure must have been built then.

The first land owners were James P. Kelly, Amby Hinkle, and Alonzo Hartman. During the years 1880 on - property was taken by the county for taxes, money borrowed

on it - loans paid and then more money borrowed

And during this time it became the property of both Orlena Shackleford and Charles Shackleford who received a Redemption certificate, dated March 13, 1902 from the county treasurer. The taxes on all four lots 9, 10, 11, 12. block 15 in 1900 were \$26.32. The Shacklefords sold the property to James R. Estes, May 31, 1901, \$600.

(Ann Zugelder owns Charles Shackleford's walnut dining table which has been in this block since the 1880's.)

March 1902 - James R. Estes sold to John H. Eastman who deeded it to his wife Carrie D. Eastman. On

March 27, 1907, they sold to Annie M. Downey.

Dec. 22, 1919 Wm. J. Doig bought the property.

April 12, 1921 A. J. Gribben bought the property.

The Gunnison Savings and loan held mortgages on the property from time to time. By 1929, the

property was in the name of Charlotte Gribben.

She was unable to meet the mortgage payments so ^{it} was taken over in 1934. By 1937, the

Home Owner's Loan Corporation had title to the property. It was purchased at this time by Ann Nelson Zugelder and John A. Zugelder.

PC-28
1st sheet



Ken-28

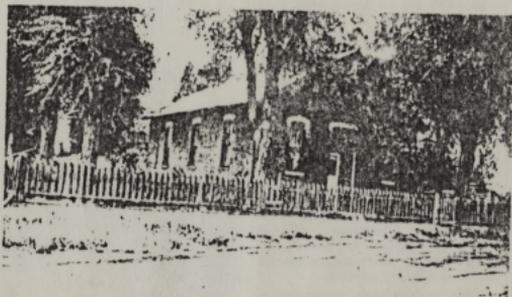


Gunnison's first school building bears the date 1881 above the door. With its interior modified, the structure is still in use as a residence. Photo courtesy Frank Tikalsky.



Old Pine Street School, built in 1880, with the "coffee mill" house on the far right background (now occupied by the Wayne Lickiss family), and the Parks and Endner planing mill left background. Photo courtesy of Mrs. Ruth Sullivan.

PLATE I



The School House built and presented by
A Town Company in 1877

The Gunnison Town Company of 1879 was composed of eight men, whose interests were to be equal in laying out, improving and selling 160 acres of land. Those not having land embraced in the plat were allowed to pay for their share, making in the pool twenty acres for each member. The town was beautifully laid out in the spring of 1879, with wide streets and avenues. Water for irrigation was put upon the town site and the town by the first of July commenced to thrive and grow substantially. (As reported by Sylvester Richardson in the Gunnison Review.)

A HISTORICAL REVIEW OF THE EARLY GUNNISON SCHOOLS

The first school that was conducted in Gunnison County was a log cabin built on "squatter's rights." The teacher, Miss Hotchkiss, taught this school during 1876 and 1877.

An old shoe shop on south Main street was the site of the first school in the town of Gunnison. In 1877, a town company built a school building in west town and gave it to the town. The purpose of this donation was to encourage people to build in the west part of town. Mr. A. O. Milner was appointed the first County Superintendent in 1877. During the year 1879, the first School Board was elected, consisting of Mr. Frank Smith and Mr. E. T. Teachout. The second County Superintendent Mr. Nathaniel Jennings, was elected in 1879.

The first school taught in the district was in the winter of 1879-79 in Charles G. Tingley's private house. There were fifteen children of school age in the district, but only six attended school. Miss Ida M. Gould taught during the winter of 1879-80 in Professor Richardson's drug store. There

☆ ☆ ☆ ☆ ☆ ☆
were about 20 pupils in attendance. The third school was taught in the winter of 1880-81 in the Baptist Church by William D. Beckett, who had between 40 and 50 students. In 1879, there were about 40 school children in the district; in 1880 about 75, and about 134 in 1881.

In 1880, school board members, Mr. A. O. Milner, Mr. E. W. Burton and Mr. E. T. Blackley were responsible for building the school on Pine Street. (The one that was torn down last spring). This school housed the Junior High School until 1939. School was discontinued in the building donated by the town company in 1877 and moved into the new building on Pine Street. During the first school term the building fell and had to be rebuilt in the summer of 1881, at a cost of \$10,000. Various buildings around town were used to house the school during the construction of the Pine Street building.

Many events took place during the year, 1882. The La Veta Hotel and the First National Bank were built. Two new school buildings identical in construction were put up. One was in east town, the other in west town.

The laying of the corner stone of the Colorado Street School was an important event in the history of the Gunnison schools. Mayor George N. Moses declared it as a general holiday and that all stores be closed.

The public school opened Sept. 1, 1884 in charge of Professor Andrus and his corps of six teachers. There were 107 students in the east building, 75 in the west building, each representing 5 grades, 1st through 5th, and 59 students in the high school representing 5 grades, 6th through 11th. More were expected with in the next few weeks.

These schools are in good condition; the children are regular in attendance; the teacher competent and conscientious and the board anxious to do as much for the school as the income will permit.



1000
1000
1000

Popular Name:
Mullin House

Street Address:
123 No. Boulevard

Year of Construction: 1881

Brief History:

Architectural Style:
Italianate one story clapboard
house.

Legal:



One story clapboard - corner board frame house of Italianate design with carved bracketed hip roof. The front porch has four support posts bracketed with spindle trim at roof line. - A bay window and wooden decorative window and door lintels with dripstone caps. Foundation is native sandstone. Known as the Mullin House

SGN1497 123 N. Boulevard RCN 29
(GNH-240)

A square-frame vernacular residence with hip roof and central chimney. It has Italianate detailing around the cornice and in roof brackets. Built in 1881, this distinctive home was originally the residence of Loudon Mullin, owner of the Mullin House. Later, it served as a residence of J.J. Lehetter, a local politician.

Community Herald
Summer Recreation
Supplement - 1984

RCN-29

Popular Name:
Reiland House

Street Address:
606 N. Wisconsin

Year of Construction: 1882

Brief History:

Architectural Style: (Brief) Gothic Revival
2 story frame - Cross gable - pierced aprons
bay window

Legal Description:
South 1/2 of Lot 8 all of lots 9-12
Blk 6 Gunnison 1st Addition

Architectural Style: 1882 ^{with corner boards}

The two story frame clapboard Gothic Revival house has a steep cross gable roof with pierced aprons at the apex of the gable. The upstairs windows have curved lintels and dripstone caps. The downstairs windows are tall and narrow typical of this Gothic style. The bay window has a bracketed cornice hood.





Ruland House

606 North Wisconsin - Centrally Located
in Gunnison, Colorado

Ideal Site for Fraternity or Apartment House!

Known as the RULAND HOUSE, it has two baths and two kitchens and presently could accommodate 16 men comfortably--and with plenty of room to study. Steam heat. It has a large yard and plenty of parking space.

For an organized group of congenial men this property could be rented very reasonably -- possibly even shared by members of TWO agreeable fraternities. On a leased basis, I would be willing to refurbish as necessary.

A fraternity or other organized group might well buy this property from me with liberal, long-financing, build their own frat house on the south corner lots and retain the present improvements for an income-producing annex.

As a preliminary inquiry, nothing binding, contact me. MARTIN I

Room - Gunnison -
Homes

RCW-31

Kel 32 - 510 W. Mt.

Popular Name:

Street Address: 510 N. New York

Year of Construction: 1885

Brief History:

Architectural Style:
Log Vernacular

Legal: Gunnison, Lot 12

5GN1499 510 W. New York ~~RCN-32~~
(GNH-383)

A one-room log cabin with shed addition to the rear. There appears to be a loft located in the gable. Plain windows and door surrounds are utilized. Records indicate a construction date of 1885, but other sources place the date earlier.

Community Herald
/ Recreation
Summer Supplement - 1984
1

RCN-32

115
115
Bu-23
Kinnaird



REN-83

PCN 34 STS-2-Wildwood

518 E. Virginia (GNH-8) *REN*

A Gothic Revival structure with two and one-half stories and scalloped shingles in the roof gables. Other features include bay windows, a clipped gable roof, and a gable over the main door. The date of construction is given as 1888. This house is a representative example of the Gothic Revival architecture common in Gunnison.

*Community Herald
Summer Recreation
Supplement - 1984*

RM-55 30.11.1994
Chloroceryle alpestris

Bojangles Restaurant (GNH-7)

A wood frame, rectangular, two-story business block with bracketed cornice and bracketed course separating the two floors. Elaborately carved window surrounds a segmented arch, double-hung windows are visible in the second story. The lower front facade has been partially boarded up. This structure is a rare example of the Italianate style executed in wood. The structure was built about 1885.

*Community Herald
Summer Vacation
Supplement - 1984*



310 N. MAIN

UNCLASSIFIED



Cuenin House - West Gunnison

Cuenin House, corner New York-ave. and Tenth-st. Only first-class hotel in the Gunnison country. Stages leave the house every morning. 11

The first ball of the Bachelors of Gunnison came off at the Cuenin House, on Thursday evening, July 22, and was, as anticipated, in view of the preparations that had been made, one of the grandest social events of the kind ever given in the Gunnison country. The attendants began to gather about 9 o'clock, and at half-past 9, the large dining room was cleared and with their fair partners the gents gathered for the grand march which came off a little before 10 o'clock, about seventy-five couples participating.

The house was crowded, many coming from a long distance to participate in the first event of the kind ever held in this city. The party was largely composed of the better class of citizens, some coming from a distance of twenty-five miles. The gathering was an occasion that will be long remembered and will prove an interesting chapter in the future history of Gunnison.

The hall was fixed up in fine style, brilliantly lighted, and many of the ladies were arrayed in beautiful costumes.

The supper, prepared by the genial, whole-souled landlord, Jos. Cuenin, was one of the best ever gotten up here. The tables were arranged in the hall outside the ball room, and nothing was lacking to make every thing complete.

The following is the

PROGRAMME:

Grand March—Our Mayor.
Quadrille—His girl in Hays.
Waltz—Mrs. S. G. Gill.
Lancers—Mrs. George Simmonds.
Schottische—Miss Ella Clark.
Quadrille Waltz—Mrs. I. Brannen.
Quadrille—Miss Mattie Hall.
Waltz—Mrs. Frank Steel.
Quadrille—Miss Ella Field.
Fireman's Dance—Mrs. J. W. Rogers.
Waltz—Miss Fisher.
Virginia Reel—Mrs. W. Owens.

SUPPER.

Quadrille—Mrs. T. C. Russell.
Lancers Waltz—Miss Etta Gould.
Polka—Mrs. D. H. Bidwell.
Quadrille—Miss Lotta Bagley.
Gallop—Mrs. E. C. Teachout.
Varsovienne—Mrs. Gentry.
Lancers—Mrs. A. A. Kingsley.
Quadrille Waltz—Our Girls from Ruby.
Waltz—Lady's Choice—Where is my true love, can any one tell?
Quadrille—The ladies from Gothic.
Schottische—The Bells of Lake City.
Medley—Darling I am growing old seeking silver mines and gold.

Everything passed off in the most agreeable manner and the praises are unanimous that no similar event, in this section of Colorado was ever conducted more successfully and satisfactorily.

The various committees were as follows:

ON ARRANGEMENTS:

Fred Krueger, Alonzo Hartman, Ed. Bells, Warren Mullin and L. H. Clark.

ON INVITATIONS:

Mayor F. G. Kubler, Howard Evans, Aaron Helms, John Duval, G. W. Stewart and E. P. Shove.

ON RECEPTION:

F. Sutherland, W. T. Clark, Fred Sanderson, J. O. Rogers and W. H. Wadsworth.

ON CARRIAGES:

Geo. Yule and A. A. Kingsley.
Dancing was kept up until 4 o'clock A. M. yesterday, when the stages, which were preparing to roll out for Lake City, South Arkansas, Pitkin and other points, and the light of day just appearing over the high peaks east of us, admonished the happy couples that it was time for the merry festivities to cease; so the music stopped and the first ball of the bachelors of Gunnison adjourned sine die.

Yourselves and Ladies

are cordially invited to attend the

First Ball of the Bachelors of Gunnison City:

AT THE
CLOVENN HOUSE

THURSDAY, JULY 15th 1880.

GRAND MARCH, 9 P. M. SHARP.

Music by Professor Fisher's Band from Leadville.

COMMITTEES.

Committee on Arrangements:

FRED KRUEGER, WARREN MULLIN, ALONZO HARTMAN, L. H. CLARK, ED. SELLS.

Committee on Invitations:

MAYOR KUEBLER,
HOWARD EVANS, AARON HELMS, JOHN DUVAL, G. W. STEWART, E. P. SHOVE.

Committee on Reception:

FRANK SUTHERLAND, W. T. CLARK,
FRED SANDERSON, J. O. RODGERS, W. H. WADSWORTH.

Committee on Carriages:

GEO. YULE, A. A. KINGSLEY.

Carriages furnished gratis, on application to Ed. Sells or Fred Krueger.

Frank & Custers, Printers, Alamosa, Colorado.

History in Gunnison's Homes

GUNNISON PUBLIC LIBRARY
GUNNISON, COLORADO

Progress and improvement of the quality of life in a community does not mandate loss of historical perspective.

Gunnison obviously did not spring full-built from thin air; many full and partial accounts survive of those hard times and harder pioneers who built the foundations on which the city and county rest today.

Times change. Tastes change.

In 1880 Gunnison was a raw agricultural and mining camp. Almost without exception, rough frame buildings and tents comprised the dwellings. When the streets were not hard-packed dust, they were sloppy mud-and-manure.

The city fathers of that time had just filed incorporation papers, platted streets and formed a city government.

As buildings sprang up, a simple, functional style was in order. Exterior decoration was put off in favor of interior practicality. Function ruled form.

Architecture reflecting this period, called vernacular, was expedient and functional.

But as Gunnison grew several things came to pass which began to change the taste of the town.

In 1880 the Barlow and Sanderson Stage and Freight Company began regular service to Gunnison. Frederick Zepfeler, a master mason and stone-cutter from Rochester, New York had arrived here in 1879. Local sandstone began being quarried from a site near the Gunnison River.

With the quarry, another building material than rough-hewn lumber or logs became available. At the same time, fancy mail-order detail pieces became available to dress up the exterior and interior of homes, brought by stage.

Frederick Zepfeler, as he contracted to build homes (most specifically the Fisher-Zepfeler house and Smith Cottage), brought ideas from the east—specifically, Italian doors and window treatments.

Thus the vernacular slowly gave way to European Revival styles popular in the east.

In its own way, the home at the corner of Wisconsin and Ruby reflects the history of Gunnison in the early 1880's and the changing tastes of Gunnisonites.

Throughout the city, the ever-changing tastes, affected by communication with the rest of the world, can be observed in the various architectural styles of the homes. When the railroad tracks reached Gunnison from Marshall Pass, and later from the Alpine Tunnel route, more and more communication reached the town. Likewise materials from the eastern mills became more accessible. Homes built in this period reflect those changes.

Today in Gunnison, and throughout the United States, homeowners are beginning to awaken to historical value as well as the economic value of older homes.

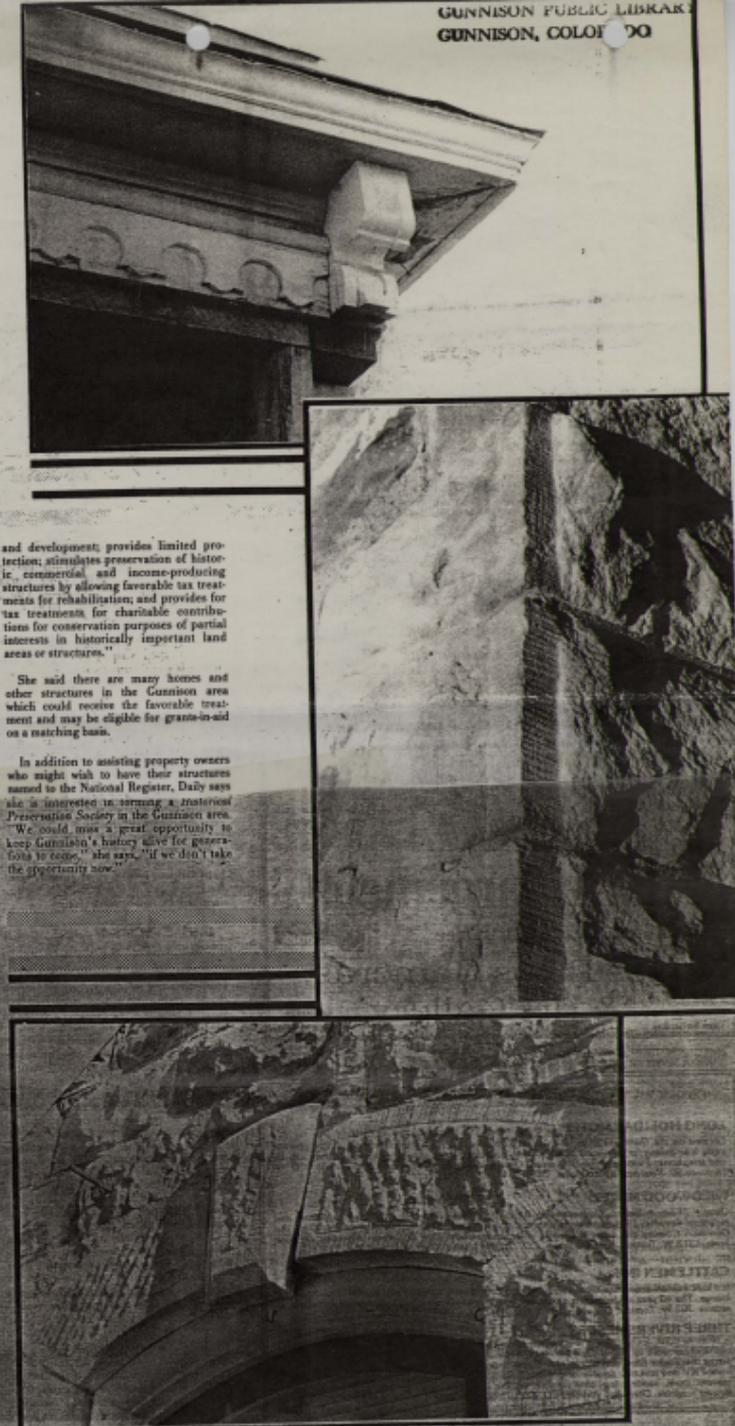
According to Tracey Daily of Gunnison, the Fisher-Zepfeler house and Smith Cottage, owned by Hag and Marjorie Cannon, are being treated as historic structures with the Colorado Cultural Survey and with the National Register of Historic Places.

Daily has assisted in obtaining credits for others and she explains that there are assets to being listed in the National Register. "According to the U.S. Department of the Interior, listing makes the property owners eligible for Department of the Interior matching grants in aid for preservation, rehabilitation, acquisition,

and development; provides limited protection; stimulates preservation of historic, commercial and income-producing structures by allowing favorable tax treatments for rehabilitation; and provides for tax treatment for charitable contributions for conservation purposes of partial interests in historically important land areas or structures."

She said there are many homes and other structures in the Gunnison area which could receive the favorable treatment and may be eligible for grants-in-aid on a matching basis.

In addition to assisting property owners who might wish to have their structures named to the National Register, Daily says she is interested in forming a historical Preservation Society in the Gunnison area. "We could mass a great opportunity to keep Gunnison's history alive for generations to come," she says, "if we don't take the opportunity now."



By 1872 the miners who were flocking into the Elk Mountains and the San Juans, could no longer be restrained from taking what they wanted on Ute lands. In seeking to force another treaty to satisfy the miners, Indian Commissioner Brunot discovered that Ouray's son, stolen some years previously by Plains Indians, was still alive, and a promise to help recover the boy was used to secure cooperation from Ouray. (The son was never returned to Ouray, and the story goes that the young man refused to be repatriated.) In 1873 the Utes met with the Commission at Los Pinos, agreed to further reduction of their reservation, and a treaty was ratified by the United States Senate in April, 1874. The Utes were to retain hunting privileges in the Elks and San Juans, and they were removed to the Uncompahgre in the fall of 1875. Frictions arose there, leading to further restrictive treaties, and they ultimately traded their Colorado hunting grounds for the somewhat bleaker regions of the Uintah Basin of Utah. Otto Mears, the road builder of the San Juans, was engaged to move them out, and it is said that he himself paid the Utes two dollars per head to move on.



Gunnison in 1882, west side of Main Street north from Tomichi. First building on left is the Frank Adams store, second is the Hartman building, still standing and bearing the date 1881 in the arch at center of the roof front. Steele's Hardware is next. The three one-story and the two two-story frames from mid-block to the corner of Virginia were destroyed in the 1902 fire. First National Bank, Gunnison Brewery, and the Webster three-story appear in the second block. On the horizon snow-capped Mount Whetstone and Mount Carbon overlook the Ohio Creek Valley.



West side of Main Street from Tomichi south. (Mislabelled by photographer as "East Side.") The three two-story frames between the corner and the Red Lion Inn constituted Gunnison "Red Light" district in the roaring Eighties. Beyond the Gunnison Feed, Sales Stables is a tent dwelling.

the bankrupt public schools in the spring of 1882. Buck's help in that direction was refused; the more charitable said the offer appeared as a loan, which the board was unable to see any way of repaying, but which would have been acceptable as a gift. More partisan opinion held that the offer had been refused because the board was Republican and Buck was a Democrat. To have accepted help was to admit their own inefficiency. Anyway, the school, built in 1881 at the corner of Tomichi and 8th—and still occupied eighty-three years later as a residence—was forced to close before the end of the year.

Buck's *News*, a seven-column folio published on Saturday, faced the ordinary vicissitudes of 1880 Gunnison, being printed at first in a two-room log cabin near the southeast corner of Main and Tomichi, opposite the Red Lion Inn. Parts of the roof were missing, and, on occasion, part of its walls when a runaway team took off a section of the front of the building. Within the year the *News* consolidated with the *Gunnison Democrat*, a five-column quarto which had made its appearance August 4, 1880, to become the *News-Democrat* under N. P. Babcock, Editor. Babcock, a long, lean individual, promptly dubbed "the tall darning needle" by Eugene Field of the *Denver Tribune*, was well able to hold his own against the vituperous attacks of his arch-rival, the *Gunnison Review*.

A month after the first edition of the *News*; the second newspaper in town, the *Review*, made its appearance, with Frank A. Root and H. C. Olney, owners. Root was editor, Olney being occupied with his Lake City *Silver World* and his position as Land Office Registrar.

Root, with his son Albert, a boy of fifteen, walked the seventy-five miles from Saguache to find that the type and material for the projected newspaper had been upset a time or two en route from Denver, and the whole pled lot had been dumped on the corner of Tenth and San Juan Avenue to await their arrival April 21. Since the *News* had made its debut just four days previously, it seemed imperative for the *Review* to lose no time in getting into the fray. A rude building was started in West Gunnison, with the floor laid first, the hand press and type cases installed, and the walls assembled around the plant. There was not a shingle in town, and—like the *News* office—its roof leaked in about fifty places. The compositors spent as much time waltzing back and forth to keep their materials out of the rain as they did actually setting type. The wide cracks in the floor might have been considered less than a handicap, for at least the water could run on through without being swept out.



This residence at the corner of Spruce and Georgia was built no later than 1882 and is still in use.



The Edgerton House, built in 1881, and still used as the residence of pioneer Roger Teachout.



East side of Main Street, taken in 1882 from the First National Bank, shows the Tabor House (later called the Palisades Hotel) on the corner, Vienna Bakery, and the two-story frame buildings now occupied by an antique shop and the Johnson Restaurant. The building with the front ornamented with the gable and circle design was the home of the *News-Champion* for more than fifty years. Extreme right Gunnison Hardware stone building is visible, and extreme left the old stone Masonic building in whose basement the pioneer *Gunnison News* was published in the 1880's.

Competition among the current publications is no less real than in the old days, but language is considerably toned down, and there is little resemblance to the early journalism that battled over every issue at hand.

All the county newspapers of the 1880's were united in one cause, however: to bring more and more capital to the country. Paramount was the need for a smelter to reduce the wagon-loads of ore streaming from the hills, so it was with rejoicing that Gunnisonites learned that E. R. Moffet of Joplin, Missouri, had decided to build a smelter in Gunnison. It was constructed on the hill north and east of the city—just above the present site of Western State College—and "blew in" December 16, 1882. Although it worked intermittently for a few years, no amount of promotion could disguise the fact that the process was not a paying one, and its abandonment in the mid-Eighties was a foregone conclusion. Later experiments with smelters—the Lawrence smelter a mile north of town, and the Lewis' Tomichi Valley Smelter—were equally discouraging.

Gunnison City was still riding the upswing of the boom in 1881, however. Dave Wood's large freight outfit was advertising service from his huge warehouse in Gunnison to Lake City, Capitol City, Delta, Montrose, Ouray, and all points south and west. Wood had 500 head of horses, oxen, and mules at work from his twelve-lot corrals on Tenth Street, and in one day handled as much as 500,000 pounds of freight—400,000 of it being ore and the other 100,000 supplies for the mines. He moved with the advance westward of the railroad, eventually moving himself out of a job. The Sanderson stage line fared no better, of course, with the last of its coaches leaving Gunnison August 22, 1882. The stage barn was torn down in December of 1884, and, along with two lonesome Concord coaches, shipped by rail to Montrose.

Wood and Sanderson might well foresee the end of their mule and horse-drawn services, but for other investors, Gunnison, in 1881, was still a wide-open field for acquisition of wealth. That year a German count and his countess financed the first oil drilling derrick in the valley. It was located about a mile northwest of the King Ranch on the Ohio Creek road to Irwin. If they found oil, newspaper records fail to disclose it. The possibilities of striking oil in this much-blessed country, engendered periodic spurts of optimism from those who felt that—with everything else Gunnison County had—she should surely have oil. In 1902 at least three organizations of county residents kept the idea alive; and twenty years later, local newspapers were still plugging the possibilities. Oil had been struck, presumably at 335 feet, on the Dollard ranch near Castleton in July, 1920. This proved a false alarm, and to

date Gunnisonites have had to content themselves with the hard-rock kind of gold.

But back in 1881 anything seemed possible. This was the year that John Lawson made the first cigar in the city, and that W. L. Clark took charge of a poor house to accommodate four patients—all middle-aged males.

In the fall W. B. Spencer advertised for fifty subscribers, at \$80 a year and \$10 initial fee, for a telephone system in Gunnison. By October 28, he had his quota of fifty signed up, and in November began setting up poles. The lines were not actually in service before the first of the year, 1882, with the first wire strung from the "central" office to the D&RG freight office in mid-January. By the end of the month the system was operating throughout the town.

Among the fifty first subscribers were Sheriff J. H. Bowman, Mayor F. G. Kubler, the Mullin House, Miners' Exchange Bank, *News-Democrat*, Parks and Ender Planing Mill, Yule and Mullin Livery Stable, Yard's Dance Hall, George Walsh Saloon, and Dave Wood's Freight office. J. A. Dofflemeyer was in charge of the first switchboard, and Jennie Pomeroy the first "hello girl." A switchboard 14 x 8 inches, with space for six signals, is in possession of the local office, and is believed to be that used for the Gunnison-Irwin connections late in 1882.

Although one-third of the businessmen had discarded the phone by June 15, 1883, as too costly, the system operated until late in 1885, at which time it was discontinued for a number of years.



East side of Main Street north from Tomichi gives a closer look at the Tabor House, the city well, Vienna Bakery, Conrad's (later the Murray) Saloon.



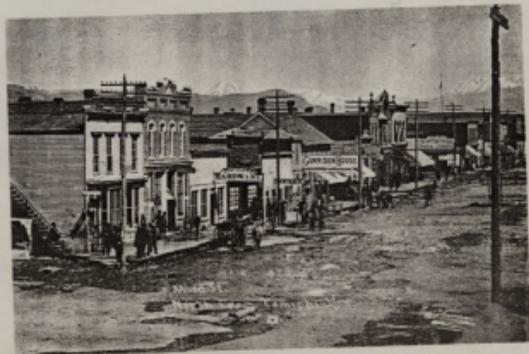
Tomichi Avenue west from Main Street in 1882. At this intersection Ellen Jack's runaway buggy upset.



North side of Tomichi Avenue, east from Pine Street, in 1882. On a livery stable sign in the third block, Gunnison's only lynching took place. It is now the site of a modern motel.



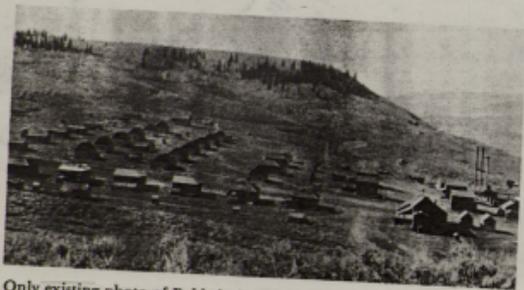
East side of Main Street, showing the old Palisades hotel, and the Masonic Temple, left rear, in 1882.



Gunnison's Main Street, west side, north from Tomichi Avenue (present U.S. 50), in 1882.



The old South Park depot in Gunnison quickly fell to decay and ruin after the narrow gauge line was abandoned. It was frequently used as a shelter by knights of the road. *Photo courtesy Gunnison Newspapers, Inc.*



Only existing photo of Baldwin in its heyday shows the mill and company houses on the Ohio Creek hillside. Here one miner enjoyed a most unusual "rabbit" stew. *Photo courtesy Camille Besse.*



Sunday afternoon horse races were frequently enjoyed. Here the men of a small mountain town gather on the boardwalk to watch the outcome of a four-horse run. *Photo courtesy Mrs. Bob Reece.*



Roping and tying a calf wasn't done for a rodeo crowd here. All hands turned out for branding, even the be-crutched fellow in the foreground, who is heating a branding iron. *Photo courtesy Denny Wilson.*



402 North Pine

HISTORIC BUILDINGS
GUNNISON, CO.

STANDARD RESEARCH CHECKLIST

- 1- POPULAR NAME OF BUILDING
- 2- STREET ADDRESS
- 3- YEAR OF CONSTRUCTION
- 4- BRIEF HISTORY
- 5- PHYSICAL CHARACTERISTICS
- 6- LEGAL DESCRIPTION (ASSESSOR)
- 7- CHAIN OF TITLE (RECORDER/ABSTRACTS)
- 8- PHOTOS (OLD/RECENT)
- 9- INTERVIEWS :
 - A- CURRENT OWNERS
 - B- PREVIOUS OWNERS
 - C- ANN ZUEBLER
 - D- MRS. MIKKELSEN
 - E-
 - F-
 - G-
 - H-
 - I-
 - J-
- 10- COPY OF NEWSPAPER ARTICLES, ETC.
- 11- COPY NATL. REGISTRY NOMINATION FORM
- 12- ENTER REFERENCE SOURCE - EACH SHEET
- 13- CODE EACH SHEET WITH RESEARCH
CODE NUMBER (RCN)

OTHER REFERENCES :

GUNNISON COUNTY LIBRARY
PIONEER MUSEUM
WSC LIBRARY
THE GUNNISON COUNTY - VANDENBUSCHE
HISTORY WITH HIDEOFF - WALLACE
GUNNISON COUNTRY - WALLACE
GUNNISON, SHORT HISTORY - WALLACE
BOHANNAN VICTORIAN - STOEHR
NO MORE THAN 5
IN A BED - DALLAS
GASLIGHTS & GINGERBREAD - DALLAS
CRESTED BUTTE PRIMER - SILBET
Hatchu