

GUNNISON COUNTY PUBLIC LIBRARIES



1 27 0000162283

LOG

Compiled by
Ann Zugelder



Matt Deering
at
Cow Camp

Halfway House
Road crews and early
motorists used this
shelter on Blue Mesa



San Juan - Montrose Auto Meet
at Halfway House on Blue Mesa



Rural Home North of Garrison

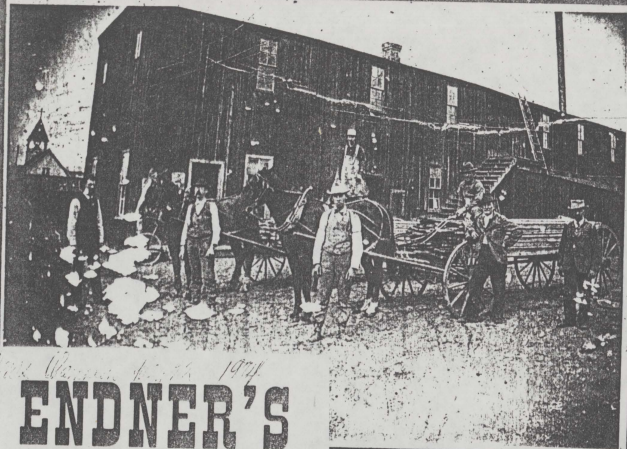


Rial Lake Photo



Stephenson Ranch House
near Doyleville
Sections could be added
as the family grew

FRAME



HardWare 1974

ENDNER'S

Started business in this
location 94 years ago!

PARKS & ENDNER Carpenter Shop grew into full-fledged planing mill which supplied native lumber for several generations of the Gunnison Country's buildings. Endner's Lumber Yard was then constructed to supply additional building materials.



There was a need, also, for Main Street location so 'HardWare Endner was established in the location now occupied by Carroll's Ltd. With more of our customers arriving by automobile parking became a problem so 16 years ago we consolidated into our present location.





214

East 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. Kelley, 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.

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 Shackelford and Charles Shackelford
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 Shackelford
sold the property to James R. Estes, May 31, 1901, \$600.
(Ann Zugelder owns Charles Shackelford'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 deed^{ed} 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 Owners Loan Corporation had title to the
property. It was purchased at this time by
Ann Nelson Zugelder and John A. Zugelder.

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 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.

410 N. Wisconsin
page and see it as it is today.



Old J.M. Allen home at 410 N. Wisconsin - 1880's
Winona Allen McKee, and her twin sister, Naoma are seated in the
buggy. Mrs McKee was born in this house in 1884. Jean McKee
Besse is her daughter.

410 W. Wisconsin



"Deacon" Hurley added a second story
and rebuilt the house. It later was
given the stucco treatment.

VERNE MAUER RECALLS MANY BUILDING CHANGES DURING HALF-CENTURY IN BUSINESS

(Ed Note—On the occasion of W. Verne Mauer's announcement that he is turning over the management of Mauer Lumber Co. to Dale A. Cowan Jan. 1, 1958, we asked him to write down some of his recollections on the changes within Gunnison's building customs and the lumber business he has seen here since he first started helping in the business as a boy fifty years ago. His interesting observations follow.)

In the early days, lumber arrived by rail in D&RGW or Colorado Southern railroad cars. The cars were unloaded and deliveries made with horse and wagon.

The complete yard stock of lumber, wood-lath, and cedar shingles was just about all the builder had to work with. Fresh lime arrived in cars and had to be shoveled into wagons for transportation to the yard.

There it was unloaded and had to be reloaded again to haul to the various building sites. The yard had a supply of hair fibers which were mixed with lime and sand to make plaster.

In the line of finish materials, there were numerous patterns of doors and windows available, but nearly everything else had to be hand made on the job.

The most popular interior finish was probably wallpaper, but paint was available in a limited selection of colors. White lead, linseed oil, and dry colors were used by the painters to make their own paint. If a customer wanted kalsomine to paint the walls in his home he bought dry whitening and color and made his own paint.

About 1910 the first pressed-paper wallboard, tar felt building paper and roll roofing came on the market. "Chi-Namel," a colored varnish, and "Alabastine," one of the first packaged kalsomines also became available.

When cement first made its appearance on the market, Verne remembers that his father was quite dubious about the possibility of it ever becoming a successful building material. At that time, foundations were constructed of stone and lime mortar.

Gypsum plaster soon came out to eliminate the need for the old lime and hair mixture. Wood walls and ceilings were constructed of narrow, beaded Texas pine boards. Yellow pine tongue-and-groove boards were also quite popular for flooring. All window glass was hand-blown at this time and large plate-glass windows were very uncommon.

About 1912, home building was on the California bungalow style with wide eaves and lower pitch roofs. Oak flooring and Northwest fir lumber products replaced some of the previously mentioned materials. Built-in heating systems and inside baths were becoming popular. Many home owners were enjoying their first inlaid linoleum floor coverings.

The general building program experienced a gradual advance



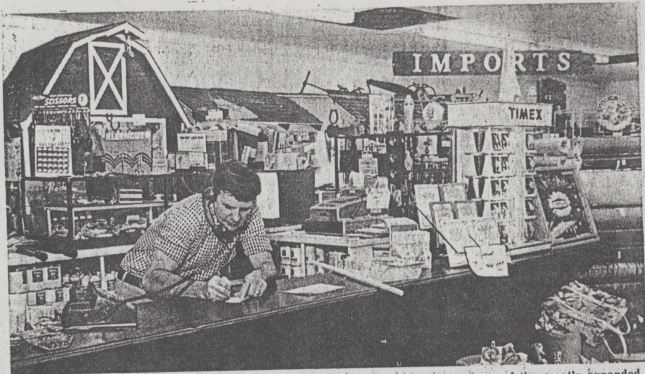
W. VERNE MAUER

☆☆☆☆

through the late 1930s and then such items as sheetrock, baked-on enamel masonry, insulation board, fir plywood, building blocks, composition roof shingles, polished plate glass windows and many more completely new building materials were developed.

In the 1950s the basic design of the modern home experienced many changes. Modern plumbing and heating in completely insulated homes with many new gas and electric appliances influenced the change from the old two-story home to the more modern single-level house of today.

In the last few years so many new building products have become available that it is difficult for the builder to choose which one to use. Such items as thermopane windows, prefinished natural wood paneling and plywoods, plastic materials, reflective aluminum foil insulation and vapor barrier papers, combined with a complete color range in paint and other decorative materials tend to make the modern lumber yard stock very large and complex indeed.



BILL MAUER is the third generation of his family to operate the 75-year-old business on South Main Street here. He obviously enjoys his role as storekeeper of

"the general store" as well as chief designer for customers of Mauer Lumber Co. They are beginning the Diamond Jubilee celebration today with a pre-Christmas sale Dec. 14-

16. Some of the greatly expanded variety of merchandise now being handled by Mauer's-tack supplies, housewares, imported glassware and other gifts may be seen in the background of this Gunnison Newspapers' staff photo.

CELEBRATION-SALE STARTS TODAY

Mauer Lumber is observing

75th year on Main street



*Mauer's first lumber Co.
Destroyed by fire.*



Em. Rose (Mauer) Al

Em. & Al. Snell's Home
303 So Main St.
Harrison, Colo.

Before it
was remodeled

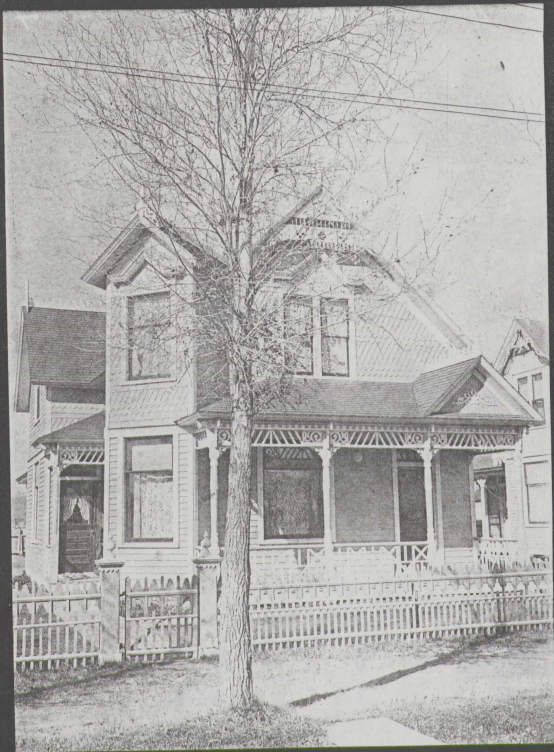


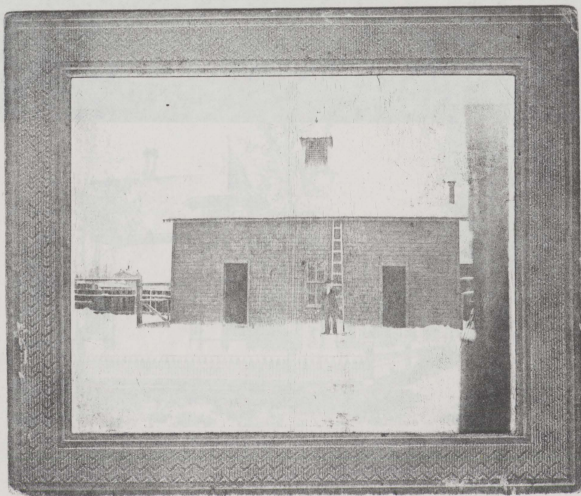


Mauer Construction

Rose & Joseph Howland - 217 B, Main St.
Gunnison, Colo.

Rose & Joe Howland's Home
217 So. Main
Gunnison, Colo.





In 1900-05 barns were a part of the planning, The horse and buggy was the mode of getting about the town,

Our barn & Tom Murray
211 So. Main
Gunnison, Colo.



211 S. Main St.

Home of Lu & Tom Murray
Sister of Herman Mauer

Going west on Hiway 50 to the end of the valley across from Neversink, you will see our first ranch home standing like a white sentinel looking back over the ranch toward Gunnison. This is the home of Lawrence and Delight Phelps - a home full of memories of the Gunnison area.

If the home looks somewhat familiar, it is because it stood for 32 years on the lot between Gunnison Savings & Loan and Miller Furniture. The Jorden

Building now occupies that spot. About eight years ago it was moved to the ranch property - a task which required that the top floor be removed and then replaced after reaching its present location. Much of the restoration and remodeling was done by the Phelps and their families with assistance from others as needed. Amazingly, the original interior plaster remained well intact and has been repaired, patched as

needed and repainted.

Throughout the house are items which have been given to them by early residents such as the Goodwin, Blackstock and Ender families along with furnishings, momentos, and toys from their own families - the Phelps and the Reeses.

As you enter the home through the family room adjoining the kitchen, there is a collection of crocks in macramé slings that had

particular uses in the early family ranching days in Powderhorn. Note the antique enamel cake pans Delight's aunt used along with the butter mold and other kitchen tools displayed on the wall in this room.

The kitchen has been remodeled for convenience, but has planked cabinets with wrought iron hardware which maintain the overall feeling of the home. There is a roll-out cabinet for pans, built-in knife slots in the counter and a modern (but not very visible) pulldown under one of the cupboards to be used to hold a cookbook. Right above this very new convenience and near the old fashioned box wall phone is a crock that Delight's great-great-grandmother used for sharpening knives. There is a large walk-in pantry



This home stood on the downtown Gunnison lot between Gunnison Savings & Loan and Miller Furniture for 32 years.

Phelps' ranch house

convenient to the kitchen area.

In the bathroom near the kitchen is a corner shelf with an assortment of old bottles, boxes and memorabilia from another era. On the wall is a very old beveled mirror with a brush shelf attached.

From the kitchen you enter the dining room where refreshments will be served during tour hours. Here you will see a buffet which belonged to Lawrence's mother, a 100 year old pendulum clock and an array of beautiful china and glass pieces. In an open-shelved buffet are hand painted dishes, a pitcher and glass baby bottles shaped quite unlike any you may have seen. There are baby plates and baby cups - one from 1883 - all belonging to family members. The Phelps are

fortunate that their parents and other family members, some made in the late 1900's. There is a low vanity where you will see some of the items from the Ender, Goodwin and Blackstock families.

Around the corner from the dining room, in the living room, is the first pump organ to be brought to Gunnison County. Delight reports that it and the ballustrade going upstairs were both black from the many coats of varnish and were stripped down the original wood and refinished. The organ, because of the intricate design, was taken apart piece by piece and reassembled - it is still working. Resting on the organ is some very old sheet music (you may not recognize the titles) and a mandolin belonging to

Delight's father. The can upholstered pieces in the living room still have the original caning and belonged to an aunt and uncle. There are intricately inlaid tables here and Delight will have on display the doll buggy, dolls, wagon and other toys she used as a youngster which are now being used by her grandchildren.

Upstairs are two bedrooms, a bath and Lawrence's study-office. The bath is papered and Delight has made the shower curtains and accessories from matching fabric. There is a hanging fixture from a pharmacy in Buena Vista and you can see a linament-filled bottle the old Crested Butte Pharmacy. The master bedroom has a wall of family pictures, all beautifully framed in

elaborate frames which have been in the family for years. At the foot of the king-sized bed is a cedar chest that was an aunt's prized possession. In the other bedroom is a chifferobe from Cooper's ranch and the cover on the bed is a prized wedding ring quilt.

Lawrence's study-office has a variety of things decorating the walls. There is a wicker fishing creel which belonged to an uncle, ribbons from the Stock Growers' Association meetings held at the LaVeta Hotel - one dated 1902 - and a special award from the Oyster Club for consuming the most oysters.

This home, filled with family treasure's memorabilia, and items which recall Gunnison history, will be very special to those interested in the early Gunnison era.

George Sullivan home - Corner of
Main & Georgia - Bungalow -
Built - circa 1910



The house was bought
in the mid-sixties by
Ross Blackstock as a
site for Blackstocks
Drug. He sold it to
Dan Tredway and it was
moved to 622 N. Boulevard.

WSC faculty members occupied
the second floor rooms of the
house.



Jasper Pittser home on S. 12th.
Originally a store building
with a false front.



512 N. TAYLOR 1936 BEFORE REMODELING
BY JOHN PECK
McCreery Ranch House



512 N. Taylor
Remodeled by Jay Peck



**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.



Louden Mullen house
on the Boulevard

Must have been
built by the
same contractor



402 N. Pine





216 N. Denver



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. Its design and materials indicate the early years in Gunnison history.

GUNNISON HOMES
EARLY YEARS

Compiled by Ann Zugelder, probably early 1960's. Located in
HISTORY SECTION, Gunnison County Public Library

Home at 116 East Gunnison

Information updated by Judy Klinker, March 1998

Information from County Court House Records: C. B. Hickman, Receiver. U.S. Land Office Lake City to William F. Hall to Kelley and Hartman, 1880. Ownership remained with Hinkle-Kelley-Hartman family to about 1890. Land was mortgaged and redeemed several times--at times lot 14 or lot 15.

By 1892, the property was owned by Frank Adams and Louis Graemuck. Sale of lots 13, 14, 15 to Carrie Kroll took place November 19, 1913. The Abstract was brought up to date and a suit settled which cleared the title for the Krolls in August 1941. The home was occupied by Carrie Kroll until 1956.

On June 26, 1957, the property was bought by Milton I. and Ruth Dennison, who resided in the home until 1985 when it was purchased by Arthur J. and Alma H. Olsen. The home was purchased by Leo D. and Judith A. Klinker on October 3, 1996. A total restoration was done by the new owners who moved in on November 15, 1997.

The home is visible in an historical picture and artist's sketch, "Birds Eye View of Gunnison, Colo., 1882" which appears in Richard Gorman's compilation, Gunnison Covering Marshall Pass, Lake City, Crested Butte thru to Duray, page 46.* The original portion of the house, therefore, was built prior to 1882. Additions to the house were made in 1916 and 1997.

*R.D. Publications, Inc. Sante Fe, New Mexico, 1993.

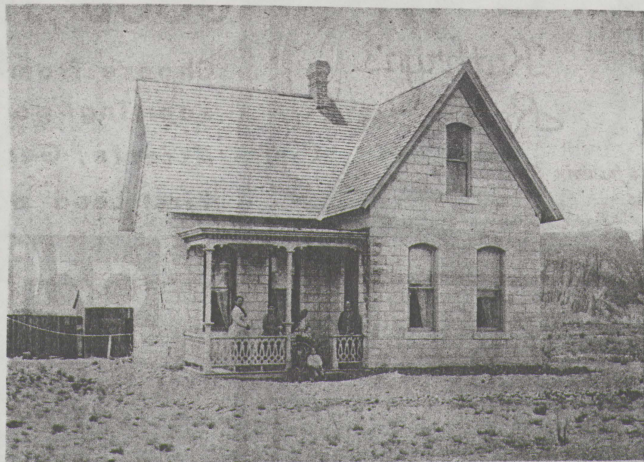
MASONRY



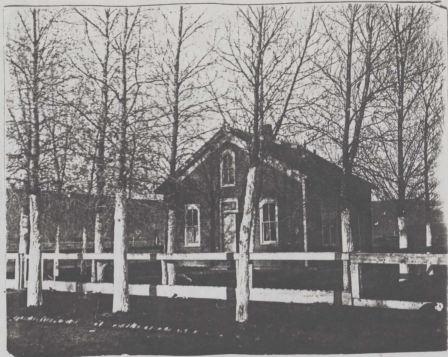
317 N. Pine Street
House has been rebuilt. It was the home
of Edward C. Mueller, jeweler who came 1878-9



Jacob Miller home
317 N. Iowa



"Gray Gables" — the birthplace of Gunnison Valley pioneer, Fred Winters
- 800 block on the Boulevard -



Joseph Metzger Home on N. Colorado



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. Thompse seems to have been involved in this sale.

1886 - Tax sale to C.T. Sills.

1887 - 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 Merv C. Aude and Dorothy I Aude.

1957 - Sold to Paul C. Zahradka and Nona 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.



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 - 1½ a. to Hazard Powder Co. and a tract
to Frank McMaster.

1880 - James P. Kelley & Alonzo Hartman convey
67½ 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 $1\frac{1}{2}\%$)
- 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.



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

316 West Georgia Avenue



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 Kelly,
Amby Hinkle 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 and Sylvester J. Miller
secured a loan of \$1,000 from
People's Bldg. + Loan of Syracuse, N.Y.

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

1919 Sold to Anga Foster.

1939. Sold to Helen Downs

1943 Sold to Robert and Fern Hoyt.

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

1949 Sold to Wayne Lickiss, Jr.



Home of Frederick G. Zugelder on the
Boulevard. His brick yard made the brick.
House has been remodeled.