

THE HISTORICAL ARCHITECTURE
OF GUNNISON COUNTY, COLO.

A REVIEW AND EVALUATION

by

Martha A. Sullenberger
Steven G. Baker

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HERITAGE RESOURCE STUDY SERIES
FOR THE MOUNT EMMONS PROJECT
OF AMAX INC., GUNNISON COUNTY, COLORADO
VOL. VI, PART II

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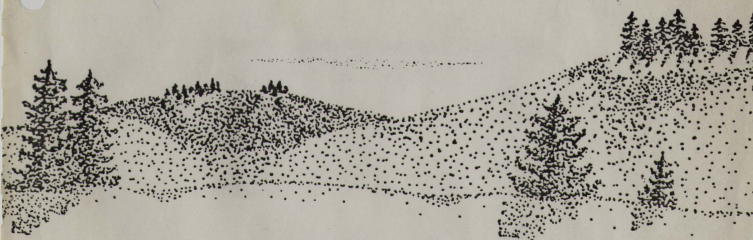


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Steven G. Baker
Editor and Compiler

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OF GUNNISON, GUNNISON COUNTY, COLORADO
A REVIEW AND EVALUATION

By
Martha A. Sullenberger and Steven G. Baker



Prepared Under Contract Between
Centuries Research, Inc. and
Amax Environmental Services, Inc.
Cultural Resource Evaluations

U.S. Department of Agriculture
Forest Service
Taylor River District
Gunnison National Forest
Gunnison County, Colorado



"chasing man through time"

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PART II

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P. O. Box 1869
Montrose, Colorado 81402

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August 1981

ABSTRACT

This report was completed as part of the environmental assessment program for AMAX Inc.'s Mount Emmons Project. The report summarizes an inventory of historic sites in Gunnison, Gunnison County, Colorado and vicinity which may be eligible for inclusion in the National Register of Historic Places. Architectural and general historical values of the resource base have been emphasized in this study. The resource base was analyzed and evaluated in terms of a model of the evolution of urban communities within the Victorian American Cultural Tradition. In keeping with this model, Gunnison passed through at least four phases of development. These were the Exploration, Incipient Settlement, Camp, and Town Phases. The Victorian Cultural Horizon reached its florescence in Gunnison between 1881 and 1884. The study concludes that much of the historical integrity of the community has been lost. Enough integrity does exist, however, that an "East Gunnison Historic District" has been identified for study purposes. A number of miscellaneous sites outside this district are identified as potential National Register eligibles.

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PREFACE

This report is Volume VI Part II of the Heritage Resource Study Series for the Mount Emmons Project of AMAX Inc. The Mount Emmons Project is a proposed molybdenum mine development in the Southern Rocky Mountains of Gunnison County, Colorado. This document constitutes the final report of an inventory and evaluation of historical architectural resources within and immediately surrounding the city of Gunnison in Gunnison County. The study was completed as part of the indirect impact assessment for heritage resources under the National Historic Preservation Act and was funded by AMAX Environmental Services, Inc. of Denver. In addition to the baseline architectural data from Gunnison, this report contains a model for use in evaluating cultural resources associated with the Urban Subtradition of the American Victorian Cultural Tradition as expressed in the historic mining communities of Colorado. A Glossary of Architectural Terms used in the report has been included as Appendix II.

The field and archival research for this project were exclusively conducted by Martha Sullenberger, Historic Preservationist at Centuries. The report was written by Sullenberger and Steven G. Baker of Centuries. The analytical framework for the study is derived from Baker's ongoing multidisciplinary research into the regional expression of American Victorian Culture. Field photography was done by Ms. Sullenberger. Roberta Pryor, Teddi Anders, and Claudette Kennedy completed the art work and Joan Gardner of Centuries supervised manuscript and site form preparation. The staff of the Gunnison County Tax Assessor's Office were extremely helpful to the project. In addition to these individuals, Bill Endner, William Mauer, and Duane Vandebusch provided valuable assistance to the project and their efforts are truly appreciated. The second author, who has served as Principal Investigator for all facets of the Mount Emmons Heritage Resource Studies, thanks his various associates at AMAX for their assistance on this and other portions of the Mount Emmons indirect impact area studies, specifically, Joseph Blumberg, Gary Andes and Ken Paulsen.

Steven G. Baker
Editor and Principal
Investigator

SECTION 1

PROJECT OVERVIEW

The Mount Emmons Project is a proposed molybdenum mining operation which may be developed in Gunnison County, Colorado during the 1980s by AMAX Inc. of Greenwich, Connecticut. After several years of exploration in the vicinity of Mount Emmons near Crested Butte (Figure 1), AMAX has estimated that extensive deposits of molybdenum ore exists beneath the mountain. Molybdenum is a popular alloy agent used in production of steel, iron and other metals. Plans to extract and mill the ore have resulted in the Mount Emmons Project which is currently in the planning stage.

As part of the environmental impact assessment team Centuries Research, Inc. has, since 1977, been conducting heritage resource studies in the Crested Butte and Gunnison areas on behalf of the Mount Emmons Project. These efforts have involved a variety of studies in both the project's potential direct and indirect impact areas. In addition to the present analysis of the historic architecture in the city of Gunnison (Figure 2), studies of other potential Indirect Impact Areas have included historic site surveys of the Ohio Creek and East River Valleys, a reassessment of the Crested Butte National Historic District, prehistoric sample surveys of the Ohio Creek and East River Valleys, and preparation of a definitive history of the town of Crested Butte. These study components are, or will be summarized in other reports in Heritage Resource Studies for the Mount Emmons Project.

Centuries' contractual scope-of-work for the Gunnison Historical Resources Survey specified that such a survey would be conducted within the limits of the city and a three mile radius around it. The goal of the study was to determine the existence of any sites which were actually included in or potentially eligible for listing on the National Register of Historic Places. The fieldwork for this component of the program was conducted in 1979 and 1980. Final site forms were submitted to the Forest Service and State Historic Preservation officer early in 1981 and the project was completed in the early summer of 1981. This report is the final reporting document for the Gunnison historic sites study program.

Table 1: Characteristics of Historic Resources in the City of Gunnison

Phase	Perm. No.	Resource		Inception	Style	Function	Date of Construction	Signif. Listed	In Designated District
		Temp. No.	Name						
Town	SGN1509	GNN-515	Gunnison Cemetery	US 50 East	---	Cemetery	--	no	no
Town	SGN1510	GNN-526	Gunnison Smelter	Colo. 135 North	---	Industrial	1983	yes	no
Post Victorian Phase	---	GNN-492	IOOF Building	N. Main	---	Commercial	1970s	yes	yes
Post Victorian Phase	---	GNN-494	Zenith Store	N. Main	Queen Anne	Commercial	?	yes	yes
Post Victorian Phase	---	GNN-20	-----	202 E. Georgia	Bungalow	Residential	1920	no	yes
Post Victorian Phase	---	GNN-105	-----	411 N. Main	Bungalow	Residential	1914	no	yes
Post Victorian Phase	---	GNN-108	-----	104 W. Puby	Vernacular	Residential	1922	no	yes
Post Victorian Phase	---	GNN-131	Catholic Rectory	303 N. Wisconsin	Bungalow	Residential	1920	no	yes
Post Victorian Phase	---	GNN-136	-----	411 N. Wisconsin	Bungalow	Residential	1920	no	yes
Post Victorian Phase	---	GNN-157	-----	317 W. Virginia	Bungalow	Residential	1920	no	yes
Post Victorian Phase	---	GNN-411	-----	143 S. Main	Bungalow	Residential	1918	no	yes

TABLE 1 (cont.)

[(cont.)] TABAT

Table 1: Characteristics of Historic Resources in the City of Gunnison

Phase	Perm. No.	Temp. No.	Resource Name	Location	Style	Function	Date of Construction	Signif. Awarded	In Expanding Hist. District
Post Victorian Phase	---	GNN-482	Webster Hall	N. Iowa & Virginia	Arts Moderne	Community	c. 1935	no	yes
Post Victorian Phase	56N32	GNN-480	Taylor Hall	Western State College	---	Educational	1910-1920	no	no
Post Victorian Phase	56N511	GNN-241	Holnan's Locker	101 N. Boulevard	Queen Anne	Commercial	1906	no	no
Post Victorian Phase	56N1513	GNN-375	Petri Plumbing & Supply	W. New York	Queen Anne	Commercial	1940(?)	yes	no
Post Victorian Phase	56N1512	GNN-337	Hobo Junction	Railroad Ave. & 11th	Vernacular	---	--	destroyed 1980	no

TABLE 1 (cont.)

TABLE 1 (cont.)

Table 1: Characteristics of Historic Resources in the City of Gunnison

Phase	Perm. No.	Resource		Location	Style	Function	Date of Construction	Signif. Altered	In Proposed Hist. District
		Temp. No.	Name						
Town	SGN33	GNH-4	Hartman Block	107 N. Main	Italianate	Commercial	1881	no	yes
Town	SGN29	GNH-5	Klinkerhaus	122 S. Main	Italianate	Commercial	1882	yes	yes
Town	---	GNH-7	Bojangles	310 N. Main	Italianate	Commercial	1885	no	yes
Town	---	GNH-8	-----	518 E. Virginia	Gothic Revival	Residential	1888	no	yes
Town	---	GNH-19	Lightly House	214 E. Georgia	Gothic Revival	Residential	1882	no	yes
Town	---	GNH-26	-----	601 N. Taylor	Italianate	Residential	1890(?)	yes	yes
Town	---	GNH-43	-----	317 N. Iowa	Gothic Revival	Residential	1881	no	yes
Town	---	GNH-110	-----	204 W. Denver	Gothic Revival	Residential	1882	yes	yes
Town	---	GNH-115	-----	606 N. Wisconsin	Gothic Revival	Residential	1882	no	yes
Town	---	GNH-142	-----	316 W. Georgia	Italianate	Residential	1882	yes	yes
Town	---	GNH-143	-----	310 W. Georgia	Italianate	Residential	1882	no	yes
Town	---	GNH-159	Church of the Good Samaritan	-----	Vernacular/Gothic	Residential	1882	yes	yes
Town	---	GNH-403	-----	118 S. Wisconsin	Vernacular/French	Residential	1882	yes	yes
Town	---	GNH-418	Worthington House	303 S. Main	Gothic Revival	Residential	1894	no	yes
Town	---	GNH-420	Mauer House	221 S. Main	Queen Anne	Residential	1904	no	yes

TABLE 1 (cont.)

Table 1: Characteristics of Historic Resources in the City of Gunnison

Phase	Form. No.	Temp. No.	Resource Name	Location	Style	Function	Date of Construction	Counif. Listed	In Pres. and Hist. District
Town	---	GNN-421	-----	217 S. Main	Queen Anne	Residential	1903	no	yes
Town	---	GNN-422	-----	211 S. Main	Queen Anne	Residential	1899-1902	yes	yes
Town	---	GNN-440	-----	116 E. Gunnison	Vernacular/French	Residential	1882	yes	yes
Town	---	GNN-481	Gunnison County Courthouse	Georgia and Iowa	Vernacular	Institutional	1889-1891	yes	yes
Town	SGN1501	GNN-221	-----	805 N. Boulevard	Italianate	Residential	1882	yes	no
Town	SGN1502	GNN-223	-----	721 N. Boulevard	Vernacular/ Italianate	Residential	1882	yes	no
Town	SGN1503	GNN-243	Smith Opera House	N. Boulevard & Tomichi	Italianate	Commercial	1882	no	no
Town	SGN1504	GNN-271	-----	419 N. 12th	Italianate	Institutional(?)	1885	yes	no
Town	SGN1505	GNN-315	-----	Bth & Tomichi	Vernacular	Institutional	1881	no	no
Town	SGN1506	GNN-319	Gunnison Gas & Water Works	W. Virginia	Vernacular	Institutional	1882	yes	no
Town	SGN1507	GNN-320	-----	1202 W. Virginia	Italianate	Residential	?	no	no
Town	SGN28	GNN-362	La Veta Hotel	S. Boulevard	Queen Anne	Commercial	1882-1884	yes	no
Town	SGN1508	GNN-479	Paragon School	Pioneer Park	Queen Anne	Institutional	1905	no	no

TABLE 1 (cont.)

TABLE 1 (cont.)

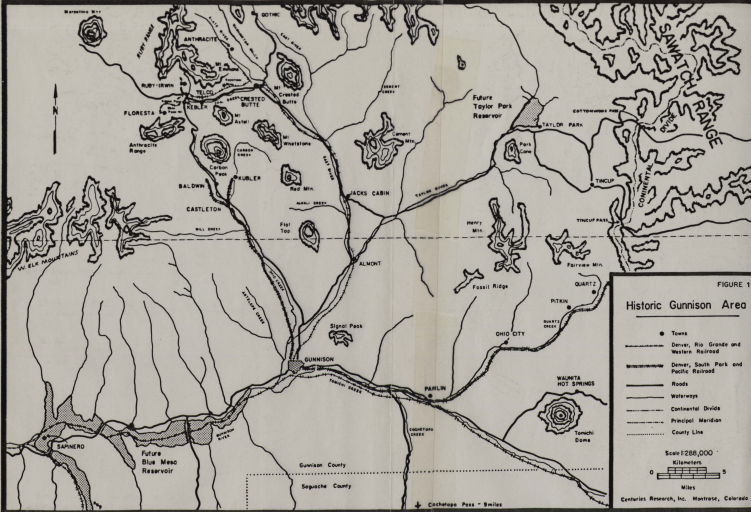


FIGURE 1

Historic Gunnison Area

- Towns
- Denver, Rio Grande and Western Railroad
- Denver, South Park and Pacific Railroad
- Roads
- Waterways
- Continental Divide
- Principal Meridian
- County Line

Scale 1:288,000

Kilometers

0 5 Miles

Centuries Research, Inc. Montrose, Colorado

FIGURE 2



Figure 2: An example of log vernacular architecture in Gunnison, Colorado. Centuries negative no. 102-79-454.

SECTION II

PROBLEM DOMAINS AND RESEARCH RATIONALE

In analyzing the architecture of the Gunnison study area, the contextual framework is that of the urban subtradition of the American Victorian Cultural Tradition as briefly outlined in the baseline cultural resource report for the Mount Emmons Project (Baker 1980a:45-49). The urban subtradition evident in Colorado's historic mining communities has been the subject of historical analysis by Duane Smith (Smith 1967) and broad architectural analysis by C. Eric Stoehr (1975). Recent work by the second author of this volume (Baker 1981) has integrated the historical and architectural approaches of both Smith and Stoehr within a more detailed anthropological perspective on the evolution of the American Victorian Cultural Tradition (Baker 1978, 1980). The primary problem domain of this study is, therefore, consideration of the architectural data in reference to the evolution of the urban portion of this tradition. A fundamental goal of the research rationale has been to isolate distinct phases in the development of urban Victorian communities and to architecturally test a model (Baker 1981) of these phases which was derived from the works of Smith (1967), Stoehr (1975) and Baker (1980). Presentation of the model is followed by a brief narrative history of Gunnison that is keyed to the settlement phases of the model. Finally, this section of the report concludes with an introduction to basic architectural styles from Colorado's Victorian mining frontier that is largely extracted from Eric Stoehr's work (1975).

A Model for the Study of the Evolution of Urban Victorian Mining Communities*

In this model developed by Centuries Research, Inc. (Baker 1981) four phases in the evolution of urban mining communities are distinguished. These four phases are the Exploration Phase, Incipient Settlement Phase, Camp Phase, and Town Phase. These phases are characterized by attributes indicative of the urban subtradition of the American Victorian Cultural Tradition. If allowed to continue via an uninterrupted evolutionary profile from the Incipient Settlement Phase, these phases culminate in a florescence or full bloom of the Victorian Cultural Horizon (Baker 1980) followed by its subsequent withering and disappearance.

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Baker, Steven G. and Martha Sullenberger
1981

A Model for the Study of the Evolution of
Urban Victorian Mining Communities in Colorado.
Ms. Centuries Research, Inc. Montrose, Colorado.

Exploration Phase

General Characteristics

This phase represented the initial penetration of a region by Euro-Americans. This penetration generally occurred in two ways: (1) informal parties such as trappers and prospectors; and (2) formal organized scientific or governmental survey parties. The size, purpose, and methods of these two groups differed but their basic impact on the land was essentially the same.

During this phase the first contact was made with the indigenous Indian population. In general this contact tended to be "relatively equal and commonly of a mutual beneficial nature" (Leacock and Lurie 1971:11). However, hostile incidents could occur and affect the subsequent development of the region. Travel was generally short term and seasonal, reflecting a concern for weather conditions. In the case of large scientific parties, substantial amounts of supplies and equipment, carried by wagons were utilized. However, in most cases exploration parties kept personnel, baggage and animal transport to a minimum.

The duration of this phase varied greatly and depended on, among other factors: (1) the purpose of the exploration; (2) the wide-spread distribution of information gathered about the area; (3) the promising or discouraging nature of the reports; (4) and relations established with the Indians. In all it depended on whether or not the area was reported to be rich in resources, easily accessible with mild weather conditions, and harbored no hostile Indians. The reality of the conditions of the explored area did not matter, just the reputation (often exaggerated for better or worse) the area gained.

Nature of Historic Resources

Built Environment. During the exploration phase the building of more than just very temporary shelters would be rare. One exception would be in the case of trappers' or prospectors' log cabins where they spent a season or consecutive seasons. Fur trading posts could also fall into this category or could be seen as a bridge between this and the Incipient Settlement Phase.

Archaeological Component. This would be expected to be larger and possibly consist of a variety of sites including:

1. Temporary camps - i.e. brief stopovers
2. Seasonal camps, i.e. trash dumps and occasionally privies, connected with the log structures mentioned above.
3. Isolated components, composed of single artifacts or small group of artifacts possibly representing articles lost or discarded.

4. Roads or trails - usually only evident if used frequently by more than one group over a long period of time.

In most cases the short-term occupation and temporary nature of the resources are not conducive to preservation and relatively few resources from this phase have survived and fewer have been discovered. Primary historical documents such as field notes, journals and diaries are possibly more rewarding sources of information.

Incipient Settlement Phase

General Characteristics

This phase marked the first actual settlement of a region. Initiated by promising reports of precious ores, a rush into the area would develop and numerous incipient urban communities would appear. At the same time increasing contact would be made with the native Indian groups resulting in what Leacock and Lurie (1971) defined as a competition and conflict stage which threatened the land base and political autonomy of the Indian tribal group. Pressure would then be generated to remove and/or contain the Indian groups.

In this early phase the population was unstable, transitory and dominated by males. Everything was of a temporary nature. The end of this phase came in two ways. Either the orebody proved to be promising and a boom occurred or the strike played out and the population drifted away.

The following is a breakdown of characteristics of the settlement phase utilizing four basic variables.

- 1) Mining Methods during the settlement phase would focus on placer mining and simple lode mining. One man or two man operations would be most common and require little outlay in the way of equipment and money. Placer mining would consist of "panning" or use of the rocker or long tom. Lode mining would probably be shallow and concentrate on ore bodies which could be treated by use of an arrastra or other similar crushing technique. Compared to other areas of the west, placer mining in Colorado was limited and played a minor part in the development of the region (Paul 1963:116).

- 2) Commerce would be limited to basics such as staple food items, mining equipment, and liquor. A multitude of operations were handled under one roof, usually canvas.
- 3) Architecture would be dominated by haphazard, temporary shelters. Canvas tents, log cabins, or a mixture of both would be most common. A lack of a sawmill would preclude frame structures. A total absence of town planning, amenities, or organization would be evident.
- 4) Transportation would be limited to foot, horse, or mule traffic with occasional wagons. Roads would be hazardous and unimproved. Seasonal bad and inclement weather would often cut off roads or trails into the community. At this point there would be little incentive to undertake the labor intensive task of keeping the roads clear.

Nature of Historic Resources

Built Environment. It is expected that very little would remain of the incipient settlement phase of a mining community. Because of the temporary nature of the camp, structures were not built to last, furthermore, the materials, especially canvas, were continuously recycled. If the camp was abandoned, remnants of log structures and tent platforms might remain but would be expected to be heavily deteriorated and/or vandalized depending on location. If the camp went into a boom cycle, it is expected that the majority of the structures would be replaced with more permanent frame structures. Also, a common practice was to frame over and enlarge log structures so that the original logs would remain under the board siding.

Archaeological Component. Archaeological evidence of the occupation of the mining area would be expected to be present in varying degrees depending on 1) length of occupation 2) population size and 3) subsequent activity in the area. Trash dumps and privy vaults would likely yield the most complete and intact record of the occupation period but other sources would include habitation sites (floors of cabins, etc.), and commercial sites and areas of mining activity. Furthermore, it is expected that the artifact collection would relate to a temporary, male dominated society relying heavily on imported food-stuffs. There would be a relatively low percentage of luxury and non-essential items. Furthermore, it is expected that there would be little spatial differentiation based on function of sites. For example, commercial sites would be intermixed with residential sites. Finally,

evidence of agricultural activities would be very slight if present at all. This latter prediction would only hold true, however, if agriculture or ranching had not been previously established in the region.

Camp Phase

General Characteristics

If an initial mining settlement survived its first season or two and if the nearby ore bodies proved sufficiently rich then the area experienced a boom which resulted in the creation of a nascent urban community.

Relations with the Indian population would also enter a new phase as the Euro-American population increased and competition over land intensified. A period of administrative stabilization would take place where pressure from the Euro-American population would result in the containment of Native Americans on reservations and the opening of previously Indian owned land (Leacock and Lurie 1971). Toward the end of this camp phase, if the area matured into a viable community, total removal of the Indians would be demanded.

As the population swelled, the social makeup changed. Although still heavily male, more women began to appear. Although to a large degree the community was still highly transitory, signs of permanence began to appear.

The characteristics of the camp phase would include the following changes.

Mining methods became more complex as techniques improved and the nature of the ores proved more difficult. Stamp mills and the use of mercury for extracting gold became common. Lode mining replaced placer mining. Partnerships and small mining companies began to appear but the majority of these remained locally owned and operated.

Commerce became the essential element in the community. Although the merchant might still operate under a single roof, his selection of goods became larger and broader. He also tended to serve a variety of functions. During this phase a premium was placed on two types of enterprises: boarding facilities and saloon/dance halls/sporting houses. These appeared in disproportionate numbers to meet the needs of the large number of transient miners and visitors. Newspapers also tended to appear during this phase.

Architecture/Town Planning during this phase was marked by the appearance of sawmills and subsequent frame structures. Emphasis was placed on easily constructed, unadorned buildings. Vernacular and the well-known false-front Western vernacular were the predominant architectural styles. Town planning emerged in its earliest stages with a beginning interest in basic government amenities such as law enforcement and fire protection.

Transportation began to come into its own as the mining camp required more and more supplies. At this time also, supply centers--towns located along supply routes but usually some distance from the mines--began to appear. These also followed the basic evolutionary development exhibited by the mining camps. Freighting companies put in an appearance and with them came the demand for better roads. Toll road companies flourished and with them came improvements such as leveling, filling and widening.

As this phase ended, usually when all readily accessible, easily processed ore had been mined, a general depression set in. This depression could lead to abandonment of the area or, if it survived, it moved into the Town Phase.

Nature of Historic Resources

Built Environment. This is the first phase where a substantial number of structures are likely to still be evident, especially if the camp has been continually inhabited but relatively unchanged. Towns that were abandoned are subject to deterioration due to weather. Vandalism further destroys the sites as "barn wood" becomes more popular for interior decorating.

In commercial districts this phase is likely to be represented by frame structures of one or two stories with the western vernacular false front. Residential districts would most likely consist of vernacular frame houses mixed with log structures. Little attention was paid at this point to detailing.

In terms of functions of the buildings, there should be a marked majority of hotels, boarding houses, restaurants and other visitor oriented facilities.

Archaeological Component. Similar to the Incipient Settlement Phase, the archaeological component for this phase would yield artifact collections related to a highly transitory society. Functional analysis of sites should reveal a high percentage of visitor oriented occupations. Mining technology would be more sophisticated and predominantly hard rock lode mining. It should also reveal numerous small operations. The first evidences of town planning should appear such as a clustering of site types based on function. For example, the beginnings of a commercial district should be evident.

The first indications of the emergence of a predominantly American Victorian culture should be found but not have reached its florescence or full bloom. Again habitation sites, privy vaults and trash dumps are likely to yield the most significant data.

Town Phase

If a mining camp survived the depression which generally followed the end of the frenzied boom which marked the camp phase, then it was likely to develop into a stable urban mining town, evidencing the full florescence of the Victorian Cultural Horizon (Baker 1980). This phase is marked by a significant influx of outside capital, development of support industries such as smelters, and a more complex social makeup of the community. At this point it took on all the trappings of an urban center with a definite tendency to standardization and institutionalization. Again the four variables help delineate the characteristics of this phase:

Mining became complex institutionalized corporate operations. As ore became more difficult to process, it often required complicated and expensive refining. Mining operations were consolidated and expanded. As the mines became deeper, the problems of flooding and ventilation required further development. Labor and management divisions became sharper as an influx of immigrant labor began. Large capital investments were necessary and these came in large part from Eastern and European sources.

Commerce became more diversified. Specialized stores began to replace the familiar general store. The variety of merchandise also expanded as luxury goods and other non-essential items began to appear. Cheaper transportation, provided by railroads also aided the expansion of the

business district and became a major force in the florescence of the Victorian Horizon. Finally, where conditions allow, a local market in foodstuffs began to take advantage of potential created by a growing population.

Architecture/Town Planning became more elaborate and pretentious. In many cases stone and brick replaced wood as a desired building material. Architectural styles common in the east began to make an appearance as architectural pattern books began to arrive. The most common styles for Colorado were Italianate, Gothic Revival and Queen Anne. One distinctive feature of mining towns during this period was the appearance of cast iron fronts for buildings. Because of the relative low cost, the durability and ease of assembly made these fronts very attractive to the mining towns.

Town amenities including water and gas systems, telephone and later electricity, became standard features. Along with these but more difficult to determine through physical examination, was the establishment of police and fire protection.

Social changes within the community were also evident in the architecture of the town and more institutionalized religious and Fraternal organizations. Schools and churches appeared, indicating an outward sign of progress and acceptance of traditional values. Fraternal halls of various types offered a variety of services to their members. Theaters and opera houses were built as citizens began to support these types of entertainment. Finally, the percentage of hotels, saloons, and visitor related establishments declined indicating a shift away from the transient orientation of the earlier periods.

Transportation probably made the most dramatic change and in many ways helped to precipitate change in other areas of the community. Cheap and efficient transportation became important as mines began to process marginal ores in large quantities. This usually translated into access

to a railroad. Furthermore, a railroad boosted the business district as goods became cheaper to bring in. A railroad also promoted development of surrounding areas by providing relatively cheap shipping between rural supply points and the markets created by urban mining towns.

Nature of Historic Resources

Built Environment. At this stage the built environment is relatively extensive. It would include well defined commercial and residential districts. Buildings should show evidence of ostentatious and identifiable styles characteristic of the Victorian Cultural Horizon (Baker 1980). Examples would be cast iron Italianate fronts, Queen Anne brickwork and Gothic Revival. Also evident would be a variety of commercial, industrial/transportation structures indicating an increasingly complex urban setting.

Archaeological Component. The archaeological component should also reveal an increasingly complex urban setting. Furthermore, with the advent of the railroad, the florescence or full bloom of the American Victorian Culture should be evident. As the labor pool expands and immigrant labor is utilized, ethnic variation should occur which would be evident in the archaeological record. This ethnic variation should reveal the degree to which the Victorian culture was being adapted to by various ethnic groups.

The preceding discussion provides a research model to be utilized in interpreting urban sites from the Colorado mining frontier. An examination of the Gunnison study area was conducted to interpret the local architecture and to help test the model. The results of this test are detailed in Section V of this report and in part validate the model. The evolutionary phases are visible in the architecture. It appears, however, that historical forces operated to subtly blur the phases, making Gunnison an atypical example of Victorian urbanization and Colorado's mining frontier. The Incipient Settlement Phase (ca. 1874-1879) was based on an agricultural economy rather than mining and this created a degree of self-sufficiency for Gunnison which was not accounted for in the model. The Camp Phase (ca. 1879-1881) and the Town Phase (1881-ca.1918) blended into each other with such rapidity that it became impossible to clearly delineate them. Some of these factors contributing to this blending appear to have included: 1) Pre-existence of an organized, official county government (1877); 2) the rapid arrival of the railroad which came within one year of the town's founding and 3) the short period of urbanization and growth which ended by 1885. Gunnison entered a long period of depression at this point. By 1910 the economic base had shifted away from metal mining. It shifted to a stable economy based on ranching, a college, and limited coal mining. After this Gunnison departed from the Victorian Cultural Tradition and began to reflect the modern cultural profile which as yet has not been named.

An Introduction to Architectural Styles From Colorado's Victorian Mining Frontier

Like other material culture expressions, the architecture of any community was a physical reflection of the historical forces operating within the town. On the mining frontier the architectural styles found within the towns and camps tended to follow the communities' evolutionary pattern as outlined in the previous section. A glossary of architectural terms is included as Appendix II of this report and should be consulted in references to discussions which follow.

In his book Bonanza Victorian, C. Eric Stoehr has developed a comprehensive analysis of architectural trends on the Colorado mining frontier. His easily understood, concise study outlines various architectural styles and illustrates their use in a variety of building types. The following section has relied heavily on Stoehr's work with other references consulted as needed. It needs to be stressed that specific architectural styles were more or less popular at different times and that individual communities might pass through one or the other evolutionary phases at different times. Thus, two different 19th century mining communities in Colorado might individually reflect a florescence of the Victorian Cultural Horizon (Baker 1980) in classic Victorian architecture. There might, however, be considerable differences in the architecture depending on the popular trends in vogue at the time the communities reached their peak along with several other variables.

Architecture, perhaps more than any other single feature on the mining frontier, revealed the conservative outlook of the population. While at first the architecture tended to be simple and functional, as soon as possible decorative features began to appear. In most cases these features were reminiscent of the architectural styles of the East with which the population was familiar. It seems to have been an attempt to recreate a known scene out of an unknown wilderness. The only unique western style - western vernacular or western false front - was designed to give a "citified, more eastern look to a raw frontier town" (Stoehr 1975:61).

The source of architectural styles found in many towns was varied and often resulted in a variety of styles being combined within the town:

The pioneers in the early mining settlements and camps brought with them styles that were prevalent in the East at the time. The development of the communities at new strikes was influenced not only by new styles coming from the East but also by transient miners who brought with them earlier styles from previous boom areas. As a result, the mining towns were architectural melting pots in which the major styles overlapped, fused, and were sometimes combined in the same building (Stoehr 1975:25).

The following discussion is a brief descriptive analysis of the seven architectural styles which were most common in the mining frontier. Each one will be examined in terms of residential and commercial construction.

Vernacular

According to Stoehr "vernacular architecture does not have a stylistic connotation but refers simply to things that are native or homemade. Vernacular or indigenous buildings are those constructed according to local traditions and climatic conditions (Stoehr 1975: 29)".

Residential

Tents were the first structures to appear in any mining camp. As more permanent structures were desired, the tents were replaced by log structures or a combination of canvas and log. The logs were notched at the corners and were often flattened or hewn on one or more sides. Roofs consisted of log skeletons forming a gable which was then covered with limbs, canvas, earth, shingles, or metal (Stoehr 1975:26).

Early log cabins typically consisted of one room with a dirt floor, one window, and a fireplace. Later a second room or shed was added to the rear and served as a kitchen. Lofts were eventually finished as a second story (Figure 2). Exterior detailing was almost nonexistent.

As sawmills moved in, the log cabins were replaced by frame buildings or had frame additions added to the log cabin. The appearance of a sawmill usually heralded a flurry of new structures. A ready source of standardized sawn lumber coupled with cheap standardized nails led to the development of the balloon-framed house. It allowed the entire skeleton to be lightened and reduced the amount of labor required to put up the structure. First used in 1839, balloon framing made the phenomenally rapid growth of mining towns possible (Fitch 1966:13, 121).

The first plank structures resembled the earlier log cabins in design (Stoehr 1975:30-31). A one or two room cabin with shed additions and pitch side entrances was common. Stone foundations provided the support for a balloon frame covered by planks then by clapboard or board-and-batten exterior siding. Roofs were usually gable with an occasional hip and were covered with wooden shingles or sheet metal. Exterior ornamental detailing was rare and represented frontier or territorial adaptations of eastern styles (Stoehr 1975:33-34).

Commercial

Following the example set by the residential structures, the first commercial structures were constructed of canvas or logs. The distinctive western false-front style quickly replaced these early make-shift establishments.

The western false-front first appeared in large numbers during the California gold rush. According to Stoehr the fronts made "a shed look like a two-story building and provided a large surface for the merchant's sign" (1975:61). The long, narrow shop space behind the front was entered by a central doorway. On both sides of the door were large display windows. The buildings also expanded vertically to two-stories. Offices and living quarters were located above the store and access to the upstairs was through a stairway located off to one side of the facade.

The false fronts were constructed of wood and later of brick, stone or sheet metal. Clapboard, tongue-and-groove siding as well as board-and-batten siding were common exterior decoration. Again Stoehr writes that: "cornices of wood, brick, sheet metal, and cast iron, supported by fanciful brackets and elaborately ornamented, were popular; each attempted to outdo the other in a show of individuality" (1975:65) (Figure 3).

The western vernacular style was most closely identified with the camp stage of a town. As the town grew larger and more prosperous, the fake fronts gave way to more prestigious Italianate and Queen Anne structures.

Greek Revival

The Greek Revival style was popular in the East from 1820 to 1860. It was an adaption of the classic Greek temple (Blumenson 1977:27). Greek detailing in varying degrees of accuracy were applied to the facades. Elements included low, triangular pediments forming door and window lintels and monumental porticos and colonades.

The style disappeared in the East before the opening of the mining frontier in Colorado. However, examples of this style still appeared in mining camps. Frontier adaption of this style was most common on residential structures as ornamental trim such as "pedimental lintels and architraves over door and window openings, pilaster boards at corners, and overdoor lights and sidelights applied to otherwise plain vernacular buildings" (Stoehr 1975:39).

Greek Revival detailing appeared very rarely on commercial buildings. Such detailing was usually restricted to pediments and lintels over openings.

Gothic Revival

The popular Gothic Revival style first made an appearance around 1830 as a result of romantic interest in the medieval architecture of

FIGURE 3



Figure 3: An example of western vernacular or "false front" commercial architecture from Gunnison. Centuries negative no. 102a-79-611.

England. It was used for everything from stone cottages to timber cottages and its ability to fit harmoniously into a mountain setting made it attractive to architects (Blumenson 1977:31; Stoehr 1975:22). The style was also extensively utilized for churches and schools.

Stone was a popular building medium for Gothic Revival residences in the East. As the style was adapted further west, economic considerations caused wood to replace stone. Lap or board-and-batten siding became the most popular exterior treatments. External decoration included hood molds over windows, curvilinear gingerbread trim along the eaves and gable edges (Blumenson 1977:31). Other characteristics included irregular mass, steep central gables, long narrow windows, wall dormers, and polygonal chimney pots (Stoehr 1975:22; Blumenson 1977:31). Gothic Revival architecture remained popular in western towns long after the Civil War which marked its demise in the East.

Residential

The first use of Gothic Revival in residential architectures occurred in mining communities as territorial adaptations on vernacular buildings. Later a purer style built of wood commonly called "Carpenter Gothic" began to appear (Figure 4). Stoehr further describes this style adaptation:

Floor plans grew more complicated as additional interior spaces were introduced. The addition of exterior balconies and porches also contributed to the growing irregularity of the plans. Tall, steep-pitched gable roofs appeared, with an occasional cross gable to add to the complexity. The familiar pointed arch windows, ground-floor bay windows, and upper-floor oriel windows made their appearance. ...The embellishments of the exterior elevations were characteristic of the Gothic tradition. Dripstones of wood over the windows recalled the Tudor detailing of sixteenth-century England; decorative bargeboards covered the ends of gable rafters, recreating the fanciful stone tracery of the Gothic style into wooden "gingerbread"; ornamental triangular panels or pierced aprons at the gable apex and decorative spires or finials at the peak of the roof also added to the storybook quality of the houses. Shingles with scalloped, pointed, or dog's tooth edges, mass-produced by local sawmills, were often placed in decorative patterns in a gable space, further enlivening the exterior surface. Decorative bracketed hoods appeared over entrances and exterior shutters, which conflicted with the increasing window ornamentation, went out of use. (1975; 39,42).

FIGURE 4

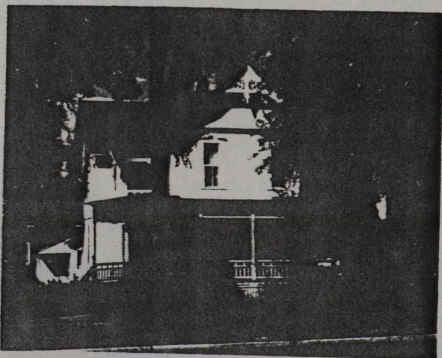


Figure 4: An example of Gothic Revival residential architecture. The Lightly House in Gunnison, Colorado. Centuries negative no. 102a-79-30.

Commercial

Gothic Revival, very popular in residential architecture, was little used in commercial structures. Occasional examples of Gothic detailing in window and door surrounds could be found but they were overshadowed by the extensive and simultaneous use of the Italianate style in commercial architecture.

Italianate

The equally popular Italian Renaissance or Italianate style appeared at approximately the same time as the Gothic Revival. The style was characterized by its unsymmetrical floor plan, low-pitched hip roof topped with a cupola, wide eaves generally supported by brackets, balconies, towers, loggias, tall thin first floor windows, and either a central one-bay or long porch (Stoehr 1975:23; Blumenson 1977:37). Besides being popular as a residential style, the Italianate replaced Grecian for commercial architecture. Cast-iron and self-supporting fronts for commercial facades were readily adapted to this style and by 1840 were widely used.

Residential

The most common use of the Italianate for residential structures in Colorado mining camps was a simplified version of the characteristic Italian villa with its flat-topped tower and L-shaped floor plan. The simpler structure was commonly a square, box-like two or three story house having a four-sided hip roof with overhang. Decorative brackets supported the roof and it was sometimes topped by a balustraded lookout, widow's walk (Stoehr 1975:47) or cupola (Blumenson 1977:37).

Exterior detailing remained simple. Occasional Italian segmented heads were placed over windows.

Commercial

Italianate was the first major Victorian style to become popular for commercial mining town architecture. In most towns it began to replace the false fronts as the wealth of the town increased. Buildings were usually constructed of brick or stone as these gave the town an air of permanence and offered some protection against fire.

Most Italianate structures had two stories with a rare three story building occurring. The most common floor plan followed that of the false front. A deep shop or store space was located on the main floor with offices and living quarters above. A central indented entrance flanked by large display windows allowed access to the store while a second entrance, usually off to one side, led up to the second story. Roofs became flat to allow for full upper stories (Stoehr 1977:67).

The mark of an Italianate building was in the highly decorative cornice and facade (Figure 5). The appearance of cast iron fronts made this detailing inexpensive, durable, fire resistant and unaffected by the effects of time. The fronts could be readily dismantled and re-assembled at another point. The cast iron front was first invented in New York in 1848. The most popular mail-order cast iron fronts used in Colorado were manufactured by the Mesker Brothers of St. Louis, Missouri, and Evansville, Indiana, and the Pullis Brothers of St. Louis. In addition local firms such as Messell Iron Works of Colorado Springs, Engelbach Brothers of Leadville, Colorado Iron Works in Denver and the Durango Iron Works supplied facades (Stoehr 1975:67, 72). The facades were mass produced in the factory, transported to the site and put together. The facades were deliberately made to look like already accepted wood and stone fronts (Stoehr 1975:67).

Although the design elements of the cast iron facade varied greatly, all facades had the same basic make-up:

The iron front consists of a row of hollow columns rising uninterruptedly above each other from basement to roof, usually covering a plain brick or stone structure. All the rest of the front is bolted or hangs from these upright pillars with ornamentally treated nuts....

Often backed by brickwork, the iron holds the bricks in place, and reciprocally, in case of fire, the brickwork protects the iron from direct flames and prevents it from twisting and collapsing. In addition, the brickwork backing serves to equalize the temperature of the building in winter and summer to keep the interior of the iron work dry by preventing condensation.

In addition to the light, widely spaced structural cast iron columns on the lower stories, the upper floors were adorned by nonstructural veneers of pressed metal with a varying degree of somewhat Italianate ornamentation which emphasized the plastic qualities inherent in the numerous materials used. Window detailing became intricate, with various decorative lintel treatments of cast iron, pressed metal, or composition, and square-headed windows gave way to the Italian segmental head. In addition, second-story, square, hexagonal, and octagonal oriel windows were common. Elaborate cornices of wood, brick, and sheet metal were used as crowning elements of varying heights and degrees of complexity and were often placed between floors. Quoining at the corners, molded portland

FIGURE 5



Figure 5: An example of Italianate architecture in a commercial structure. The Webster Building in Gunnison, Colorado. Centuries negative no. 102a-79-621.

cement details, and sheet-metal facing in numerous patterns recalling masonry construction added to the cosmetics of the facade. Ornamentation of the structural tie-rod heads that protruded through the sides of the buildings was common, as was the identification of a business block's owner and construction date in bold letters, both in positions of prominence.

Iron doorsteps and doors with oval glass openings and decorative hardware often led to interiors that were generally more elaborate than earlier examples. Patterned wallpaper, tile floors, decorative wainscoting, and stamped metal ceiling designs provided a pleasant Victorian atmosphere (Stoehr 1975:67, 71, 72-74).

Cast iron fronts remained popular in the west long after they disappeared in the East. Many towns continued to construct cast iron fronts as late as the 1880s. By the 1890s the cast iron facade was being combined with Queen Anne detailing.

French

The hallmark of the French style was the mansard roof. Commonly it was composed of four steep sides and flatter upper slopes, frequently broken by larger dormer windows. Practical as well as impressive, it utilized previously wasted attic space. Appearing in the 1850s it dominated American architecture in the East for both residential and commercial buildings. The roof was highly adaptable to other styles and was often seen adorning Gothic or Italianate structures. By 1870s the French style began to disappear. In the mining towns the style remained popular, especially for hotel architecture, well into the 1880s.

Residential

The most frequent use of the French style in mining town residential structures was in placing the mansard roof and dormer windows on an already existing floor plan. Thus, the French roof was frequently combined with Italian or Gothic detailing to produce a hybrid structure (Figure 6).

Commercial

As towns grew more prosperous there was an increasing desire on the part of the citizens to advertise their new position in the architecture of the town. In the architecture of the hotels and theatres this desire for grandeur was allowed free reign. The French style became a perfect vehicle for presenting an image of refined elegance that would rival Eastern establishments.

FIGURE 6



Figure 6: French influence in a Gunnison, Colorado residence.
Note the mansard roof. Centuries negative no.
102a-79-531.

Hotels were characteristically three and four story edifices topped by mansard roofs, dormer windows and elaborate detailing. Exterior features were constructed of wood, brick, stone, sheet metal, cast iron, and portland cement. They commonly included window lintels, sculptural decorations, and carved stone reliefs (Stoehr 1975:98).

Queen Anne

Complexity seems to be the key word for the Queen Anne style. Its identifying features included:

...contrasting shapes, irregular floor plan, complex geometry, porches, overhangs, bay windows, oriels, balconies, leaded glass, stained glass, clustered brick chimneys, dormers, turrets, towers, varying roof planes, and elaborate woodwork. (Stoehr 1975:24).

Many different materials went into the construction of a single building and the mixture of many style elements to create a flamboyant visual display (Blumenson 1977:63).

Residential

Queen Anne houses stressed ornamentation so heavily that nearly every square foot was covered with some type of carving or other embellishment. A variety of exterior finishes were used, often changing from floor to floor. Queen Anne detailing often took the form of decorative porches with elaborately turned spindles, elaborate balconies, fanciful bargeboards, pierced aprons, and scalloped and pointed shingles for varying textural patterns. Picturesque dormer windows, diamond-shaped windows, lantern windows, stained glass, and leaded glass were popular. Sunburst reliefs, terra-cotta ornamentation, turrets, towers, iron cresting, and fanciful brackets combined with other features to create a complex geometric silhouette (Stoehr 1975: 51).

The Queen Anne style was so variable that no single structure was representative. On the other hand the style was so unlike any other that it was readily identifiable (Figure 7). It was popular well into the 1890s and served as an excellent showcase for miners and their newly acquired wealth.

Commercial

In Queen Anne style commercial buildings, Panel Brick decoration was widely used. Panel Brick consisted of "pressed brick laid with thin, precise mortar joints" (Stoehr 1975:78). While the floor plans remained the same as with Italianate business blocks, the Queen Anne

FIGURE 7

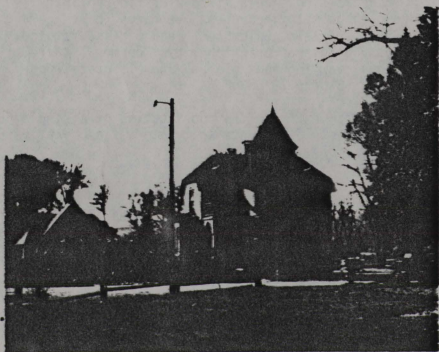


Figure 7: An example of Queen Anne residential architecture. Note the contrast with the smaller vernacular residence to the left. Hartman Castle southwest of Gunnison, Colorado. Centuries negative no. 102a-79-638.

building often broke away from the use of cast iron and used only brick to decorate the facade. The style is characterized by receding and projecting panels of intricate brick work design (Figure 8).

Romanesque Revival

Often referred to as Richardsonian Romanesque, this style depended on mass volume and scale rather than decoration, to obtain an overall effect. The buildings were fortresslike public structures constructed for the most part of stone or brick. Rough-faced masonry walls were relieved by round masonry arches and deeply set transomed windows (Stoehr 1977:24-25); (Blumenson 1977:47). The style remained popular until the Chicago Exposition of 1893 which introduced the Colonial Revival styles.

Commercial

Romanesque Revival had little influence on the residential architecture of the mining towns but it was readily adapted for commercial structures. Often it was combined with Queen Anne brickwork along the cornice.

Banks were the most popular buildings in the Romanesque style. The monumental, fortresslike structures sported "rusticated masonry wall surfaces, medieval towers, and heavy, round, rock-faced arches" (Stoehr 1975:81).

Other Revivals

A growing interest in classical art in the East resulted in the emergence of new styles such as Colonial Revival, Georgian Revival, and Federal Revival. The Chicago Exposition of 1893 spotlighted these styles and popularized them. However, that same year the silver crash marked the end of mining on most of the Colorado frontier. By the time the new styles had worked their way west the mining towns were dead. Only a few, such as Cripple Creek and Victor survived to make use of the new revivals (Stoehr 1975:25).

Bungalow

The Bungalow style made its appearance late in the 19th century, mainly as residential structures. This simple functional house became popular around 1890 and remained popular until the 1920s (Blumenson 1977:71).

The typical bungalow was one-story with a gently pitched gable roof. A second smaller gable covered an open or screened porch and often was supported by battered porch pillars. In larger bungalows

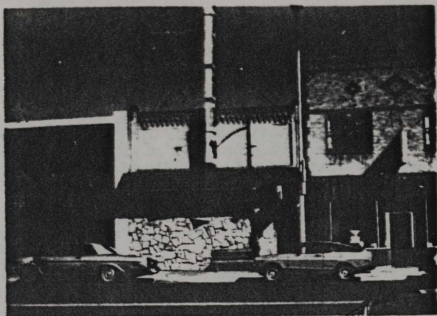


Figure 8: An example of Queen Anne panel brick work in a Gunnison, Colorado commercial structure. Centuries negative no. 102a-79-616.

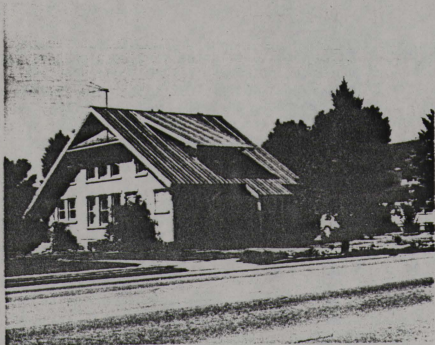


Figure 9: An example of Bungalow architecture in a Gunnison, Colorado residence. Centuries negative no. 102a-79-125.

(Figure 9) the roof pitch was steeper and intersected with shed or gable dormers. Rafters, ridge beams and purlins extended beyond the wall and roof. The favorite exterior treatment was wood shingles although brick and stucco were also used. Windows were either sash or casement with many lights or single panes. Variations in the style included the Swiss, the Colonial, the Tudor and the California (Blumenson 1977:71).

The History of Settlement in the Gunnison Area

The following discussion deals with the physical evolution of the city of Gunnison and its near vicinity. It will concentrate on analyzing this development in terms of a model for the study of Victorian urbanization in Colorado as set forth in Section II. It will also concentrate on the historical land use patterns and the historical forces which shaped these patterns (Figure 10). The history is specific to the project so readers desiring a more detailed history of the Gunnison area are referred to Vandebusch (1980) or Vandebusch and Smith (1981).

Exploration Phase 1853 - 1874

The year 1853 marked the first year that well-organized and well-documented expeditions reached the future site of the town of Gunnison. Three separate parties, each surveying a route for a transcontinental railroad, crossed over the Continental Divide and followed the Gunnison River to the Uncompahgre: Lt. Edward Beale in June; Captain John Gunnison in September and John C. Fremont in December (Vandebusch 1974:8-15).

The expeditions themselves left no tangible remains of their passage but they did create an interest in this unknown region of the West. Other expeditions followed on the heels of the first three. By 1873, six major exploration parties had penetrated the central Rockies. The majority of these parties were scientific or military expeditions sent out by the Federal government.

The most famous and thorough scientific study of the region was led by Ferdinand Vandever Hayden of the U.S. Geological and Geographical Survey. Completed between 1873 and 1875, the survey report noted the presence of embryonic settlements throughout the region. Trails and crude roads connected these settlements. Thus, by 1875, the Gunnison region was moving into a settlement phase.

The promise of wealth attracted many of these initial settlers to the area. Spilling over from Leadville and California Gulch in the 1860s, prospectors ranged up and down the valleys. Where the promise of large deposits was favorable, settlements would grow up. There was evidence of isolated mining activity as early as 1860. In 1861 Rev. John L. Dyer paid a visit to Minersville near Elkton which at that time had a population of 200 (Vandebusch 1974:15-23). However, this mobile mining population concentrated in the mountains north and east of the Gunnison River, doing little more than passing through the future town.

The first permanent settlement at the confluence of the Gunnison River and Tomichi Creek was established in connection with the Los Pinos Ute Indian Agency established in 1868 on a branch of Cochetopa Creek

Development of Town of Gunnison

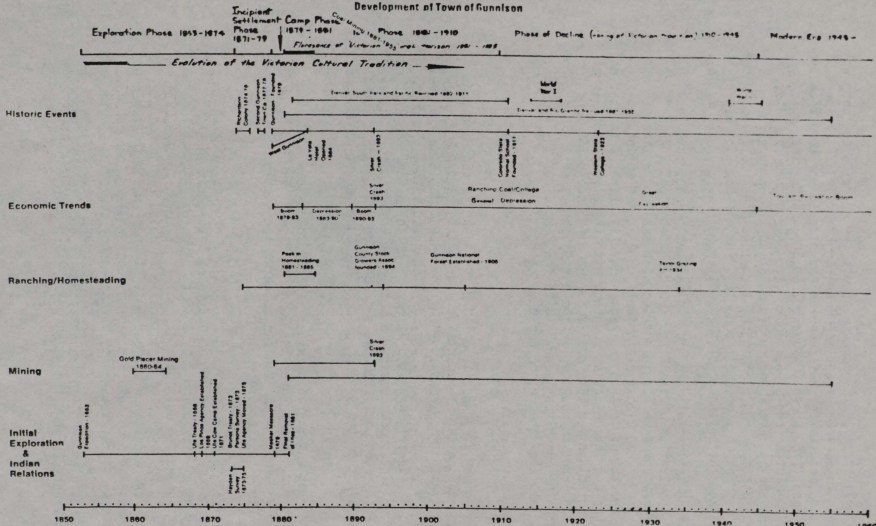


FIGURE 10

(Vandenbusche 1974:32-34). In order to supply the agency a cow camp was established near Tomichi Creek and the Gunnison River in 1871. There Josiah White and James Kelley built cabins and stocked the camp with 640 head of cattle and 1,160 sheep (O'Rourke 1980:50). Later they were joined by Alonzo Hartman and Sidney Jocknick. The cow camp operated until 1875 when the Los Pinos Agency was moved to the Uncompahgre Valley. Alonzo Hartman then claimed the former camp and buildings under the Homestead Act and they became the nucleus for his Dos Rios Ranch. This action marked the beginning of the Settlement Phase for the valley.

The Gunnison Valley followed the typical pattern for early exploration and penetration of the West. Large expeditions such as Gunnison's and Haydens's were interspersed with smaller parties of prospectors. Travel was almost exclusively done in the spring and summer months and the winters in the region quickly gained a reputation for being fierce and inhospitable. Contact with the Ute Indians was at first cordial but dissolved into conflict. Growing demand for land in the areas around Gunnison resulted in the establishment of the Ute Reservation and the Los Pinos Agency. With the removal of the agency in 1875, the settlement of the region began in earnest.

Incipient Settlement Phase 1874 - 1879

In 1873 a scientific expedition led by Dr. John Parsons arrived from Denver to explore the Elk Mountains. With this party came a New Yorker named Sylvester Richardson. While the expedition itself proved to be less than a success, it did provide Richardson with a chance to see first hand the fertile Gunnison Valley. The following year Richardson organized a joint-stock company to settle in this region. On May 21, 1874 the Richardson party reached the Gunnison Valley and plotted their new settlement on the site of present day Gunnison (Vandenbusche 1975:62-65).

The settlement was marked by widely-spaced rough-hewn log cabins. Plans were made for a bridge over the Gunnison River. In 1875 Richardson brought in a sawmill from Trinidad to serve the settlement (Class of 1916 n.d.:16; Vandenbusche 1974:65).

Dissension, lack of increase in population, and news of rich strikes in the Lake City area doomed the young settlement to slow decline and eventual extinction. By 1876 the area was virtually deserted, the bridge washed out and the sawmill was moved to Lake City. However, the area had proved to be a fertile ranching region and the land along both the Gunnison River and Tomichi Creek was being taken up as ranching homesteads. Alonzo Hartman and Jack Kelley opened up a post office and general store at the site of the agency cow camp. Their main source of business was to supply local ranchers and the occasional prospector. They also supplied fresh hay and produce to the Lake City mining region (Vandenbusche 1974:67-68).

The settlement phase ended with a scattering of homesteads along the fertile river valleys and every indication that the area would remain an isolated rural agricultural community. Growth, if it came, would be slow. A hint of renewed activity was evident in 1877 when Governor John Routt designated Gunnison as the county seat of the newly organized Gunnison County. A new town company was organized in the spring but was short-lived. By the end of the year the company had dissolved. However, in October, county elections were held and a full slate of county officers was in place prior to the permanent establishment of a County seat (Vandenbusche 1980:44-45). But in 1878 events in Leadville created a boom or bust situation in Gunnison which pushed it into the Camp phase of urban mining development.

In the Gunnison Valley the first permanent settlement came about as a result of agricultural potential rather than mining potential. Family-oriented, permanent homesteads were the first to appear again in contrast to Smith's definition of a temporary, predominantly male transitory population (1967:4). It was this initial agricultural settlement which would cause the future town of Gunnison to develop in a subtly different way from other urban centers in the region. One further difference was found in the area of town government. On the mining frontier, the initial settlement usually occurred on un-surveyed land lacking any government organization. Affairs within the settlement were handled by quasi-legal methods set up by the citizens until formalized government caught up with them. However, in the case of Gunnison, the governmental system was already in place when the boom occurred.

However, when the mining fever finally struck the Central Rockies, Gunnison responded in a way basically indistinguishable from other booming mining towns. By 1880 it had become a bustling, noisy camp.

Camp Phase 1879 - 1881

Rich silver deposits were discovered in Leadville in 1878. From there, eager prospectors pushed into the Gunnison region looking for new strikes. As word spread of the new El Dorados waiting to be discovered thousands pushed their way to Gunnison in 1879 (Ubbelohde et al. 1972: 160-1); Vandenbusche 1974:70-71). The boom was on.

The abortive town of Gunnison was seen as an ideal supply point for the mines to the north, so it too felt the effect of the population rush. Heavy equipment and supplies coming from Saguache or Salida stopped in Gunnison before continuing to the mines. A third town company was founded in 1879 headed by pioneer settlers such as Alonzo Hartman and Sylvester Richardson. A new town with "wide streets and avenues, water for irrigation was put on the site" (Class of 1916 n.d.:19). However, a split among the town founders resulted in the organizing of a second town, West Gunnison, further west, in 1880.

By 1880 Gunnison and West Gunnison had taken on all the trappings of a typical mining camp. This was most obvious in the physical appearance of the town. Log cabins and tents sprang up along the newly plotted streets. By summer these structures were quickly replaced by frame buildings as sawmills made their appearance. The Clark and Stewart operation was typical of these early lumber firms. According to the Review:

Clark & Stewart opened, early in May, their lumber yard, corner of Virginia Avenue and the Boulevard, having their office in a tent. Their business since that time has grown to immense proportions, and by their fair dealing and courteous treatment have built up a trade second to no other lumber firm in this section of Colorado. They have erected a large, two story building, have put up extensive sheds, brought in a sawmill, which is now in full blast at Mt. Carbon and are contemplating many other improvements (Review: August 17, 1880).

Businesses in both towns, catering to the transitory nature of the population, flourished. Early commercial establishments tended to be general in concept, housing many enterprises under one roof. Richardson's Drug Store, founded in 1878 on Wisconsin Avenue was such an establishment. "The building served as a church, office of the district clerk, law office, doctor's office, public school, and as a place for dancing and for public and political meetings" (Class of 1916 n.d.:19).

Two of the first enterprises to reach the new communities were the newspapers, the Gunnison Review and the Gunnison News. Both arrived in April, 1880 and appeared with their first edition by May. Through these two papers, it was possible to obtain an idea (albeit somewhat optimistic and flamboyant) of the nature and scope of businesses in the two Gunnisons. The following excerpt from the Review on June 5, 1880 gave a clear picture of the frenzied atmosphere found in the town:

...Besides the foregoing we have well underway the fine stone Bidwell block 50 X 75 feet, to be filled with general merchandise; the large hotel 75 X 75 feet, with bar and billiards; the "Delmonico" restaurant, soon to be in full blast in charge of Major O. J. Hopkins; the European hotel, 25 X 50, to be built by Col. James H. Myers; the largest bakery in the Gunnison country to be operated by Stone and

Phillips; a two-story stone livery stable 35 X 60 feet now under way by Yule and Mullin, to be enlarged soon to 100 feet deep, an assay office by Prof. S. Richardson to be in operation in a few days, also a drug store 20 X 40 feet near the corner of New York ave. and Tenth st.; Barlow and Sanderson's two story stage office on the south side of New York ave., between 9th and 10th streets, fronting the hotel; also their stables on Tenth st. near New York ave. will soon be opened for business. In the rear of lot 4 on Tenth st., Burton, Moses & Bros., are erecting a business house 22 X 40 which will be operated by a first class tinner, plumber, etc. with a stock of hardware...
(Review June 5, 1880).

From May 15 to August 15, 1880 over two hundred buildings were erected. The Review of June 19, 1880 reported 20 hotels, restaurants and boarding houses (Wallace 1964:27). Saloons, hotels, boarding houses and restaurants made up a large proportion of the early businesses in Gunnison. Some of the most prominent of these were the Mullin House and Cuenin House in West Gunnison, the Gunnison House, Delmonico's and the Red Lion Inn in the eastern community. Brothels, saloons, dance halls, and gambling dens were centered on the south end of Main Street between Tomichi and San Juan Avenues (Hatcher 1969:24).

The freighting industry, and the corollary development of toll roads, also played a prominent role in early Gunnison. Two major lines operated out of Gunnison: Barlow and Sanderson, starting in July, 1880 and Dave Wood sometime that same year. Toll roads, at least on paper, were prolific. Between 1879 - 1881 54 roads were chartered although less than half actually operated. Of these the most famous were the Otto Mears Roads, one of which started at Poncha Springs, over Marshall Pass to Gunnison (Kushner 1979:41).

By 1881 there were ample signs that Gunnison (the two rival towns had by this time been incorporated into a single community) was fast becoming a mature urban community. In the space of one year the town boasted of a population of 2,500 with over 400 houses and business establishments. Confidence in the future of Gunnison was reflected in the following article in the Gunnison Review of April 14, 1881:

"...As a desirable place in which to locate, we know of none anywhere in the state where the prospects for money invested are so bright as Gunnison. It is the county seat of Gunnison County; the courthouse is built. Two churches are finished and three or four more will be

built during the coming summer. We have four first-class hotels, a half dozen restaurants, two bakeries, four groceries, three grocery and hardware houses, four general stores, two jewelry, two or three millinery, two clothing, one book, two wholesale liquor houses, three shoe shops, three drug stores, five blacksmith shops, two furniture stores, four lumber yards, three coal yards, four meat markets, three breweries, four livery stables, and lawyers, doctors, land and insurance agents in great numbers."

The final step into urban status would come with the arrival of the railroad.

During 1879 - 1881 Gunnison exhibited many of the characteristics Smith used to define a mining camp. A wider variety of commercial enterprises appeared, with a premium on those enterprises geared toward the transient population. Physical appearance of the town changed radically as sawmills met the demand for dressed lumber and new buildings sprang up seemingly overnight. Finally, improvements in transportation in the form of toll roads and large freighting companies made their appearance.

In the case of Gunnison, the camp phase was relatively short, lasting only two years. The arrival of the railroad by 1881, and with it the relatively easy access to the Gunnison Valley opened up the region to full urban development and ushered in the town phase. Added to this was the continued belief that Gunnison would become a major smelting, industrial and commercial center for the region.

The Town Phase 1881 - 1910

Two major elements mark the start of this phase: the arrival of the railroad and the appearance of large capital investments, usually from the East. By 1882 two narrow gauge railroads used Gunnison as a jumping off point for spur lines to the major mining areas. Large amounts of capital flowed in from all over the country as promoters billed the town as the new "Pittsburg of the West" (Vandenbusche 1980:127).

One prominent investor was Elias A. Buck, owner of the New York sports journal, Spirit of the Times. Buck arrived in Gunnison in 1880 and promptly invested over \$250,000 in real estate, mining and communication enterprises. He financed the Boutcher Addition in eastern Gunnison and along with Jack Haverly and C. S. Boutcher, bought the

Gunnison News in 1880. During the depression in 1883 Buck lost a small fortune. As a consequence he dissolved his Gunnison holdings and returned to New York (Vandenbusche 1980:131-2).

From the first Gunnison was seen as a logical location for the major support industries necessary for any mining region. As a result frequent attempts were made to establish a smelter and an iron works. A few smelters actually reached the operating stage: The Moffat Smelter, on Smelter Hill, ran from 1882 until 1886, operating the last year under the name The Jumbo (Class of 1916 n.d.:53). The Shaw and Patrick opened in 1883 north of town and closed in 1884. It reopened as the Gunnison Smelter in 1886 but did not last out the year (Root 1932:210; Vandenbusche 1980:143). The Tomichi Valley Smelter, located near the La Veta Hotel, was financed by the St. Louis capital of B.W. Lewis and started operations in 1886. It was forced to shut down in March of 1888 because of financial difficulties and a lack of ore (Root 1932:210; Vandenbusche 1980:143; Class of 1916 n.d.:32).

The physical appearance of the town reflected the change in status. Brick and stone buildings began to replace the wooden structures. By 1881 Gunnison could boast of four brickyards and a sandstone quarry (Gunnison Review, May 15, 1880 - June 25, 1881). By 1882 a \$200,000 gas and water plant was completed, again financed by Lewis. That same year a telephone system began operating in the town (Wallace 1964:35). Gunnison had shed its "boom town image". Passing through in 1885, George Crofutt wrote the following description of Gunnison:

...The streets are laid out 100 feet in width, beside which streams of pure water are conducted, and many shade trees planted, that in time will add materially to the beauty as well as the health of the city.

Many merchants of Gunnison City are of the most substantial class, have large buildings of stone and brick, and carry very large stocks of merchandise of all kinds. Besides the mercantile class, the city has two banks, an opera house, seating 500, a fine court building, several churches, three schools, three plaining [sic] mills, several sawmills, a foundry, and eight hotels, chief of which are the La Veta and Tabor, two newspapers, the Review Press, daily and weekly, Democrat, daily and weekly, together with the railroad round houses and machine shops, which add materially to the business of the city. Population 3,000 (Crofutt 1885:101).

Schools and churches rapidly made their presence known. The first church structure was the Methodist Church on the corner of Tomichi and Boulevard. It opened its doors on December 25, 1880. By Christmas, 1882, five churches were serving the town. Schools also flourished with the first two opening in 1881. Two more were completed in 1882 (Wallace 1964:24-25; Vandenbusche 1980:139).

Entertainment became more formalized and respectable with the construction of new theatres or opera houses to attract touring theatrical troupes. West Gunnison sported Smith's Opera House on Boulevard which opened in 1883. Not to be outdone, East Gunnison supported the Academy of Music which also opened in 1883. Both ran sporadically but by 1885 it was evident that the town could not support two opera houses. Smith's closed in 1886. The Academy managed to operate infrequently until 1900 (Hatcher 1969:71-94).

One prominent testimonial to Gunnison's urban aspirations was the La Veta Hotel. The dream of Loudon Mullin, this elegant Victorian hotel was eventually financed by Ben Lewis. The 107-room structure sported a billiard room, a luxurious bar, a man's reading room, a mammoth dining room, and a glass rotunda (Vandenbusche 1980:138). It opened in April, 1884 but was forced to close for the winter of 1884-85. The hotel operated sporadically under numerous owners until 1943 when it was sold at auction to J.H. Sanders for \$8,350. Sanders had the top three stories removed and the basement was converted to apartments and businesses (Casey 1944:22).

The troubles of the La Veta Hotel mirrored the economic problems throughout the community. By 1883 there was ample evidence that the boom period was over and by 1885 Gunnison was in a depression. Curtailment of the boom was the result of a variety of forces: lack of high-grade ore; failure to establish a successful smelter; closure of mines in the surrounding camps; harsh winters; and general depression throughout the region (Wallace 1964:59-60; Vandenbusche 1980:146). The economy rallied somewhat in the early 1890s but the silver crash of 1893 ended Gunnison's dreams of, as Crofutt put it, "becoming famous, the world over, as the commercial center of the latest new El Dorado of America" (Crofutt 1885:101).

In its ambitions, and in part in reality, Gunnison became an embryonic urban center (Smith 1967). By 1882 it was serviced by two railroads, the keystone of urban development in the West (Baker 1980). Town architecture became more complex, revealing definite Victorian styles. Brick and stone began to replace cheaper but more hazardous wood as a building material. Town amenities such as a water and gas works, telephone system, and organized police and fire departments appeared. Schools and churches gave the town an air of permanence and respectability. Banks, newspapers, fine hotels, and an increasingly diversified commercial district also attested to the community's bid for

city status. However, the depression beginning in 1883 essentially ended any chance of Gunnison becoming a stable urban center. This depression came near the end of the Victorian period (Baker 1980:49) and helped usher in a new phase of development for Gunnison. This phase might best be called a Post-Victorian or Transitional Phase.

Phase of Transition 1910 - 1945

This period was characterized by the disappearance of many familiar cultural and economic mainstays and the establishment of new ones. Gunnison and the surrounding region remained in an economic depression during much of this period. Isolation, depressed silver prices and low grade ore served as deterrents to major capital investments in the area. During this period, also, the Denver, South Park and Pacific railroad abandoned its lines while the Denver and Rio Grande drastically cut its service. By 1954 rail service for Gunnison had ended.

Three industries provided some degree of economic stability for Gunnison. These industries were coal, ranching and education.

Rich anthracite and bituminous coal deposits were discovered in the north around Crested Butte as early as 1877. However, it was not until 1881 that the coal was successfully exploited by the Colorado Coal and Iron Company. For the next seventy years this company (later the Colorado Fuel and Iron Company) dominated the coal industry in the upper Gunnison Valley. The industry employed an average of six or seven hundred men in the Gunnison country between 1900 and 1954 (Vandenbusche 1980:433).

Cattle ranching remained relatively important to Gunnison since its early beginnings in 1875. After 1910 the combination of cattle and hay served to bring the county an annual income estimated at well in excess of one million dollars. However, by 1927 the industry had fallen on hard times. Overgrazing of government land, and a decrease in livestock served to drastically curtail the economic importance of ranching until after World War II (Vandenbusche 1980:433).

In 1911 the Colorado State Normal School was established on a forty-acre site below Smelter Hill. It remained under the auspices of the Greeley Teachers College until 1914. The name was changed to Western State College in 1923 and became a four-year liberal arts college (Wallace 1980:84). During the depression the college maintained a student population of from 300 to 400. The facility provided Gunnison with a much needed economic and psychological boost during these otherwise dreary times (Wallace 1980:433).

Despite the economic straits in which Gunnison found itself, it seemed that old visions and old dreams refused to be buried. The following excerpt is from a promotion brochure published about 1916:

Being centrally located, Gunnison is the principal supply point for the mines and ranches surrounding, just as it is destined to eventually become one of the greatest steel and iron manufacturing centers on the continent, as well as a very important smelter point for the many ores and minerals found in the various mining districts surrounding the city. All fluxing material, fuel, fire, clay, etc. are found within a few miles of town and the progress and prosperity of Gunnison is retarded only by the lack of adequate and satisfactory railroad transportation, and by the exorbitant and prohibitive freight rates. (Gunnison County n.d.:32).

Gunnison remained an isolated rural community until after World War II. Then several unexpected events took place to change the future of Gunnison.

Gunnison After 1950

Returning G.I.s on the G.I. Bill and the subsequent post-war baby boom served to swell the enrollment of Western State College from 600 in 1947 to over 3,000 by the late 1960s (Vandenbusche 1980:433). The increase made the college a major economic factor in the community by 1980.

However, it was the demand for recreation which really affected the Gunnison region. As automobiles became more popular, Gunnison's once isolated location quickly became famous for its fishing and hunting, attracting increasing numbers of tourists each year. Skiing has also become a major tourist industry. The completion of the Blue Mesa Dam in 1965 also provided a haven for those interested in "getting away from it all".

SECTION III

SURVEY METHODOLOGY

By
Martha Sullenberger

Gunnison Study Area

Prior to beginning the Gunnison survey, several tasks were outlined and served to direct the study. These tasks included:

- 1) Identify historical, socioeconomic and other forces which contributed to the physical development of the study area.
- 2) Identify sites of potential National Register eligibility under criteria outlined in 36 CFR 800.
- 3) Conduct a reconnaissance survey of the study area to identify potential historical resources.
- 4) Conduct further research including tax records, interviews, and other primary sources, to determine significance, architecturally and historically, of resources identified earlier.
- 5) Based on the above information identify and complete Colorado site forms for resources believed eligible for the National Register.

Upon entering the study area, the initial task was accomplished by conducting research primarily at the Western State College (WSC) main library and special collections. Also consulted was WSC's microfilmed collection of Gunnison newspapers. Once the basic historical themes of the area were identified, a brief reconnaissance survey was made of the study area. This was accomplished by driving through the area and briefly noting the location, style and condition of potentially significant resources. General photographs were also taken at this time. Following the initial identification of historical resources, further research was conducted utilizing the records of the Gunnison County Tax Assessors Office. Other primary sources, such as oral interviews and local newspapers were used.

Finally, all of those resources which seemed to have some historical and/or architectural significance were considered to be potentially eligible to the National Register. A more intensive survey was then carried out concentrating on these resources. They were recorded on Colorado State Inventory forms, photographed, and a sketch map prepared. Notes were taken on the condition of the resource and any evidence of subsequent change. This latter included new additions, new materials such as aluminum siding, and any substantial exterior change in the original structure. Throughout the survey emphasis was placed on the district approach to identifying resources. Resources were examined in terms of their functional context and where possible multiple resource designations were utilized.

Archaeological values were considered throughout the survey but in most cases no attempt was made to specifically identify the archaeological potential of the individual resources. To do so in an urban setting where constant and continual activity, such as removal of outbuildings, landscaping, and subsequent building activity, has served to cover up, mix up or destroy archaeological components would have been beyond the scope of this project. Instead, areas of potential archaeological significance were identified from the historic research and physical examination of building trends in the city of Gunnison.

Finally, all the recorded architectural values were evaluated in terms of the settlement phases in the urban research model presented in Section II.

Table 2: Compatibility of Selected Structures in Proposed Historic District

For No. 1-16 see reverse side of p. 73.

Temp. No. (GNH)	Resource Name	Location	Date Constructed	Significantly Altered	Compatible	Non-Compatible
17	--	117 N. Colorado	1935	no		X
18	--	107 N. Teller	1934	yes	X	
19	Lightly House	214 E. Georgia	1882	no	X	
20	--	202 E. Georgia	1920	no	X	
21	--	121 N. Taylor	1918	yes	X	
22	--	108 N. Taylor	1885	yes	X	
23	--	220 N. Taylor	1920	no	X	
24	--	216 N. Taylor	1882	yes	X	
25	--	E. Tomichi	1940	yes		X
26	--	601 N. Taylor	1890	yes	X	
27	--	602 N. Taylor	1882	yes	X	
28	--	N. Taylor	1915	yes		X
29	--	601 N. Taylor	1882	yes		X
30	--	417 N. Taylor	1882	no	X	
31	--	413 N. Taylor	1882	no	X	
32	--	416 N. Taylor	1935	no		X

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
33	--	313 N. Taylor	1914	no	X	
34	--	321 N. Taylor	1920	no	X	
35	--	401 N. Taylor	1881	yes	X	
36	--	409 N. Taylor	1895	yes	X	
37	--	316 N. Taylor	1890	yes	X	
38	--	304 N. Taylor	1901	yes		X
39	--	302 E. Georgia	1920	yes	X	
40	--	302 E. Ohio	1932	yes	X	
41	--	301 N. Iowa	1905	no	X	
42	--	309 N. Iowa	1903	yes		X
43	--	317 N. Iowa	1881	no	X	
44	--	401 N. Iowa	1900	yes		X
45	--	405 N. Iowa	1925	yes	X	
46	--	404 N. Iowa	1888	yes	X	
47	--	515 N. Iowa	1882	yes		X
48	--	523 N. Iowa	1882	yes		X
49	--	520 N. Iowa	1940	yes		X

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
50	--	600 N. Iowa	1890	yes	X	
51	--	607 N. Iowa	1899	no	X	
52	--	615 N. Iowa	1953	no		X
53	--	618 N. Iowa	1946	no		X
54	--	619 N. Iowa	1882	yes		X
55	--	204 N. Denver	--	no	X	
56	--	N. Denver	--	yes	X	
57	--	606 N. Main	1900	no	X	
58	--	518 N. Main	1882	yes	X	
59	--	320 N. Main	1929	no	X	
60	--	322 N. Main	1922	no	X	
61	--	615 E. Georgia	1925	yes	X	
62	--	410 E. Virginia	1921	yes	X	
63	--	210 N. Taylor	1920	yes	X	
64	--	121 N. Colorado	1903	yes		X
65	--	206 N. Colorado	--	yes	X	

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource Name	Location	Date Constructed	Significantly Altered	Compatible	Non-Compatible
66	--	210 N. Colorado	1888	yes	X	
67	--	411 E. Georgia	1882	no	X	
68	--	315 N. Colorado	1920	no	X	
69	--	621 N. Iowa	1900	yes	X	
70	--	516 N. Iowa	1950	no		X
71	--	120 E. Gothic	1882	yes		X
73	--	419 N. Iowa	1882	yes		X
74	--	321 N. Iowa	1884	yes		X
75	--	305 N. Iowa	1898	yes		X
76	--	322 N. Iowa	1940	no		X
77	--	620 N. Taylor	1882	yes		X
78	--	614 N. Taylor	1882	yes		X
79	--	421 N. Taylor	1882	yes		X
80	--	512 N. Taylor	1886	yes		X
81	--	500 N. Taylor	1886	yes		X
82	--	506 N. Taylor	1915	no	X	

See page following
 p. 2 No. 83-

SECTION IV

THE GENERAL MORPHOLOGY AND PHYSICAL CHANGES IN THE CITY OF GUNNISON SINCE 1881

This section of the report is intended as a general summary of the fundamental physical changes in the city of Gunnison since 1881. This summary provides a background for analyzing specific sites in terms of their uniqueness as representatives of historical phases and architectural types within the study area. The summary is not meant to be a detailed building history in Gunnison, but rather a discussion of general trends. Some indication of prior historical structures which have survived and their condition is given.

Change in a community such as Gunnison is, in general, a slow piecemeal process of removing one structure and adding another, of altering exteriors and of expanding the city limits. Often due to outside forces such as fire, whole blocks would be altered rapidly. In the case of Gunnison this is the exception rather than the rule. This section is an attempt to identify the areas of significant physical change within the city.

The period of 1881 to 1885 will be used as the point of reference for this discussion. It was during this "boom period" of the "town phase" that the community reached its full bloom in the Victorian Cultural Horizon. The majority of the historic structures in town were built during this period and the basic configuration of the city which remains today (Figure 11) was established. It is recognized that prior to 1881, structures were built and then replaced. However, most of these were more temporary log, canvas, and frame structures built for immediate use without much thought for the future. When the two railroads approached and Gunnison became a supply center for the entire mining district, the character of the community reflected a desire for permanence. At this point Gunnison passed from the Camp Phase into the Town Phase.

For the purpose of this discussion, the city will be divided into East and West Gunnison with the dividing line being between 14th Street and Spruce Street (Figure 12). Historically, these two areas were incorporated as two separate towns divided by the Denver and Rio Grande tracks to Crested Butte. Even later when the two towns merged, the subsequent development clearly differed. Within each of these areas, the discussion will be divided into commercial, residential and industrial sections (Figure 12 & 13).

East Gunnison

Although incorporated later than West Gunnison, this town soon became prominent and remains the center of Gunnison today. Figure 14 is

FIGURE 11

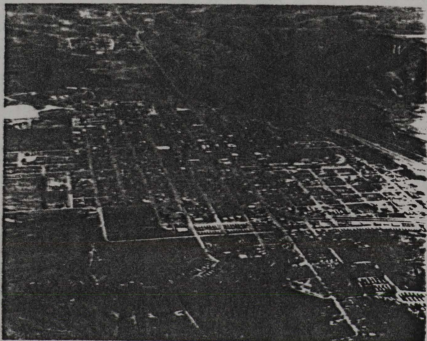


Figure 11: Aerial view of the town of Gunnison. View is to the east. Centuries negative no. 102a-80-361.

FIGURE 13

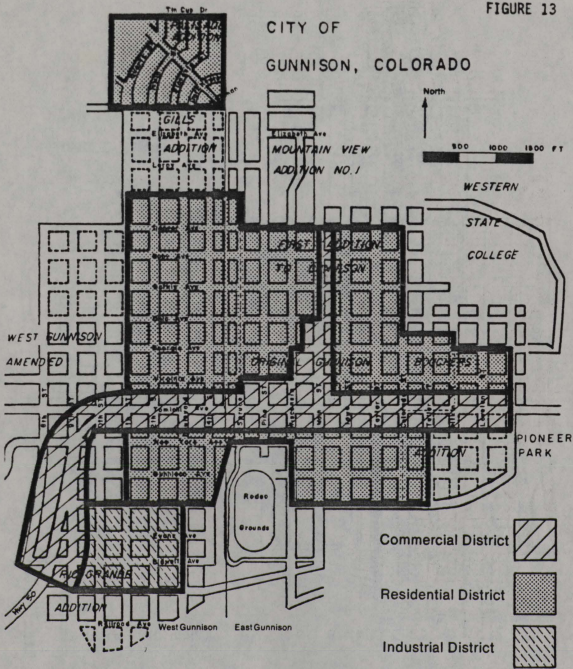


Figure 13: Current land use patterns in the town of Gunnison.

FIGURE 12

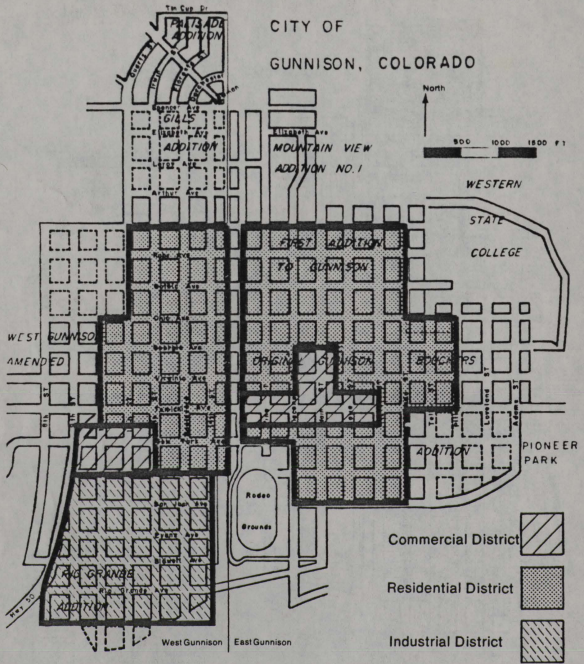


Figure 12: General land use patterns in the town of Gunnison 1881-1893.



Figure 14: Gunnison, 1881. Taken from Smelter Hill, looking west. (Courtesy Duane Vandenbusche)

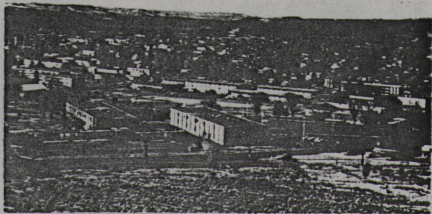


Figure 15: Gunnison in 1979. Taken from Smelter Hill, looking west. Centuries negative no. 102a-79-879.

an 1881 photograph of Gunnison taken from Smelter Hill. The commercial district is largely in place at this time. Figure 15 is the same view taken in 1979 from Smelter Hill. The major changes are in the foreground where Western State College has appeared and where the residential district has been built up.

Commercial District

The greatest change has occurred in the commercial district of Gunnison. This district is defined as Main Street from New York to Denver and Tomichi Ave.

Historically, Tomichi Avenue was where small service-oriented businesses such as feed stores, livery stables, etc. were located (Figure 16). Presently, the avenue, (which forms US 50) is the focus of typical strip development (Figures 17, 18, 19). The Columbine Hotel and Elk Sports (Figure 17) are historic structures dating to the 1881-1885 period but subsequent changes have significantly altered them. Buildings dating to the 1920s were constructed around Tomichi and Pine, but they are basically small and historically unremarkable. East of Main, strip development in the form of motels, service stations and convenience stores have totally replaced earlier structures (Figure 19).

Main Street was and still is the major commercial center in Gunnison. Historically, it was characterized by one and two story business blocks, predominantly Italianate in style (Figure 20). This center has been significantly altered. On the west side of Main only the Hartman Block is recognizable (Figure 21). By 1930 the brick building on the corner of Tomichi and Main had replaced Adams store (Wallace 1965:43). The J. C. Penney store replaced an early structure destroyed in a fire in 1962 (Wallace 1965:59). Carroll's Ltd. was originally a hotel and bakery, then a hardware store (Endner 1979) but the facade has been altered beyond recognition. North from Carroll's Ltd. to Virginia Avenue are brick buildings possibly dating to 1902 when a fire destroyed a quarter of the block. Plans were immediately made to construct a series of one story brick buildings "of a style of architecture prevalent in Denver..." (Gunnison News-Champion, April 8, 1902). Whatever that style was has been lost under modern facades.

In the next block the Webster Building remains the only point of reference (Figures 22 & 23). A new First National Bank building on the corner of Virginia and Main replaced the original landmark in 1964. The Gunnison Brewery in the center of the block is gone. The other buildings are either new or fitted with new facades.



Figure 16: View of Tomichi Avenue in 1881. Looking northeast from Pine Street. (Courtesy Duane Vandebusch)

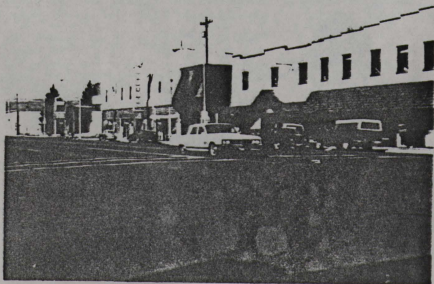


Figure 17: Tomichi Avenue in 1979. Looking northwest from Main Street. Centuries negative no. 102a-79-708.



Figure 18: Modern strip development on Tomichi Avenue.
Looking northeast from Main Street. Centuries
negative no. 102a-79-711.



Figure 19: Modern strip development on Tomichi Avenue.
Looking southeast from Main Street. Centuries
negative no. 102a-79-707.

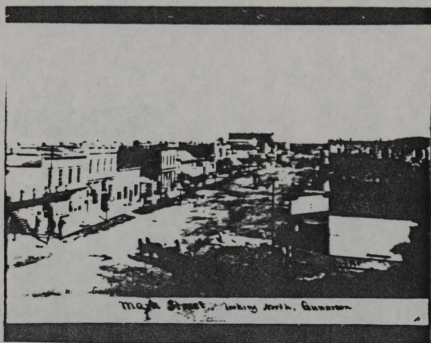


Figure 20: View of Main Street in 1881. Looking north from Tomichi Avenue. (Courtesy Duane Vandebusch)



Figure 21: Modern view of the west side of Main Street in 1979. Looking north from Tomichi Avenue. Centuries negative no. 102a-79-709.



Figure 22: Main Street in 1886. Looking south from Georgia Avenue. (Courtesy Duane Vandebusch)



Figure 23: Main Street in 1979. Looking southwest from Georgia Avenue. Centuries negative no. 102a-79-712.

The east side of Main between Tomichi and Georgia has suffered the same fate as the west (Figure 24). The Lallier Pharmacy on the corner replaced the Murray saloon and liquor warehouse (Mauer 1979). Johnson's restaurant in the center of the block is an original 1881 structure. The AMAX office to the north of Johnson's was built by William Mauer and replaced Meyers Rooming House (Mauer 1979). An early Gunnison landmark, the Palisades Hotel, was destroyed by fire in 1905. The present brick building replaced it in 1952 (Wallace 1965:59).

In the next block between Virginia and the IOOF building was constructed in the 1920s. The majority of the buildings to the north also date to this period. Evidence of Queen Anne brickwork can be seen along the cornices of several of them. The rest of the facades have been altered (Figure 25).

South of Tomichi, on the west side of Main, was the "Red Light District". The Red Lion Inn, Oyster House and Atlantic Gardens were three prominent dance hall/saloons and brothels located in this block. Nothing remains of them today (Figure 26). The Adams House on New York and Main replaced the Red Lion Inn in 1916. The Mauer building (1913) and Elks Lodge replaced the others (Mauer 1979). On the opposite side of Main, the large stone 1882 structure (originally Gunnison Hardware) is hemmed in by modern development.

Only a few isolated historic structures remain intact in Gunnison's commercial district. While other historic buildings still remain they have been altered to the point that all visual historic qualities have been lost. The entire commercial district is an uncontrolled mixture of historic and modern architectural styles with an emphasis on the latter.

Residential District

The East Gunnison historical residential district was concentrated between Colorado Street and Wisconsin Street and between Tomichi Avenue and Denver Avenue (Figure 12). Houses tended to be small, vernacular frame structures spaced fairly widely. Exceptions included large, brick, stone or frame residences in either the Italianate or Gothic Revival style. These residences began to appear in 1882 and usually occupied corner lots (Figure 27). Most of the residences were built between 1881 and 1885 and between 1910 and 1930. The structures apparently have been continuously occupied and for the most part kept up. Because of this continuous occupation many of the buildings have had some degree of exterior remodeling. This remodeling ranges from adding new siding (Figure 28) to total reconstruction of the exterior (Figure 29). In recent years modern multi-unit structures have appeared, especially around Western State College. For the most part these new structures are located on the periphery of the historic residential area.

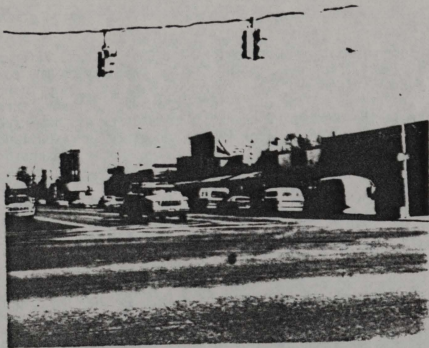


Figure 24: East side of Main Street in 1979. Looking northeast from Tomichi Avenue. Centuries negative no. 102a-79-710.



Figure 25: 1920s commercial structures on Main Street. View is to east. Centuries negative no. 102a-79-615.

FIGURE 26

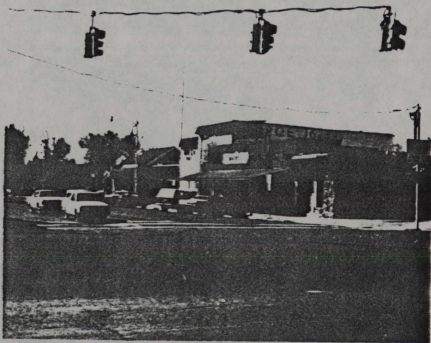


Figure 26: Southwest corner of Main Street and Tomichi Avenue. This was once the location of Gunnison's "Red Light District". Centuries negative no. 102a-79-706.



Figure 27: Gothic Revival residence in Gunnison. Centuries negative no. 102a-79-138.

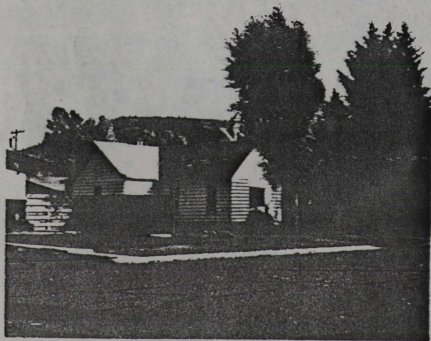


Figure 28: Addition of new siding to a historic log residence in Gunnison. Centuries negative no. 102a-79-557.

FIGURE 29

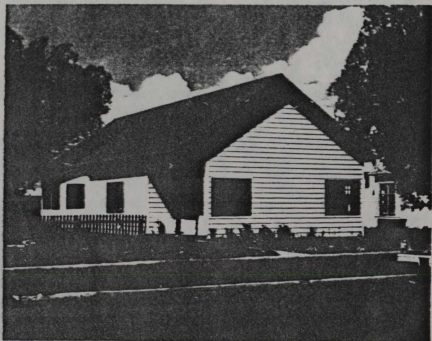


Figure 29: Historic Gunnison residence which has been totally remodeled. Centuries negative no. 102a-79-68.

South of Tomichi is a secondary residential area. It is concentrated between Tomichi and San Juan and between Wisconsin and Colorado (Figure 12). Houses in this section tended to be small, vernacular structures sparsely placed. Today the houses are well kept up and in many cases remodeled. Vacant areas are now being filled up with newer residences.

South Main street from New York Avenue to Gunnison Avenue was considered a desirable neighborhood around the turn-of-the-century. The only Queen Anne structures in town (3 houses built by Herman Mauer for members of his family) are located on this street. Large bungalow structures began to appear around 1915. This street has remained relatively unchanged, although commercial structures are beginning to encroach.

West Gunnison

West Gunnison was created when the 1879 town company split and a faction of the company wooed the Denver, South Park and Pacific railroad. For a short period West Gunnison was the scene of most of the commercial and industrial activity in the area. But by 1882 East Gunnison had overtaken its rival. West Gunnison continued to develop but concentrated on industrial more than commercial enterprises.

Commercial District

The commercial district in West Gunnison was located on New York Avenue and centered on Tenth St. (Figure 12). The most prominent building was the Mullin House "a fine, large two story frame building...erected by Captain Mullin in the spring of last year (1880)" (Gunnison Review, August 27, 1881). Until the La Veta Hotel opened, the Mullin House was one of the largest and finest hotels in Gunnison. The Mullin House was demolished and Highway 50 now runs across the northwest corner of New York and Tenth where the hotel once stood.

George Root, a long-time Gunnison resident, recalls the commercial district:

New York Avenue was the west section's most important thoroughfare and business on that street was pretty well scattered between Ninth and Twelfth streets, no block in this section being solidly built on both sides of the street... (Root 1932:201).

He continues by describing the businesses in this section:

There were not over two dozen two story business buildings in this part during the entire time I lived there, the Mullin House

being the largest of the early ones, and the La Veta, built later, being the finest structure in the whole town for years...

In the same block with the Review (on New York between 10th and 11th) were two or three eating houses, two groceries, a hardware store, assay office, a meat market, a drug store, jewelry store, two or three saloons, two dance halls, and perhaps some other places of business... (Root 1932:202).

Today no standing structures remain from this early period with the possible exception of a stone building on the southwest corner of New York and Tenth (Figure 30). Early newspaper accounts indicate that the stone Bidwell block (50 ft X 75 ft) was built on this corner (Gunnison Review, June 5, 1880). However, the present structure has been converted to a state garage and no further evidence has been found to link the two structures. The remaining area is composed of vacant lots and newer but largely neglected structures. With the construction of the highway, commerce has shifted to the frontage road and consists mainly of automotive related businesses.

Industrial District

The area in West Gunnison south of Tomichi and east of Tenth was originally put to industrial uses. The most important industry was the two railroads. The D & RG located its passenger depot on Fourteenth and Bidwell until the La Veta Hotel was built and the depot moved into the hotel. The freight depot was located on the west side of Eleventh Street, and the roundhouse was built at the end of Tenth (Vandenbusche 1980:92). The roundhouse was located where the County Shop now stands and none of the early structures remain.

The Denver South Park and Pacific located its roundhouse and depot on the west edge of town (Wallace 1965:21). Today that area is covered by the highway.

Stage and freight lines provided a vital secondary transportation link and several freight yards and livery stables were prominent in West Gunnison. The Barlow and Sanderson stable was located at New York and Ninth and their offices were diagonally across from the Mullin House on New York (Gunnison Review, July 17, 1880). The stables and barn were torn down in 1884 (Wallace 1965:34).

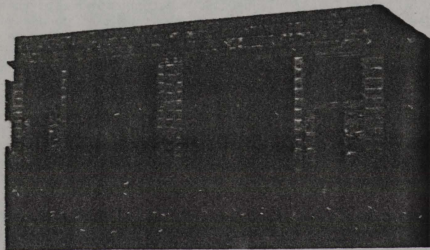


Figure 30: Stone structure on the southwest corner of New York Avenue and Tenth Street. Centuries negative no. 102a-79-439.

David Wood had machinery and grain warehouses near the D & RG track at Tenth and Bidwell. His forwarding house and office was located at the same spot. In 1883 he added the freight yards of J. C. Mc Clure to his holdings (Wood 1977:102, 170). Today the area of the Wood freighting yards is largely vacant.

Lumber yards and planing mills were also located in West Gunnison. One of the earliest was the Clark and Stewart Lumber Yard at the corner of Virginia and Boulevard. Today no structures remain of the yard (Gunnison Review, August 17, 1880). The Parks and Endner Planing Mill occupied the corner of Virginia and Spruce and was prominent for a number of years. Today the site is occupied by City Market. One final lumber yard, the Mauer Lumber Mill was located on So. Main in 1899. The mill building was originally the Gunnison Creamery which was partially destroyed by fire in 1917. The mill and yards are now leased to the Gunnison Lumber Yard (Mauer 1979).

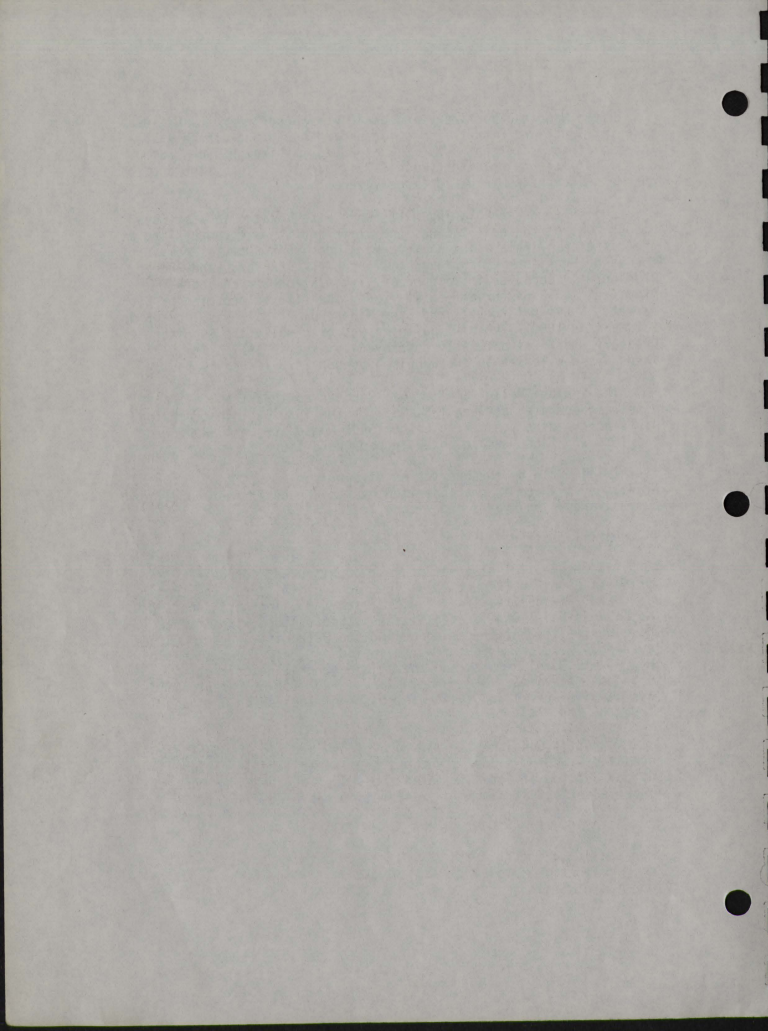
The Tomichi Valley Smelter was located southeast of the La Veta Hotel and operated between 1884-86. By the 1930s all that remained was slag from the smelter. In the 1940s houses began to appear on the lots and these remain today in poor condition.

In general the southwest area of Gunnison is still utilized by light industry and is characterized by residences in poor condition, lumber yards, junk yards and vacant lots.

Residential District

The residential district of West Gunnison was concentrated in northwest Gunnison (Figure 12). The focus of this area was the Boulevard, a wide tree-lined divided street running north and south. The La Veta Hotel was located on this street, along with Smith's Opera House, the Mullin residence and the Methodist Church. Large residences were common but few remain today. Only the basement of the La Veta Hotel remains and there is a general deterioration throughout the area. Older houses are mixed with apartment buildings, trailer parks and the new high school located on Ohio and Eleventh.

Currently Gunnison is a mixture of new and old, remodeled and renovated. What has been saved has been saved largely through inaction. Outside of a few isolated cases such as the Mauer houses, no concerted effort at historic preservation has been evident.



SECTION V

A SUMMARY OF HISTORIC SITES WITHIN THE CITY LIMITS OF GUNNISON

The best approach to the discussion of the historical resources of Gunnison is one which clearly identifies these resources both temporally and physically, and places them in relation to the other resources so that a comparative analysis is possible. The following section will accomplish this objective by organizing the discussion according to the settlement phases identified in the model in Section II, and then by the function and location of the resources identified within the city of Gunnison. These sites have been summarized in Table 1 which is keyed to Figure 31. For each major historical phase a general discussion will be followed by individual descriptions of those resources derived from that phase and thought to be National Register Eligible or in some other way significant to the understanding of the historical development of the city of Gunnison (Figure 31).

During the course of the initial survey it was found that the residential area historically known as East Gunnison contained a significant number of historic structures which had retained their basic historical character and thereby maintained the historical character of the area. It was felt that the district approach, as outlined by the Colorado State Historic Preservation Office (SHPO), would be the most valuable method of analyzing this area. Therefore, a proposed East Gunnison Historic District was defined for purposes of analyzing structures within this district in terms of their adding or detracting from the historic character of the entire district. Were such an historic district to be actually established, application should be made by local government officials to the SHPO.

According to the SHPO Guidelines historic districts are composed of structures which are not individually significant but act as supporting or contributing members to the overall significance of the district" and include "1) a collection of buildings and open spaces that express or contribute to the essential historical character of a town or landscape; 2) a collection of buildings and open spaces that expresses a unity of historical period or development and architectural style and captures a feeling of time and place." (SHPO n.d.:1). This sense of "time and place" is subjective and must be decided on an individual basis. However, evaluations must be based on observable, physical attributes of the district.

The following physical attributes are those which are felt to best define the historic character of the proposed East Gunnison Historic District:

TABLE 1

Table 1: Characteristics of Historic Resources in the City of Gunnison

Phase	Perm. No.	Resource		Location	Style	Function	Date of Construction	Signif. Altered	In Proposed Hist. District
		Temp. No.	Name						
Settlement	50N1508	GNN-479	Hartman P. O.	Pioneer Park	Log Vernacular	Commercial/ Residential	1871	no	no
Camp	---	GNN-3	Carrolls Ltd.	125 N. Main	Vernacular	Commercial	c.1880	yes	yes
Camp	50N130	GNN-6	Johnsons Restaurant	122 N. Main	Western Vernacular	Commercial	c.1881	no	yes
Camp	---	GNN-107	-----	102 W. Gothic	Log/Vernacular	Residential	?	yes	yes
Camp	---	GNN-58	-----	518 N. Main	Vernacular	Residential	1882	no	yes
Camp	---	GNN-148	-----	402 N. Pine	Vernacular/Gothic	Residential	1882	no	yes
Camp	---	GNN-121	-----	601 N. Wisconsin	Vernacular	Residential	1880	no	yes
Camp	50N1499	GNN-383	-----	510 W. New York	Log Vernacular	Residential	c.1885	no	no
Camp	50N1500	GNN-359	Edgerton House	514 W. Gunnison	Vernacular	Residential	1881	no	no
Camp	50N1497	GNN-240	-----	123 N. Boulevard	Vernacular/ Italianate	Residential	1881	no	no
Camp	50N1498	GNN-305	-----	210 N. 10th	Vernacular	Residential	1882	no	no
Camp Town	50N1296	GNN-234	-----	320 N. Boulevard	Vernacular	Residential	1881-1885	yes	no
Town	50N131	GNN-1	Webster Building	229 N. Main	Italianate	Commercial	1882	no	yes
Town	---	GNN-2	Gambles	213 N. Main	Italianate	Commercial	--	yes	yes

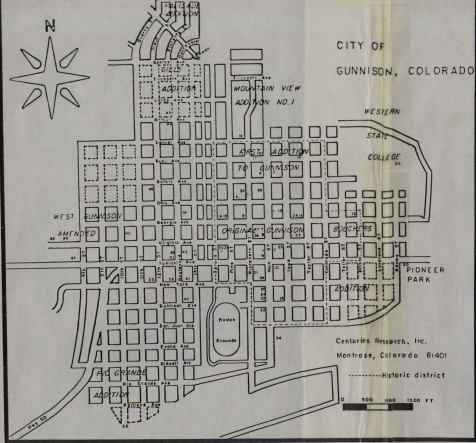


Figure 31 Sites recorded in the Town of Gunnison, Colorado.

- Scale for Map
- WESTERN - East Gunnison Waterbury District
1. GUN-1 Corolla Ltd.
 2. GUN-2 Johnson's Restaurant
 3. GUN-3A 518 W. Main
 4. GUN-101 102 W. Gothic
 5. GUN-121 801 W. Wisconsin
 6. GUN-142 432 W. Main
 7. GUN-1 Webster Building
 8. GUN-2 Lambert Building
 9. GUN-3 Hartman Block
 10. GUN-75 Klinsmeyer
 11. GUN-7 Klinsmeyer
 12. GUN-8 518 E. George
 13. GUN-10 218 E. George
 14. GUN-90 401 E. Taylor
 15. GUN-45 317 W. Iowa
 16. GUN-110 208 W. Sumner
 17. GUN-315 408 W. Wisconsin
 18. GUN-192 518 W. Georgia
 19. GUN-143 510 W. Georgia
 20. GUN-155 Church of Good Samaritan (Episcopal)
 21. GUN-401 118 W. Wisconsin
 22. GUN-418 Murkington House
 23. GUN-422 221 S. Main
 24. GUN-421 212 S. Main
 25. GUN-422 Murray House
 26. GUN-442 118 E. Lincoln
 27. GUN-481 County Courthouse
 28. GUN-20 202 E. Georgia
 29. GUN-135 411 W. Ruby
 30. GUN-185 104 W. Ruby
 31. GUN-131 Catholic Rectory
 32. GUN-131 411 W. Wisconsin
 33. GUN-133 317 W. Virginia
 34. GUN-411 142 S. Main
 35. GUN-482 Webster Hall
 36. GUN-452 100F Building
 37. GUN-434 Zenith Building
- Sites Outside the Western District
38. SKN1936 510 N. Boulevard
 39. SKN1937 123 N. Boulevard
 40. SKN1938 210 N. 12th
 41. SKN1939 510 W. New York
 42. SKN1940 Ferguson House
 43. SKN1501 805 N. Boulevard
 44. SKN1502 721 N. Boulevard
 45. SKN1503 Smith's Opera House
 46. SKN1504 419 N. 12th
 47. SKN1505 West Gunnison School House
 48. SKN1506 Gunnison Gas & Water Works
 49. SKN1507 1282 W. Virginia
 50. SKN1508 Pioneer Park
 51. SKN1510 Bonmas' Locker
 52. SKN1512 Noble Junction
 53. SKN1513 Peirl Plunking
 54. SKN1516 Adams Ranch
 55. SKN1 Taylor Hall
 56. SKN18 La Veta Hotel

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource Name	Location	Date Constructed	Significantly Altered	Compatible	Non-Compatible
1	Webster Building	229 N. Main	1882	no	X	
2	Gambles	213 N. Main	--	yes	X	
3	Carroll's Ltd.	125 N. Main	1880	yes		X
4	Hartman Block	107 N. Main	1881	no	X	
5	Klinkerhaus	102 S. Main	1882	yes	X	
6	Johnsons Restaurant	122 N. Main	1881	no	X	
7	Bojangles	310 N. Main	1885	no	X	
8	--	518 E. Georgia	1888	no	X	
9	Ecumenical House	E. Georgia	--	no	X	
10	--	510 E. Georgia	1888	yes	X	
11	--	519 E. Georgia	1882	no	X	
12	--	609 E. Georgia	1888	yes	X	
13	--	510 E. Virginia	1888	yes	X	
14	--	Pitkin & Virginia	1890	yes	X	
15	--	401 N. Colorado	1911	no	X	
16	--	219 N. Colorado	1882	yes	X	

TABLE 2

see envelope in back of this book for the completion of this Table 2;

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource Name	Location	Date Constructed	Significantly Altered	Compatible	Non-Compatible
17	--	117 N. Colorado	1935	no		X
18	--	107 N. Teller	1934	yes	X	
19	Lightly House	214 E. Georgia	1882	no	X	
20	--	202 E. Georgia	1920	no	X	
21	--	121 N. Taylor	1918	yes	X	
22	--	108 N. Taylor	1885	yes	X	
23	--	220 N. Taylor	1920	no	X	
24	--	216 N. Taylor	1882	yes	X	
25	--	E. Tomichi	1940	yes		X
26	--	601 N. Taylor	1890	yes	X	
27	--	602 N. Taylor	1882	yes	X	
28	--	N. Taylor	1915	yes		X
29	--	601 N. Taylor	1882	yes		X
30	--	417 N. Taylor	1882	no	X	
31	--	413 N. Taylor	1882	no	X	
32	--	416 N. Taylor	1935	no		X

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
33	--	313 N. Taylor	1914	no	X	
34	--	321 N. Taylor	1920	no	X	
35	--	401 N. Taylor	1881	yes	X	
36	--	409 N. Taylor	1895	yes	X	
37	--	316 N. Taylor	1890	yes	X	
38	--	304 N. Taylor	1901	yes		X
39	--	302 E. Georgia	1920	yes	X	
40	--	302 E. Ohio	1932	yes	X	
41	--	301 N. Iowa	1905	no	X	
42	--	309 N. Iowa	1903	yes		X
43	--	317 N. Iowa	1881	no	X	
44	--	401 N. Iowa	1900	yes		X
45	--	405 N. Iowa	1925	yes	X	
46	--	404 N. Iowa	1888	yes	X	
47	--	515 N. Iowa	1882	yes		X
48	--	523 N. Iowa	1882	yes		X
49	--	520 N. Iowa	1940	yes		X

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
50	--	600 N. Iowa	1890	yes	X	
51	--	607 N. Iowa	1899	no	X	
52	--	615 N. Iowa	1953	no		X
53	--	618 N. Iowa	1946	no		X
54	--	619 N. Iowa	1882	yes		X
55	--	204 N. Denver	--	no	X	
56	--	N. Denver	--	yes	X	
57	--	606 N. Main	1900	no	X	
58	--	518 N. Main	1882	yes	X	
59	--	320 N. Main	1929	no	X	
60	--	322 N. Main	1922	no	X	
61	--	615 E. Georgia	1925	yes	X	
62	--	410 E. Virginia	1921	yes	X	
63	--	210 N. Taylor	1920	yes	X	
64	--	121 N. Colorado	1903	yes		X
65	--	206 N. Colorado	--	yes	X	

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
66	--	210 N. Colorado	1888	yes	X	
67	--	411 E. Georgia	1882	no	X	
68	--	315 N. Colorado	1920	no	X	
69	--	621 N. Iowa	1900	yes	X	
70	--	516 N. Iowa	1950	no		X
71	--	120 E. Gothic	1882	yes		X
73	--	419 N. Iowa	1882	yes		X
74	--	321 N. Iowa	1884	yes		X
75	--	305 N. Iowa	1898	yes		X
76	--	322 N. Iowa	1940	no		X
77	--	620 N. Taylor	1882	yes		X
78	--	614 N. Taylor	1882	yes		X
79	--	421 N. Taylor	1882	yes		X
80	--	512 N. Taylor	1886	yes		X
81	--	500 N. Taylor	1886	yes		X
82	--	506 N. Taylor	1915	no	X	

1. No architectural style or feature could be said to dominate the district. However, structures tended to be small, one to two story frame residences built mainly in the vernacular style with a minimum of Gothic or Italianate detailing.
2. Larger, more elaborately decorated, residences of the Gothic Revival, Italianate, and Queen Anne style were scattered throughout the area and were generally located on corner lots.
3. Residences were set well back from the street with a tendency towards large yards which at one time probably contained a variety of outbuildings such as privies, barns, and carriage houses.
4. Streets were laid out in a grid pattern, were wide and lined with cottonwood trees. Open canals ran along both sides of the street.

Resources that were thought to best illustrate the above guidelines or were significant in themselves were given special consideration and will be discussed more fully later.

Because Gunnison remained a viable community the residences were continually occupied and altered. These alterations included addition of rooms, application of new siding and total exterior remodeling. It became necessary, therefore, to determine when the alterations to a structure resulted in the loss of the original historic character of either the structure itself or of its immediate surroundings. Where it was determined that the alterations did not destroy this character, based on the above guidelines then the structure was considered compatible with the historic district. This category generally included structures with new wood or aluminum siding additions that were well hidden or in the same architectural style and minor changes in exterior features such as windows. Alterations to structures that were considered noncompatible included major remodeling and changes in the structures exterior design, conspicuous additions in a different architectural style and the use of modern exterior coverings such as log or rock veneers. Table 2 and Figure 32 summarize the pre-1945 structures identified in the district.

The Gunnison commercial district was included within the district boundaries. However, modern strip development and the placement of modern facades on historic structures have totally altered the historic character of this area. Therefore the entire commercial section was deemed to be noncompatible. Exceptions to this are discussed later.

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
83	--	700 N. Colorado	1935	yes		X
84	--	623 N. Colorado	1926	yes		X
85	--	522 N. Colorado	1900	yes		X
86	--	512 N. Colorado	1920	yes		X
87	--	508 N. Colorado	1890	yes	X	
88	--	506 N. Colorado	1935	yes		X
89	--	500 N. Colorado	1933	yes	X	
90	--	521 N. Colorado	1915	yes		X
91	--	501 N. Colorado	1920	no	X	
92	--	513 N. Colorado	1912	no	X	
93	--	517 N. Colorado	1915	yes		X
94	--	409 N. Colorado	1881	yes		X
95	--	422 N. Colorado	1935	yes		X
96	--	420 N. Colorado	1940	no		X
97	--	305 N. Colorado	1920	yes		X
98	--	518 N. Colorado	1912	yes	X	
99	--	312 E. Ruby	1882	yes	X	

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
100	--	308 E. Ohio	1881	yes		X
101	--	416 N. Main	1939	no		X
102	--	400 N. Main	1917	no	X	
103	--	312 N. Main	1885	yes	X	
104	--	403 N. Main	1915	no	X	
105	--	411 N. Main	1914	no	X	
106	--	417 N. Main	1925	no	X	
107	--	102 W. Gothic	1902	yes	X	
108	--	104 W. Ruby	1922	no	X	
109	--	100 W. Denver	1882	no	X	
110	--	204 W. Denver	1882	yes	X	
111	--	708 N. Wisconsin	--	yes		X
112	--	620 N. Wisconsin	1947	no		X
113	--	618 N. Wisconsin	1882	yes		X
114	--	608 N. Wisconsin	1915	yes	X	
115	--	606 N. Wisconsin	1882	no	X	
116	--	518 N. Wisconsin	1912	yes		X

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
117	--	510 N. Wisconsin	1888	yes	X	
118	--	110 W. Gothic	1920	no		X
119	--	503 N. Wisconsin	1915	no	X	
120	--	513 N. Wisconsin	1882	yes	X	
121	--	601 N. Wisconsin	1880	no	X	
122	--	623 N. Wisconsin	1882	yes		X
123	--	422 N. Wisconsin	1932	no	X	
124	--	410 N. Wisconsin	1882	yes	X	
125	--	110 W. Ohio	1912	no	X	
126	--	322 N. Wisconsin	1912	yes	X	
127	--	316 N. Wisconsin	1900	no	X	
128	--	312 N. Wisconsin	1885	yes		X
129	Catholic Church	Wisconsin & Georgia	1927	no	X	
130	--	119 W. Georgia	1925	no	X	
131	Catholic Rectory	303 N. Wisconsin	1920	no		
132	--	313 N. Wisconsin	1885	yes	X	
133	--	317 N. Wisconsin	1946	yes		X

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource Name	Location	Date Constructed	Significantly Altered	Compatible	Non-Compatible
134	--	Wisconsin & Ohio	1979	no		X
135	--	403 N. Wisconsin	1881	yes	X	
136	--	411 N. Wisconsin	1920	no		
137	--	423 N. Wisconsin	1890	yes		X
138	--	419 N. Wisconsin	1900	yes	X	
139	--	110 N. Pine	1914	yes	X	
140	--	112 N. Pine	1882	no	X	
141	Pine School	Pine & Georgia	1921	no	X	
142	--	316 W. Georgia	1882	no		
143	--	310 W. Georgia	1882	no		
144	--	303 N. Pine	1920	no	X	
145	--	314 N. Pine	1921	no	X	
146	--	313 N. Pine	1885	yes	X	
147	--	317 N. Pine	1882	yes		X
148	--	402 N. Pine	1882	yes	X	
149	--	403 N. Pine	1915	no	X	

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource Name	Location	Date Constructed	Significantly Altered	Compatible	Non-Compatible
150	--	411 N. Pine	1900	yes	X	
151	--	419 N. Pine	1882	yes		X
152	--	423 N. Pine	1882	yes		X
153	--	422 N. Pine	1905	no	X	
154	--	418 N. Pine	1882	yes		X
155	--	414 N. Pine	1920	yes	X	
156	--	318 N. Pine	1900	yes		X
157	--	317 W. Virginia	1920	no		
158	--	311 W. Virginia	1915	yes	X	
159	Episcopal Church	Virginia & Pine	1882	yes		
160	--	505 N. Pine	1890	no	X	
161	--	506 N. Pine	1920	no	X	
162	--	510 N. Pine	1915	no	X	
163	--	216 W. Ruby	1882	yes		X
164	--	601 N. Pine	1882	yes		X
165	--	609 N. Pine	1882	yes		X

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
166	--	615 N. Pine	1882	yes	X	
167	--	610 N. Pine	1926	no	X	
168	--	614 N. Pine	1882	yes	X	
169	--	623 N. Pine	1885	yes	X	
170	--	214 W. Denver	1913	no		X
171	--	306 W. Denver	1941	no		X
172	--	714 N. Pine	1948	no		X
173	--	414 E. Gothic	1934	no		X
174	--	709 N. Pine	1941	no		X
175	--	622 N. Spruce	1882	yes	X	
176	--	315 W. Ruby	--	yes		X
177	--	518 N. Spruce	1950	no		X
178	--	N. Spruce & Gothic	--	no	X	
179	--	410 N. Spruce	1925	yes		X
180	--	314 N. Spruce	1885	yes		X
181	--	312 N. Spruce	--	yes		X

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
182	--	315 W. Ohio	1946	no		X
183	--	402 W. Ohio	1918	yes	X	
184	--	413 N. Spruce	1882	yes		X
185	--	423 N. Spruce	1920	yes		X
190	--	109 W. Ruby	1923	no	X	
191	--	522 N. Wisconsin	1918	yes	X	
192	--	506 N. Wisconsin	1888	yes		X
398	--	300 61. W. New York	--	no		X
399	--	300 61. W. New York	--	yes		X
400	--	208 W. New York	--	yes		X
401	--	121 S. Wisconsin	1895	no	X	
402	--	112 S. Wisconsin	--	yes		X
403	--	118 S. Wisconsin	1882	yes		
404	--	122 S. Wisconsin	--	yes	X	
405	--	200 S. Wisconsin	1930	no	X	
406	--	208 S. Wisconsin	1935	no	X	

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
407	--	220 S. Wisconsin	1908	yes	X	
408	--	313 S. Wisconsin	1900	yes	X	
409	--	221 S. Wisconsin	1898	no	X	
410	--	203 S. Wisconsin	1905	yes	X	
411	--	143 S. Main	1918	no		
414	--	323 S. Main	1920	no	X	
415	--	317 S. Main	--	no	X	
416	--	313 S. Main	--	no	X	
417	--	309 S. Main	--	no	X	
418	Worthington House	303 S. Main	1894	no		
420	Mauer House	221 S. Main	1904	yes		
421	--	217 S. Main	1903	no		
422	Murray House	211 S. Main	1899-1902	yes		
423	--	205 S. Main	1915	no	X	
424	--	201 S. Main	1915	no	X	
425	--	109 W. New York	1920	no	X	
426	--	102 E. New York	1920	yes	X	

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
427	--	New York & Main	--	yes		X
428	--	220 S. Main	--	yes		X
429	--	302 S. Main	--	no	X	
430	--	308 S. Main	--	no	X	
431	--	310 S. Main	--	yes	X	
432	--	314 S. Main	--	yes	X	
433	--	318 S. Main	--	no	X	
434	--	322 S. Main	--	no	X	
435	--	112 E. San Juan	--	yes		X
436	--	311 S. Iowa	--	yes		X
437	--	305 S. Iowa	--	yes		X
438	--	301 S. Iowa	--	yes		X
439	--	302½ S. Main	--	yes		X
440	--	116 E. Gunnison	1882	yes		
441	--	211 S. Iowa	--	yes		X
442	--	107 S. Iowa	--	no	X	

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
443	--	209-211 E. New York	--	yes		X
444	--	212 S. Iowa	--	yes	X	
445	--	220 S. Iowa	--	no	X	
446	--	207 E. Gunnison	--	yes		X
447	Adams Ranch	Iowa & San Juan	--	--		
449	--	319 S. Taylor	--	yes	X	
450	--	313 S. Taylor	--	yes		X
451	--	221 S. Taylor	--	yes	X	
452	--	215 S. Taylor	--	yes	X	
453	--	211 S. Taylor	--	yes	X	
454	--	207 S. Taylor	--	no	X	
455	--	117 S. Taylor	--	yes	X	
457	--	116 S. Taylor	--	yes		X
458	--	122 S. Taylor	--	no	X	
459	--	212 S. Taylor	--	yes		X
460	--	220 S. Taylor	--	yes	X	
461	--	310 E. Gunnison	--	no	X	

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
462	--	312 E. Gunnison	--	yes	X	
463	--	311 E. Gunnison	--	yes		X
464	--	New York & Taylor	--	no	X	
465	--	100 E. Tomichi	--	no	X	
466	--	323 S. Colorado	--	yes	X	
467	--	217 S. Colorado	--	yes	X	
468	--	213 S. Colorado	--	yes		X
469	--	209 S. Colorado	--	yes		X
470	--	201 S. Colorado	--	yes	X	
471	--	202 S. Colorado	--	yes	X	
472	--	123 S. Colorado	--	no	X	
473	--	109 S. Colorado	--	yes		X
474	--	113 S. Colorado	--	yes		X
475	--	120 S. Colorado	--	yes		X
476	--	307 S. Colorado	--	yes		X
477	--	100 S. Teller	--	no	X	

Table 2: Compatibility of Selected Structures in Proposed Historic District

Temp. No. (GNH)	Resource		Date Constructed	Significantly Altered	Compatible	Non-Compatible
	Name	Location				
478	--	100 S. Teller	--	yes	X	
481	Gunnison County Courthouse	Virginia & Iowa	1880	yes		
482	Webster Hall	Virginia & Iowa	c.1935	no		

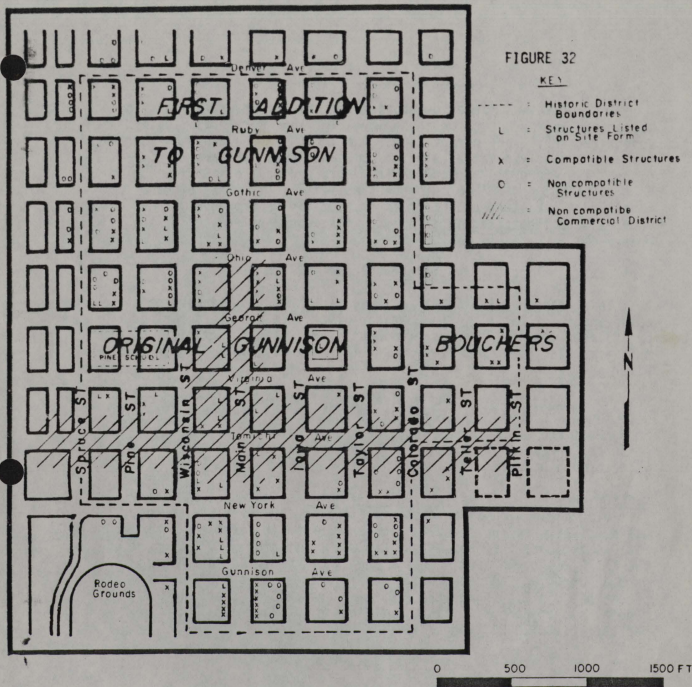


Figure 32: Proposed East Gunnison Historic District showing selected compatible and non-compatible structures, dating from 1940 and earlier.

Exploration Phase 1853-1874

This phase was marked by short-term seasonal investigations in the area. The purposes for these investigations were predominately: scientific survey and prospecting. The impact on the area was short-term and probably related to brief camps set up in the area of Gunnison. Therefore, any resources from this period are likely to be hard to detect and due to subsequent activity in the area either significantly disturbed or most likely totally destroyed. No resources were identified in this study that could be related to this phase.

Incipient Settlement Phase 1874-1879

This phase was initiated by the establishment of Richardson's colony near the banks of the Gunnison River. It was characterized by isolated log cabins and predominantly agricultural activities. At this time also homesteads were being taken up all along the Gunnison River and Tomichi Creek valleys.

No extant, above ground indications of Richardson's first colony were found. However, the possibility that historical archaeological components are still intact could be investigated. One notable resource, unrelated to Richardson's colony but linked with this period is described below.

5GN1508 Hartman Post Office (GNH-479). This is a one-room, single story log cabin with a low gable roof originally covered with sod. It has been restored and moved to Pioneer Park on the east end of town. Sources indicate that this structure was built around 1871 as part of the Los Pinos cow camp. When the agency was moved in 1875 Alonzo Hartman occupied the cabin which was located on what would later become his Dos Rios homestead. Hartman and Kelley established a general store and post office in the cabin (Wallace 1964:75; Vandenburg 1980:23-24; Endner 1979).

Camp Phase 1879-1881

This phase was marked by frantic building activity, mostly in wood and by a chaotic mixture of tents, log cabins, and rough frame buildings. Architectural styles tended to be simple, in the vernacular style, and relatively small. By the end of the period brick and stone edifices had begun to appear with fair regularity. Because of the temporary, fire-prone nature of these structures few have survived. The following identified resources represent the best and most typical of what has survived.

Proposed East Gunnison Historic District

The district concentrated around Tomichi Avenue and Main Street. Two possibly eligible commercial sites dating from this period are summarized below.

Carroll's LTD (GNH-3). 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 (Endner 1979).

5GN30. Johnson's Restaurant (GNH-6). A classic Western Vernacular wood structure. It has two stories with bracketed cornices. A roof over the sidewalk is supported by wood posts. Built in 1881, this structure has long been recognized as a historic landmark. Originally it was a fish market and saloon.

(GNH-107). 102 W. Gothic. This is a log and frame structure, with indications of several additions. Tax records indicate that this structure was built in 1902 and remodeled in 1930. However, other sources state that the structure dates much earlier and was originally owned by a doctor (Endner 1979). It is possible that the original log structure dates to 1880 or 1881 with significant alterations at the later date. More information is needed to substantiate this possibility.

(GNH-58). 518 No. Main. A prime example of vernacular architecture, this residence is one story with wood siding, an L-shaped floor plan and single cross gable, very common during this period (Figure 33). This structure has been decorated with Gothic window surrounds and pierced aprons in the gables.

(GNH-148). 402 N. Pine. Another good example of vernacular architecture. This single-story frame structure has a rectangular floor plan with several cross gables. Again Gothic detailing is evident in several bay windows and in the porch decorations.

(GNH-121). 601 N. Wisconsin. This 1880 vernacular structure is listed as one of the original residences in Gunnison and is apparently one of the first to be constructed of stone (Figure 34). The sandstone is believed to be local, possibly from the Treadwell Quarry located west of town (Review May 15, 1880). The two-story structure with single story cross gable 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.

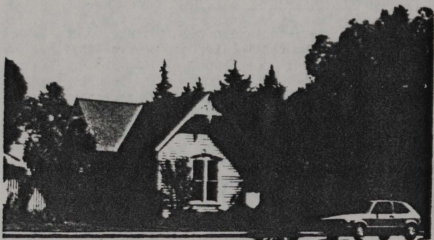


Figure 33: 518 North Main. A good example of a vernacular residence in Gunnison, Colorado. Centuries negative no. 102a-79-116.

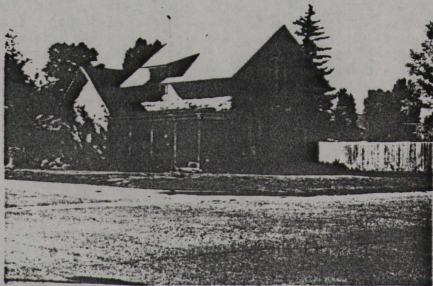


Figure 34: 601 North Wisconsin. 1880 stone residence reportedly one of the first residences built in Gunnison, Colorado. Centuries negative no. 102a-79-137.

West Gunnison

The West Gunnison residential section was concentrated between 12th Street and 14th Street and along New York Avenue. Most of the residences were built after 1882 when the land between 12th and 14th was opened up for development. However, there are several structures which exemplify the type of architecture found during the camp phase. Four of the most notable are summarized below.

5GN1496 320 N. Boulevard (GHN-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 (Jordan 1978:50). 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 1885 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.

5GN1497 123 N. Boulevard (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 (Wallace 1964:frontpiece). Later it served as a residence by J. J. Lehetter, a local politician (Mauer, 1979).

5GN1498 210 N. 10th. (GNH-305). Square frame vernacular residence with hip roof and central brick chimney. Greek pediment designs in window and door lintels add a touch of decoration to the otherwise plain house. This was a common way to decorate early vernacular structures. Built in 1882, it is one of the few structures remaining from West Gunnison before the arrival of the railroad, and the subsequent development of Gunnison during the 1880s.

5GN1499 510 W. New York (GNH-383). A one room log cabin with shed addition to the rear. There appears to be a loft located in the gable. Plain window and door surrounds are utilized. Records indicate a construction date of 1885 but other sources place the date earlier (Wallace 1964:22).

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 (Figure 35).

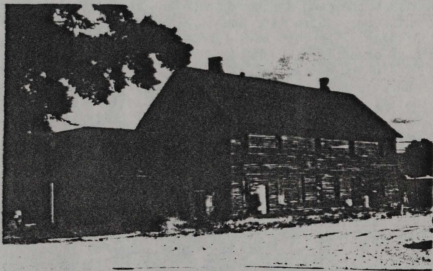


Figure 35: Edgerton House. Early vernacular boarding house in Gunnison, Colorado. Centuries negative no. 102a-79-461.

Town Phase (1881-1910)

The Camp and Town phases overlapped during the year 1881. At this time Gunnison was expecting the arrival of the railroad and, anticipating a growth cycle, residents and businessmen began to build larger structures with an eye towards permanence. This building boom began to fall off by 1885 and by 1893 building had significantly fallen off. From 1893 to about 1900 the town changed very little.

Proposed East Gunnison Historic District

The major change in the commercial district was the appearance of larger brick and stone commercial blocks. The Italianate style dominated in these structures and blended with the early wooden Western vernacular structures. Five possibly eligible commercial structures dating from this period were recorded.

5GN31 Webster Building (GNH-1). A three story brick structure with rectangular floor plan (Figure 5). A decorated and bracket cornice and window detailing are typical of the Italianate style (Stoehr 1975). 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.

GNH-2 Gambles Store. Examination of this structure revealed it to be a stone structure or possibly two combined. A single cast iron Italianate cornice stretches the entire length of the building. Below the cornice the facade has been significantly altered. No construction date could be found. More data is needed to determine to what extent the original (if any) building has remained intact.

5GN33 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 (Stoehr 1975).

5GN29 Klinkerhaus (GNH-5). 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.

(GNH-7) Bojangles Restaurant. A wood frame, rectangular, two-story business block with bracketed cornice and bracketed course separating the two floors. Elaborately carved window surrounds and 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.

The East Gunnison Historic District was the scene of the most residential construction activity. The houses built during this phase tended to be larger and more elaborate in decoration type. Brick and stone were used but wood frame remained popular. Seventeen notable and possibly eligible residences located in East Gunnison and from this time were recorded.

(GNH-8) 518 E. Virginia. 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 representative example of the Gothic Revival architecture common in Gunnison.

(GNH-19) Lightly House. A prime example of Gothic Revival architecture this 1880s house was an early showplace of Gunnison (Figure 4). The two-story frame structure has multiple cross gables, oriel and bay windows, pierced aprons in the gables, decorative door and window surrounds and a covered porch with turned posts and bannisters. A pyramidal porch roof over the main entrance has been removed (Endner 1979). By 1900 the house belonged to the Endner family, who started early lumber industry in Gunnison. Presently, the house and grounds are surrounded by a cast iron fence and remains relatively unchanged.

(GNH-26) 601 N. Taylor. An Italianate two-story rectangular structure with hip roof, bay windows and decorative window and door surrounds. The porch roof is supported by four columns. Originally frame, the structure has been covered with asbestos shingling.

(GNH-43) 317 N. Iowa. A Gothic Revival, single story brick structure with U shaped floor plan. Details include 3 gable dormers with leaded glass windows, pierced aprons in gables, bay windows, decorative window lintels and brick chimney pots, wrought iron roof cresting (Figure 36).

(GNH-110) 204 W. Denver. A two story stone, Gothic Revival, structure built in 1882. It has a steep gable roof with a single cross gable. A frame addition is located to the west. Decorative window lintels and segmental arch windows are visible.



Figure 36: 317 North Iowa. A good example of a small Gothic Revival residence in Gunnison, Colorado. Centuries negative no. 102a-79-66.

(GNH-115) 606 N. Wisconsin. Built in 1882, this Gothic Revival two story frame structure has a steep gable roof and multiple cross gables. Decorative elements include pierced aprons, bay window, entablature and curved pediment window lintels, shaped window surrounds.

(GNH-142) 316 W. Georgia. A frame Italianate structure, built in 1882 which has since been plastered. The residence has a square floor plan with shallow hip roof and cupola on top. Decorative elements include carved wooden brackets under wide eaves, segmental arch windows with arch lintels. Open porch with turned posts and decorative trim.

(GNH-143) 310 W. Georgia. A two story brick structure with Italianate detailing. It has a rectangular floor plan with large single story addition to the rear and side. The main house, built in 1882, has a very symmetrical design. A central porch with turned posts and decorative trim are flanked by two double sash windows. Four windows are spaced across second story. The window lintels are typical Italianate segmental arches. Carved wooden brackets are found under the roof eaves and brick chimneys are located at both ends.

(GNH-159) Church of Good Samaritan Episcopal. A rectangular stone structure built in 1882. New additions to the east and a new vestibule have been added. Five triple sash stained glass windows are located on the west side with a stained glass bull's eye window in front. Windows have stone lintels and sills. This is the oldest existing church structure in Gunnison.

(GNH-403) 118 S. Wisconsin. A two story frame structure with stucco exterior. The French mansard roof is punctuated by 8 gable dormers. Wooden dentils with brackets at the corners are located under the roof eaves. A large arched dormer is found in the front roof line. The enclosed front porch was possibly originally an open porch. One of few examples of French architectural influence in Gunnison (Figure 6).

The following four residences, located on the west side of So. Main, were built between 1894 and 1904 by Herman Mauer, an early lumber merchant and contractor. Each was built for members of his family. These structures are the only extant representations of Queen Anne architecture within the city limits.

(GNH-418) Worthington House. This house was built in 1894 for Mauer's sister, Emma Mauer Knowel and her husband Albert Knowel. When Albert died in 1913 the house was sold and Emma returned east. She died in 1933 (Mauer 1979). The house itself is in poor condition but the style seems to be a transition from the Gothic Revival popular in the 1880s and 1890s to the more extravagant Queen Anne style that Mauer used later. Decorative elements include bay and oriel windows, scalloped shingles in the gables, pediment window lintel designs and a veranda which runs along the east and north sides of

the house. At the rear of the property is a wood frame two story garage which was possibly a barn or carriage house originally. It has a wood shingle roof with decorative trim along crest.

(GNH-420) Mauer House. Built in 1904 for Herman Mauer Jr. and his wife, Olive Leonora Amanda Fengler Mauer, this house was sold in 1915. The Mauer's moved to a brick home on S. Main (Mauer 1979). This two story Queen Anne structure has multiple cross gables, bay and oriel windows, an octagonal corner tower and large elliptical window above main entrance. Ionic columns support a porch roof. The garage is a converted carriage house.

(GNH-421) 217 S. Main. This elaborate frame residence was built in 1903 for Herman Mauer's sister, Rose Mauer Howland and her husband Joseph H. Howland (Figure 37). They sold it in 1912 and bought the La Veta Hotel which they ran during its most successful time, 1912-1928 (Mauer 1979). The two story Queen Anne residence has been tastefully restored. Decorative elements include elaborate shingle patterning on upper story; pedimental design in window lintels echoed in gable over main entrance; pierced aprons in gables; and decorative trim along front porch and around side door.

(GNH-422) Murray House. Started in 1899 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 (Mauer 1979). 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 (Figure 38).

(GNH-440) 116 E. Gunnison. A one story frame structure with stucco exterior, L-shaped floor plan and French influence visible in the mansard roof and roof dormers. Other features include a bay window. Alterations include a new addition to the west side and possibly enclosing the more typical open porch to form a stucco arcade. One of the few French structures in Gunnison.

(GNH-481) Gunnison County Courthouse. This three story brick structure was built between 1880-1881. The bricks came from the Harland Bros. brick yard located south of town (Gunnison Review, June 12, 1880). The original structure now forms the central nucleus of the present courthouse complex. Several added wings, including one in 1958-59 and a series of remodeling efforts, the latest being 1979-80, have significantly altered the appearance of the courthouse (Wallace 1964:61).



Figure 37: 217 South Main. An elaborate Queen Anne residence built by Herman Mauer in 1903. Centuries negative no. 102a-79-508.

FIGURE 38



Figure 38: The Murray House. A distinctive Queen Anne structure, built by Herman Mauer in 1902. Centuries negative no. 102a-79-509.

West Gunnison

Residences in this area tended to be scattered and smaller. They concentrated between 11th Street and 14th Street and along W. New York Avenue. The general size and simple vernacular architecture points to a lower income area, in closer proximity to the major industrial areas in southwest Gunnison. This supposition is supported by a long-time Gunnison resident who stated that "...During the time I resided in Gunnison, a feeling pervaded some quarters that those living east of the boulevard were fashioned from just a trifle better grade of clay than those residing on the opposite side" (Root 1932: 201-2). Nine notable and possibly eligible structures located in West Gunnison dating from this period, were recorded.

5GN1501 805 N. Boulevard (GNH-221). This two story Italianate structure with hip roof was built in 1882. The original exterior has been stuccoed but appears to have been brick. Wide roof eaves are supported by carved wooden brackets. Segmental arch windows have stone sills. No evidence of lintels is visible; it is possible that they were removed or covered with plaster. A one story addition, possibly the original kitchen extends from the rear.

5GN1502 721 N. Boulevard (GNH-223). This is an 1882 stone structure with Italianate influence seen in the segmental arch window and door lintels. A new wing has been added to the north side of the original structure.

5GN1503 Smith Opera House (GNH-243). A brick Italianate 1882 structure located on N. Boulevard (Figure 39). It has a bracketed wooden cornice across the top. A molded horizontal band divides the first and second story. Vertical pilasters segment the first floor and may have originally separated large display windows. These have since been walled over and new windows put in. The building is a good example of Italianate commercial architecture.

Historically, the Opera House marks Gunnison's desire for a fine theatre in which to attract traveling theatrical troupes. The building was erected by Frank Smith, city treasurer of Gunnison in 1880 in partnership with Lou Mullin. The upper story was converted to a theater. On June 4, 1883 the first professional troupe, Chicago Comedy Company, performed Divorce, The Octoroon, Phoenix, Hazel Kirke, Under The Gaslight, Black Diamonds, in the new Opera House. In 1883 an addition was added and the gallery expanded. However, by 1884 small crowds and few bookings forced the theatre to be put up at sheriff's sale. When it didn't sell, Smith and Mullin continued to operate the facility. Stephen R. Pratt took possession of the building in 1886. The Opera House remained vacant and Pratt rented out the store fronts on the main floor (Hatcher 1969:71-98).

FIGURE 39



Figure 39: Smith's Opera House. A good example of Italianate commercial architecture. Centuries negative no. 102a-79-271.

5GN1504 419 North 12th (GNH-271). This is a two story brick structure with gable roof built in 1885. Segmental arch windows with radiating brick lintels. Addition to north appears to be historic with a recent cinder block second story. The style and size of this building seems to indicate that the original use of the structure was institutional rather than residential. A school was located in this block, but there is no positive indication that this is the same building. It might possibly have been an additional building for the school.

5GN1505 West Gunnison School (GNH-315). A single story brick structure built in the vernacular style. It is trimmed with brick window and door lintels, and stone sills. The date over the door reads "1881". Little detail has been found about the school but it was apparently Gunnison's first permanent school building. It was forced to close in 1882 (Wallace 1964:30). On March 29, 1921 the School Board put up the lots for sale and the school was subsequently sold to Gunnison County for \$5,000 (Rockwell 1953:9). The building was sporadically used as a residence and is now abandoned.

5GN1506 Gunnison Gas and Water Company (GNH-319). The original structure is constructed of stone with segmental arch windows, stone lintels and sills. A concrete top story has replaced the original roof. New additions are also visible to the rear and west side. The gas and water works was financed by Lewis Enterprises (St. Louis investors). D. J. McCanne was placed in charge of the \$200,000 plant when it was finished in 1882. The first gas light was lit in September 1882. The plant had a capacity for 30,000 users but never reached it. In 1893 the town authorized the company to substitute electricity for gas, and in 1900 the utilities were municipalized (Wallace 1964:36; Class of 1916: 29). The facility is still used as an electrical facility.

5GN1507 1202 W. Virginia (GNH-320). This two story Italianate structure has a shallow hip roof. Decorative detailing includes carved wooden brackets under eaves, gable treatment in front roof line, wooden carved finial at roof peak, a bay window, and a porch with decorative wooden trim. The original exterior has been covered with asbestos shingles and the general condition of the building is deteriorated. No construction date could be found for the structure but sources indicate that the house served for a number of years as the city manager's residence (Endner 1979).

5GN28 La Veta Hotel (GNH-362). This 1884 Queen Anne structure was at one time the most prominent building in Gunnison, and one of the most elegant hotels in Colorado west of Denver. It operated sporadically as a hotel from 1884 until it was sold in 1943 at a sheriff's auction. At this time it was torn down to the basement section (Wallace 1964:50). What remains of the hotel has been converted into businesses and shops and has greatly deteriorated. Much of the historic value of this structure has been lost.

The following three sites are located outside the city limits of Gunnison but they are directly related to the history of the town during the town phase. They have, therefore, been included at this point.

5GN1508 Paragon School (GNH-479). This 1905 structure with Queen Anne detailing is unusually elaborate for a country school house (Figure 40). It was built from plans drawn up by pioneer John Outcalt. F. G. Zugelder was contracted to build the foundation out of local sandstone. The building itself was constructed by Webster and Carter of Denver for \$1,898.85. It consisted of a single rectangular room with hip roof and an unusual round alcove. The curved glass in the windows of the alcove was a rare addition. A square corner tower with a pyramidal roof was attached to the corner. A circular staircase designed by Outcalt led to the tower cupola which was to have housed the school library (Rockwell 1953:163-64).

The building replaced the first log Paragon School, organized in 1889 and located north of town on the Gunnison River. The school closed in 1930 and sometime after that the structure was moved to its present location at the Pioneer Museum. The foundations can still be seen on the original site (5GN1121).

5GN1509 Gunnison Cemetery Caretaker Cottage (GNH-515). An unusually elaborate caretaker's cottage, it is frame with wood siding and a hip roof (Figure 41). A shed addition has been added on the rear. A square tower with pyramid roof is attached to the southeast corner. The windows are 4 light double sash with simple, unadorned surrounds. The structure sits in the middle of Gunnison's third and only extant cemetery. Gravestones date from at least 1881 and include a great majority of the early and significant names in Gunnison history.

5GN1510 Gunnison Smelter (GNH-526). This smelter was organized as the Shaw and Patrick Smelter in 1883, located one and one half miles north of town near the Denver South Park railroad. It shut down because of lack of fluxing ores in 1884 but was revived as the Gunnison Smelter in 1886. At this time a new brick smoke stack was constructed. The smelter was shut down before the year was out (Vandenbusche 1980:143). What remains is the brick smoke stack at one edge of a raised level platform, presumably where the smelter sat. There are evidences of disturbance mainly in the form of agricultural activities. No surface indications of the structure remains. However, a subsurface archaeological component might be intact.



Figure 40: Paragon School. An unusually elaborate one-room schoolhouse. Centuries negative no. 102a-79-583.

FIGURE 41

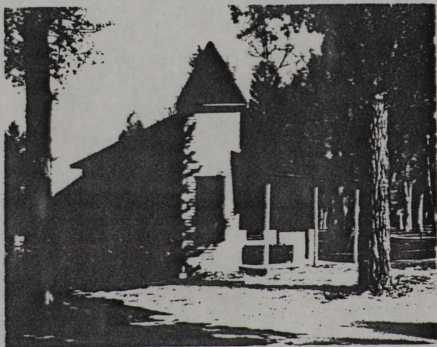


Figure 41: Gunnison Cemetery caretaker's cottage.
Unusually elaborate for a cemetery.
Centuries negative no. 102a-79-656.

Phase of Transition 1910-1945

This phase was marked by a resurgence in Gunnison's economy and a decline of classic Victorian cultural attributes. In part, this renewed economic activity was brought on by the founding of what would later become Western State College. Other stabilizing factors included ranching and coal mining. Toward the end of the phase tourism was becoming increasingly significant. As a result of the above, an increase in building took place, the majority in the residential area near the college. In the commercial district this translated into stone and brick buildings, most utilizing Queen Anne styling. For residences the popular style was variations of the bungalow. In the late 1930s and early 1940s the log cabin began to reappear, however in a more sophisticated and manufactured style. These were apparently patterned after rustic "tourist cabins".

Most of the construction during this period simply filled in the gaps in the town and built along the edges. There is no indication that significant demolition of older structures took place to be replaced by newer. An evolution of building types and styles is readily visible throughout the town.

East Gunnison Historic District

In the commercial district post 1900 construction was evident in three areas: 1) east side of North Main from Virginia, north; 2) west side of North Main from Virginia to Carroll's Ltd., where brick structures replaced others destroyed in the 1902 fire; and 3) around the corner of Tomichi and Pine. The majority of these structures have been altered significantly. Usually only a line of typical Queen Anne brick work can be seen above new facades (Figure 8). Two commercial structures remain relatively unchanged and are discussed below.

(GNH-492) IOOF Building. This is a tan brick, two story business block used as a commercial establishment and a fraternity hall. Decorative elements include string courses of red brick and the letters "IOOF" out of red brick. The first floor has modern metal facade.

(GNH-494) Zenith Store. Two story tan brick structure in style similar to IOOF building. Red bricks form string courses and decorative diamond patterns at the top. The first story is covered by a new facade.

Residences in East Gunnison dating from this period are relatively numerous and unaltered. During this period the Bungalow style became popular. As a small, efficient, yet attractive structure, the bungalow house first began to appear in Gunnison in the 1890s. It remained popular until the 1930s. The following six structures represent the variations of the Bungalow style found in Gunnison.

(GNH-20) 202 E. Georgia. A two story brick structure of the Bungalow style, built in 1920. It has a broad sloping roof with exposed rafters and a shed dormer. The porch runs the full length of the front with tapered porch supports. A gable treatment is found in the porch roof over the doorway.

(GNH-105) 411 N. Main. A bungalow style two story brick structure built in 1914. It has a broad sloping pitched roof with exposed rafters and a single shed dormer. Multi-light double sash windows, typical of the Bungalow style are evident.

(GNH-108) 104 W. Ruby. A two story vernacular structure built in 1922. It has a hip roof and multi-light windows reminiscent of the Bungalow style. It appears to have been a very prominent house, sitting on a corner lot, surrounded by large pine trees.

(GNH-131) Catholic Rectory. A two story brick and stucco, Bungalow style structure built in 1920. It has a broad pitched roof with exposed rafters and an unusual triple gable dormer. Decorative elements include brackets under roof eaves, Queen Anne detailing in dormer and along the porch, and a stone porch with tapered supports. A very distinctive structure in Gunnison (Figure 42).

(GNH-136) 411 N. Wisconsin. A one and one half story brick, Bungalow style structure built in 1920 (Figure 9). The main structure has broad sloping eaves with a single shed dormer. A cross gable is located to the rear with a new addition attached. Two sash, multi-light windows are found along the sides. A porch runs the full length of the front and has groups of tapered support posts.

(GNH-157) 317 W. Virginia. A one story stucco, Bungalow style, structure built in 1920. A gabled roof faces the street with gables forming a roof over the porch and over a square bay window. Wood strips form a decorative pattern in the gable ends. The multi-light windows form an unusual diamond pattern. The structure has a stone porch with tapered supports. An outside rock chimney appears to have been added.

(GNH-411) 143 S. Main. A one and one half story, brick Bungalow style structure built in 1918. It has a broad sloping roof with shed dormers. A gable design is found over the front entrance. The porch has battered piers with a brick railing. Behind the house is an apparently modern imitation stone garage with gambrel roof.

Two other structures in East Gunnison are significant in terms of their relationship with historical patterns operating in the area.

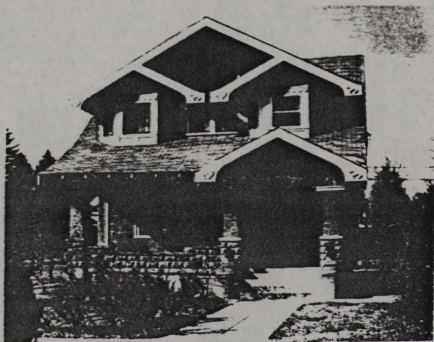


Figure 42: Catholic Rectory. A bungalow style residence with elaborate gable detailing. Centuries negative no. 102a-79-891.

(GNH-482) Webster Hall. This structure serves as a community hall and is built along what appears to be Arte Moderne lines. The building is stucco with 3 large windows separated by massive stucco columns. Sources indicate that the structure was built sometime between 1935 and 1941 by the Works Progress Administration (WPA). In recent years works by such agencies as the ERA and WPA have been recognized as significant historical resources, illustrating a unique period in U. S. history.

5GN32 Western State College Taylor Hall (GNH-480). Taylor Hall was built in 1910 and served as the Colorado State Normal School from 1911 to 1914 under the Greeley Teacher's College. In 1920 the school became a four year college and the addition was made to Taylor Hall. Three years later the name was changed to Western State College and it became a liberal arts college (Wallace 1964:85-86). The college has been a significant economic force in Gunnison from its inception.

West Gunnison

It appears that little building activity took place in this area between 1910 and 1935. It is possible that the construction boom identified earlier concentrated in East Gunnison near the college where housing demands were highest. It was not until the late thirties and early forties that renewed construction began to appear in West Gunnison. Three sites, relating to the Post Victorian phase that have possible historical and architectural significance were recorded.

5GN1511 Bowman's Locker (GNH-241). Although constructed somewhat earlier than 1910 (1906 is the date given) this site was placed in this phase because it is the second building to stand on this spot. The first was the Methodist Church which was constructed in 1880 and was the first church structure in Gunnison. The date that the church was destroyed is unknown but by 1910 the present building was in use. It is a one story brick, Queen Anne commercial building. Decorative panel brickwork can be seen along the cornice. Large display windows flank a central doorway following the same floor plan as the earlier Italianate building floor plan (Stoehr 1975).

5GN1513 Petri Plumbing and Supply (GNH-375). This structure is listed as being built in 1940 but this date is suspect because of the obvious Queen Anne influence. This is most evident in the panel brickwork along the cornice. The floor plan is also typical of Queen Anne structures although the front has been remodeled and the large display windows replaced by an arcade design. Two new additions are in evidence.

5GN1512 Hobo Junction (GNH-337). The site was a collection of one room log and tar paper shacks arranged around a circular drive (Figure 43 & 44). The site was close to the original location of the Denver and Rio Grande railroad roundhouse and freight yards. Sources indicate that this site was used by transients and itinerant railroad workers during the 1930s-1940s. In 1980 the site was destroyed during the construction of the Gunnison County Airport terminal.

Conclusions

The historic resources in the town of Gunnison are numerous and in various stages of alteration as is typical in small communities. The resources singled out in the above discussion were those which best illustrated the historic phases of the community's development. The following section accomplishes the same task for a three mile study area around Gunnison.



Figure 43: Hobo Junction. An overview of the cabins and shacks. View is to southwest. Centuries negative no. 102a-79-388.

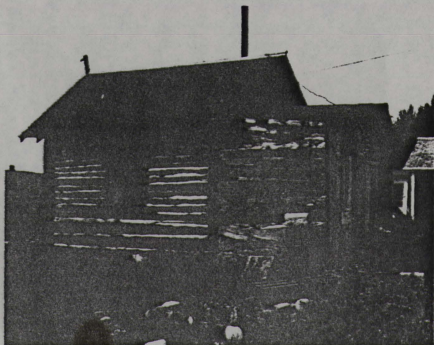
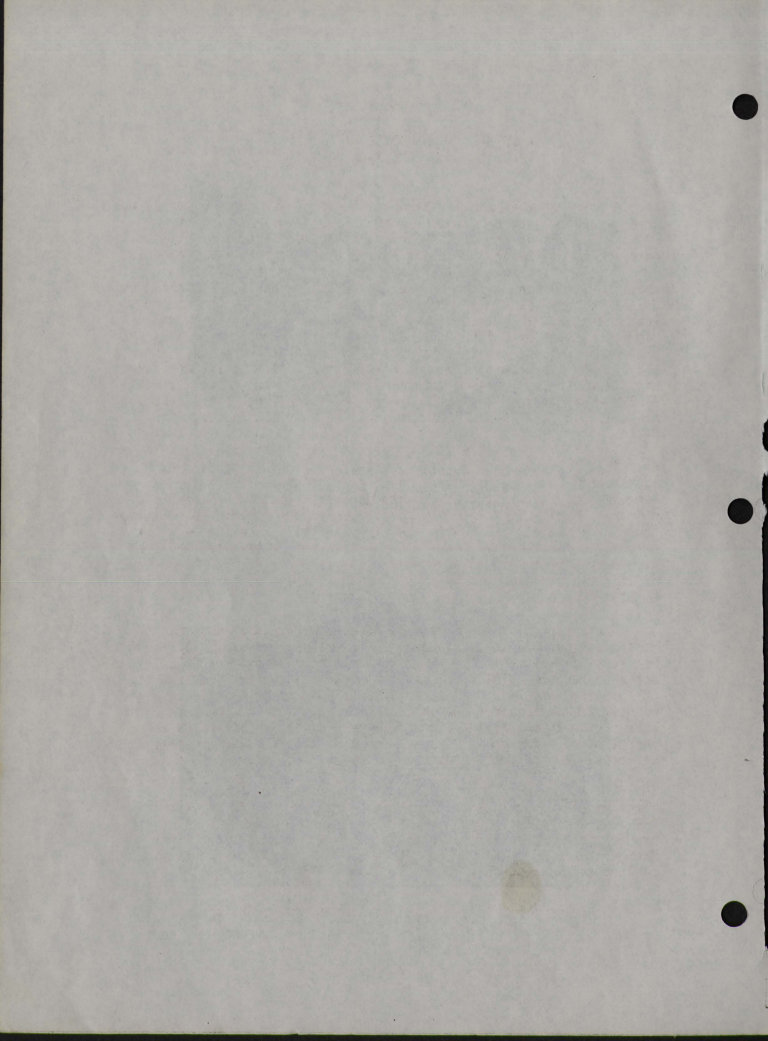


Figure 44: Hobo Junction. Typical log cabin found on the site. Centuries negative no. 102a-79-386.



SECTION VI

A SUMMARY OF HISTORIC SITES WITHIN THREE MILES OF THE TOWN OF GUNNISON

As part of this study a three mile wide zone around Gunnison was examined. The outside boundaries of this area were determined by means of a compass arc with a three mile radius centered at the intersection of Tomichi Ave. and Main Street (Figure 45). The area outside the city limits of Gunnison, is dominated by agricultural/ranching activities. This is especially true along the Tomichi Creek valley to the east and the Gunnison River valley to the north and west. Interest in this land was exhibited early. The prime bottomland was patented first and patents in the marginal land followed (Appendix I). The majority of the land was taken up by cash entry but public land acts such as the Homestead Act (1862), Stockraising Homestead Act (1916), Timber-Culture Act (1873), and Desert Land Act (1877) were utilized to obtain ownership of the land. This trend is comparable to that found in other areas of Gunnison County.

The area under discussion constitutes a transition zone between the city of Gunnison and the ranching areas surrounding it. As a consequence the land use patterns reveal a mixture of residential (second-home and vacation homes) structures, vacation resorts, and original homesteads. In the past five years new residential development has increased, with major housing subdivisions being developed around Gunnison (Figure 45). Three of the most active are the Dos Rios development west of town on the Gunnison River; the development on Lost Canyon road, northeast of town; and the area around Castle Mountain Ranch north of town.

The twelve historic resources recorded in this area were, in most cases, tied with the homesteading/ranching activity (Figure 46). One resource was possibly linked with railroad activity (5GN1521) and one resource (5GN1510) was a smelting/industrial site discussed in the previous section. The resources are summarized in Table 3 and represent examples of the architectural evolution of homesteads in this region as new styles and conditions led to new buildings and recycling of older ones. Three resources have particular historical value to the area and are discussed in detail below.

5GN1516 Adams Ranch. Located on the south edge of Gunnison, this ranch was one of the early homesteads in the area. It was part of a 160 acre cash entry patent issued on September 2, 1882, but was probably occupied earlier. A variety of structures on the ranch, from the main house to several early log structures, are indications of long-term occupation.

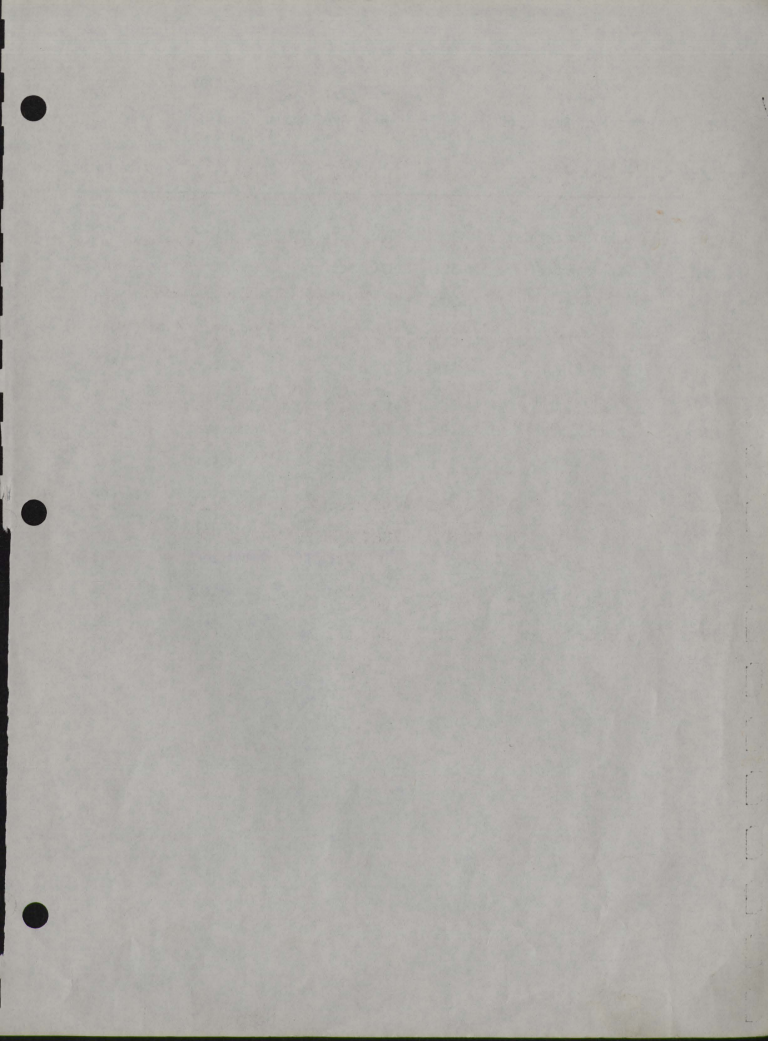


TABLE 3

Table 3: Summary of Resources in the Three-Mile Area Around Gunnison

Resource No.	Resource Name	Location	Type	Date Patented
5GN1509	Gunnison Cemetery	T. 50N., R.1E., Sec. 31	Cemetery	N/A
5GN1510	Gunnison Smelter	T. 50N., R.1W., Sec. 24	Smelter	N/A
5GN1514	---	T. 50N., R.1W., Sec. 35	Homestead	1890
5GN1515	---	T. 50N., R.1W., Sec. 35	Homestead	1882
5GN1516	Adams Ranch	T. 49N., R.1W., Sec. 1	Homestead	1882
5GN1517	Dos Rios Ranch	T. 49N., R.1W., Sec. 11	Homestead	1885
5GN1518	Spann Ranch	T. 49N., R.1W., Sec. 9	Homestead	1887
5GN1519	---	T. 49N., R.1W., Sec. 11	Homestead	1887
5GN1520	---	T. 49N., R.1E., Sec. 4	Homestead	1885
5GN1521	---	T. 50N., R.1W., Sec. 26	Railroad (?)	N/A
5GN1522	---	T. 50N., R.1W., Sec. 26	Homestead	1882
5GN1523	Thornton Ranch	T. 50N., R.1W., Sec. 13-24	Homestead	1885
5GN1524	Ankemann Ranch	T. 50N., R.1W., Sec.24	Homestead	1885

FIGURE 46

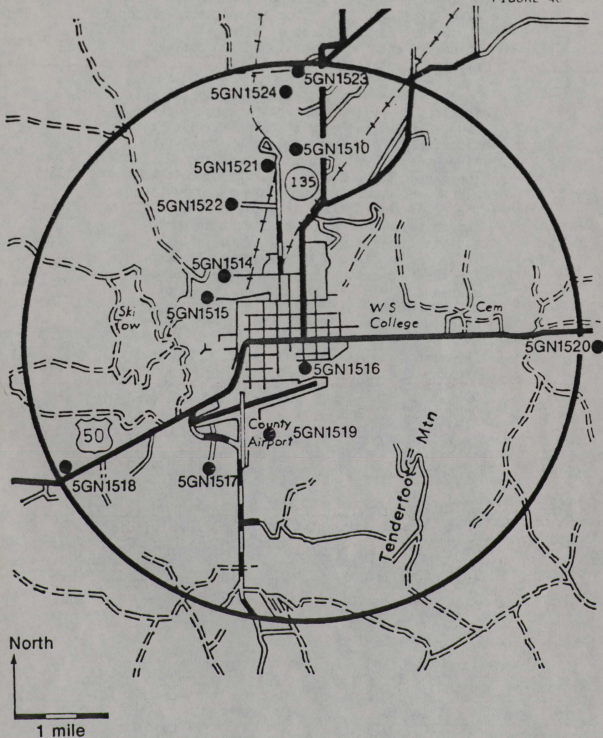


Figure 46: Location of significant historic resources within three miles of Gunnison.

5GN1517 Dos Rios Ranch. Located southwest of town, the Dos Rios Ranch is one of the longest occupied cattle ranches in the Gunnison Valley. Originally the site of the Los Pinos Ute Agency cow camp, the site consisted of crude log structures erected by Josiah White and James Kelley in 1871. Alonzo Hartman arrived in 1872 with the first government cattle.

When the agency was moved to the Uncompahgre Valley in 1875, Hartman fell heir to the cow camp, cabins and land. He and Kelley continued to run cattle and established a general store and Post Office, supported by the Lake City mining rush and local cattlemen.

Hartman became a staunch supporter of the Town of Gunnison from its incorporation in 1879. He supplied much financial backing to the town as his cattle ranch became one of the richest and most successful in the valley. Hartman turned exclusively to ranching in 1885 when he formally patented his 160-acre homestead. By 1905 he owned over 2,000 acres and was ranked as one of the top cattlemen in the state. Hartman died in California in 1940 (Vandenbusche 1980). The current ranch consists of several buildings of which the two residences are the most remarkable. The first structure is a frame, vernacular ranch house (left side of Figure 7) and was apparently the original Hartman family residence. The house with its Gothic influences is a good example of vernacular architecture common on the Colorado frontier. The Assessor's Records indicate a construction date of 1886 but in fact may have been built earlier. Hartman did not formally patent his land until 1885 at which time it passed from federal ownership. The second structure is a well-known landmark in the area (Figure 7). Built between 1891 and 1894, the Hartman Castle represents one of the finest early residences remaining in Gunnison. It serves as a physical reminder of the success of Alonzo Hartman. The ostentatious Queen Anne structure is typical of late Victorian period residences. In her book Gaslights and Gingerbread: Colorado's Historic Homes, Sandra Dallas stated that the mansion was designed by a Methodist minister named Fuller for a cost of \$45,000. He "blended Victorian and Western architecture with touches of church elegance. He came up with a large, showy, ill-arranged home (Dallas 1965:42). Dallas went on to describe the interior of the mansion:

The windows of the tower are set into Italian arches, roundheaded at 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 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 from 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 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 (Dallas 1965:43).

Today approximately five acres of the original 160 acre homestead remain. The rest has been subdivided and developed into country residences. The Hartman Castle is presently a restaurant.

5GN1523 Thornton Ranch. Located north of town off Colorado 135, the site consists of a mixture of historic and modern buildings. It is possible that some of them date to 1885 when the land was taken up as a cash entry patent. It was known as the Wilbur Curtis Ranch in 1941 when Dan Thornton bought it and brought in his Hereford cattle from Arizona. Thornton cattle became well known in the industry and helped establish Gunnison as a major cattle-producing area. In 1950, Thornton ran for governor and subsequently served two terms (Vandenbusche 1980:320).

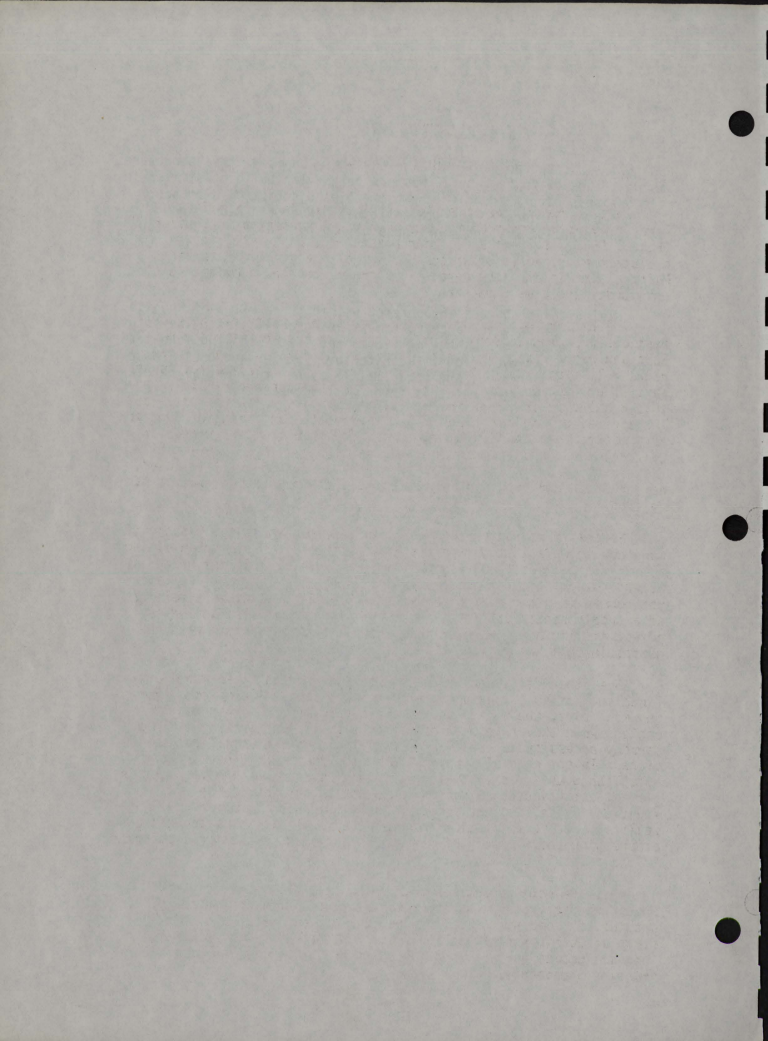
The Denver and Rio Grande, and the Denver, South Park and Pacific railroads also figure prominently in the development of the area. Evidence of the road beds was found southeast of town following Tomichi Creek and northwest of Gunnison headed toward Crested Butte (Figure 11). This evidence consists mainly of the graded roadbed. The track was removed in 1955. One site was identified which might be connected with the railroad although further research

is needed to ascertain the exact origin.

5GN1521. Located on Van Tuyl Lane north of Gunnison, this structure is what appears to be a brick western vernacular building similar to the business blocks found in the commercial district of Gunnison. The building is located near the original Denver and Rio Grande Railroad right-of-way and might possibly be part of a whistle stop, common in the area.

Conclusions

Historical resources encountered within three miles of Gunnison related in most part to ranching/homesteading activities. The sites identified tended to be large multicomponent sites showing long-term occupation and an evolution in architectural styles and uses. Modern intrusions are prevalent and occur mainly as new residential development. It is expected that this trend will increase in the future.



SECTION VII

SUMMARY CONCLUSIONS

In this report the assembled architectural and historical data were analyzed in terms of the research model presented in Section II (Baker 1981). In that model four phases were postulated in the evolution of regional urban communities of the Victorian American Cultural Tradition. The conclusions drawn from the examination via this model are presented here.

The history of the city of Gunnison is a history of the boom-bust cycle common to urban mining camps. In keeping with the model Gunnison experienced an Incipient Settlement Phase and Camp Phase between 1874 and 1877. These were followed by a brief depression and partial abandonment from 1877 to 1879. A boom occurred in 1879 and this brought in the Town Phase. Frenzied activity lasted until 1883. The arrival of the railroads in 1881 marked the beginning of Gunnison as a mature town and brought about the full bloom of the Victorian Cultural Horizon in the community (Baker 1980). The Victorian bloom faded rapidly and a long period of transition (1885-1945) followed, during which Gunnison had only about half the population that it had in 1885.

Several factors, on the other hand, helped shape the history of Gunnison in ways that were different from other classic urban mining communities. First, Gunnison began as an agricultural community and access to agricultural goods provided Gunnison with a self-reliance not common in other mining camps. The fact that Gunnison's role was as a supply center and not a primary mining center also served to affect its history. However this did not buffer the town when the depression hit the region.

One other difference between Gunnison and the basic model outlined in Section II served to explain Gunnison's development. For the most part, the model assumes the development of urban mining centers when they have been established in virgin territory. This harmony necessitated creation of social and governmental institutions. In the case of Gunnison, when the town became permanently established as a supply center, a county complete with government was already established. Gunnison could not be considered the raw frontier. This fact was attested to by the speed in which the railroad, and "civilization" reached the town. It appeared that a compression and blurring of the phases outlined in the model occurred in the case of Gunnison.

Despite some departures from the model, or maybe because of them, the model was valuable in the study of Gunnison's history. It provided a broad historical perspective against which the unique story of Gunnison could be analyzed. Instead of being isolated, Gunnison became part of, and important as, an expression of a wider frontier phenomenon.

TABLE 4: Summary of National Register Evaluations for the Gunnison Study Area

Resource No.	Name	Not Eligible	National Register Eligibility				Need Data
			Criterion 1	Criterion 2	Criterion 3	Criterion 4	
5GN28	La Veta Hotel	X					
5GN32	Taylor Hall - Western College				X		
5GN1495	East Gunnison Historic			X	X	X	X
5GN1496					X		
5GN1497				X	X		
5GN1498					X		
5GN1499					X		
5GN1500	Edgerton House				X		
5GN1501					X		
5GN1502					X		
5GN1503	Smiths Opera House				X		
5GN1504					X		X
5GN1505	West Gunnison School				X		

SECTION VIII

FINAL RECOMMENDATIONS AND EVALUATIONS

Evaluation Philosophy

General and Specific Classes of Significance and National Register Eligibility Criteria

When considering the significance of cultural resources, one must realize that "significance" is variable and dependent on the differing criteria of government agencies or legal and scientific instruments for which the resources are being evaluated. In the case of the Mount Emmons Project, significance levels and criteria are determined by two agencies. These are the Advisory Council on Historic Preservation through The National Historic Preservation Act of 1966, 36 CFR 800, (National Park Service 1975) and the U.S. Forest Service which in this instance, as lead federal agency, has responsibility for implementing the terms of the Historic Preservation Act and which has its own set of significance criteria (Hammer 1980).

In addition to specific levels of significance spelled out by the Forest Service and the Advisory Council, there are at least six more general levels of significance which are at times considered in evaluating cultural resources. These include scientific, historical, ethnic, public, legal, and monetary significance (Schiffer and Gummerman 1977: 239-247). Although these various areas of significance frequently overlap, scientific, historical and legal are of the most concern in evaluating the resources from the Mount Emmons Project. For the present evaluation of historic sites, primary concern is with historical significance under the legal aspects of the National Register of Historic Places, and sites were evaluated in this regard. Emphasis was thus given to general historical and specifically architectural values. Due to the magnitude of the present survey no effort was made to identify and evaluate the historical archaeological components of Gunnison.

As the lead federal agency on the Mount Emmons Project, the U.S. Forest Service recognizes three levels of significance as quoted below:

26 - Degrees of Significance. Cultural resources evaluations result in determinations of relative site significance.

26.1 - Insignificant. Forest Service archaeologists or qualified contractors or consultants will determine the following types of cultural resources to be insignificant:

1. Isolated artifacts/finds.
2. Sites lacking internal integrity due to disturbance.
3. Sites which will provide no further scientific information beyond that recorded because of: limited size, limited quality, limited quantity, absence of subsurface remains, or other factors which can be described.

26.2 - Significant. All cultural resources except those listed in 26.1 above are determined significant.

26.3 - National Register Properties. National Register Properties are those significant cultural resources which meet one or more of the criteria outlined in 36 CFR 60.6 and which are determined by the Secretary of the Interior to be eligible to the National Register of Historic Places (Hammer 1980).

The National Register Criteria of Evaluation are as follows:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded, or may be likely to yield, information important in prehistory or history.

It is within the foregoing frameworks of significance that the cultural resources of the Mount Emmons Project have been evaluated.

Evaluation of Resources

The historic resources of the city of Gunnison and an area three miles around the town were considered for eligibility on the basis of the foregoing criteria and following the process outlined below.

Resources were initially considered as historic if they were found to be over fifty years old. This figure is the base figure used by the National Register (36 CFR 60.6) as a preliminary cutoff date. Once the resources were identified their historical significance was analyzed in terms of the criteria mentioned above. In all cases the primary premise for evaluation was: Can this resource reveal anything about the history of the city of Gunnison in terms of (1) its own local development as a unique community; (2) its development as a part of what has been called the "urban mining frontier" (Smith 1967); and (3) its ability to provide information about the diffusion of the American Victorian Cultural Tradition as defined by Baker (1978, 1978a, 1980).

Table 4 is a summary of the resources believed to be National Register eligible in the initial survey. Those resources marked as needing data were those which held a potential of eligibility but for which further research is needed to make a final recommendation. This research includes archival research, oral interviews, or archaeological excavations.

A special word is needed about the proposed East Gunnison Historic District (5GN1495). This district encompasses an area containing resources at all levels of eligibility and significance. Several individual resources within the district are eligible under their own right and these were specifically pointed out, both in the site forms and in the body of this report. However, it is felt that the overall character of the district is such that it embodies the historic significance of the city of Gunnison as a whole and therefore is eligible as a district.

Final Recommendations

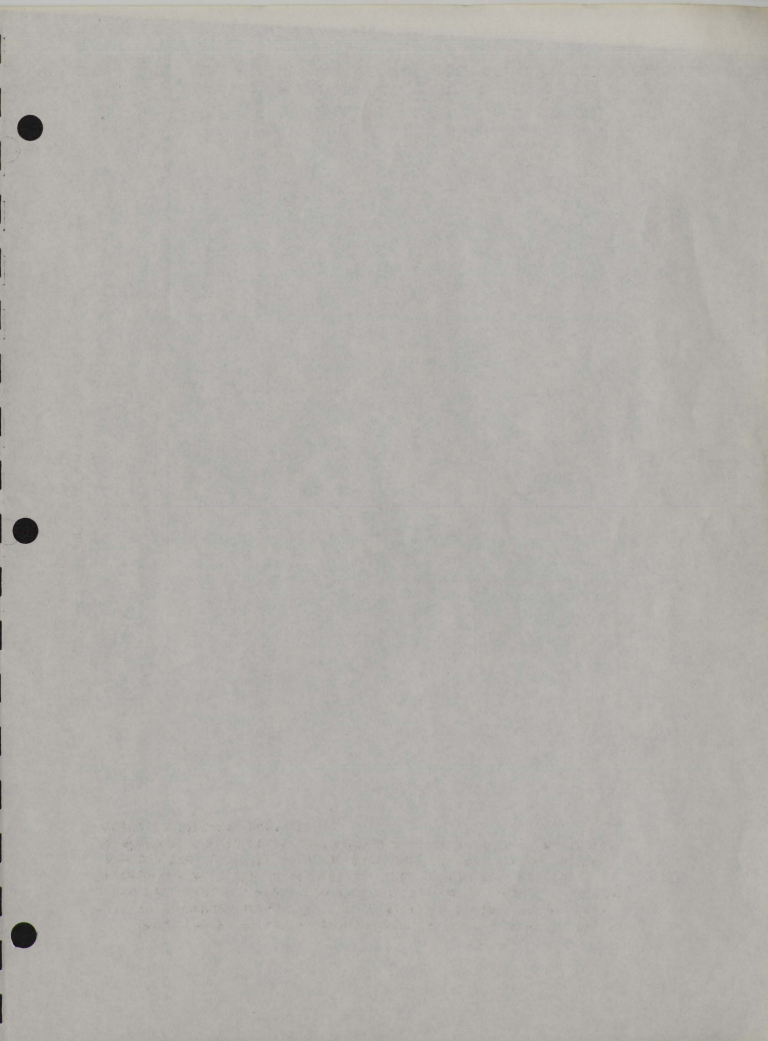
Throughout this report an emphasis has been placed on the fluid changing nature of the historic resources of the Gunnison area. Resources significant during one phase are juxtaposed against resources of another phase. Structures were constantly altered and remodeled often becoming totally unrecognizable or lost completely as in the case of the La Veta Hotel (5GN28) and Hobo Junction (5GN1512).

TABLE 4: Summary of National Register Evaluations for the Gunnison Study Area

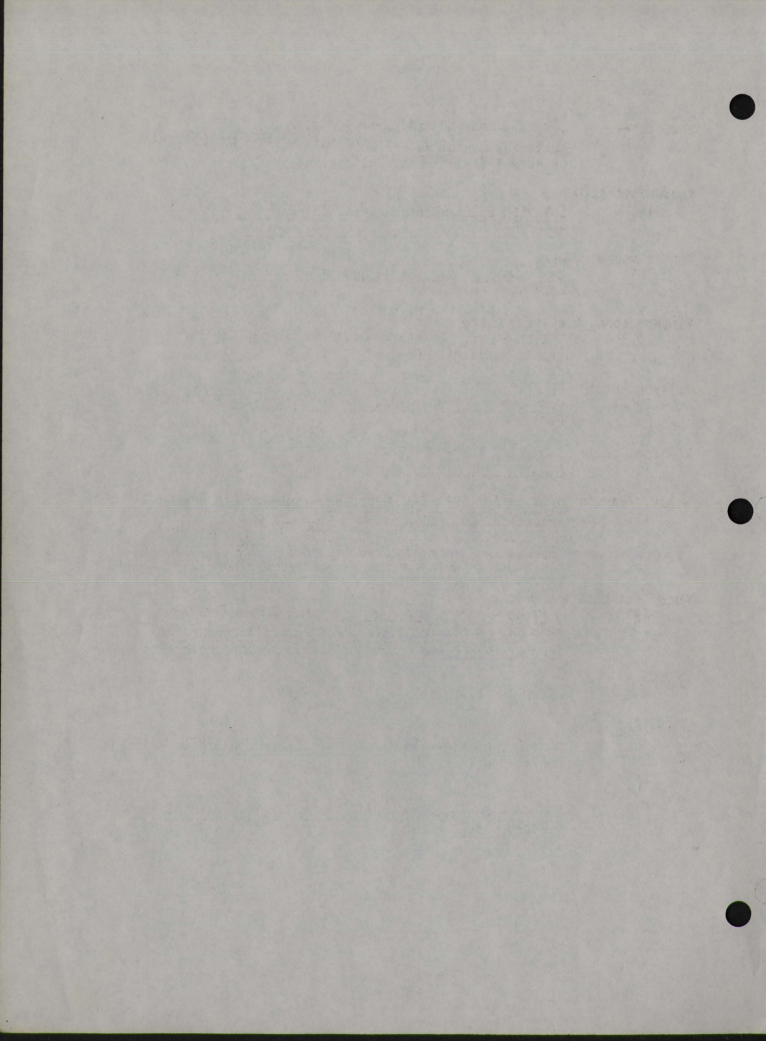
Resource No.	Name	Not Eligible	National Register Eligibility				Need Data
			Criterion 1	Criterion 2	Criterion 3	Criterion 4	
5GN1520						X	X
5GN1521						X	X
5GN1522						X	X
5GN1523	Thornton Ranch			X	X		X
5GN1524	Ankemann Ranch					X	X

TABLE 4: Summary of National Register Evaluations for the Gunnison Study Area

Resource No.	Name	Not Eligible	National Register Eligibility				Need Data
			Criterion 1	Criterion 2	Criterion 3	Criterion 4	
5GN1506	Gunnison Gas & Water Works				X		
5GN1507	City Manager's House				X		X
5GN1508	Pioneer Park			X	X		X
5GN1509	Gunnison Cemetary				X	X	X
5GN1510	Gunnison Smelter					X	X
5GN1511	Bowman's Locker				X		
5GN1512	Hobo Junction	X					
5GN1513	Petri Plumbing Supply				X		
5GN1514						X	X
5GN1515						X	X
5GN1516	Adams Ranch				X	X	X
5GN1517	Dos Rios Ranch			X	X		
5GN1518	Spann Ranch					X	X
5GN1519						X	X



This process is still taking place and there are indications that it is accelerating. This is especially evident in the main commercial district where new construction can be seen. While this process may be a sign of a healthy, viable community, it does threaten the remaining historic structures in the area. Future development should be planned with due consideration of potential impact to historic resources.



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APPENDIX I: LANDS PATENTED IN THREE-MILE AREA AROUND GUNNISON

APPENDIX 1: Lands Patented in Three-Mile Area Around Gunnison

Town.	Location Range	Sec (s)	Patent No.	Acres	Type (Act)	Date
49N	1W	1, 12	5	160	CE	10/19/1881
49N	1W	1	20	81.20	CE	10/19/1881
49N	1W	1	22	120.15	CE	10/19/1881
49N	1W	1	5	80.5	HE	3/20/1882
49N	1W	1	80	160	CE	9/2/1882
49N	1W	1, 2	79	120	CE	12/15/1882
49N	1W	1	123	120	CE	12/15/1882
49N	1W	2	64	160	CE	3/15/1882
49N	1W	2	6	81.32	HE	8/15/1882
49N	1W	2	32	163.34	CE	12/15/1882
49N	1W	2	4	162.02	HE	4/15/1883
49N	1W	3	2	84.92	HE	2/17/1885
49N	1W	3	106	40	CE	2/11/1887
49N	1W	3	207	160	CE	4/4/1890
49N	1W	3	820153	160	HE	8/19/1921
49N	1W	3	850052	160	HE	2/18/1922
49N	1W	3, 4	1053033	86.57	SRHE	1/26/1932
49N	1W	3, 4	1073028	40	CE	10/31/1934
49N	1W	3, 4	1200650	162.94	PS	10/23/1959
49N	1W	4, 5	289	80	CE	12/20/1892
49N	1W	4	932575	80	DLE	2/23/1924
49N	1W	8, 9	61	160	CE	3/15/1882
49N	1W	8, 9	110	160	CE	12/15/1882

APPENDIX I: Lands Patented in Three-Mile Area Around Gunnison

Town.	Location Range	Sec (s)	Patent No.	Acres	Type (Act)	Date
49N	1E	4	35	155.29	CE	4/11/1881
49N	1E	4	94	160	CE	9/2/1882
49N	1E	4	202	75.24	CE	2/28/1885
49N	1E	4	6	40	TC	9/29/1906
49N	1E	5	176	155.98	CE	10/20/1884
49N	1E	5	164	157.34	CE	11/5/1884
49N	1E	6	22	36.48	CE	10/19/1881
49N	1E	6	153	150.09	CE	11/5/1885
49N	1E	6	57	158.51	CE	2/2/1887
50N	1E	19	195	148.93	CE	8/1/1883
50N	1E	19	103	148.84	CE	2/11/1887
50N	1E	19, 30	201	114.30	CE	4/4/1890
50N	1E	17, 19, 20	944530	640	SRHE	9/9/1924
50N	1E	28, 33	34059	60	ME	6/21/1901
50N	1E	31	85	154.37	CE	9/2/1882
50N	1E	31	163	141.79	CE	8/1/1883
50N	1E	31,32	104	160	CE	10/13/1890
50N	1E	31	284051	40	CE	7/15/1912
50N	1E	30, 31	877795	153.70	CE	8/29/1922
50N	1E	30, 31	1172020	320	PS	5/31/1957
50N	1E	32	308	80	CE	6/15/1894
50N	1E	32, 33	354803	160	CE	9/12/1913
50N	1E	33	37481	40	CE	1/4/1909

APPENDIX I: Lands Patented in Three-Mile Area Around Gunnison

Town.	Location Range	Sec (s)	Patent No.	Acres	Type (Act)	Date
49N	1W	9, 10	111	160	CE	12/15/1882
49N	1W	9, 10	155	80	HE	11/14/1905
49N	1W	10, 15	7	160	CE	10/19/1881
49N	1W	10	136	160	CE	9/2/1882
49N	1W	10, 11	1	160	HE	2/17/1885
49N	1W	10	189	80	CE	2/28/1885
49N	1W	10	161	40	CE	3/14/1889
49N	1W	10	302	40	CE	6/5/1894
49N	1W	11, 12	4	160	CE	10/19/1881
49N	1W	11	59	160	CE	1/20/1882
49N	1W	11, 14	91	160	CE	6/1/1882
49N	1W	11	194	40	CE	2/28/1885
49N	1W	11	5	160	CE	2/26/1887
49N	1W	11, 14	1059949	80	CE	11/28/1932
49N	1W	12	164	160	CE	2/11/1887
49N	1W	13, 23, 24	59	160	HE	7/25/1892
49N	1W	14	91	160	CE	6/1/1882
49N	1W	14	124	120	CE	12/15/1882
49N	1W	14	171	80	CE	2/11/1887
49N	1W	14	213	160	CE	9/17/1890
49N	1W	14	1039925	640	SRHE	8/18/1930
49N	1W	10, 15	36	80	HE	3/10/1885
49N	1W	15	1050782	80	HE	10/19/1931

APPENDIX 1: Lands Patented in Three-Mile Area Around Gunnison

Town.	Location Range	Sec (s)	Patent No.	Acres	Type (Act)	Date
50N	1W	15, 22, 23	256	160	CE	11/3/1891
50N	1W	21, 22	301	160	CE	6/5/1894
50N	1W	22	132	160	HE	1/17/1902
40N	1W	23	145	160	CE	6/1/1883
50N	1W	23	144	160	CE	11/5/1884
50N	1W	23	188	160	CE	2/28/1885
50N	1W	23, 26	286	160	CE	12/20/1892
50N	1W	13, 24	89	160	CE	6/1/1882
50N	1W	24	63	160	CE	6/1/1882
50N	1W	24	116	160	CE	12/15/1882
50N	1W	24	157	40	CE	10/20/1884
50N	1W	24	183	120	CE	2/28/1885
50N	1W	24	324	40	CE	12/30/1899
50N	1W	24, 25	120	160	CE	12/15/1882
50N	1W	25	114	160	CE	9/2/1882
50N	1W	25	133	120	CE	1/20/1882
50N	1W	25, 26	58	160	CE	3/15/1882
50N	1W	25, 26	146	120	CE	11/5/1884
50N	1W	25, 26	157	160	CE	11/5/1884
50N	1W	23, 26	286	160	CE	12/20/1892
50N	1W	26, 35	416262	80	CE	6/22/1914
50N	1W	2	131	80	CE	12/15/1882
50N	1W	26	140	160	CE	12/15/1882

APPENDIX I: Lands Patented in Three-Mile Area Around Gunnison

Town.	Location Range	Sec (s)	Patent No.	Acres	Type (Act)	Date
50N	1W	27	3	160	TC	7/14/1899
50N	1W	27, 34	.117	160	CE	10/13/1890
50N	1W	28, 33	529498	120	CE	5/19/1916
50N	1W	33	27	160	HE	5/23/1890
50N	1W	34	29	160	HE	5/23/1890
50N	1W	34	235	160	CE	11/3/1891
50N	1W	34	82	160	CE	4/19/1890
50N	1W	34	2	80	HE	2/18/1885
50N	1W	35	118	160	CE	8/5/1890
50N	1W	35	55	80	CE	3/15/1882
50N	1W	35	103	160	CE	9/2/1882
50N	1W	35	18	160	CE	11/2/1880
50N	1W	35	125	40	CE	12/15/1882
50N	1W	36	--	640	SG	3/5/1877

Note

CE = Cash Entry

HE = Homestead Entry

DLE = Desert Land Entry

ME = Mineral Entry

SRHE = Stockraising Homestead Entry

TC = Timber Culture

PS = Public Sale

SG = State Grant

GLOSSARY OF HISTORICAL ARCHITECTURAL TERMS

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GLOSSARY OF HISTORICAL ARCHITECTURAL TERMS*

- adit A mine tunnel entrance.
- architrave The lowermost section of a classical entablature, consisting of architrave, frieze, and cornice, resting on the capitals of columns; also, more loosely, the molded frame surrounding a door or window.
- archivolt Arched detailing over openings, commonly found over Romanesque arched windows.
- arrastra A primitive ore-reducing machine consisting of a hard circular platform upon which the ore is deposited and crushed by means of a revolving sweep to which huge flat stones are attached.
- balloon frame House frame built up from small-dimensioned lumber, principally two-by-fours, nailed together.
- balustrade A row of turned or rectangular posts topped by a rail.
- bargeboard A board covering the end rafters of a gable. Also called a vergeboard. These wooden members are usually treated decoratively.
- board-and-batten Vertical plank siding with joints covered by narrow wood strips.
- bonanza A Spanish term signifying good luck or prosperity; also a large, rich ore body.
- braced framing A method of construction utilizing wood braces in support of wood framing.
- bracket A symbolic cantilever, usually of fanciful form, used under a cornice.
- calciner A furnace used for smelting ores.
- chinking Filling the spaces between the logs on a log cabin.

*from Stoehr, C. Eric

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APPENDIX I: Lands Patented in Three-Mile Area Around Gunnison

Town.	Location Range	Sec (s)	Patent No.	Acres	Type (Act)	Date
50N	1W	27	3	160	TC	1/14/1899
50N	1W	27, 34	.117	160	CE	10/13/1890
50N	1W	28, 33	529498	120	CE	5/19/1916
50N	1W	33	27	160	HE	5/23/1890
50N	1W	34	29	160	HE	5/23/1890
50N	1W	34	235	160	CE	11/3/1891
50N	1W	34	82	160	CE	4/19/1890
50N	1W	34	2	80	HE	2/18/1885
50N	1W	35	118	160	CE	8/5/1890
50N	1W	35	55	80	CE	3/15/1882
50N	1W	35	103	160	CE	9/2/1882
50N	1W	35	18	160	CE	11/2/1880
50N	1W	35	125	40	CE	12/15/1882
50N	1W	36	--	640	SG	3/5/1877

Note

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GLOSSARY OF HISTORICAL ARCHITECTURAL TERMS

- gingerbread Decorative woodwork applied to Victorian houses.
- grubstake To provide a miner with food and supplies in exchange for a portion of the findings of his prospecting.
- hip roof A roof with sloping ends and slides.
- lancet window A slender, pointed-arched window.
- lintel A horizontal beam or stone bridging an opening.
- lode A fissure filled with ore-bearing matter.
- oriel window An angular or curved projection of a building front filled by windows, identical to a bay window but found at upper floors only.
- overdoor light A glazed area above a doorway, often decoratively treated.
- pay dirt Dirt rich in precious minerals.
- pediment A triangular gable often used as an ornamental member over a doorway or window.
- pierced apron A perforated panel below a windowsill or at the apex of a gable space, sometimes shaped and decorated.
- placer mining The mining of gold-bearing alluvial deposits of dirt or gravel from streams.
- plush A fabric with a pile longer and softer than that of velvet; a popular Victorian furniture covering.
- quoining Heavy blocks, generally of stone or of wood cut to imitate stone, used at the corner of a building to reinforce masonry walls, or in wood or brick as a decorative feature.
- reduction The extraction of metals from ore.
- saltbox A one-and-one-half or two-story colonial house with a long rear roof line.

GLOSSARY OF HISTORICAL ARCHITECTURAL TERMS

segmental head An arch which is a segment of a circle drawn from a center below the level at which the arch springs from its supports. Used in Italianate Victorian buildings over door and window openings.

sidelight A narrow window area beside an outside door, common in Greek Revival.

sluice box A trough through which gold-bearing gravel is washed.

string course A continuous horizontal band, either plain or molded, projecting from the surface of a building at an upper floor level.

swag An ornament in the form of a garland of flowers, a string of fruit, or a piece of drapery suspended between two points so as to sag gently in the middle.

tracery The ornamental intersecting work in the upper part of a window, screen, or panel.

wainscot Wood paneling applied to an interior wall.

widow's walk A balustraded lookout on residential rooftops.