



*Town of Carbondale • Downtown Survey Project*

*Survey Report*

*2005-M1-042*

*Deliverable #5*

*Prepared by Reid Architects, inc.  
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Town of Carbondale  
Historic Resource Survey  
2006

Survey Report

Prepared for:

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*Figure 1 • View of the Roaring Fork Valley looking north from the slopes of Mt. Sopris*

## ***Introduction***

The Town of Carbondale came into being as a result of its central location in the Roaring Fork valley. Early on, this location was dominated by agriculture and coal mining and benefited from its proximity to Aspen and the silver mining camps of the upper Roaring Fork. Though, like its counterparts in the valley, the town was subject to the economic instability of natural resources.

Located just east of the confluence of the Roaring Fork River and the Crystal River, the town sits in one of the wider sections of the valley. Situated between Aspen and the Upper Roaring Fork and Glenwood Springs on the Colorado River, Carbondale emerged from a small encampment to a prospering center of commerce once valley railroad lines were established. The railroad lines that connected the valley to the eastern and western United States provided transport for goods in and out of the valley. This combined with the

concentrated wealth of the nearby silver camps, created a town that could provide goods and services to the region.

The purpose of the Carbondale 2006 Survey was to complete 30 survey forms for sites located in the commercial core of the town. This initial survey is intended to serve as a basis for the establishment of a historic preservation program and a starting point for future surveys.

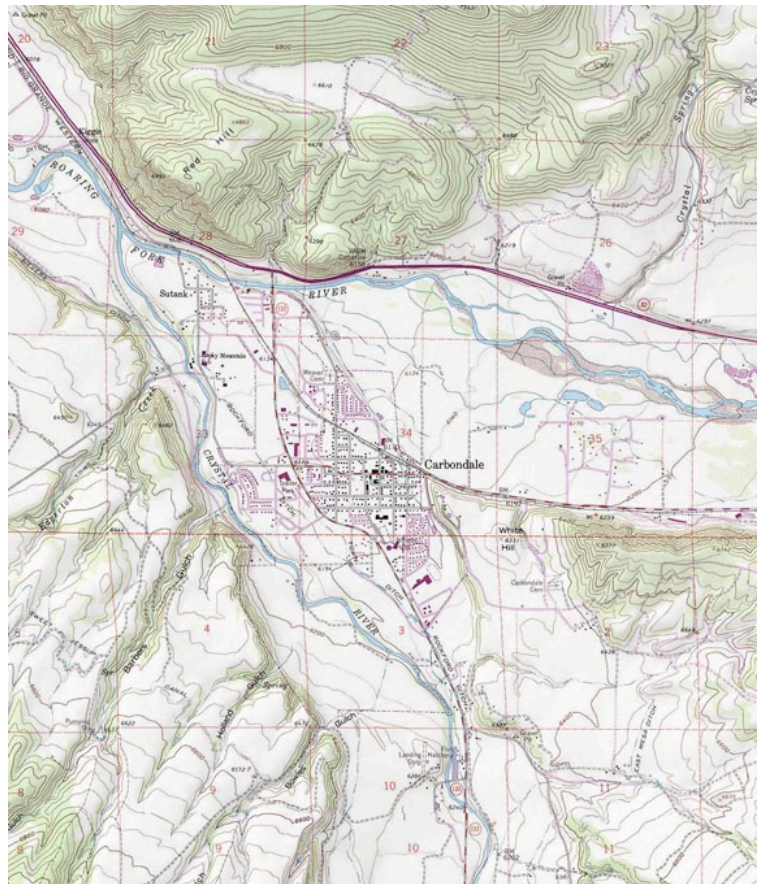
The broader goal of this survey, and continuing efforts, is to provide the community with a resource of information and documentation of the buildings that represent the people who participated in Carbondale's development. This inventory will raise awareness as to the particular history of the development of the community and its architectural heritage.

The survey was funded in part by State Historical Fund Grant #2005-M1-042 and was overseen by the town of Carbondale Community Development Department. It was undertaken following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation Colorado Cultural Resources Survey Manual Vol. 1 and Vol. 2

## *Survey Design & Methodology*

### *Survey Area*

The Town of Carbondale is located midway along the Roaring Fork River in a wide section of the valley, on the toe of the dramatic double peak of Mt. Sopris. The twin peaks are separated by less than a mile horizontally and only 5' vertically. The west peak is 12,953 feet high and the east peak is 12,958. The peaks rise almost 7,000 feet from the foot valley floor and stand as an isolated giant along the Elk Range. The town is surrounded by the walls that have been carved out of the plateau by the Roaring Fork and Crystal Rivers..



13,000 and 14,000 foot peaks that run from the Continental Divide on the east to the Roan Plateau on the west.

Hwy 82 runs the length of the valley along the Roaring Fork, and meets Interstate 70 at the Colorado River in Glenwood Springs. A number of tributary rivers run into the Roaring Fork and towns are located at the confluences. Aspen sits at the confluence with Castle Creek, Basalt at the confluence of the Frying Pan, Carbondale at the confluence of the Crystal and Glenwood at the confluence of the Roaring Fork and the Colorado River.

Red Hill plateau sits across the Roaring Fork from the town of Carbondale. Sunlight Peak is located on the west and the narrow Crystal River valley runs to the south.

The Denver & Rio Grande and the Colorado Midland Railroad lines once ran along the valley floor from Glenwood to Aspen. The Colorado Midland ran on the north side of the Roaring Fork and the D. & R. G. ran along the south.

The Roaring Fork cuts through the plateau along the north side of the Elk Mountain Range. The Elk Range is defined by a series of

The Town of Carbondale sits at 6,183 feet above sea level and covers approximately one square mile at its core, containing the original townsite. Suburban style development is growing slowly to the north and east of the historic townsite. The town is laid out on a small grid, oriented to the cardinal points. The area of concentration of this survey is the original townsite and commercial center of town.

The Town of Carbondale Community Development Department determined the areas of focus for the Historic Survey. The consultant was then charged with the selection of the individual sites within those areas. The Town chose to concentrate on the commercial areas as a means to begin to develop the community's interest in Historic Preservation. While the downtown has always been recognized for its historic character, no formal survey had ever been completed. The selection of the commercial areas also focused the community discussion on an area of town that would impact all the residents of the area and allow for a more general discussion of the preservation goals for the community.

Development in recent years has focused on lands adjacent to State Highway 133, west of the historic core. A considerable amount of the retail and restaurant uses have located in the new areas of development. This has left the historic core somewhat isolated. The town has encouraged some significant new development in the core area in an effort to bring businesses

and activity back. The current lack of protection for historic structures creates the potential for the loss of significant buildings as the pressure of development increases.<sup>1</sup>

### *Selection of the Sites*

The project began with a tentative list of sites provided by the Town of Carbondale. This list was comprised of all commercial buildings with a construction date prior to 1950, which are located in the commercial core area of the town. The list was generated using the Garfield County Assessors office data, and resulted in a group of 35 sites.

### *The Reconnaissance Survey*

A reconnaissance survey was conducted in the spring of 2005. A visual inspection of the list of 35 sites was completed along with a visual inspection of neighboring streets.

In conversation with the Community Development Department, it was determined that the survey should include some originally residential buildings that sit within one block of the commercial core, and fall within the early development of town. This added four buildings to the list.

As a result of the visual inspection, the decision was made to exclude buildings built after 1920,

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<sup>1</sup> The Town of Carbondale is currently in the process of establishing a voluntary preservation program for the commercial core area of town.

with the exception of one. A 1936 building was included due to its well documented history and its significance in the community. The remainder of the later buildings all represented a period outside of the initial development of the town. The town staff and consultant determined that the most effective process would be to focus on a single period of development for this first survey.

This resulted in a list of 32 buildings. The list included all the existing buildings in the commercial core and within a block of the core built before or in 1920. No buildings were eliminated based on condition. This decision was made in order to allow the community to determine an appropriate level of integrity for future preservation efforts, based on a building's position among its peers. Initially, the Dinkel building was counted as three buildings due to the three obvious phases of construction. The State Historical Fund staff preferred this to be treated as one building, so the final list was reduced to 29 sites.

The final survey area consists of an area six blocks long and two blocks wide, centered on Main Street. This is the area of the original townsite; it is the area that defines the character of Carbondale, and it is under the most pressure from commercial redevelopment.

In preparation for the remainder of the survey work, the assessor's data was checked to verify the assumptions made in the field, relative to dates built. A spread sheet was created with all

the information on the sites reviewed, and digital photos were linked to the address list in a Filemaker database.

### *Field Work and Photography*

The field work began on November 2, 2005. Using the information collected in the reconnaissance survey, a form was created that included the digital photo of the site, the address, and blank fields for indicating materials, form of additions, outbuildings, and other architectural description items, as well as the digital-based photo identification. This provided a frame work (one page per building) for obtaining consistent information as well as verifying the address information. All sites were photographed digitally a second time. This time focusing on recording the significant elevations and important details of the building. The digital images were then edited to 4x6 black and white images and labeled.

Two sets of black and white prints were made for each picture. Contact sheets were created manually for the series of photos. Since the digital photos are no longer referenced by roll and image numbers, a system was devised using a street address abbreviation and an image number for each address. This information is indicated on the survey form and appears as the image title on the final photo disk.

The disk and contact sheets are compiled in a binder which is on file at the Town of

Carbondale Community Development Department.

Each photo that is attached to a survey form is labeled in pencil with the required information, including state ID number, street address, and photo image references.

### *Observation*

At the same time the photographs were being taken, materials, additions, and other architectural features were noted for each building on the master sheets. These notes were combined with the two sources of photographic information to generate the architectural and landscape descriptions for the survey forms.

### *Mapping*

UTM coordinates were obtained by using the TOPO software package. This software provides USGS maps with several coordinate methods. The method selected for this survey was NAD87. The creation of the USGS maps for the individual sites was done concurrently with the software mapping to verify the accuracy of the mapping.

The Quarter information was obtained by hand using the paper USGS quad maps.

The USGS maps and the sketch maps were created using images from the TOPO software and the City's GIS maps respectively. The

images were imported into Quark Xpress, each property was labeled and title blocks were added.

### *Research Design*

Research of the historic record of the area utilized the resources available at the local libraries, the historical society museum and various Garfield County facilities. The time period covered begins with a brief synopsis of the pre-historic Native American uses of the area, followed by the exploration and settlement of Euro Americans with the consequent American ownership of the land. A detailed historic context was developed addressing the time period from 1879 to 1920.

The survey objectives were to research and compile a comprehensive account of the exploration and settlement of the area. This included the mineral, agricultural, social, and economic components that contributed to the establishment of present day Carbondale and its surroundings as experienced in this 41-year period.

The methodology for historic research was to review assessors' records, library, history and obituary files, and Sanborn Maps along with oral and written accounts of these geographic areas.

It was anticipated that the survey would find a good, solid history of the early residents of the area due to the fact that many descendants of the

original families are still living in the area. In addition, the compact area of town and the small number of individuals that were instrumental to the development of the area would focus the research.

The file search included an exploration of:

- 1) The Gordon Cooper Public Library whose collection included; clipping files, Special Collections, a few books and manuscripts recounting the history of the region by local authors, general historical accounts, and some early newspapers;
- 2) Assessors Office cards providing photographic and written information on additions and alterations as well as ownership transactions;
- 3) Mesa County Clerk and Records' Office Grantor/Grantee records and files of recorded real estate transactions;
- 4) Newspapers, both current and from the period, the primary source of which was the Colorado's Historic Newspaper Collection web archive, including the Avalanche, the Glenwood Post, the Aspen Weekly Times and other regional papers;
- 5) Oral histories provided by local residents;
- 6) The Community Development Department's collection of newspaper clippings;
- 7) Heritage Quest Online, the source for census data on individuals living in the region in 1880, 1900, and 1910;
- 8) Files and books in the Collection of the Frontier Historical Society;
- 9) The 1912 Sanborn insurance map.

Actual results of the research found that a considerable amount had been recorded in written work by a few local authors, addressing both events and significant individuals. The Clerk and Recorder's office lot/block book was essential in the tracking the property transactions on each property from the establishment of the townsite. Though in many cases, a single building occupied several lots that passed through many hands and several tax sales before being consolidated and built on. This made finding the actual sequence of ownership challenging. The high number of tax sales also left almost every property in the hands of many of the same individuals. A coherent and sequential list of transactions was created by entering the information gathered into a Filemaker database, which allowed for the sorting of information into a useful form. If the lot/block book had not been available, the grantor/grantee books would have provided a very challenging obstacle to understanding the sequence of ownership on a particular property.

The newspapers were very entertaining and a good source of information on individuals and daily life in Carbondale. Unfortunately, the town was so small, advertising and references to business owners rarely list an address and in some cases the even the nature of the business.

The combination of sources of information did serve to create a better picture of the whole, however there was also contradictory information provided by authors. Where these contradictions cannot be resolved the text is

footnoted to provide the contradictory information.

The national census available on the Heritage Quest web site was highly useful. One drawback however is that 1890 census information is not available and would presumably have captured a number of people who arrived after 1880 (all of them) and left before 1900 (many of them).

Early in the survey, it was determined that there were no Sanborn insurance maps available for Carbondale. Several months later, Carleton Hubbard, retired from a local title company, provided the town with a 1912 Sanborn map. This map was essential in understanding the layout of the original townsite and the configuration of the town in 1912. The map also provided the key to the lot/block book that provided the link to all the transactions relating to specific sites in the original townsite. Without the lot and block book, the development of a title search would have been a very difficult task due to the number and complexity of many of the building's ownership histories.

A file search was conducted of the State Office of Archeology and Historic Preservation to identify any previously surveyed sites in the current study area. Only one site appeared in the results. The railroad depot 5GF.1661 had been included in a previous survey of the Denver & Rio Grande railroad corridor.

### *Preparation of the Forms*

The forms were prepared by creating a master spreadsheet including all numeric data in order to limit errors in data entry. The spreadsheets included state ID, temp ID, building address, owner's name, owner's address, parcel ID, legal description, lot and block, subdivision name and date, UTM coordinates and quarters, date built and photo ID numbers. Temporary ID numbers were assigned based on a code of the street address. State ID numbers were assigned in alphabetical order of address, with the exception of previously surveyed sites, and the numbers assigned to the draft forms. This data was then merged into the master form which already included the standard information consistent to all forms. While this process creates a delay in the preparation of the forms, requiring all the information to be collected and verified, it reduces the number of errors created by transcription. This database was created in Excel then imported into a table format in Word. This step allowed for the formatting to be cleaned up prior to the merge with the survey form.

Throughout the process, each step was designed to include review of previously gathered information to verify accuracy.

### *The Participants*

The materials in this survey were produced by Reid Architects, Inc.,

Patrick Duffield provided the photographic services. He also assisted in the compilation of the mapping data and assembly of the survey forms. Suzannah Reid was responsible for the design of the survey, the windshield survey, the selection of the sites, the data management, and the preparation and assembly of the forms, and provided overall supervision of the work.

The surveyors would like to acknowledge Janet Buck at the Town of Carbondale, for her assistance in research and her enthusiasm for the project. Carleton L. (Hub) Hubbard provided essential title search services and also provided the town with a copy of the Sanborn map of 1912. This map was essential to the success of this project.

The surveyors would also like to acknowledge Stewart Title for their assistance with property research, W. A. E. (Wally) DeBeque, Hilda Blanc, Steve Vanderhoof, Linda Romero Criswell and the others who contributed information on their experiences of Carbondale. And finally, Willa Soncarty the Registrar/Archivist at the Frontier Historical Museum for her enthusiasm and her deep knowledge of the resources available there.



## General Historical Context

### *The Region*

The valley of the Roaring Fork river was one of the last Colorado frontiers to open to white prospectors and entrepreneurs. The construction of the railroads had brought life to many areas of the west, but stopped short of the Continental Divide in the Colorado Territory. By the time the Roaring Fork valley was settled, the area east of the Continental Divide and most of the southern mountains were already being overrun by prospectors in search of mineral wealth. The California Gold Rush (1848-55)<sup>2</sup> had run its course. Mining camps and small communities grew up on the east side of the Continental Divide. “To and fro over the continental divide they ran, leaving a countless number of prospect holes and dumps behind them. Whenever and wherever they found rich ore, towns sprang up.”<sup>3</sup> The areas around Pikes Peak were fully explored by 1860s. Leadville was established after the discovery of gold in 1860, and would become the gateway to the Roaring Fork valley nineteen years later.



Figure 2 • A Carbondale Potato Field

In 1860, Leadville had experienced its own small gold rush. But it would be lead and finally silver that would keep the population of the small high altitude town growing rapidly. Young men came from all over the world to seek their fortunes. The population exploded in the six months after the discovery of silver and Leadville soon became a sprawling tent city with little sanitation and few remaining easy opportunities for wealth. Prospectors began looking for other opportunities and they ventured out into the last remaining territory to be explored.

The head of the Roaring Fork valley is separated on the east from Leadville and Buena Vista by the Continental Divide. This section of the

<sup>2</sup>; Wikipedia, s. v. *Leadville* (November 2006) [www.wikipedia.com](http://www.wikipedia.com)

<sup>3</sup> Len Shoemaker, *Roaring Fork Valley; An Illustrated Chronicle, Third Edition* (Sundance Limited, Denver Colorado, 1973) pg 9

Divide includes Mt. Massive, the largest peak in the state by area, and Mt. Elbert, the tallest peak in the state. The south side of the valley is closed by a range of mountains that include several 13,000 foot peaks, separating it from the drainage of the Gunnison River valley.

Independence Pass is still the only remaining road through the mountains in this area. The north end of the valley, where the Roaring Fork meets the Colorado River, is closed by the great canyon created by the Colorado River to the east and the smaller narrows along the Colorado to the west. The headwaters of the tributaries of the Roaring Fork also find themselves starting in the high peaks surrounding the valley.

The Roaring Fork valley was protected by its geography but the real impediment to white settlement of the valley were the Ute Indians. The west was the original territory of the nomadic Ute Indians and other tribes. In 1858, the Ute Indians occupied a majority of the Colorado Territory's mountain west.

For many years prior to 1858, the Ute tribes had occupied most of the mountainous area of the state. They had held it by their superior strength and numbers from the plains tribes, but had been forced westward across the Continental Divide by Pikes Peak invaders.<sup>4</sup>

As pressure from white settlers converged on their traditional lands, the tribes were confined in smaller and smaller areas. The Roaring Fork valley was prime summering ground for the

Indians and would ultimately be the last piece of Colorado to give way to white settlement. The entire Roaring Fork valley was part of a shrinking Ute Indian reservation, and few whites were successful in moving into the area without raising the notice of the Indians.

Many accounts agree that the first man to settle on Indian lands was William Gant. He made his way across the mountains from the Gunnison side and passed through the Rock Creek (Crystal River) valley in 1859, settling near New Castle. Gant was a trapper and prospector and reportedly had found evidence of others like him in the region, but no more is known.

During 1860, Richard Sopris set out on an expedition that came to the Roaring Fork valley across the plateau from the Eagle River to the north. They spent some time in the mid-valley and prospected with little result. After spending a little time in the Rock Creek valley, they made their way to the site of present day Glenwood Springs and stayed to enjoy the hot springs before moving westward toward Meeker. During their stay in the valley the party named the twin peak that towers over Carbondale, Mt. Sopris.

As a growing number of parties explored the mountain west and mineral wealth was discovered in many areas pressure increased for removal of the Utes. In 1863, Governor John Evans revised the boundaries of the Ute Indian

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<sup>4</sup> Ibid., pg 12

territory to allow settlement of some mountain areas.

Then to acquire more of their domain, on October 7, 1863, Governor John Evans and his associates negotiated another treaty with them whereby, for certain considerations, they surrendered a large tract of land west of the Divide. The lands they continued to hold embraced the whole southwest corner of the Territory of Colorado as described by topographic features, one of which was the Roaring Fork River.<sup>5</sup>

In 1868, Governor A. C. Hunt, redefined the reservation with more specific reference to the 107th meridian and the 40th parallel. This drew a line running north/south across the Roaring Fork valley east of present day Basalt. Locating the reservation to the west and technically opening the headwaters of the Roaring Fork valley to settlement. However, no actual settlement of the upper valley occurred until much later.

Gold was discovered in the neighboring San Juan mountains in the southern corner of the Colorado Territory in 1870, still part of Ute Indian lands. Another redrawing of the reservation took place, removing the Indians from these mining territories and bringing white settlers closer to the Roaring Fork from the south. In 1870, Benjamin Graham, settled near the headwaters of the Crystal, having come across from the Gunnison valley. His party camped for several years, but was ejected by the Indians in 1874.

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<sup>5</sup> Ibid., pg 12

In 1873 and 1874, Dr. F. V. Hayden undertook a survey of the Colorado Territory. The survey team explored most of the valley and made detailed maps of the topographic and geologic features. They assigned names to many mountains and streams. The party spent two years photographing and documenting the area. The published findings and maps from the survey party would ultimately attract prospectors to the valley, but it would take five more years before those prospectors would arrive. Even the upper valley was still under rumored threat from the Indians, discouraging settlement throughout the valley.

It is the general consensus that the eviction of the Graham party was due to the activities of Dr. F. V. Hayden's surveying parties there in 1873 and 1874. Chief Ouray had granted the geological surveyors immunity, but had ordered his sub-chiefs to evict all prospectors. And this they had done to Graham's sorrow.<sup>6</sup>

As word of Graham's experience with the Utes spread, most others prospectors were discouraged from venturing on to the reservation in the latter part of the 1870s.

Colorado became a state in 1876 and mineral extraction was its predominant business. A group of western politicians were working to increase the value of silver and therefore their mining interests through the federal government. In 1878, the Bland-Allison Act created a market for silver through the U. S.

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<sup>6</sup> Ibid., pg 16

Treasury. The act provided for the purchase of silver by the government for the minting of coinage. This essentially created a market for silver and promoted prospecting.

By September of 1879, tempers flared between the white settlers and the remaining Indian population. Nathan Meeker was the Indian Agent for the White River Agency, located in present day Meeker.

This “Meeker Massacre” of 1879 came about after the rather rigid, righteous and determined agent had made an all-out assault on the Ute way of life, trying to turn his nomadic charges into hard-working farmers and classroom-bound students virtually overnight.<sup>7</sup>

Meeker was killed along with eleven others of the White River Agency. The result was the ultimate removal of the Indians to reservations in Utah two years later.

Immediately after the “massacre” the cry resounded through the entire state that “The Utes must go!” The federal government conducted various investigations and other formalities designed to put some face on the matter, and then gave in. Colorado Congressman James Belford answered Eastern critics by noting that in traveling to Washington D. C. he had crossed five states made up wholly of lands stolen from the Indians. Why should Colorado be held to a different standard?<sup>8</sup>

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<sup>7</sup> Mary Boland, “The History of the Crystal Valley,” original publication and date unknown, located in the archives of the Gordon Cooper Public Library, pg 2

<sup>8</sup> Ibid., pg 2

Word of the massacre and the increasing defiance of the white prospectors provided an opening for the settlement of the valley.

1879 found Leadville a booming silver camp with over 40,000 residents. It was overcrowded, polluted and over run with fortune seekers. Prospectors were looking for new opportunities and some looked to the Roaring Fork valley. Though the Indian impediments were receding, the physical ones remained. Trails had to be pioneered over treacherous terrain, no matter where you started from. Entry continued to be challenging.

### *The Settlement of the Upper Roaring Fork Valley*

In 1879, ten years after the opening of the upper Roaring Fork valley, the first prospectors began establishing camps. Independence, Ute City, and Highland were the first established camps in the upper valley and were operating mines by the end of the year.

What passed for an established camp at this time was a small group of men living in dugout shelters. The road that today passes between Aspen and Leadville did not exist even in the form of an established trail. The first small group to prospect in Independence came across Hunters Pass (now named Independence) and found gold on July 4th 1879. Once word of the strike reached Leadville, more prospectors arrived in Independence and a town popped up

along the headwaters of the Roaring Fork with tents and a couple of log buildings.

Fifteen miles down the valley a group of three prospectors had camped on the future site of Ute City. They found silver and were soon joined by four more prospectors from the Gunnison valley, who found more good outcroppings of silver. By the end of the summer of 1879, there were 35 men camped and working mines in the area of Ute City. In September, word of the Meeker Massacre reached the camps and several men retreated from the valley. The wealth of silver that was evident from those early explorations was too enticing and the men who left camp soon returned with investors who bought up the early claims. That winter Ute City was named and surveyed.

Also in 1879, at the head of the Rock Creek (Crystal River) valley, the camp of Scofield was established. These prospectors came over from Gothic, near Crested Butte. They found several good veins of silver and delineated a townsite. The lots sold off very quickly, one to former President Grant.

These settlements at the high ends of the valleys were small and isolated. The ranchers and other entrepreneurs were yet to explore the center and lower ends of the Roaring Fork.

1880 brought rapid development around the mining camps. Early in that year B. Clark Wheeler arrived in Ute City to see what he had

bought from William Hopkins, one of the first settlers. Wheeler's party included Captain Isaac Cooper, Jack King and Dr. Richardson.<sup>9</sup> They crossed the Continental Divide on snowshoes in February, but before Wheeler left Denver, he arranged to survey a townsite and record it with Gunnison County, essentially jumping the claims of the original settlers of Ute City. Wheeler also took the opportunity to rename the town, Aspen. Captain Cooper would soon make his way down the valley to what would be Glenwood Springs. He was involved in the founding of that town and then came back up the valley to set up in another town of his creation, variously named Coopertown, Rockford, and finally Satank.

As the camps grew into more established towns, businesses grew up to support the population. As a result hunters and ranchers had a market for their products. The ore processing industry was also growing. Transportation in and out of the valley was by foot and mule train over steep mountain passes. The railroad was several years away, and the cost of getting unprocessed ores to market made the profit margin narrow. Stamp mills and smelters required fuel. Many of the forests in the area were cut to supply that fuel. Some prospectors ventured into the lower parts of the valley looking for the alternative to wood, coal.

### *Exploration & Settlement of the Mid-Valley*

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<sup>9</sup> Shoemaker, pg 28

1881 marked the final removal of the Ute tribe from western Colorado. This opened the valley for white settlement. The newly open lands were well suited to ranching and farming. While the earliest settlers were prospectors and trappers, the next wave were ranchers, farmers and entrepreneurs.

William Dinkel, originally on his way to Montana, was turned back by the Indians west of present day Glenwood Springs in early 1881. He traveled back up the valley toward Ute City, but found a tempting site in the mid valley. He found a few other settlers there and decided to stay. This part of the valley was still part of the Ute Reservation, but Dinkel and the others found no resistance to their encampment.

This was in August of 1881, and the only persons in that locality were the Yule Brothers, with their cowboys and a large herd of cattle, and Bill Gant, the trapper, [sic].<sup>10</sup>

Another account reports the following:

When William Dinkel arrived in 1881, he found, already living in the area, E. F. Prince, Myron Thompson, Alex Thomson, Charles Harris, George Yule, Joseph Yule, and Bill Gant. In 1881, George Thomas and John Thomas lived on Rock Creek now Thomas Creek. These persons were the pioneers around the area of the town.<sup>11</sup>

Whether or not the people named in the second account were there before or after Dinkel's arrival, many of those early names survive in the names of places in the valley. Prince and Thompson have creeks named after them, the Yule brothers gave their name to a creek and in turn, the white marble quarry in Marble. Many of the ranches and mines that were founded by these families still bear their names.

James Zimmerman and William Dinkel settled on what is now the east side of Carbondale. They built a shelter and went about doing whatever would make them a living in the mid-valley.

The full value of the ores mined in Aspen, Independence and Ashcroft could not be realized until the transport of the ore to market could be streamlined. In 1883, ore was still being taken out of the valley by wagon train across the rugged distances to Buena Vista or Granite to meet the railroad. The railroad was still years away from the valley; the immediate alternative was to provide local processing for the ore. This would serve to raise the value of the ore that left the valley, increasing the profit margin for the mine owners.

Despite the difficulty of getting the ores to market, prospectors and financiers were coming to the upper valley and towns were growing up around the mining operations. This provided opportunities for other settlers. All the basics required for life had to be brought in from the outside, or taken from the land. The valley was

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<sup>10</sup> Shoemaker, pg 73

<sup>11</sup> Un-attributed, *Early History of the Town of Carbondale*, 1881-1888, from the Gordon Cooper Public Library Archives.

rich in wildlife. Deer, elk and sheep provided sources of meat for the inhabitants, but one had to have time to go hunting. Other staples had to come from Leadville or other towns outside of the valley. The miners were occupied with the frantic search for and extraction of silver. This opened the door for other entrepreneurs to hunt, sell and trade for the other necessities of life.

1882 also saw the development of the townsite of Defiance. James Landis had been squatting on the reservation land at the confluence of the Grand River (Colorado) and the Roaring Fork.<sup>12</sup> He had somehow managed to remain on the reservation, and when the Indian lands were opened, Captain Isaac Cooper, John C. Blake, William Gelder, Frank Anzensperger and Hy P. Bennett bought out James Landis and organized the Defiance Town & Land Company. By 1883, Cooper would rename the town Glenwood Springs after his home town of Glenwood, Iowa. The hot springs were quickly developed and became a popular retreat for upper valley miners and vacationers. Almost as soon as the town was established, a toll road was begun that would run from Glenwood Springs to Aspen. The toll road followed the path of least resistance along the valley floor and took three years to build. Coal

was soon discovered in the hillsides south and west of the town. Once the Denver & Rio Grande Railroad entered the valley through Glenwood Canyon, the town would prosper as a coal mining region and as a popular destination resort.

In 1883, Garfield County was established, taking a portion of the valley including Carbondale and Glenwood Springs from Summit County. Glenwood Springs became the county seat of a county extending to the Utah border, even though Glenwood Springs itself was still a tent city with one log building. It would remain basically that way for the next two years.

### ***The Toll Road • 1883***

Jerome B. Wheeler<sup>13</sup> arrived in Aspen in 1883 and started up the smelter. High quality fuels were required for the smelting process and he found those fuels in the form of coal in the hillsides along Rock Creek. Wheeler promoted the construction of the toll road to ensure the delivery of coke to his smelter.

As the interests grew in the central valley, mine owners and entrepreneurs from Aspen and Glenwood built various sections of road down the length of the valley. The sections of road began and ended at various stage stops along the Roaring Fork river.

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<sup>12</sup> There is some disagreement on the actual location of Defiance. Some texts locate it at the current site of Glenwood Springs. Other texts allude to an isolated location above the valley floor on the north side. According to Len Shoemaker, the actual site of Defiance was several miles east and Isaac Cooper had brought the name to present day Glenwood Springs when he came to invest in the area.

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<sup>13</sup> Jerome B. Wheeler and B. Clark Wheeler were both early investors in and promoters of Aspen. They were not related.

In 1883 Pitkin County built a good road from Aspen to Emma ... J. B. Wheeler's Coal Company built a toll road from Emma to their mines in the Jerome Park area in 1883 and 1884. And from the toll road at a point near Satank, Garfield County improved the road to Glenwood Springs when the stage line was started that year.<sup>14</sup>

Two different companies operated stages along the route and competition kept the fares reasonable. Stage stops sprung up at all the small settlements along the way. Emma, Aspen Junction (Basalt), El Jebel, Satank, and Dinkel's (near Carbondale), all had stops along the route. Each stop, no matter how primitive, had aspirations of becoming a town. At every opportunity businesses, lodging houses, and dining rooms sprang up.

An important factor in the success or failure of the transition from settlement to town would be the post office. The right to establish a post office was bestowed by the federal government and connections made all the difference. Throughout the valley there was a serious competition to get and name post offices. Aspen ultimately won out over nearby Roaring Fork, and Carbondale would ultimately win out over nearby Satank. In the case of Carbondale however, the railroad would provide the true advantage.



Figure 3 • 1900 Carbondale and Mt. Sopris

The toll road serviced the various communities, and people and goods soon traversed the valley. The primary role of the portion of the toll road running between the Rock Creek confluence and Aspen was to bring local coal to the smelters in Aspen. At the center of the valley, near the Rock Creek end, William Dinkel had made a homestead and soon was operating Dinkel's, a station along the stage road. The small group of people who settled in the mid-valley took to hunting, trapping and ranching, to provide local meats, skins, and a variety of food stuffs to the regional market.

### *Families Begin To Arrive in the Valley*

By 1885, miners and their families were coming into the valley in search of the new utopia. Edna Sweet recounts her family's arrival in the valley:

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<sup>14</sup> Shoemaker, pg 72

When Horace Greeley uttered the prophetic words “Go West, young man, and grow up with the country,” my Father, C. E. Denmark, with countless others took him quite literally and started Westward in 1880. After spending three years in Crested Butte, he journeyed to Aspen in the fall of 1883. In March of 1885 my Mother, with her two children, undertook the trip by stage. We left Leadville at daylight with three heavily loaded stages. At Twin Lakes we were transferred to sleds and crossed Independence Pass without mishap arriving at Weller eight miles east of Aspen at 9 o’clock at night. After having dinner we were transferred again to wagons. The stage -driver announced that it was a corduroy road the rest of the way in to Aspen and the mud so deep the bottom had dropped out.

One of the stages broke down shortly after we left Leadville [probably means Weller] so the other two had to divide the passengers. There were fifteen on our wagon. After we climbed in, I was terrorized to see my first drunken woman standing up and brandishing her bottle and screaming.

The driver announced that if any one would get out and stay at the station over night they would be taken into Aspen the next morning. On account of my baby brother, who was only two years old, my mother decided to stay. Two or three others also stayed. They were all night getting into Aspen. One wagon upset and the occupants were thrown into the river and several were injured. We went back into the dining room and sat down by the stove.

Mr. Weller came in and said he had no extra beds--so we would have to sit by the fire all night. Two men, Freighters came forward and kindly offered their bed, saying that they would sleep in the stable on the hay. There were two beds in the room -- with two strange men occupying the other bed, but we were so dead tired we thankfully accepted and were piloted through the loft of the log building where fifty freighters had rolled up in their

blankets and were peacefully sleeping on the floor.

We started for Aspen the next morning at nine and did not reach our destination until 4 p. m. Aspen was in the midst of one of the biggest Silver booms the Untied States had ever seen. Ten thousand people roamed the streets.

As there were very few houses, some prospecting and new strikes reported every day. Some worked in the mines and some drifted back home, while others pushed on to another goal. So many mines were opened in this Utopia that the question of fuel was a serious one. Because of the mine labor there was no time to secure wood, so some of the daring pioneers started over an uncharted territory looking for coal, which they felt was lying somewhere nearby. This intrepid explorer traveled forty mile northwest down the Roaring Fork River until he came to the junction with the Crystal River, then struck off into the mountains to the west and confirmed his belief that coal was in this section by discovering wonderful veins a few miles from what is now the town of Carbondale.<sup>15</sup>

Edna goes on to describe the family’s arrival in Carbondale:

Hardy pioneers disappointed in not finding the amount of silver they expected gradually came down into this beautiful Valley and proved up on the government land about the two rivers where water for irrigation was abundant and could be obtained through short ditches from these rivers.

In July 1885 my father purchased the right of Ben Banning a hardy pioneer to a ranch on the Roaring Fork for \$200 and we started out from Aspen to occupy and prove up on this ranch. As we neared Carbondale we came to the toll gate made

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<sup>15</sup> Edna Sweet, *Carbondale Pioneers, 1879-1890* (Edna D. Sweet, 1947) pgs 9-12

by blasting away a Red Butte a short distance above Blue Ridge. We journeyed on and came to what is now known as the Cauz ranch. It was proved up on by James Zimmerman. On the adjoining ranch West his brother Bob Zimmerman had located and he and Wm. M. Dinkel had opened a grocery store. Traveling on until we reached the hill to the Flat where the town now stands, we came to the Moore ranch. It was there Josie Moore Gould was born. She was the first white child born in Carbondale. As we came on the flat only one house, a log one, where the stages stopped for meals [sic]. The dry barren desert of sage brush viewed in shimmering rays of heat, not a tree, not a bird could be seen, in all that desolate waste.<sup>16</sup>

### *Establishment of the Town of Carbondale*

Two names are always associated with the beginnings of the town of Carbondale. William M. Dinkel and Mrs. Ottawa Tanney.<sup>17</sup> Ottawa and Harvey Tanney arrived in the mid valley sometime between the beginning of 1882 and early 1883. Ottawa Tanney was the first white woman to live in the central valley. Dinkel and his friend James Zimmerman homesteaded in the area in the summer of 1881.

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<sup>16</sup> Ibid., pg 13-14

<sup>17</sup> Mrs. Ottawa Tanney's name is spelled 'Ottowa' on property documents of record. The name also appears as "Ottawa" in Len Shoemaker's *Roaring Fork Valley*. The spelling used in legal documents is used here. In addition, Shoemaker refers to Ottawa as Harvey Tanney's wife. This is not supported by various title abstracts which indicate a Charlotte Tanney as the widow of Harvey. It is unclear what the relationship of Ottawa and Harvey was. Ottawa is almost always referred to as Mrs. Ottawa Tanney in texts and on the legal documents.

The Tanney Ranch was located along the Roaring Fork just north of the current townsite. When the stage road came through, Harvey Tanney applied for a post office and it was granted in the summer of 1883. He named the post office Satank. Nearby, Dinkel constructed a large house, a barn and a shop, establishing Dinkel's Stage Stop a few miles east of the current townsite of Carbondale.

Harvey Tanney died in 1884 and in 1885, Ottawa Tanney filed a patent on the 60 acres of ranch lands they had occupied. The United States of America recorded a receipt for \$98.85 in June of 1885. The purchase was finally recorded in August of 1886. The same day that the receipt is recorded, Ottawa Tanney conveyed the lands that would become the town of Carbondale to several new owners. The stage road that ran along the valley floor would become Carbondale's Main Street.

On June 5 1885, Ottawa Tanney sold a parcel of land described as the west ½ of the northeast quarter of the northeast quarter of section 4, township 8 south, Range 88 west, containing 18.77 acres more or less, to William H. H. Walden<sup>18</sup>. She sold the northwest quarter of the northwest quarter of section 3 and the east ½ of the northeast quarter of the northeast quarter of section 4, all in township 8 south, range 88 west, to John Calnan, Joanna Calnan and Benjamin B. Hill in August of 1886. The

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<sup>18</sup> Walden is also spelled Waldron on some property documents. The first name and middle initials remain the same.

sales included approximately 60 acres. Ottawa receives a total of \$3,000 in consideration for the land.

In January 1887 the separate owners of the properties gave power of attorney to William E. Johnson who was empowered by the owners to layout lots, blocks, streets and alleys and to make a plat and sell the lots or parcels as he saw fit. In August of that year the group formed the Carbondale Town & Land Company. In January of 1888 John and Joanna Calnan, Benjamin B. Hill and Charles H. Leonard filed papers of incorporation which were finally approved on April 26, 1888 with William E. Johnson as president and William Kopfer as secretary and treasurer. Ellery Johnson surveyed the townsite and was “the principal promoter”<sup>19</sup>

Two other names are mentioned as part of the original group that founded the Carbondale Town & Land Company. They were John Mahnken and William Moore.<sup>20</sup> Neither of these men appear as part of the corporation or on the actual land documents nor do they appear in the local census. Mahnken did make the newspaper a few times in 1889 and 1890. He is referred to as a cattle rancher with a ranch near Divide Creek. It is unclear what his involvement with the Carbondale Town & Land Company was, though one author indicated that he had provided the name

Carbondale for the town.<sup>21</sup> Moore does not appear in the papers or other resources.

According to Len Shoemaker, Mahnken and Moore wanted to name the new town Dinkels. Mrs. Tanney wanted the name Satank moved back to this town. They were overruled by others in the town company. According to Edna Sweet, Ellery Johnson, chose Carbondale after Carbondale Pennsylvania, his hometown.

The townsite was laid out in 1885. The stage road became Main Street and the stage stop at Dinkels was moved to the east side of the townsite. Ottawa Tanney ran a dining room for the stage out of her ranch house. She also kept the Satank post office operating from that location until Isaac Cooper took it to Satank.<sup>22</sup>

The original members of the Carbondale Town & Land Company settled into local society, but do not appear to have struck it rich off the endeavor.

There are a number of references to John and Joanna Calnan in *The Avalanche* over the years. One entry in *The Avalanche* gives some insight to the character of life in Carbondale in August of 1889:

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<sup>21</sup> Perry Eberhart, *Guide to the Colorado Ghost Towns and Mining Camps*, second revised edition (Sage Books, Denver, Colorado, 1959) pg 314

<sup>22</sup> This house is apparently located on the northeast corner of Main and Second streets, and exists today. However, the property ownership records do not reflect her ownership beyond the establishment of the Carbondale Town & Land Company.

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<sup>19</sup> Shoemaker, pg 116

<sup>20</sup> Ibid pg 116

Mr. and Mrs. John Calnan, accompanied by Geo. Young, started out for a fish Friday up Rock Creek. The lonely [sic] fish that they were after was seen going down the stream just before they started up.<sup>23</sup>

**John Calnan** was a well known Democrat in Garfield County and served in several local government positions, one of which was county judge in 1889. John Calnan closed his saloon sometime near the end of 1890 and Walden & Moore took on the business shortly thereafter. The exact location on Main Street, however is unknown.

**Benjamin B. Hill** is once mentioned as a delivery man for Dinkel's Store and was also an officer of the local Masonic Lodge, which opened in 1890. John and Joanna Calnan do not appear in the 1890 Colorado census records of the time, nor does Benjamin B. Hill. Of the Calnans that appear in the national census, a majority were born in Ireland, as was the single Benjamin B. Hill found.

**Charles H. Leonard** does not appear in the regional census in the years after the establishment of the company. He does continue to live in Carbondale and serve as manager for the Carbondale Town & Land Company. One advertisement from 1889 states the following:

Office First Door East of Bank of  
Carbondale. Real Estate and Loans, Town  
Lots in Carbondale For Sale. No Trouble

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<sup>23</sup> The Avalanche, August 27, 1889, Pg 1

to Show Property. *Parties desiring any choice in Business or Residence Lots should call as sales are Rapid and Prices Advancing.*<sup>24</sup>

He also served as clerk of the town board and is repeatedly admonished in the newspaper for his substantial salary, \$600 a year, and the numerous extra costs that he claims in service to the town.

**William Kopfer** was born in Germany in 1855 according to the 1910 census. By that time he is an accountant in Denver. He does not appear in the newspaper, but Edna Sweet refers to him as a Russian and a fine violinist.<sup>25</sup> He apparently also worked for the Elk Mountain railroad, a short lived railway to one of the coal mines, and settled on a ranch on the west side of the confluence of Rock Creek and the Roaring Fork.

**William H. H. Walden** was born in Connecticut and came to Colorado after the death of his wife. He left Leadville in 1882 to locate on a ranch to the west of Carbondale. According to Edna Sweet, "He was so shrewd in his business dealings that he was promptly nicknamed Yank and was never known by any other name."<sup>26</sup> Walden's nephew was Frank E. Sweet who lived for many years in Carbondale and his name is associated with numerous places around the area.

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<sup>24</sup> Ibid., July 20 1889, pg 2

<sup>25</sup> Sweet, pg 124

<sup>26</sup> Ibid., pg 54

**William E. Johnson** was born in Hopkinton, Massachusetts in 1857. He was primarily located in Alamosa and worked as an engineer and surveyor. He was responsible for building the Canon City Water Company's waterworks in 1886. In that same year he took a job with the Colorado Coal and Iron Company and had charge of their operations in Pitkin and Garfield Counties. He was also involved in the building of the Aspen & Western Railroad which traveled along Rock Creek. Johnson also had interests in oil on the Front Range and was involved in founding the Florence Oil and Refining Company.<sup>27</sup> Johnson worked for John C. Osgood as he took on the development of coal deposits up the Rock Creek valley and the construction of the railroad. Osgood is credited as having changed the name of the river from Rock Creek to the Crystal River. Sometime in the late 1880s, the new name took hold.

**Ellery Johnson** does not appear in the census or the newspapers of the time. The only reference to him is as the surveyor and promoter of the townsite, who provided the name Carbondale.

**Ottowa Tanney** does not appear in the Colorado census, nor does Harvey. According to Edna Sweet:

Mrs. Tanney was the first white woman in Carbondale. She came in 1882. She settled on a flat near Roaring Fork Bridge on what was known as the Tom Turpin ranch and was the first post mistress. She

built the first eating house in Carbondale, where the old planning mill now stands, in 1883. In 1884, Mr. Tanney was killed.<sup>28</sup>

Harvey Tanney originally applied for and was granted the post office, which he named Satank. Len Shoemaker puts the original location of the post office about a mile north of the stage road.<sup>29</sup> Ottowa became postmaster upon Harvey's death in 1884. She went on to marry Delbert Brown, a local rancher. They located on a ranch near Spring Gulch.<sup>30</sup>

Another pair who figure prominently in the property records are W. C. and Nellie Mitchell. Neither of them appear in the census, but they do lay claim to large sections of land in Carbondale and New Castle. They appear on almost every title in town and presumably invested in tax liens throughout the area, though they don't seem to have ever actually owned anything outright. Several other members of the community were also investing in tax liens. The names of August Sumnicht and Channing Sweet appear on many land records and seem to have made a business of it. In the early days of Carbondale everyone seems to have borrowed or lent money to everyone else and properties changed hands back and forth frequently.

Once the townsite was established and lots sold, serious construction began. The few buildings that existed prior to the establishment of the

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<sup>27</sup> Portrait and Biographical Record, State of Colorado (Chapman Publishing), pg 192 -193.

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<sup>28</sup> Sweet, pg 68

<sup>29</sup> Shoemaker, pg 76

<sup>30</sup> Sweet, pg 69

townsite, became the core of the new town's business center. Dinkel moved his store to this location, on the east end of the current townsite and established a bank. He also applied for and was granted a post office in 1887 under the name Carbondale. Dinkel expanded his enterprise to include a saw mill and lumber yard, a blacksmith shop, and a hotel. Still things were only just beginning.



### ***Competition for the Railroad Depot***

In 1887, Captain Isaac Cooper, one of the founders of Glenwood Springs, established another townsite at the confluence of Rock Creek and the Roaring Fork. Cooper, F. C. Childs, and Mrs. Sarah Cooper filed on the land and created the townsite of Coopertown. The named was quickly changed to Rockford. Cooper had influence with the Denver & Rio Grande and was able to secure the Rockford location as a future rail stop. Construction started on several buildings in anticipation of the railroad's arrival. Cooper's connections also managed to get the Satank post office moved from Carbondale out to his new town. Cooper's daughter Hattie was the postmistress and went on to marry James Zimmerman. Rockford was now Satank. This created some rivalry between the towns.

*Figure 4 • Railroad approaches Carbondale*

between the towns which lasted for several years. The residents of Carbondale called Satank "Yellow Dog" and the Satank group called their town "Hogmore." The conflict was mostly a war of words and seldom went further than banter or raillery, except among the boys who sometimes "scrapped" about it.<sup>31</sup>

The town of Carbondale grew up quickly once the townsite was established. The number of area ranches was growing and coal mining had taken hold in several valleys adjacent to the Rock Creek. Along with coal, a fine source of white marble was found near the head of the Rock Creek, at present day Marble. Coal had been discovered at Coalbasin and Placita. Mines were also established at Marion, Spring Gulch and Jerome Park.

The transfer of the post office from Carbondale to Rockford started a rivalry

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<sup>31</sup> Shoemaker, pg 115

### *The Railroad Arrives • 1887*

The whole valley changed the moment that the railroad arrived. Two companies were in competition for the valley's business, The Colorado Midland Railroad and the Denver & Rio Grande. They both started from Leadville, though took different routes into the Roaring Fork Valley. The Colorado Midland came from Leadville, through Hagerman Tunnel and down the Fryingpan valley to Aspen Junction (Basalt). The main line continued on to Aspen and a spur ran down to Glenwood Springs. The Denver & Rio Grande chose what turned out to be the easier route through Glenwood Canyon, along the Colorado River and into Glenwood Springs. The DR&G arrived in October 1887. The Midland spur arrived one month later.

The arrival of the railroad created a population boom throughout the valley. Glenwood's population grew from 700 in 1886 to 1,200 in 1887. Aspen's population grew from 4,000 in 1885 to 6,000 in 1887. Carbondale's population increased slowly and was still under 200 by 1890.

The railroad dealt the final blow to many small settlements that had survived along the stage line. Railroad depots were more substantial and guaranteed business to the communities in which they were located. There was competition for the depot sites and again, it was all about connections. Isaac Cooper was well connected

with the owners of the Denver & Rio Grande and was confident that a depot would be located in Satank. To bolster his chances he began to build a large brick hotel. He named it Hotel Moffat, in honor of D. H. Moffat who was the president of the Denver & Rio Grande Railroad Company. He even renamed the town Moffat, though the post office name remained Satank.

Cooper laid the city water works in Glenwood and such was his influence with the D. & R. G. that they decided to have their depot at Satank. He started and almost completed a beautiful hotel there. The town was flourishing -- 7 saloons and most of Carbondale town was making arrangements to move to Satank when Mr. Cooper died in '86, and the bottom dropped out when the D. & R. G. decided to make Carbondale their headquarters on account of the C. F. & I. being built up Thompson Creek to tap the great beds of coal in that vicinity [sic].<sup>32</sup>

Satank was almost a ghost town by 1892, only the store and post office remained. The post office was replaced by Rural Free Delivery and finally closed in 1904.

The railroad solidified Carbondale's position as a central hub for a variety of activities from the transport of goods to the wider market to a place for miners and ranchers to find respite in the numerous saloons and shops. Activities in the areas surrounding Carbondale provided the economic engine for the development of the town.

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<sup>32</sup> Sweet, pgs 20-21.

## Coal Mining

The arrival of the railroad made it possible to fully exploit the abundance of coal in the Rock Creek valley. Several mining camps sprang up in the hills on the west side of the river. Two areas dominated the mining and coking of coal.

Spring Gulch (also known as Gulch), Sunshine, and Marion were all located about six miles to the west of Carbondale on the slopes of Coal Mountain, in an area known as Jerome Park. William Dinkel reported that he found coal at Marion in 1881 during his early explorations of the area. John Murray discovered other seams in the area and he would ultimately sell his interests to Jerome B. Wheeler. Wheeler developed the mining operations in this area for use in his Aspen Smelter. He had built the toll road in 1883 to facilitate the transport of the coal to Aspen and other towns in the valley. A coking operation was set up at a central location called Union. Eventually that operation would be moved to Cardiff, on the floor of the valley.

Wheeler and James J. Hagerman organized the mines and coking operations under the umbrella of The Grand River Coal & Coke Company in 1885. Hagerman was president of the Colorado Midland Railway and had his sights on the future rail connection to this area.

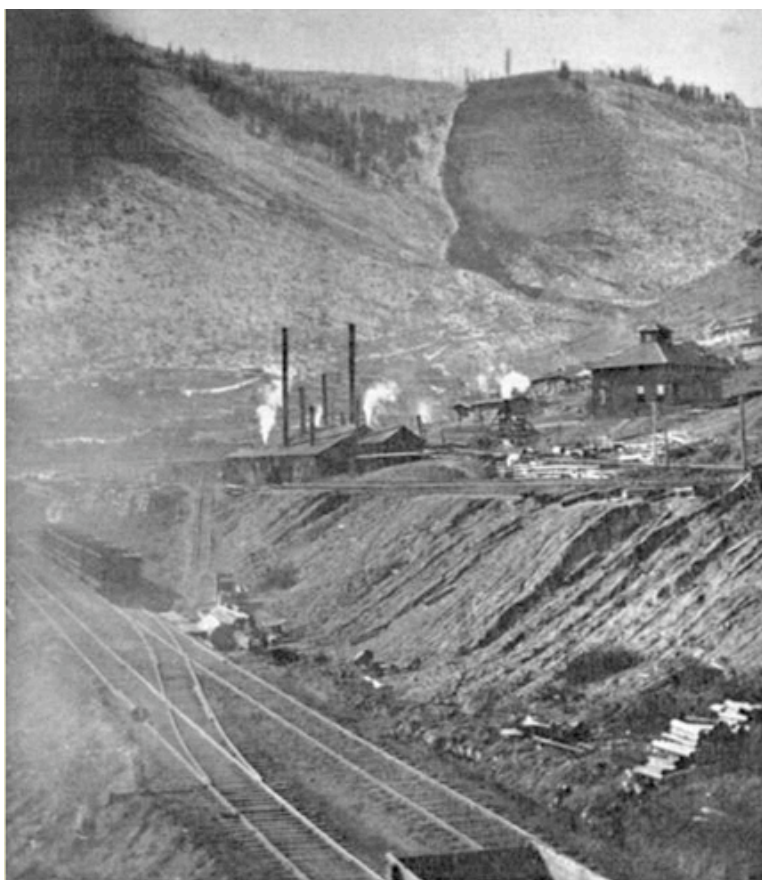


Figure 5 • 1901 View of Spring Gulch

The spur of the Colorado Midland arrived in Jerome Park in December of 1887. The original intention of the railroad was to continue south to the mines at Coal Basin, but that was never built.

In 1888, the coal output of the area was over 200 tons daily, “four trains of coal were shipped each day to Leadville and other markets.”<sup>33</sup> The Grand River Coal & Coke Company was sold to John Osgood’s Colorado Fuel Company in 1892. Shortly thereafter the Colorado Fuel Company would be combined with the Colorado Coal & Iron Company to

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<sup>33</sup> Shoemaker, pg 122

form the Colorado Fuel and Iron Company.  
(C.F.&I.)

In 1891, Marion had 231 men working, they produced 53,995 tons of coal. In 1892, Spring Gulch had 172 miners and produced 77,576 tons of coal; the Sunshine mine had 70 men who produced 43,780 tons of coal.<sup>34</sup> By the late 1890s mining operations in this area had shut down. Demand dropped after the silver crash and the economy of the entire area was depressed for some time after. In the hey day however, the local ranches and merchants supplied the camps with all the necessities and more.

Pete Lisbon, later a merchant at Aspen, peddled dry goods to both camps. He had several burros on which he transported his merchandise. Many ranchmen ran supply wagons and sold meat and vegetables. John Larson, who had a ranch dairy in Jerome Park, delivered milk and butter to the residents.

W. M. Dinkel once said that much of his business at Spring Gulch was with the locators of the coal claims and that his business at Carbondale was increased very much by the miners from the camps who came down on the week-ends to trade. Oftentimes, he sold them a thousand dollars worth of goods on a Saturday night.<sup>35</sup>

Coal mining continued until 1892 at Sunlight, 1895 at Marion, and 1916 at Spring Gulch. The coke ovens were closed in 1910.

The second coal operation was located up Rock Creek. John Cleveland Osgood (1851-1926)

purchased a claim known as Coalbasin<sup>36</sup>, located seventeen miles south of Carbondale along Rock Creek and six miles up Coal Creek. The other mine in this area was Placita which lies further up Rock Creek another four miles. The coal found at Coalbasin was reported to be some of the highest quality coking coal found in the state. Redstone was the site of the coke ovens, which processed the ores mined at Coal Basin and Placita. Redstone lies at the confluence of Coal Creek and Rock Creek and was the jewel in the crown of John Osgood's empire. In 1887, Osgood formed Colorado Fuel Company around his mining interests. A short time later, it was combined with Colorado Coal & Iron to become the Colorado Fuel & Iron Company. C. F. & I. was a large mining company with interests throughout the state. Osgood would be the head of the large company from 1892 to 1903. He also chose to make Redstone the site for his personal mansion, Cleveholm Manor.

Operations began at Coal Basin in 1892 and continued to 1909, when C. F. & I. shut down the mine with little notice. Between 1900 and 1909 Coal Basin produced 1,009,100 tons of coal.<sup>37</sup>

Before the railroad arrived, the coke that had been processed in Redstone was transported to the railroad in Carbondale by wagon. Osgood had lost control of the company to George

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<sup>34</sup> Ibid., pg 122

<sup>35</sup> Ibid., pg 124

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<sup>36</sup> Coalbasin was the name of the claim, while the townsite was commonly spelled Coal Basin. The names are sometimes used interchangeably.

<sup>37</sup> Shoemaker, pg 193

Gould and John D. Rockefeller, who were major stockholders and requested his resignation in 1903.

Osgood believed strongly in a paternalistic model for his mining towns. He organized and built the settlements of Coal Basin and Redstone according to English principals, which provided for the whole life of the mine worker. Housing was of a high quality, and ranged from bachelor quarters to family homes. There was a company store and community halls where entertainment was available to all. Osgood's goal was to create a community around the work place and to provide a higher quality of life than was typical in most mining camps.

When the D. & R. G. arrived in Carbondale it was anticipated that rail lines would run out to the C. F. & I. mines shortly thereafter. It would actually be several years before that link was complete.

In 1892 two attempts were made to construct railroads into that region, but each was doomed by the silver panic of 1893. From the Denver & Rio Grande at Carbondale the Crystal River Railroad graded about twelve miles of track up the east side of the stream and laid a few miles of rails. From the Colorado Midland Railroad, at a point near Sands, the Elk Mountain Railroad Company graded about sixteen miles up the west side. At the beginning of their operation they laid out a townsite on the Louis Lang ranch which they called Wilkesbarre. Neither the town nor the railroad was continued beyond the one season.

In 1897 and 1898 John C. Osgood, president of the Colorado Fuel & Iron Company, began the development of his coal camps, Redstone, Placita and Coal Basin, and his palatial mansion, Cleveholm. During those years he revived the old Crystal River Railroad project and completed the road to Redstone, a distance of eighteen miles.<sup>38</sup>

In the process of generating interest in the eventual construction of the Crystal River Railroad, Rock Creek became known as the Crystal River.

During the promotion and development of the Crystal River Railroad and his three coal camps. Redstone, Placita, and Coal Basin, John C. Osgood used the name "Crystal River" repeatedly. He called the railroad "The Columbine Route" and had a large "CR" emblem on his engines. The repetition of the name soon resulted in the acceptance of it by the public.<sup>39</sup>

When the lines were complete Osgood brought his own rail car to town and traveled through Redstone and out a private spur out to his mansion.

### *Life in the Town of Carbondale • 1887 Onward*

Carbondale's development as a town relied on the entrepreneurial spirit of several men and women. As it is in the 21st century, land speculation, mineral extraction and advantageous marriage provided the foundation for the growth of the community. The early years of Carbondale are well documented in the

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<sup>38</sup> Ibid., pg 170

<sup>39</sup> Ibid., pg 196

record of daily life that filled the pages of the local newspapers. The first newspaper was produced by Frank P. Beslin. Beslin was born in 1856 in Pennsylvania. He founded the *Advance* in 1887 and published it for a couple of years. He was known as “the blind editor,” having lost his sight in a mine explosion.

Beslin and his wife Jennie would leave Carbondale in October 1889 to continue his career in the newspaper business.

The “Blind Editor,” F. P. Beslin, is to the front with a well gotten up monthly publication, with the “Great Salt Laker” as the title. The first number is full of good things for Salt Lake, all made interesting by Frank’s fluent pen. If the City of the Saints wants more prominence she will do well to keep Mr. Beslin employed. His imagination will more than equalize his lost eyesight. Improve the border, Frank, so as to take away that mournful look and “gingerbread” appearance. Fact.<sup>40</sup>

The *Avalanche* also reports that Beslin makes a trip to Philadelphia to have “a rabbit’s eye inserted into his eye socket, in hopes of having his eyesight restored.”<sup>41</sup> No mention is made of the outcome of the operation.

When Beslin leaves for Salt Lake he sells *The Advance* to Henry J. Holmes, who renames the paper *The Avalanche* and publishes the first issue on July 12, 1889. The *Avalanche* publishes weekly and is full of the day to day goings on in Carbondale with a considerable

sense of humor. The following epithet appears in the section titled “facts”.

Some men are born lazy, some men grow lazy, and some are educated lazy, but the man who has laziness down to an art lives right here in Carbondale.<sup>42</sup>

The town of Carbondale was the natural hub for all the activities going on in the region. On the outskirts of town there was coal mining, silver mining, and most importantly agriculture. The *Avalanche* reported:

That Carbondale is getting to be quite a shipping point. There is ore, hay, grain, coal, cabbage and potatoes being shipped almost daily and for variety exceeds any station on the Denver & Rio Grande.<sup>43</sup>

The *Avalanche* also frequently commented on the success of local farmers:

The land laying at the foot of Mt. Sopris and less than a mile from timber line, has raised some of the finest crops this year. We have pea pods five inches long that ripened there the middle of August. The radishes, carrots, potatoes, etc. can’t be beat in this valley, and that is saying much.<sup>44</sup>

The wholesale market report printed in *The Avalanche* in September of 1889, listed the following items: potatoes at \$1.00 per one hundred, oats at \$1.05, wheat at \$2.25, and baled hay at \$18.00. The list also included eggs, chickens and butter by the pound.

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<sup>40</sup>The *Avalanche*, January 8, 1890, pg 2

<sup>41</sup> Ibid., August 20, 1890, pg 1

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<sup>42</sup> Ibid., January 15, 1890, pg 1

<sup>43</sup> Ibid., September 24, 1890, pg 4

<sup>44</sup> Ibid., September 4 1889, pg 2

Once established Carbondale blossomed with a variety of local business created to serve the region. 1888 saw a wide variety of businesses and public institutions.

Some of the early businesses were the Dinkel bank of William Dinkel; Frank Sweet managed the Dinkel store, Ed Tandy had a drug store; Price Wycliffe had a butcher shop; W. T. Skidmore had a saloon; Clay Jessup had a livery stable; Bill Pauley had a jewelry store; Harvey Graves had a barber shop; Dan Flynn had a blacksmith shop; Hugh Pattison had a blacksmith shop; Charles Lehow and John Murfitt were contracting carpenters; Mr. Hartman was a painter; Eugene Prince had a taxidermist store; Ward Tucker was a mining and timber contractor; Dave Harris was a shoemaker; Frank Huff was a plasterer and calciminer, calcimine was a powder paint; Alberta Sebree was the postmistress; Mr. and Mrs. Charles Long managed a hotel; Hodges and Riley had a daily stage line from Carbondale to Crystal; Dr. Rarrar and Dr. Fuller were the doctors; J. C. Logan was the D. & R. G. W. agent. L. S. Abrecht was the Midland Agent; the Colorado Midland had a depot northeast of Satank across the river; there were two churches; the Christian church and the Methodist Church.<sup>45</sup>

There was also a livery stable and several saloons. There are even records of a brewery, however, little information has been found on its location or even if it ever operated. Life in Carbondale by 1890 seemed well established.

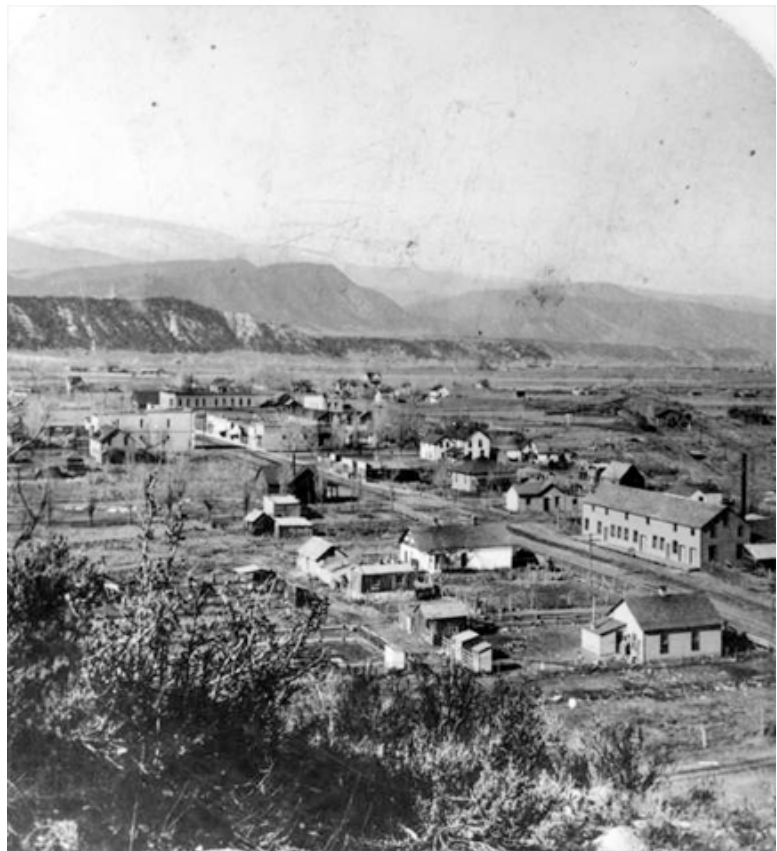


Figure 6 • 1890 View of Carbondale and

In November of 1891, a large fire destroyed the main part of town, which was concentrated on the east end of the current town center. The Williams Hotel and Dinkel's Store were destroyed. Dinkel operated the Bank of Carbondale out of his store, but the safe was rescued and the bank was able to continue operations the next day. Ottawa Tanney's stage stop was one of the few buildings that seems to have survived the fire and is still present today.<sup>46</sup>

<sup>45</sup> Un-attributed, Early History of the Town of Carbondale, 1881-1888, Gordon Cooper Library archives, pg 1

<sup>46</sup> Several texts refer to the house at the northeast corner of Second and Main as the original Tanney Ranch house. Confirmation of this has not been found and some contradictory information exists.

Dinkel immediately rebuilt his enterprise on the western side of town and this time he built a substantial brick building.

My present two-story block was built at this time. It served as a foundation to restore confidence. A fierce fire almost consumed the town shortly afterward, but the net result was good because more substantial buildings were erected.<sup>47</sup>

The small town also gave anyone who wanted a chance, to be mayor. Mayors were elected frequently and many local businessmen served at least one term. The first mayor was Marshall Dean in 1888. Reese Tucker served from 1888 to 1889 and Dinkel was mayor from 1889 to 1891. His partner James Zimmerman served from 1911 to 1914. Ward Tucker, Ed Tandy, and Del Weant also served terms in the office.

H. J. Holmes, editor of *The Avalanche* moved the newspaper to Glenwood Springs in 1891, which left no newspaper in Carbondale. Seven years later Charles Johnson started the *Carbondale Item*, which remained in publication until 1924.

### ***1893 • Silver Market Crash***

The single most important event in the Roaring Fork valley after the arrival of the railroad was the repeal of the Sherman Silver Act in 1893. In 1878 the Bland-Allison Act set a requirement for the federal government to

purchase \$2-4 million dollars of silver each year to add to the treasury.<sup>48</sup> In 1890, the Sherman Act increased that amount and allowed the seller to take their price in silver or gold treasury notes. Of course everyone took their payment in gold and subsequently depleted the nation's gold reserves. The repeal of the Sherman Act in 1893 sent the silver market into a dive. What had been a huge market for silver supported by the Federal government, disappeared and left no market behind it. The extraordinary investments that had been made in the upper valley, all became essentially worthless.

Ten years after the first prospectors arrived in Aspen, the wealth that had been created, vanished and the town shrank overnight. Some mining continued, but not at the level of before, and the money was certainly never the same. The effect rippled through the valley and all the industry that had grown up in support of the mining industry also suffered. Coal miners, ranchers and farmers had to find new markets for their goods, and markets were harder to come by. A general economic depression was overtaking the western states and solutions were being discussed as far away as Washington D.C.

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<sup>47</sup> Ivah Dunklee, *A Pioneer of the Roaring Fork*, *The Colorado Magazine*, pg 195

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<sup>48</sup> wikipedia, s. v. The Sherman Act (Fall 2006) [www.wikipedia.com](http://www.wikipedia.com)

Ultimately, it would be agriculture that would save the mid-valley from the same fate as that of the mining towns in the upper valley.

### *The Potato*

Since the founding of Carbondale, ranchers and farmers had been experimenting with crops and developing a livelihood.



Figure 7 • 1911 Potato Day on Main Street

John L. Thomas, who had arrived there in 1884, had, as an experiment, planted potatoes on his Big 4 ranch in '93 and '4. The experiment had proved an immediate success. "Everybody," Mr. Jessup relates, "was growing potatoes. There was a good market for them. Labor was cheap --- you could hire men for twenty dollars a month then. At fifty cents a sack, they could make a good profit. It got as high as seventy-five at times."<sup>49</sup>

Many claimed the idea for planting potatoes and the first success. Dinkel reports planting potatoes in 1882:

Sale of my three jacks for \$150 in the spring of 1882 set me up as the first agriculturalist in the valley. I purchased a span of mules and harnesses in Aspen and began to plow, because the Reservation was now open and we had located on the site of Carbondale. We plowed and planted twelve acres: eight in oats, two in potatoes, one in onions, and one to beans peas and other truck.<sup>50</sup>

A special edition of the Carbondale Echo published in 1987 has Samuel Bowles' nephew Oscar Holland, planting the first potatoes in 1883.<sup>51</sup>

The other name mentioned most frequently in connection with potatoes is Eugene Grubb. Grubb came to Aspen in 1882 and opened a blacksmith shop. At the same time he began acquiring land on Divide Creek and running cattle, along with his partners in the blacksmith shop. In 1885, grub moved to Carbondale and traded a race horse for the Smith Brothers Ranch, which he combined with other lands that they had homesteaded.<sup>52</sup>

In the very early days the Grubb's kept a lot of men around them and were always interested in fine race horses. Eugene specialized in fine potatoes. He always laughingly remarked that we grew alfalfa and our land was worth only \$50 per acre until Dad Weaver so longed for greens, that he planted dandelions which spread so they took our hay fields and compelled us to plow up our hay and plant potatoes. We

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<sup>49</sup> H. C. Jessup, *Untitled*, Colorado Historical Society, 1934, pg 2

<sup>50</sup> Dunklee, *A Pioneer of the Roaring Fork*, pg 189

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<sup>51</sup> Carbondale Echo September 30, 1987, pg 15

<sup>52</sup> Sweet, pg 38

discovered that we could grow the finest potatoes in the United States and our land promptly jumped from \$50 per acre to \$200.<sup>53</sup>

Grubb gained a reputation for his work with potatoes and served as a member of the Board for the State Agricultural College. He traveled to England and Germany to learn techniques in those countries. He also raised fine saddle horses and was a builder and booster of Carbondale.

Dinkel shipped the first rail car load of potatoes in 1891. This was the first of many shipments of potatoes out of the valley. Those first potatoes rotted before they got to market, but Dinkel and the farmers were undaunted. By 1899, the Carbondale Item would state that the world famous Carbondale Potato was second to none other in the United States.

The potato became an essential part of Carbondale life and in 1909, the town celebrated their success with the first Potato Day celebration. The celebration was centered around a huge feast of slow cooked beef and potatoes. All the food was donated so the town could eat for free. The day also provided entertainments in the form of horse races, a greased pig contest, and many potato centered events. The tradition has carried on to the present day, and has been celebrated each year with the exception of some years during the two world wars.

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<sup>53</sup> Sweet, pg 38 -39

In 1923, the Carbondale Potato Growers Association was formed for the purpose of coordinating the buying, selling and shipping potatoes. Most of the transactions involved the statewide association in Denver.

Potatoes were harvested by hand and the whole community was involved, including the children. Once harvested the potatoes were stored in cellars on the various ranches and in town at the Dinkel building. The industry was so large that by WWII, 900 to 1,000 railroad cars of potatoes at 18 tons per car, per year were shipped to the armed forces.<sup>54</sup> After the war, however, labor became hard to find and the industry died out by the 1950s.

### *The Turn of the 20th Century*

In 1900, the population of Carbondale was 173. Carbondale survived in its position as the center of commerce for the region. Substantial buildings housed all the necessities of life and the streets were busy with activity. The silver bust had dampened the economy throughout the region, as a result growth was slow.

While many exotic things may have been available for purchase at Dinkel's and other local stores, there was no electricity or water system in town. Water was supplied to residents by a wagon that drove door to door. It would take another ten years to bring a water system and electricity to town.

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<sup>54</sup> Carbondale Echo, September 30, 1987, pg 15

In 1905, a fourth of July fire destroyed much of downtown once again.

On July 4, 1905, a fire which started in the Price Wycliffe saloon burned that and several other buildings. Merry-makers at the town pavilion nearby deserted the dance floor either to watch or to help suppress the blaze. The buildings which burned were replaced by others soon afterward.<sup>55</sup>

One of the buildings destroyed by the fire was the original Odd Fellows Hall. Construction on a new brick building started almost immediately and the current building was completed the next year.

The story of early Carbondale can best be told through the lives of two of its citizens; Mary J. Francis and William M. Dinkel. Both came from the east coast under very different circumstances and found their way to Carbondale within a year of each other. Francis was an elegant and wealthy mine owner; Dinkel was a scrappy entrepreneur who worked every angle to establish himself in the community.

### *William M. Dinkel 1843-1918*

William M. Dinkel left his comfortable family home in Virginia in the spring of 1880. He was 37 years old. He and his brother James set out for the Rockies and the prospect of gold.

Dinkel arrived in Denver and invested twenty five dollars in blankets before he went on to meet up with his brother in Pleasant Valley on the Arkansas River. They camped on a potato ranch and tried their hands at prospecting with little success.

Dinkel worked for the local assessor doing the county census which took him to all the small settlements in the area.

It took about a month to assess the county and it certainly was not a pleasant experience. My territory covered about fifty five miles and necessitated my calling upon fully two hundred people. In those days no one lived very far out in the mountains. All the principal settlements were along the main rivers, but the difficulty lay in getting to the settlements when the trails were unknown.<sup>56</sup>

Dinkel completed his tasks for the county and resumed his prospecting. His experience must have been a common one.

After delivering my report I was released from further service by the county commissioners. Then I engaged in prospecting, and found a promising placer. My brother James and I felt that we were on the verge of striking it rich. We fell to work with a will. In order to build a sluice box it was necessary to have lumber. There was no other way except to pack it in on a burro for twenty-five miles over the roughest and crookedest trail I ever saw. There were many places where it looked as though I must unpack the burro in order that he might take the turns.

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<sup>55</sup> Shoemaker, pg 194

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<sup>56</sup> Dunklee, "A Pioneer of the Roaring Fork," pt 1 pg 134

Thirty days were consumed in building the trail, the sluice and the ditch. At least half a dozen trips with the lumber-laden burro had to be taken. When all was completed my brother and I worked just one day! In the afternoon of that memorable day the clouds began to roll up until they were a fearful sight to behold. Finally it began to pour. An avalanche of water belched forth as though a mighty dam somewhere above had suddenly gone smash. It was the darkest, most terrifying, rumbling storm I ever witnessed. Fortunately, we had taken out the quick silver of our first day's clean up at about the time the storm began to rage.

For a time we stayed snug and dry in our tent, which was located on a high bank near a fine spring of water about half a mile from the sluice. Finally, becoming anxious to know how our sluice was holding out, we ventured into the downpour to investigate. The sight that met our eyes was amazing. The little mountain stream had swollen to proportions large enough to float a battleship. The rush of waters was so great and fierce that the torrent literally stood up on end in its dash down the steep mountain side. There was not a sign of the sluice. The timbers had been broken to splinters and swept away!

Our hearts and our purses were broken by that storm. We had spent nearly all summer in getting ready to do something, and all our efforts had been washed away in an hour! The cleanup gave us a button worth twenty-five dollars for that one day's work, and we had trouble even securing that much. Our method of retorting was simplicity itself; we melted the gold in a little urn. In attempting to take the urn from the fire, my brother burned his fingers and spilled the gold in the ashes of the campfire. Then we had to pan to recover the gold. That discouraging experience ended our placer mining.<sup>57</sup>

Dinkel made the decision to move on to Montana, but needed to make some money first. A big strike was made at the north end of the San Luis Valley, which attracted over four thousand miners and Dinkel was among them. He worked briefly for a pack outfit but was stiffed for his wages and he left to find work elsewhere. A year later Dinkel arrived in Buena Vista. While there he heard a rumor about the lack of flour in Aspen. Seeing an opportunity to make the money he needed to go on to Montana, he purchased eight hundred pounds of flour and loaded it on their mules and three horses. The snow had begun to melt in the high country, but the trails to Aspen provided no areas for turning or passing. They needed to start out without delay in order to take the trail before any others.

At this time the route to Aspen was an 80 mile ordeal which left Buena Vista going west over 12,000 foot Cottonwood Pass, into the Gunnison river drainage, across the top of that valley, now known as Taylor Park, and then over 13,000 foot Taylor Pass. Once there, the trail dropped into the Castle Creek Valley and down to the camp at Ashcroft. The party would continue down Castle Creek to the confluence with the Roaring Fork, which was just west of Ute City. A majority of the route was over tree line and snaked along the slopes of the 14,000 foot Collegiate Range and the 12 and 13,000 foot Elk Mountains.

At 2 am just as they were returning to the trail after a short nap, a six-horse sleigh cut through

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<sup>57</sup> Dunklee, "A Pioneer of the Roaring Fork," pt 1, pgs 134-135

the group and left Dinkel with a small jack behind the sleigh on the trail.

It was difficult footing on the steep grade through deep snow. The weather was intensely cold. We were within two hundred feet of the top. One of the mules on the sleigh fell down. Owing to the hazardous position on the edge of a precipice, there was nothing that could be done except to cut the harness. In floundering to get up the poor beast slipped over the edge in to a bank of snow half a mile below. The animal was buried. We stood aghast at the sight.<sup>58</sup>

After a slow snowy, muddy decent Dinkel arrived in Aspen. In order to complete the descent they had had to lighten the animals load by 50 pounds each and carried the load on their own backs. Once in Aspen they sold the flour at \$50 for 100 pounds. They had invested \$4 per hundred pounds and considerable effort to earn their profit.

The Aspen of 1881 was a tent city with one log cabin and the travelers were disappointed by the experience. Dinkel went to work on the new toll road that was under construction to provide a shorter route to Leadville. Once again he failed to be paid for his efforts; the paymaster having lost two payrolls to gambling. He vowed that he would not work for anyone else again.

Still in need of money to make the trip to Montana, Dinkel and another man set out to cut wood to sell for fuel to the new smelter

being built in Aspen. They camped and spent 90 days cutting wood. they were able to cut over 400 cords of aspen and cottonwood.

Once that job was done, Dinkel and his friend made their way down the valley and into the Ute Indian reservation, which still occupied a majority of the Roaring Fork Valley. They arrived at the hot springs on the Colorado River at the site of present day Glenwood Springs. There they camped for a couple of days and then traveled out of the valley to the west toward Meeker. On the second day they were met by a group of Indians who turned them back, giving them three days to leave the reservation. The Indians also took most of the provisions that the pair had brought with them for the long trip to Montana.

Dinkel and his partner retraced their path back into the Roaring Fork valley and began the trek back to Aspen. They came to the confluence of Rock Creek (Crystal River) and the Roaring Fork and made the decision to stay.

There we found plenty of green grass. It was the first place where an abundance of feed had been found. We concluded to stop, because, though still within the reservation, it was but a few miles from the boundary line.

The valley had the appearance of making a fine agricultural country. The dominant mountain was Mt. Sopris, towering skyward to the south. Not a cabin was in sight. The only evidence of habitation was a little cattle camp built by the Yule brothers. It was August, 1881, about

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<sup>58</sup> Ibid., pg 136

thirty days prior to the opening of the reservation.<sup>59</sup>

From that time on Dinkel made his home in what would become Carbondale. The small party set out to build a home for themselves. Trees were felled for the house and rock was collected to create a fireplace.

A king in his newly-built palace never felt more complacent than we after a year-and-a-half of roughing it. Daylight and fresh air was supplied by a doorway in one end, and a heavily furred skin acting as substitute for a door. Just opposite was a small window. The game season opened October 1, and we thought no time was to be lost. With the dawn we were out and away. So were all the hunters in the country.”<sup>60</sup>

Though Dinkel may have felt complacent in his new home, he spent the next days hunting and transporting the meat 70 miles to the camp at Independence. They were well paid for their efforts and continued hunting through October. Taking some of the kill to Leadville, the group made the decision to buy two ponies and two more burros to aid their hunting efforts. Dinkel stayed in the cabin over that winter and his friend James Zimmerman went off to work in a mine for the winter. (This is the first mention of Zimmerman as one of Dinkel’s party in the narrative. It is unclear how long they were together before this point.) Dinkel passed a long winter alone and fell seriously ill at one point. In the spring of

1882, Dinkel sold three of the burros and bought “a span of mules and harness in Aspen.”<sup>61</sup> This was the start of his agricultural endeavors. He planted oats, potatoes, onions, beans, peas “and other truck.”<sup>62</sup> They worked twelve acres in the area and hired out for plowing the neighbors acres as well. Dinkel built an irrigation ditch off the Roaring Fork and the first year yielded two hundred sacks of potatoes and abundant grain. Dinkel was also busy that summer building a new cabin.

During the summer I built the finest cabin in the valley from hewn logs. It had two rooms, 14 by 16 feet, fireplaces at each end, two windows in each end, and a board floor. My brother and his wife occupied one side and Zimmerman and I the other. This released the old cabin, which I buried from the roof down with dirt, for a potato cellar.<sup>63</sup>

By the summer of 1883, fourteen settlers had located in the area and the potato became a substantial source of income for the group. The toll road was under construction from Emma to Jerome Park and this connected the valley from Glenwood Springs to Aspen. Two stage lines operated on the route. The Kit Carson and the Western Stage Company provided service through the valley. The route ran down the line of Carbondale’s Main Street.

By 1884, Dinkel and party went into the construction business.

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<sup>59</sup> Ibid., pg 140

<sup>60</sup> Dunklee, “A Pioneer of the Roaring Fork,” pt 2, pg 185

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<sup>61</sup> Ibid., pg 189

<sup>62</sup> Ibid., pg 189

<sup>63</sup> Ibid., pg 189

During the summer of 1884 we cut logs from the slopes of Mt. Sopris and built for business, on this thorofare, an eight room house, a barn to shelter sixty head of horses, a store 16 by 25 feet, and opened the first inn in the valley. “Dinkels” was the only passenger stop between Aspen and Glenwood. My brother and his wife operated the inn and I tended the store.<sup>64</sup>

During the next two years, rapid change would come to Carbondale and the valley. The railroad would arrive in several forms. Coal mining operations in the nearby hills would create a center of activity in the central valley. The success of silver mines in the upper valley and coal in the lower valley would entice two railroad companies to compete for business in the valley. The Denver & Rio Grande railroad came from Glenwood Springs and ran up the south side of the river and the Colorado Midland on the north side. The small Aspen and Western ran south from Carbondale to the coal mines up the Rock Creek.

Dinkel was well established as a merchant by 1886, but his partners in the journey so far moved on in 1886. Dinkel bought out Zimmerman, who moved to Bedford County Virginia. Dinkel’s brother and his wife moved westward to Plateau Creek in Mesa County.



Figure 8 • The Dinkel Building

The spring of 1887 brought a building boom to Carbondale. The town swelled with “thirteen saloons, seven business houses, one hotel, three restaurants, one school, but a dearth of dwelling houses.”<sup>65</sup> Dinkel’s enterprises were prospering and he served as the postmaster as well.

Many a time we put up a thousand dollars worth of goods after supper. Our store had the reputation of carrying as choice groceries as could be found in Colorado. The young men who acted as claim holders for the coal companies lived high. We furnished French mushrooms, *pate de foie gras*, choice cheese, the finest coffees and cigars, as well as other choice viands.<sup>66</sup>

In 1891 Dinkel shipped the first carload of potatoes out of Carbondale. While the first shipment went bad before they reached the market, subsequent years proved profitable and

<sup>64</sup> Ibid., pg 189

<sup>65</sup> Ibid., pg 191

<sup>66</sup> Ibid., pg 192

potatoes became an important export for Carbondale and the valley.

The first part of the building that is known today as the Dinkel building was built during this time and Dinkel's control over the commerce of Carbondale was sealed. He provided horseshoeing services, ran a lumber mill and hardware store, had a bank, a hotel, and the mercantile.

Dinkel remained in Carbondale for the remainder of his life. He served as mayor of Carbondale from 1889 to 1891 and in 1900 he was elected to the state legislature as a member of the Fusion Party representing Garfield County. He served two terms, spending four years in Denver.

Of all the people who influenced the establishment and growth of Carbondale, Dinkel was the quintessential pioneer. In his story are the stories of many people who expanded the country into the western territories in general and into the Roaring Fork valley in particular.

Dinkel is associated with the following buildings: 5GF.3787 and 5GF.3789.

### ***Mary J. Francis (1832 - 1914)***

Mary J. Francis was a legendary character and would be at home in any fictional account of the old west. Francis was born in Philadelphia in

1835<sup>67</sup> to a wealthy family and was reportedly a very beautiful girl. She married Isaac Francis (b. 1832, New Jersey) early in life. He was the son of the well known inventor Joseph Francis, who was known as "one of the nineteenth centuries greatest heroes." Joseph Francis was the founder of the U. S. Lifesaving Service and he invented an enclosed metal hull "life car" in 1847, for transporting ship wreck victims to shore.<sup>68</sup> Isaac apparently dies in 1874 in New York<sup>69</sup> and by 1882 Mary had come to the valley.

Mrs. Mary Jane Francis might be considered the town's fairy godmother. She came to the valley in 1882 to look at some mining property which she had purchased and liked the country so well that she returned in 1883, bought some land at the south edge of town, and later built a lovely villa which she called Bide-a-wee. She was wealthy and generous and helped the poorer people of the community in many ways.<sup>70</sup>

She arrived in Carbondale with her nephew Harry Van Syckle (b. 1858 in Pennsylvania). They both appear in the census in Carbondale in 1900 and 1910. They are listed in the same household, where he is listed as her nephew or manager and her occupation is listed as "own income". They owned and operated several

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<sup>67</sup> Isaac and Mary appear in the 1860 New Jersey census where she is listed as being 25 years old, putting her birth year at 1835. The 1900 census has her born in 1853, and the 1910 census has her born in 1851. Also upon her death in 1914, the Weekly Courier has her age at 78. Dates are +/- one year depending on birth month.

<sup>68</sup> for more information on Joseph Francis see *Legacies: Collecting America's History at the Smithsonian*.

<sup>69</sup> Fort Collins, Weekly Courier, July 24, 1914, pg 3

<sup>70</sup> Shoemaker, pg 167

mining interests in the Rock Creek valley and had some success.

The settlement of Janeway, at the confluence of Avalanche Creek and Rock Creek was the headquarters for several small mining operations. The town was reportedly named for the owner of three area mines, the Skobeloff, Silver Queen and the M. J. Mine, Mary Jane Francis.<sup>71</sup> Hugh Pattison, the Carbondale blacksmith, was credited with the first strike in the area in 1880.<sup>72</sup>

This article from *The Avalanche* describes the effort involved in retrieving silver ore as well as an anecdote of how the mine and creek got named:

THE M. J. MINE SHOWS ORE IN EVERY WORKINGS -- CONSIDERABLE UNNECESSARY WORK DONE BUT THE CONTACT SHOWS UP AT EVERY POINT.

Bull Dog Creek is a small stream of water that gets its flow from the east side of Mount Sopris and empties in to Avalanche creek near its mouth. The stream takes its name from two "jacks" that were owned by Mr. Van Syckle and partners. [B]ecause of the ferocious way they had of biting other "jacks" that came into the country. The two jacks would tackle a strange animal and both would hold on like bull dogs to any hold they might get with their teeth. For some time Mr. Van Syckle and partners

were known only as the "boys with the Bull dog jacks," hence the name.

Harry Van Syckle, Frank Chatman and - Wolfe prospected the creek in 1884 and located what is now known as the M. J. mine, on M. J. Hill. The croppings showed a very rich contact as the ore laying about assayed as high as 123 ounces of silver and more. The first workings was high up on the hill and the ore seemed to pitch down nearly straight, so a tunnel was started lower down the hill and run in on croppings of low grade mineral, the vein not showing as well as they had expected. [A]nother tunnel was started still further down the hill and in this they ran on to some very fine ore that assays from 320 to 900 ounces of silver. The streak of ore is small and the owners being convinced that a large body of the same truck is in the hill somewhere they went down the hill still further and ran a crosscut tunnel 200 feet to the Granite. The tunnel was not ran across the formation as supposed but was ran mostly in the blue and short lime and consequently did not touch the ore shute. However, the blue lime in this tunnel is specked with galena and an assay of 100 ounces of silver is said to have been got from it.

In all the four workings of the M. J. there is ore shown and in the three upper workings there is plenty in sight, but of a character that it will have to be sorted over with care to make it pay. The owners, of whom Mrs. M. J. Francis is the principal, are persons of means and they still think with good reason that a large body of high grade ore underlays the contact, ore that in their opinion will not have to be sorted but can be shipped to the smelter as it comes from the mine something in our opinion that don't exist.

Had Mr. Van Syckle, the present superintendent of the mine, watched his ore as it come out and had it assorted over, instead of throwing it over the dump[,] he would now have many tons of first-class ore for the sampler.<sup>73</sup>

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<sup>71</sup> Eberhart, pg 313

<sup>72</sup> It is unlikely that the strike occurred that early, since considerable evidence exists that prospecting in this area did not occur until at least 1882. This reference also has Mary Francis named Jane and gold being the ore located in this area. Again, there is no other support for either of those claims.

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<sup>73</sup> *The Avalanche*, September 18, 1889, pg 3

The article seems to have an attitude about the competence of Van Syckle's management and his optimism as well. Francis owned this mine as well as several others in the area and employed Van Syckle in various positions at each. She also owned a ranch on which he was the manager.

Mary Francis was a community activist as well as an entrepreneur and gave the land for the construction of a new brick schoolhouse in 1890 and land and money for the new Odd Fellows Hall completed in 1906. She had many other properties in Carbondale as well. While Aspen was accustomed to great wealth, Francis must have been a spectacle in this small community.

Among her many assets were a matched team of black horses and a shiny spring wagon in charge of a uniformed coachman. To many of the country folk, who knew and loved her, it was always a pleasing sight to see her go whizzing by in the gleaming equipage.<sup>74</sup>

She also contributed to the Masonic Lodge Room, located in the Dinkel Building.

Last night through the courtesy of Mr. Hill and Dr. Dean, we were shown through their lodge room in the Dinkel block, and were surprised at the richness and elegance of the furniture, tapestry and paraphernalia with which the room has been supplied. The altars and pillars are rich colored wood mounted with gilt and silver and the windows are protected by the

richest curtains, a present from Mrs. Francis of this place. They are without exception the finest curtains we have ever seen in Colorado; and must have cost several hundred dollars. The carpet, a present from W. M. Dinkel, is the finest and heaviest body Brussels[,] and is of a shade to harmonize with the other decorations in the room.<sup>75</sup>

Mary Francis died in July of 1914 at the age of 78. "She had partaken of a hearty meal and stepped into her room and sat down and expired apparently without having risen from the chair."<sup>76</sup>

Upon her death, though it was known by some, many were surprised to find out that Harry Van Syckle was not in fact her nephew but was her husband. A secret that had been well maintained in the public eye. The newspaper reported that they had been married for 31 years, which would have made her 48 when she married him, a man of 25. She left her fortune to Van Syckle which was reported to be over four million dollars at that time.

A secret marriage 31 years ago in New York and the estrangement between mother and daughter became known here through the death of Mr. Mary Francis, worth \$4,000,000, known as the "Woman of Mystery." She was at one time one of New York's most famous beauties and was the wife of Harry Van Syckle.

She gave up society life in New York 31 years ago when she married Van Syckle, but it was not known here that they were married.<sup>77</sup>

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<sup>74</sup> Shoemaker, pg 167

<sup>75</sup> The Avalanche, May 21, 1890, pg 4

<sup>76</sup> Avalanche Echo, July 23, 1914, pg x

<sup>77</sup> Weekly Courier, Jul 24, 1914, pg 3

Mary Francis had a daughter from her previous marriage, whose family contested the will, though no resolution is known.

An attorney arrived here yesterday, representing Mrs. Charles Bennett deceased, of Colorado Springs. The marriage of the daughter to Bennett caused the estrangement and even when the daughter was dying the mother refused to speak to Mrs. Bennett. Bennett and his two children will contest the will.<sup>78</sup>

Van Syckle remarried in 1916 to Frances Daly. This second, also secretive, marriage took place in Denver and the new Mrs. Van Syckle seems to have spent most of her time there.

Harry Van Syckle served as mayor of Carbondale in 1887 and 1898, and went on to be a wealthy member of the Carbondale community.

### *Conclusion*

Much of the wealth created in the upper valley vanished with the repeal of the Silver Act in 1893. Some mines continued to operate, but the smelters could not continue for long. Carbondale's economy was more stable with ranching and agriculture providing the basis. Coal mining continued at a somewhat reduced rate for a number of years and Carbondale provided respite for the miners into the 20th century.

The United States entered World War I in 1917, which improved the market for coal and agricultural products. But most of the remainder of the valley had little to contribute to the war effort. The economy ran slowly but steadily. When the Great Depression hit, many families just continued on with little effect though outside goods were less available. What became known as the 'Quiet Years' in the Roaring Fork valley extended through World War II. It wasn't until skiing took hold in the upper valley that the economy improved enough to foster a new round of construction in the center of town. This slow growing economy helped to preserve many of the buildings that were present at the turn of the 20th century. On the four blocks of Main Street that made up the town in 1912, the Sanborn map shows 34 buildings. Of those 21 remain and are part of this survey.

Carbondale is fortunate to have the descendants of many of the original families who settled this area still in the community. The small group of people who were responsible for the creation and success of the town are well represented by their buildings and by the written record.

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<sup>78</sup> Ibid., pg 3

## ***Findings & Recommendations***

Carbondale was created out of a unique set of circumstances and was an integral part of the success of the region. Though the boom that brought settlers to the valley was short lived, Carbondale's central location and diverse economy ensured its survival. Its diversity also interested a variety of people whose contributions make up the whole story of Carbondale. The buildings that remain in the commercial core of the town range from the most modest wood frame buildings to substantial masonry structures, demonstrating a range of individual economic conditions. The buildings also demonstrate a wide variety of uses through their architectural form. While there are a number of traditional turn of the century commercial buildings, there are a handful that were built for the purpose of stabling horses and storing agricultural products. There are few other examples of these more specific architectural forms remaining in any of the communities of the valley.

Relative to the other settlements in the valley, Carbondale grew at a slower pace. Though the economy was somewhat dependant on the prosperity of other areas of the valley, it also had the resources to maintain a steady economy when other towns were dying out. The recovery of the valley's economy in the later half of the 20th century was slower to impact Carbondale, which may account for the significant number of buildings that remain in near original

condition along Main Street. Many buildings that existed at the turn of the century are still in place as demonstrated by the 1912 Sanborn Insurance map. At the present time, the pressure for redevelopment is increasing, putting several important buildings at risk.

The current land use code, that guides development in the commercial core, provides no protection for these historic buildings, nor does it provide any incentives for voluntary preservation. The Community Development Department is very close to passing an ordinance to provide for some protections, though there is resistance in the community for a strict preservation policy.

One of the biggest challenges that a preservation program in Carbondale faces is that there are few restrictions to development in the core area, that could be balanced with incentives for preservation. Many other local communities have more restrictive regulations and therefore more ability to provide incentives.

The commercial core area of Carbondale was relatively sparsely built at the turn of the century, which has left a considerable amount of vacant land along Main Street. These lots have been infilled over the years with a variety of building types and create a somewhat disjointed district. Therefore no National Register district is recommended for the commercial core. A local district should be considered as well as individual designations.

### *National Register Recommendations*

One building on Main Street in Carbondale was identified as having the potential for a National Register designation. It is in near original condition and was a significant social center for the community



302 Main St • 5GF.3777 • *Commercial Style*

The Odd Fellows Hall is one of the two, two story masonry buildings on Main Street. The property is significant for its role as a community center and location for many social activities over the years. It is also significant as the result of the efforts of many prominent local citizens. The architecture is high style and represents a substantial investment in the future of Carbondale.

### *Local Landmark Recommendations*



687 Colorado • 5GF.3771 • *Late Victorian*

This house remains in good condition and was built by R. E. Weant. Romus and his brother Samuel (Del) were early investors in Carbondale and had several business and property interests in town and in the region. The house is one of a handful of large residences that were built on the fringe of the commercial core and demonstrate many of the stylistic elements that were popular at the time.



511 Garfield • 5GF.3772 • *No Style*

This building is one of the handful of buildings that was built as part of the agricultural context of the community. Used for the storage and transition of farm produce to

the market, the building continues to express that original use and the connection to the railroad line that served it.



303 Main St • 5GF.3778 • *Commercial Style*

This building demonstrates a high level of decorative detail and retains a high level of integrity. The building served its original owner for many years and continues in its original use. The substantial materials and design characteristics demonstrate pride and a long term commitment to the community by the original builder.



335 Main St • 5GF.3781 • *Commercial Style*

This group of three buildings create a continuous streetscape and convey the character of early Carbondale's business district.



343 Main St • 5GF.3782 • *Commercial Style*



351 Main St • 5GF.3783 • *Commercial Style*

These three buildings have well documented histories and retain a good level of integrity. The buildings had several owners and a variety of businesses over the years. The Weant brothers owned two of the buildings and ran their butcher shop out of one of them, 343 was the site of the much loved Tandy Drugstore, and 351 housed R. L. Sherwood's movie theater. The three together characterize the variety of attractions offered to the residents of the region by Carbondale's business owners.



389 Main St • 5GF.3786 • *Commercial Style*

This building is another fine example of the turn of the century commercial style prevalent in the community. The building is brick and has considerable decorative detail. It shares the block with the group of three buildings above and contributes to the historic character of the street.



403 Main St • 5GF.3787 • *Commercial Style*

The Dinkel building is the largest and most substantial building on Main Street. It is also associated with one of the most important members of the Carbondale community. This building might have been eligible for National Register designation were it not for the alterations to the significant character defining features of the building. The main cornice has

been lost and several of the store fronts have been altered. A restoration of the building should be considered to return these essential details.



75 S. Third St • 5GF.3790 • *Hipped Box*

This building is a fine example of the modest residential architecture of the mining camps and early Carbondale. Though this building was moved to this location around 1906, it retains a high level of integrity and provides an important clue to the character of the middle class lifestyle of the time.



86 S. Third St • 5GF.3791 • *Foursquare*

This house is one of the handful of substantial houses that exist on the periphery of the commercial core. It demonstrates a

commitment to the community by its builder and incorporates the style that was popular at the time.



96 N. Third St • 5GF.3794 • *Late Victorian*

This house represents a typical residence from the early days of Carbondale and is generally intact in its original form. It was also home to the post office for many years and the resident of the editor of the first newspaper in town.



36 N. Fourth St • 5GF.3795 • *No Style*

This building is one of the group of buildings whose architecture conveys its original use. The building has few alterations and contributes to the variety of building types that make up the unique character of the commercial core.



55 N Fourth St • 5GF.3797 • *Commercial Style*

This building is located on a side street, along the route to the railroad depot. It is indicative of the more substantial buildings that were favored by local businessmen near the turn of the century.

This group of buildings represent the best examples of the development of Carbondale from 1885 to 1920. They tell a story of substantial investment in the community and they also indicate the expectation of continued development in the community. Though the economy slowed to the point of limited development after 1920, these buildings continued to be maintained and utilized in various forms through the present day.

### *Local Historic District*

The buildings described in this survey are confined to a small area of town and should be considered a local historic district. This designation would serve to focus preservation efforts in an area where substantial integrity remains. All of the buildings included in this

survey should be considered to be contributing to this local district with the exception of:

259 Main • 5GF.3776

311 Main • 5GF.3779

65 N. Third • 5GF.3793

38 N. Fourth • 5GF.3796

These four building retain very little integrity.

One other site requires some additional research to verify its significance. 199 Main St (5GF.3773) has been described by various sources as the Tanney Ranch house. This would make the building the oldest building in this survey, and the site of Ottawa Tanney's residence, post office and stage stop. The location of this building would have established the starting point for the development of the Carbondale townsite. No information was found during the research process that confirmed this building's reported history. If in fact, the building is the original ranch house and stage stop, it would be a very significant building in the history of Carbondale and should be designated as a local landmark. Currently, the building has suffered from a considerable loss of integrity, but the general form of the original remains, and it could benefit from a concerted restoration effort.

### *Specific Recommendations*

1. Create a Downtown Historic District for the protection of the remaining historic buildings along Main Street and the adjacent side streets. The creation of this district should include restrictions on demolition and design

guidelines to control alterations to historic structures along with guidance for new construction.

Some of this work is currently underway and should be complete in the near future.

However, work still needs to be done to provide the owners of historic properties incentives for preservation. A number of one story buildings exist along Main Street and are smaller than the potential development that could be achieved on the site. These properties are under the greatest pressure for redevelopment. It may be possible to design a program that includes a transferable development right to allow property owners to sell off the development potential that they loose by the preservation of their building. The purchase of these development rights could be driven by new development on the outskirts of the community. This type of program would to recognize the community wide interest in preservation of the historic core and successfully compensate owners of historic building for their continued stewardship.

2. During the research on these buildings several references were found to other buildings, which, if they still exist, should be considered for preservation. Specifically, the original Dinkel store building, Mary Francis's homestead and ranch buildings, and other Tanney Ranch buildings. It is possible that current residents of the community may be aware of the locations of these buildings and others associated with the early pioneers of the

area. These resources should be consulted while there is still time.

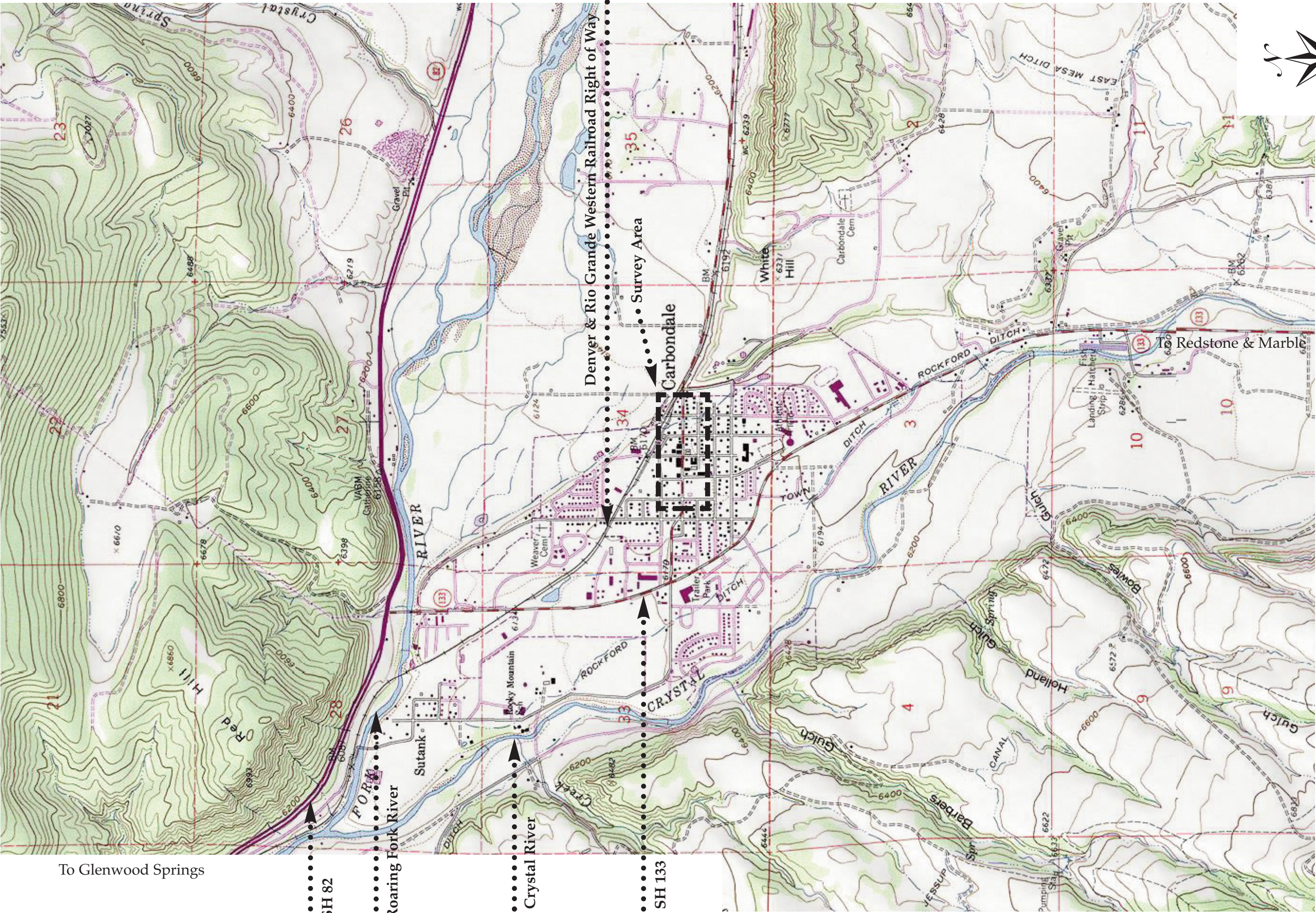
3. A National Register nomination should be pursued for the Odd Fellow's Hall and a local landmark program should be established for the buildings as recommended above. The program should provide some additional incentive to property owners to encourage continued stewardship of their historic buildings and in some cases restoration of key elements.

4. The community should continue to survey the historic neighborhoods outside of the commercial core area. There are several residential buildings that appear on the 1912 Sanborn Map, which were not part of this survey and should be investigated for their significance and integrity. Other neighborhoods should also be investigated with a eye toward expanding the commercial core preservation program to the residential neighborhoods of Carbondale.

5. The community has begun and should continue to take advantage of long time local resident's recollections. An effort should be made to create a knowledge base of oral histories and photographic resources that may exist. This type of record was very useful in the research of this project, particularly as a resource for confirming various reports and filling in missing information. A focused effort in this area will raise awareness of the unique history of

the community and create resources for future research efforts.

As always, generating enthusiasm for preservation is essential for a successful preservation program. Carbondale has begun to engage the community and to educate members of the local government about Carbondale's early days. A good collection of buildings still remain in the historic town and continue to tell the story of the town's beginnings. Preservation of these resources is essential for the preservation of the character of the community and essential for the understanding of the unique circumstances that brought the town into being.



To Glenwood Springs

.....  
SH 82

.....  
Roaring Fork River

.....  
Crystal River

.....  
SH 133

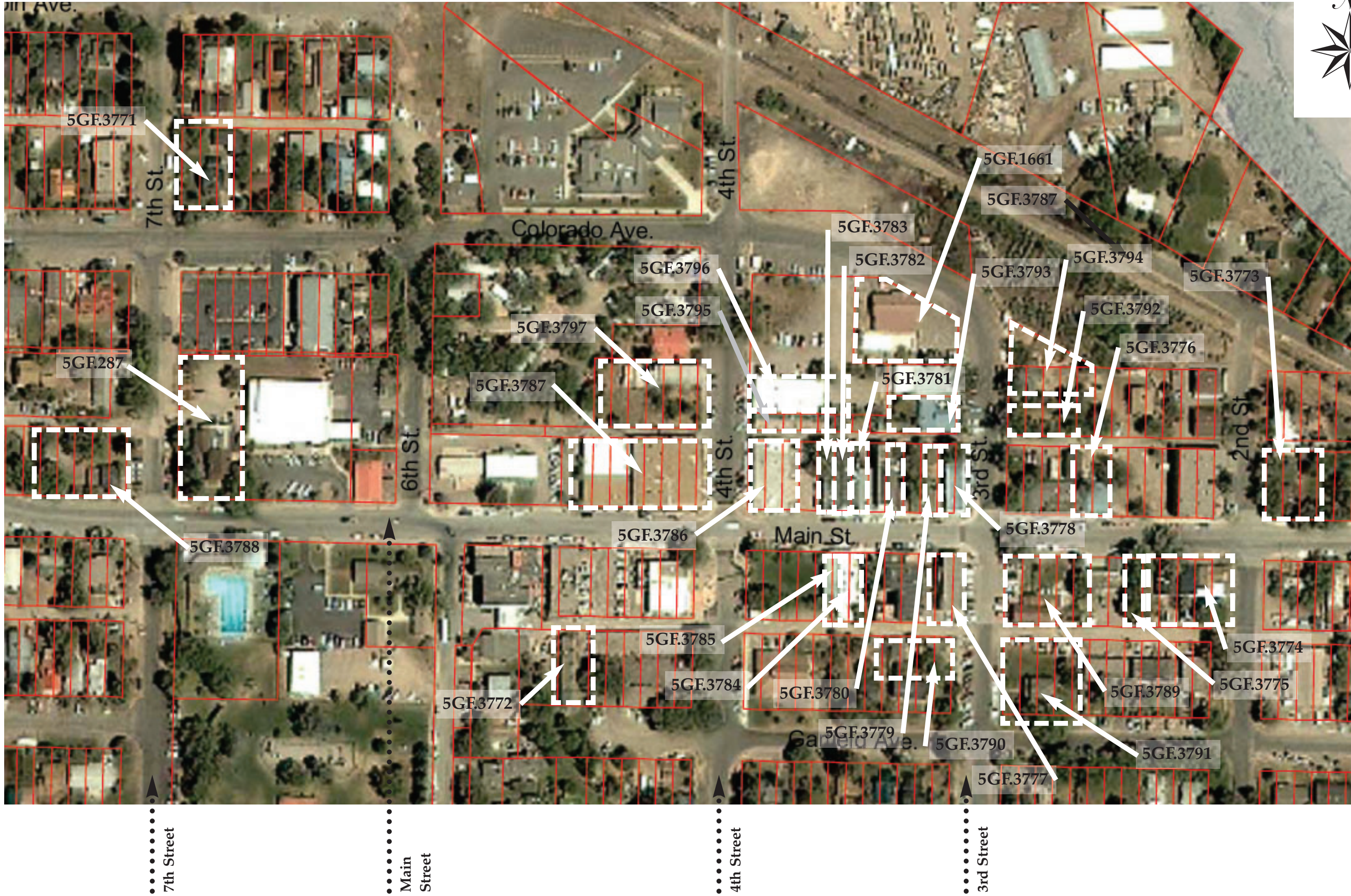
.....  
Denver & Rio Grande Western Railroad Right of Way

.....  
Survey Area

.....  
Carbondale

.....  
To Redstone & Marble

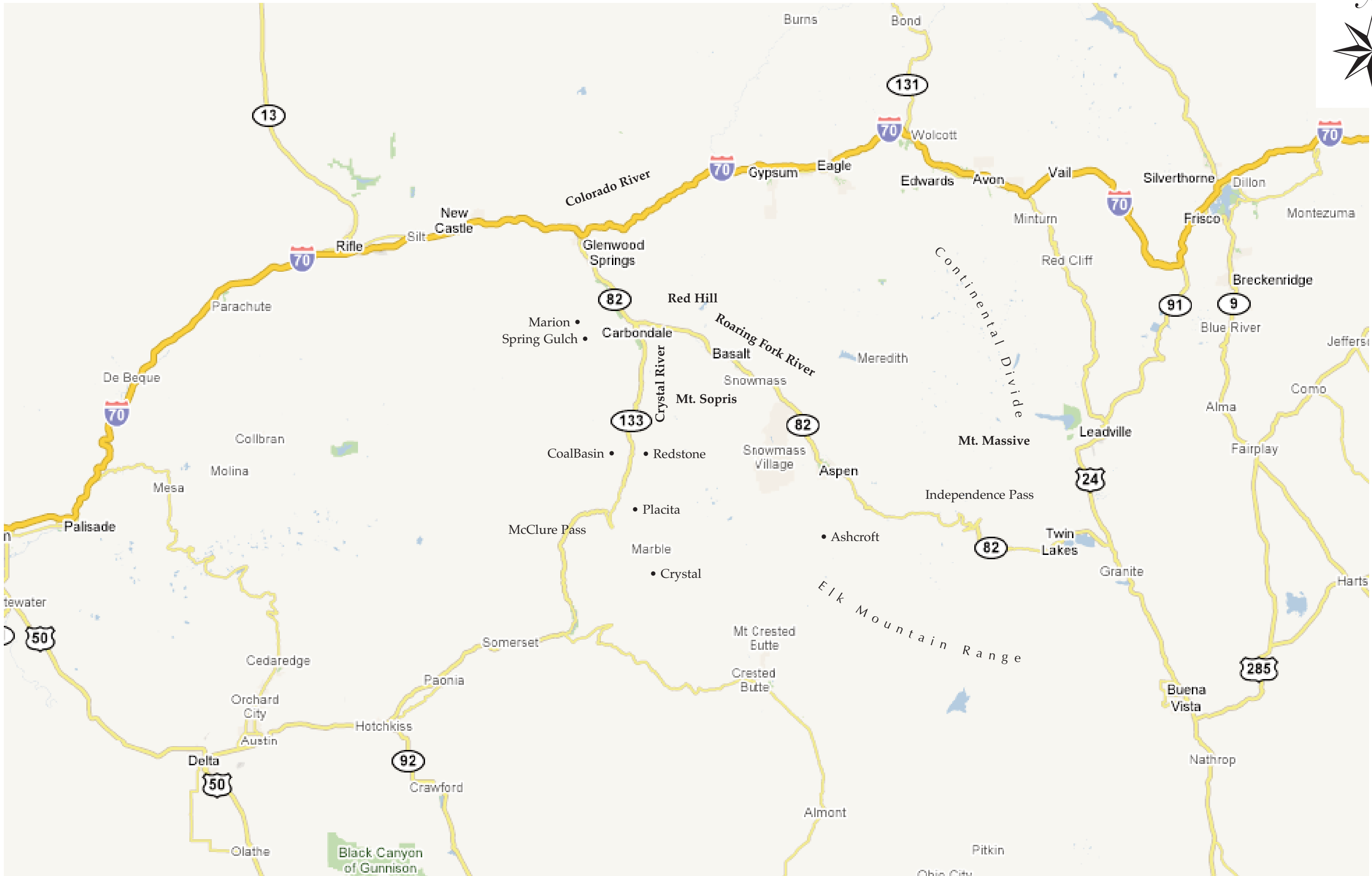




## Town of Carbondale Survey Map

*Town of Carbondale Downtown Survey 2006*

*all sites included in this survey are indicated by State ID Number*



## Carbondale and the Region

*Town of Carbondale Downtown Survey 2006*

*Town of Carbondale • Historic Survey 2006*  
*Sites Sorted by State ID Number*

State ID	Temp ID	Street		historic name	construction	NR Individual		NR District		Local
		#	Name		date	yes	no	yes	no	Landmark
5GF.287	689.MAI	689	Main Street	The Weant House	1913		X		X	
5GF.1661	97.NTHD	97	N 3rd Street	Denver & Rio Grande Depot	1887		X		X	
5GF.3771	687.COL	687	Colorado	The Weant House	1901		X		X	yes
5GF.3772	511.GAR	511	Garfield Ave	Robertson and White Granary	1906		X		X	yes
5GF.3773	199.MAI	199	Main Street	The Tanney Ranch House	1882 to 83		X		X	yes*
5GF.3774	202.MAI	202	Main Street	The Creamery	1903		X		X	
5GF.3775	234.MAI	234	Main Street	n/a	pre 1912		X		X	
5GF.3776	259.MAI	259	Main Street	n/a	1908		X		X	
5GF.3777	302.MAI	302	Main Street	Odd Fellows Hall	1906	X			X	yes
5GF.3778	303.MAI	303	Main Street	Dad Long's Store	1888		X		X	yes
5GF.3779	311.MAI	311	Main Street	n/a	1903		X		X	
5GF.3780	319.MAI	319	Main Street	The Town Hall	1888		X		X	
5GF.3781	335.MAI	335	Main Street	n/a	1893		X		X	yes
5GF.3782	343.MAI	343	Main Street	City Drug, Tandy Drugstore	1893		X		X	yes
5GF.3783	348.MAI	348	Main Street	n/a	1899		X		X	
5GF.3784	351.MAI	351	Main Street	n/a	1893		X		X	yes
5GF.3785	358.MAI	358	Main Street	n/a	1908		X		X	
5GF.3786	389.MAI	389	Main Street	The Potato Grower's Association	1889		X		X	yes
5GF.3787	403.MAI	403	Main Street	The Dinkel Building	1892		X		X	yes
5GF.3788	711.MAI	711	Main Street	n/a	1900		X		X	
5GF.3789	26.STHD	26	S 3rd Street	The Smithy	1904		X		X	
5GF.3790	75.STHD	75	S 3rd Street	n/a	1888		X		X	yes
5GF.3791	86.STHD	86	S 3rd Street	n/a	1900		X		X	
5GF.3792	64.NTHD	64	N 3rd Street	Mt Sopris Hotel	1883		X		X	
5GF.3793	65.NTHD	65	N 3rd Street	n/a	1888		X		X	
5GF.3794	96.NTHD	96	N 3rd Street	The Post Office	1888		X		X	
5GF.3795	36.NFTH	36	N 4th Street	The Livery	1888		X		X	yes
5GF.3796	38.NFTH	38	N 4th Street	n/a	1918		X		X	
5GF.3797	55.NFTH	55	N 4th Street	Sheridan's Saloon, Badgett Grocery	1898		X		X	yes
*needs additional information										

*Town of Carbondale • Historic Survey 2006*  
*Sites Sorted by Street Address*

State ID	Temp ID	Street		historic name	construction date	NR Individual		NR District		Local Landmark
		#	Name			yes	no	yes	no	
5GF.3771	687.COL	687	Colorado	The Weant House	1901		X		X	yes
5GF.3772	511.GAR	511	Garfield Ave	Robertson and White Granary	1906		X		X	yes
5GF.3773	199.MAI	199	Main Street	The Tanney Ranch House	1882 to 83		X		X	yes*
5GF.3774	202.MAI	202	Main Street	The Creamery	1903		X		X	
5GF.3775	234.MAI	234	Main Street	n/a	pre 1912		X		X	
5GF.3776	259.MAI	259	Main Street	n/a	1908		X		X	
5GF.3777	302.MAI	302	Main Street	Odd Fellows Hall	1906	X			X	yes
5GF.3778	303.MAI	303	Main Street	Dad Long's Store	1888		X		X	yes
5GF.3779	311.MAI	311	Main Street	n/a	1903		X		X	
5GF.3780	319.MAI	319	Main Street	The Town Hall	1888		X		X	
5GF.3781	335.MAI	335	Main Street	n/a	1893		X		X	yes
5GF.3782	343.MAI	343	Main Street	City Drug, Tandy Drugstore	1893		X		X	yes
5GF.3783	348.MAI	348	Main Street	n/a	1899		X		X	
5GF.3784	351.MAI	351	Main Street	n/a	1893		X		X	yes
5GF.3785	358.MAI	358	Main Street	n/a	1908		X		X	
5GF.3786	389.MAI	389	Main Street	The Potato Grower's Association	1889		X		X	yes
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5GF.287	689.MAI	689	Main Street	The Weant House	1913		X		X	
5GF.3788	711.MAI	711	Main Street	n/a	1900		X		X	
5GF.3792	64.NTHD	64	N 3rd Street	Mt Sopris Hotel	1883		X		X	
5GF.3793	65.NTHD	65	N 3rd Street	n/a	1888		X		X	
5GF.3794	96.NTHD	96	N 3rd Street	The Post Office	1888		X		X	
5GF.1661	97.NTHD	97	N 3rd Street	Midland Depot	1887		X		X	
5GF.3795	36.NFTH	36	N 4th Street	The Livery	1888		X		X	yes
5GF.3796	38.NFTH	38	N 4th Street	n/a	1918		X		X	
5GF.3797	55.NFTH	55	N 4th Street	Sheridan's Saloon, Badgett Grocery	1898		X		X	yes
5GF.3789	26.STHD	26	S 3rd Street	The Smithy	1904		X		X	
5GF.3790	75.STHD	75	S 3rd Street	n/a	1888		X		X	yes
5GF.3791	86.STHD	86	S 3rd Street	n/a	1900		X		X	

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Colorado’s Historic Newspapers Collection. 1859 to 1923, [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org)

***Key to Photographs:***

All photos courtesy of Denver Public Library, Western History Collection

Cover • Carbondale and Mt. Sopris, September 1906, *call number X-6781*

Figure 1 • Crystal River Valley from Red Mountain, Louis C. McClure, 1900, *call number MCC-1729*

Figure 2 • A Colorado Potato Field, Louis C. McClure, 1900, *call number MCC-1113*

Figure 3 • Carbondale District from Red Mountain, Louis C. McClure, 1900, *call number MCC-4980*

Figure 4 • Approaching Carbondale, Roaring Fork River, George L. Beam. c. 1922, *call number GB-6491*

Figure 5 • Gulch, Colorado, 1901(?), *call number X-9223*

Figure 6 • Early Town of Carbondale, between 1890 and 1900, *call number X-6784*

Figure 7 • Carbondale Colorado, Football, 1911 (Potato Day) *call number X-6782*

Figure 8 • Carbondale, Colorado, Louis C. McClure, ca.1920, *call number MCC-4082*

*Remainder of photographs were produced for the purpose of this survey*

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3789
2. Temporary resource number: 26.STHD
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: The Village Smithy
7. Building address: 26 S 3rd Street
8. Owner name and address: CT & TL Chacos, LLLP  
26 S. 3rd Street Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
SE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 13 ; 309730 mE 4363516 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 9, 10, 11 & 12 Block: 9  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original townsite carbondale blk: 9 lot: 9 - lot: 12 bk: 0399 pg: 0313 bk: 1122 pg: 218  
recpt: 542984 bk: 1106 pg: 0346 bk: 0938 pg: 0881 bk: 0751 pg: 0715  
Assessors Office Parcel ID # 2393-343-17-004  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 69' x Width 47'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Gabled Roof

Resource Number: 5GF.3789  
Temporary Resource Number: 26.STHD

### Architectural Inventory Form

Page 2 of 5 pages

19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Segmental Arch, Balcony, Fence
21. General architectural description: This is a building comprised of several additive volumes. The primary form is a front gable brick building which has a long rectangular plan. The main ridge runs east west and has several additions on the north side and rear. The main front gable faces west and has a generally symmetrical façade. The central section consists of a rectangular wood opening centered on the gable with a flat roofed canopy covering the opening on the main level. The flat overhang is supported by a large wood bracket on either side. The opening is infilled with vertical wood siding and a series of fixed glass windows across the width. To either side of the opening is a single arched brick opening. The opening to the left has a wood door and the one to the right has a vertically proportioned double hung which is set slightly off center on the wall. A single arched opening on the upper level is centered on the gable with a pair of out swinging glass doors; the doors access a small balcony above the canopy. A single double hung window is located to each side of the French doors. These units are also set in segmental arched openings. A single small vent window is located at the peak. A single story gable addition extends off the north side of the buildings with a series of horizontally proportioned windows on the west. A small shed roofed addition extends off the face of the lower gable to the north and a large flat roofed porch area infills the el created by the small gable and the remainder of the main building gable to the east. Another gable addition is attached to the rear of the main form. This addition has few window openings but several mechanical vents and stacks.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The building sits at the back of a large lot, along the alley. The lot opens to the north and fronts Main Street. There is a large area of lawn with a large street tree on the corner.
24. Associated buildings, features, or objects: A small shed roofed shed sits along the alley at the back corner.

#### IV. Architectural History

25. Date of Construction: Estimate: 1904 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: W. M. Dinkel

Resource Number: 5GF.3789  
Temporary Resource Number: 26.STHD

**Architectural Inventory Form**  
Page 3 of 5 pages

Source of information: Garfield County Records

29. Construction history (include description and dates of major additions, alterations, or demolitions): The small gable addition to the north was added in 1976. The large porch and flat roof area was added in 1999. Window alterations and gable addition to the rear done prior to 1984.
30. Original location ☒ Moved ☐ Date of move(s):

**V. Historical Associations**

31. Original use(s): Commerce and Trade
32. Intermediate use(s): Commerce and Trade
33. Current use(s): Commerce and Trade; Restaurant
34. Site type(s): Commercial Core
35. Historical background: The present day property consists of four lots. This building is constructed on lots 11 and 12. All the lots were purchased in 1888 from the Carbondale Town & Land Company by different individuals. Lot 11 was first owned by James K. Robinson and lot 12 was owned by D. E. Tatham who sold to W. E. Johnson. By the end of 1887, both lot 11 and 12 were owned by J. K. Robinson & Company. In 1899 James K. Robinson & Company sold both lots to W. M. Dinkel. The sale came with an interest in the Bank of Carbondale, which has been assumed to have been in Dinkel's store, on this lot. The other two lots were the site of the Williams Hotel, which appeared frequently in early newspapers but was gone by the time the 1912 Sanborn map was made. The hotel and the bank, located in Dinkel's store, were both burned in the fire of 1891. This building is thought to be one of the first blacksmith shops in Carbondale. Some sources place Hugh O. Pattison (b. 1864 in Indiana) as the operator of the blacksmith shop. He was listed in the 1900 census working as a blacksmith. The 1973 interview with Cleone Oliver mentioned Benjamin F. Baker (b. 1856 in New York) operating out of the shop owned by W. M. Dinkel Company. She placed Pattison on the corner of 4th and Main, one block west. Benjamin Baker appeared in the 1910 census as a blacksmith. By 1917, Dinkel transferred ownership to his wife Sally A. Dinkel. She remarried after his death in 1918 and was known as Sally A. Tichenor. She sold the property in 1947 to Albert Risbon who sold two weeks later to Ernest Diemoz, who held the property until 1955. Diemoz sold the property to Herbert M & Harriet C. Evans. Harriet died in 1969 and Herbert sold the property to Paul & Virginia Lappala. The Lappalas sold to Chris T. and Terry L. Chacos in 1989. They continue to own the property under the name CT & TL Chacos LLLP. The Chacos have operated the current restaurant since 1975.

Resource Number: 5GF.3789  
Temporary Resource Number: 26.STHD

### Architectural Inventory Form

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36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale.

#### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1904; 1904 to circa 1947

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position in the commercial development of Carbondale. It was the site of several local businesses but the building remaining operated as a black smith shop for many years, though it is unclear exactly when that business left the building. The building was one part of William Dinkel's commercial enterprises in the town. The architecture of this building is indicative of the type and style of buildings built during this period. The use of brick as a primary building material may have been a result of the numerous fires that destroyed many original buildings in this area of town by the turn of the century. The use of this substantial material also indicates a commitment to the long term survival of the business. The design of the building reflects its original use and the level of detail is also indicative of the prosperity of the period.

43. Assessment of historic physical integrity related to significance: The accumulation of additions and the alterations to the principal opening have impacted the integrity of the

Resource Number: 5GF.3789  
Temporary Resource Number: 26.STHD

### Architectural Inventory Form

Page 5 of 5 pages

building, however the original form, materials, and window pattern are clearly visible.  
Overall the integrity has been somewhat compromised by alterations.

#### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing ☐  
Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐  
Noncontributing ☐

#### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 26.STHD Frame: 1, 2, 3 & 4

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



26 S 3rd 1

#1 looking east



26 S 3rd 2

#2 looking north



26 S. 3rd 3

#1 looking west



26 S. 3rd 4

#2 looking south

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3795  
2. Temporary resource number: 36.NFTH  
3. County: Garfield  
4. City: Carbondale  
5. Historic building name: The Livery  
6. Current building name: Otak  
7. Building address: 36 N 4th Street  
8. Owner name and address: James H Collins  
P.O. Box 369 Woody Creek, CO 81654

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NW 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34  
10. UTM reference  
Zone 1 3 ; 3 0 9 6 2 3 mE 4 3 6 3 6 0 6 mN  
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*  
12. Lot(s): 6, 7, 8, 9, 10, 11 & 12 Block: 11  
Addition: Original Townsite Year of Addition: 1887  
13. Boundary Description and Justification: Site is comprised of Sect, Twn, Rng: 34-7-88  
sub:original townsite carbondale blk:11 lot:6 - lot:12 desc: S 25' bk:1713 pg:614 recpt:  
679462 bk:1214 pg:171 recpt:571320 bk:1153 pg:821 recpt:553221 bk:1153 pg:820  
recpt:553221 bk:1153 pg:815 recpt:553219 bk:1153 pg:815 recpt:553219 bk:1153 pg:813  
recpt:553219 bk:1153 pg:812 recpt:553219 bk:0825 pg:0002 bk:0797 pg:0359 bk:0794  
pg:0014  
Assessors Office Parcel ID # 2393-343-15-003  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan  
15. Dimensions in feet: Length 100' x Width 25'  
16. Number of stories: 1.5

Resource Number: 5GF.3795  
Temporary Resource Number: 36.NFTH

### Architectural Inventory Form

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17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Gabled Roof
19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Segmental Arch, Dormer, False Front, Decorative Cornice
21. General architectural description: This is a long rectangular brick building. The ridge line runs east/west and the main façade faces west. The main façade is generally symmetrical with a wide segmental arched opening centered on the gable end. The arched opening is infilled with two entry doors, a central wood post and a transom of small vertically proportioned lights across the top of the doors. A vertically proportioned double hung in a tall segmental arched opening sits to either side of the center, dividing the remaining wall equally. The upper level has three similar vertically proportioned segmental arched openings, grouped closer together. The central opening runs the full height of the floor, and is about half the width of the large opening below. A full height segmental arched opening sits to either side. The group is flanked by a cornice element which runs across the remaining wall, creating a false front to each side of the front gable. The cornice line runs across at the height of the arch springline to the north and south. The false front matches the cornice on the south, but is half again the height of the peak on the north. The metal roof beyond runs to the rear of the site and sits flush with the top of the front gable brick. Two dormers are equally spaced along the length of the south side and extend to the south wall plane, rectangular openings sit in the dormer face and interrupt the eave line. The openings are infilled with wood panels. A number of horizontally proportioned segmental arched openings, run along the south side and infilled with casement style windows. They are generally equally spaced along the length of the wall. A single door in a segmental arched opening is located about 2/3 of the way along the south side. A small shed roof addition sits on the rear and the adjacent building sits against the north wall.
22. Architectural style/building type: False Front Commercial
23. Landscaping or special setting features: The building sits lot line to lot line with an alley on the south side and a building adjacent to the north.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: 1888 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown

Resource Number: 5GF.3795  
Temporary Resource Number: 36.NFTH

### Architectural Inventory Form

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Source of information: \_\_\_\_\_

28. Original owner: Frank E. Sweet

Source of information: Garfield County Records

29. Construction history (include description and dates of major additions, alterations, or demolitions): Some window replacement on the main façade, window replacement on the south side and probable entry door reconfiguration, brick painted, dates unknown.

30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Commerce & Trade; Business

32. Intermediate use(s): Vacant

33. Current use(s): Commerce and Trade: Business

34. Site type(s): Commercial Core

35. Historical background: This property consists of a number of lots, only lots 9, 10, 11 and 12 are related to the original building. The Carbondale Town & Land Company sold the lots to Charles E. Perpau in 1887. He sold the lots to Frank E. Sweet in 1888. In 1889, Sweet sold the property to William Kopfer. In 1893, Kopfer sold the south 25' of the four lots to William Johnson, who on the same day transferred the ownership to Ward Tucker and Price Wickliffe. Tucker and Wickliffe borrowed money from W. M. Dinkel a couple of months later and the promissory note referred to improvements at this time. By 1897, Tucker bought out Wickliffe's interest in the property. Several other people had interests in this property over the years, such as R. L. Sherwood, Cyrene Needham and J. W. Watkins. By 1911, J. B. Wiggins was the owner and sold the property to L.L. Harrel & Bert Hinkle. Harrel and Hinkle ran the livery, ferrying people from the train depot across the muddy expanse to the town center. They likely served both the Denver & Rio Grande depot nearby and the Colorado Midland depot across the Roaring Fork. As the automobile overtook the horse, the livery gradually converted to an auto mechanic shop. In 1991 CDE Partners purchased the property from the Public Trustee and they sold to the Valley Journal Partners in 1992. Charles O. Bishop purchased the property in 1999 and sold it to Dale Eubank in 2000. The current owner, James Collins, purchased the building in 2005. The building is currently used as offices.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org); [www.heritagequestonline.com](http://www.heritagequestonline.com); The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale.

Resource Number: 5GF.3795  
Temporary Resource Number: 36.NFTH

### Architectural Inventory Form

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#### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1888; 1888 to circa 1920

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building signifies the early development of Carbondale's town center. It is indicative of the concentration of services in the town center that supported the needs of the community. This building served as a livery stable from its construction until the emergence of the automobile replaced the horse completely around 1920. The architecture of the building represents the False Front Commercial style that was popular in early western towns. This particular building is a brick version of the typically wood frame form. The generally symmetrical façade and vertically proportioned openings are also characteristic of the period. The building is expressive of its function, in terms of the large main opening and the repetitive small windows along the side. The building contributes to the variety of the built fabric of the town.

43. Assessment of historic physical integrity related to significance: The building is generally intact in its original form. Some window alterations have had a minor impact on the integrity. Changes in use have not affected the original form and pattern that is expressive of the original use as a livery stable.

#### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

Resource Number: 5GF.3795  
Temporary Resource Number: 36.NFTH

### Architectural Inventory Form

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45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 36.NFTH Frame: 1, 2 & 3

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project   49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203   (303) 866-3395



36 4th 1

#1 looking east



36 4th 2

#2 looking east



36 4th 3

#1 looking north



# 36 N 4th Street

5GF.3795



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
 2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3796  
2. Temporary resource number: 38.NFTH  
3. County: Garfield  
4. City: Carbondale  
5. Historic building name: n/a  
6. Current building name: Churchill Builidng  
7. Building address: 38 N 4th Street  
8. Owner name and address: The Churchill Group, LTD.  
40 N. 4th Street Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NW 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34  
10. UTM reference  
Zone 13 ; 309624 mE 4363638 mN  
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*  
12. Lot(s): C2 Block: n/a  
Addition: Fante Subdivision Year of Addition: 1980  
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub:fante sub resub parcel c lot:c2 pre:r340871 bk:1353 pg:611 recpt:603082 bk:0796  
pg:0181  
Assessors Office Parcel ID # 2393-343-47-005  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan  
15. Dimensions in feet: Length 100' x Width 50'  
16. Number of stories: 2  
17. Primary external wall material(s) (enter no more than two): Stucco  
18. Roof configuration: (enter no more than one): Flat Roof

Resource Number: 5GF.3796  
Temporary Resource Number: 38.NFTH

### Architectural Inventory Form

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19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): none
21. General architectural description: This is a large rectangular building that sits on a corner site. The principal façade faces west and the north wall is exposed to the adjacent street. The principal façade has a number of openings in a variety of shapes and sizes. The façade is generally divided into two sections, the left section has a single entry door located near the center of the building with a series of three double hung windows on the upper level and a pair of two vertically proportioned casement style windows set in a recess on the north end of the façade. The right section has an entry door with a tall transom window located near the center of the building, a vertically proportioned fixed window to the right and a large picture window further right at the south end of the façade. The upper level has two double hung windows adjacent to the transom window to the right and another set of two double hungs above the picture window, further right. The wall surface is entirely covered with stucco, including the small cornice line along the top of the parapet wall. The building's name appears centered on the façade just below the cornice. The north side has a long wall with a number of openings in a variety of sizes. A large mural is located on the right side of the north wall; several smaller windows and a door are located just beyond the mural. A single window is located on the upper level and four overhead door sized openings are located on the remainder of the façade to the left. The parapet wall steps down in four small steps to the rear of the building.
22. Architectural style/building type: Late 19th and Early 20th Century American Movements; Commercial Style
23. Landscaping or special setting features: The building sits lot line to lot line with an alley on the rear and a building adjacent to the south.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1918  
Source of information: Garfield County Records
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_

Resource Number: 5GF.3796  
Temporary Resource Number: 38.NFTH

### Architectural Inventory Form

Page 3 of 5 pages

29. Construction history (include description and dates of major additions, alterations, or demolitions): Several alterations have occurred over the years. A majority of the window openings had been altered and new openings added by 1983. Stucco had been completed on the whole building by 1983. Reference is made to a second level being added in 1987, however 1983 photo shows a façade of the same size as is present today. The mural was painted some time in the 1980s
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): \_\_\_\_\_ Commerce and Trade: Business
32. Intermediate use(s): \_\_\_\_\_ Commerce and Trade: Business
33. Current use(s): \_\_\_\_\_ Commerce and Trade: Business
34. Site type(s): \_\_\_\_\_ Commercial Core
35. Historical background: This property consists of a number of lots but only lots 9, 10, 11 and 12 are related to the original building. The Carbondale Town & Land Company sold the lots to Charles E. Perpau in 1887. He sold the lots to Frank E. Sweet in 1888. In 1889 Sweet sold the property to William Kopfer. In 1893 Kopfer split off the south 25' of the lots, which became 36 N. Fourth, 5GF.3795. Kopfer apparently retained the remaining 75' of the lots. Several other people had interests in this property over the years, such as R. L. Sherwood, Cyrene Needham and J. W. Watkins. It is not clear what happened to the ownership of this portion of the lots, and the building was not built until after the date of the Sanborn map. The lots have passed through many hands and have been the subject of numerous promissory notes and tax sales making the actual ownership unclear. The Trafalger Management Company owned the property in 1990 when it sold to the current owner, The Churchill Group.
36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org); [www.heritagequestonline.com](http://www.heritagequestonline.com); The Frontier Historical Society and Museum.

#### VI. Significance

37. Local landmark designation: Yes \_\_\_\_\_ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
38. Applicable National Register Criteria:  
☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;  
\_\_\_\_\_ B. Associated with the lives of persons significant in our past;

Resource Number: 5GF.3796  
Temporary Resource Number: 38.NFTH

### Architectural Inventory Form

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☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1918; 1918 to 1956

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building signifies the early commercial development of Carbondale's town center. No specific local business is associated with this property but the location and form indicate its commercial roots. The architecture is representative of the type style of building constructed during this period, though alterations have seriously reduced the significance in this area.

43. Assessment of historic physical integrity related to significance: Alterations have significantly impacted the integrity of the building. Little original pattern or material remains.

### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing ☐

Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐

Noncontributing ☐

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 38.NFTH Frame: 1, 2 & 3

Negatives filed at: Town of Carbondale Planning Dept.

Resource Number: 5GF.3796  
Temporary Resource Number: 38.NFTH

**Architectural Inventory Form**

Page 5 of 5 pages

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006  
50. Recorder(s): Suzannah Reid and Patrick Duffield  
51. Organization: Reid Architects, Inc.  
52. Address: PO Box 1303 Aspen, Colorado 81612  
53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



38 4th 1

#1 looking north



38 4th 2

#2 looking south



38 4th 3

#1 looking east



# 38 N 4th Street

5GF.3796



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3797
2. Temporary resource number: 55.NFTH
3. County: Garfield
4. City: Carbondale
5. Historic building name: Badgett Grocery
6. Current building name: n/a
7. Building address: 55 N 4th Street
8. Owner name and address: Morningwood, LLC  
1000 Blue Heron Lane Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NW 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 5 7 5 mE 4 3 6 3 6 2 6 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 20 Block: n/a  
Addition: Town Center Subdivision Year of Addition: 2003
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88 sub:  
town center flg. #1 lot:20 desc: re-sub of berry exemption parcels 1&3 pre: r340602  
and/thru:a to: r002393 pre: r580116 bk:0617 pg:0381 bk:0498 pg:0346 bk:0418 pg:0219  
bk:1451 pg:645 recpt:623761 bk:1243 pg:535 recpt:578851 bk:1243 pg:524 recpt:578846  
bk:1243 pg:523 recpt:578845 bk:1197 pg:339 recpt:566239 bk:0762 pg:0584 bk:0748  
pg:0471 bk:0680 pg:0095  
Assessors Office Parcel ID # 2393-343-83-020  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 76' x Width 25'

Resource Number: 5GF.3797  
Temporary Resource Number: 55.NFTH

### Architectural Inventory Form

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16. Number of stories: 2
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Flat Roof
19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Segmental Arch, Decorative Cornice
21. General architectural description: This is a long rectangular brick building. The principal façade faces east and has a symmetrical layout. The main level of the building is raised slightly above the existing side walk level. A series of storefront windows run the full width of the façade with two equal bays to either side of the entry bay, and a small bay on the far left side. The bays are defined by square posts with decorative capitals. The capitals carry a simple steel lintel with no other decoration along the top of the main level. A solid transom infills between the capitals and simple large glass areas infill the store front areas. The windows sit on a low wall with a decorative panel. A vertically proportioned double hung window is located to either side of the center of the second story wall. The windows are set in brick openings with simple segmental arches. A rusticated sandstone detail traces the top of the arch and a rusticated sandstone sill runs across the width of the opening. A decorative cornice of corbelled brick and brick dentils run the width of the façade at the top of the wall. The south side of the building has a number of openings, similar in size to the main façade and with the same arch and sill details. Three windows and a door opening are located on the upper level and a door and single opening are located on the lower wall. The north wall has a similar pattern with one additional modern window opening. The building sits on a rusticated sandstone base and has relieving arches located periodically along the base of the building. The rear of the building has a two story shed roof addition with wood structure and siding. Few openings are located on the addition. A rigid awning runs the width of the storefront just below the transom. A trellis structure is located on the left side of the main façade. It extends off the building and is supported by a single post on the open end.
22. Architectural style/building type: Late 19th and Early 20th Century American Movements; Commercial Style
23. Landscaping or special setting features: The building is free standing with a vacant lot on the south and an alley on the north.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: 1898 Actual: \_\_\_\_\_  
Source of information: Garfield County Records
26. Architect: unknown

Resource Number: 5GF.3797  
Temporary Resource Number: 55.NFTH

### Architectural Inventory Form

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Source of information: \_\_\_\_\_

27. Builder/Contractor: unknown

Source of information: \_\_\_\_\_

28. Original owner: Christian and Ellen Hahn

Source of information: Garfield County Records

29. Construction history (include description and dates of major additions, alterations, or demolitions): Some windows replaced, modifications to the storefront, all before 1983. Awning added before 1990. Two story wood shed roof addition on rear is likely an early if not original part of the building.

30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Commerce and Trade

32. Intermediate use(s): Commerce and Trade

33. Current use(s): Vacant (shortly to be re-occupied)

34. Site type(s): Commercial Core

35. Historical background: Christian N. A. Hahn and his wife Ellen were the owners of the property at the time the building was built. This was confirmed by the note in the subsequent sale to James Sheridan in 1899, which included a reference to the improvements on the site. The Hahns were residents of New Castle, Colorado where he was known as the "oldest settler." He was an agent for the Colorado Land and Improvement Company and was the fire insurance agent of the city as indicated by an advertisement in the Rifle newspaper in 1893. He was appointed postmaster in New Castle in 1893 and apparently also owned the Albany Hotel and Bar in New Castle. James Sheridan was also from New Castle and apparently ran a saloon in that town, known as Sheridan's Place. Sheridan sold the north half of the property to James Badgett (b. 1861 in Italy) in 1920, including improvements with "two pool tables, complete with balls and cues, bar furniture, fixtures and the other belongings in the building". (from the warranty deed recorded in book 123, page 427). In 1921 Sheridan sold the remainder of the property to Badgett. James Badgett ran the Badgett Grocery in this building. Rumor has it that the building also served as a brothel, likely during Sheridan's time. Badgett's wife Madelena (Maddalin) apparently inherited the property when Badgett died and she died herself in 1983. Clara Vedic owned the property in 1989 at which time she sold it to Lynn G. and Gale S. Bryant. The Bryants sold the property to TWD Corporation in 2000. Morningwood, LLC, the current owner, acquired the property around 2003.

Resource Number: 5GF.3797  
Temporary Resource Number: 55.NFTH

### Architectural Inventory Form

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36. Sources of information: Garfield County Assessors Office; Walking Tour of Historic Main Street; Compiled by Linda Romero Criswell; www.coloradohistoricnewspapers.org, New Castle News archives.; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale.

#### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
38. Applicable National Register Criteria:  
☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;  
☐ B. Associated with the lives of persons significant in our past;  
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or  
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.  
☐ Qualifies under Criteria Considerations A through G (see Manual)  
☐ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture; Commerce
40. Period of significance: 1898; 1898 to circa 1940
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This building signifies the early development of Carbondale's town center. It is indicative of the type of development associated with the growth of commercial activities in the area. Sheridan's Saloon and Badgett's Grocery were both significant and established businesses in the community. The architecture of the building is significant because the form of the building, its simple symmetrical façade and the large storefront are all characteristic of the Commercial Style during this period. The brick construction is indicative of a substantial investment by the builder and a long term commitment to the community.
43. Assessment of historic physical integrity related to significance: The building is generally intact in its original form. Windows have been replaced and alterations have been made to the storefront. One new window opening has been created. The original window pattern is essentially intact. The alterations have had a minor impact on the integrity.

Resource Number: 5GF.3797  
Temporary Resource Number: 55.NFTH

**Architectural Inventory Form**  
Page 5 of 5 pages

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment:  
Eligible \_\_\_\_\_ Not Eligible **X** Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes \_\_\_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.
- If there is National Register district potential, is this building:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Disk: Carbondale 2005  
Photo ID: 55.NFTH Frame: 1, 2, 3, 4 & 5  
Negatives filed at: Town of Carbondale Planning Dept.
48. Report title: Carbondale Downtown Survey Project   49. Date(s): October 2006
50. Recorder(s): Suzannah Reid and Patrick Duffield
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203   (303) 866-3395



55 4th 1

#1 looking north



55 4th 2

#2 looking west



55 4th 3

#1 looking north



55 4th 4

#2 looking south



55 4th 5

#1 looking northeast



# 55 N 4th Street

5GF.3797



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3792  
2. Temporary resource number: 64.NTHD  
3. County: Garfield  
4. City: Carbondale  
5. Historic building name: Mt Sopris Hotel  
6. Current building name: n/a  
7. Building address: 64 N 3rd Street  
8. Owner name and address: Jo-An Barnett  
66 1/2 N. 3rd Street Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34  
10. UTM reference  
Zone 1 3 ; 3 0 9 7 5 2 mE 4 3 6 3 5 9 5 mN  
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*  
12. Lot(s): 8, 9, 10, 11 & 12 Block: 10  
Addition: Original Townsite Year of Addition: 1887  
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original townsite carbondale blk: 10 lot: 8 - lot: 12 desc: s 50' of bk: 0521 pg: 0348  
bk: 1645 pg: 63 recpt: 664590 bk: 1364 pg: 431 recpt: 605716 bk: 0743 pg: 0371  
Assessors Office Parcel ID # 2393-343-16-006  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Irregular Plan  
15. Dimensions in feet: Length 50' x Width 25'  
16. Number of stories: 2  
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding  
18. Roof configuration: (enter no more than one): Front Gabled Roof

Resource Number: 5GF.3792  
Temporary Resource Number: 64.NTHD

### Architectural Inventory Form

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19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Decorative Shingles, Fence, Chimney
21. General architectural description: This is a two story front gabled wood building. The main ridge runs east west and the principal façade faces west. The principal façade is generally symmetrical with the main entry door centered on the front gable. Pairs of casement style windows flank the main entrance, with vertically proportioned double hungs on the second level centered on the casement pairs below. A series of equally spaced single double hungs run the length of the main gable on the north side of the main gable. A hipped roof addition is attached to the south side, midway along the length of the building, and runs to the rear where it returns along the east side. The addition has a series of casement style windows along its length and several horizontally proportioned double hung windows on the façade. The main façade has a horizontal trim board running across at the top of the main level, with vertical boards running to that horizontal trim along the inside of the window jambs. Wide corner boards run to the belt on each side of the lower level. The belt returns a short way down the sides of the building. Horizontal siding infills the wall areas and runs to the springline of the roof. The gable end is infilled with decorative shingles and a small vent window is located at the peak. The roof has minimal overhangs on all sides. The building sits on a stone base. The rear of the building has a small gable roofed porch with exterior steps on the upper level.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on a side street just off the main commercial street. There is some lawn and several large street trees.
24. Associated buildings, features, or objects: none seen

#### IV. Architectural History

25. Date of Construction: Estimate: 1883 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office. Land records do not exist before 1885.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions): A large addition is referred to in 1901 newspaper article. A two story gable form appears adjacent to the main gable form in a 1890 photograph of the town center.

Resource Number: 5GF.3792  
Temporary Resource Number: 64.NTHD

### Architectural Inventory Form

Page 3 of 5 pages

The 1912 map shows the main two story volume and a series of three one story additions on the south side, some parts of which appear to remain, although the footprint is slightly different. Some windows appear to have been altered, particularly those on the main level of the façade. Siding and trim shows some possible alterations as does decorative siding in the gable end. Storm windows added. Dates unknown.

30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Domestic; Hotel

32. Intermediate use(s): Domestic; Single Family

33. Current use(s): Domestic; Single Family

34. Site type(s): Edge of Commercial Core

35. Historical background: This property was sold to Jennie Beslin by the Carbondale Town and Land Company in April of 1888. Shortly thereafter the property was split into north and south halves. Jennie and Frank Beslin borrowed money on each half, from different people. They continued to hold the north half of the property (96 N 3rd, 5GF.3794) though they moved back to Salt Lake City in 1890. They were noted as residents of that city on the original purchase deed. The south half of the property, where this building sits, showed a number of promissory notes and lien sales to a number of people over a period of 10 years. The Beslins apparently lost the property to the creditors during this period. Several of the creditors were well known residents, such as C. H. Leonard, John E. Chancy, W. B. Devereux, Channing Sweet and Lucia Pickwell. In 1898, H. P. Williams purchased it from Channing Sweet. Williams sold to F. W. Lindauer (b. 1867 in Indiana) in 1899. In 1911, Lindauer sold the property to William G. and Nettie F. Bolton. William and Nettie were both listed as residents of Pitkin County in the 1910 census and he was a brakeman on the railway. He was born in Massachusetts in 1865 and she in Michigan in 1869. In the 1920 census they were listed as residents of Carbondale and he was listed as a hotel proprietor. The Boltons hold the property until the 1920 sale to Q. F. Clagett. This building was considered Carbondale's first hotel and was listed on the 1912 Sanborn map as the Mt. Sopris Hotel.

Frank Beslin was the editor of *The Advance* and was primarily associated with the adjacent property (5GF.3794). Lindauer appeared to have been a resident of Parachute, Colorado and operated a farm machinery store and plant nursery with his brother Pete. A small note in the Glenwood Post indicated he was adding an addition to his hotel in Carbondale in December of 1901. He appeared in the census of 1900 and was listed as a hotel keeper. His wife's name was not legible. The Boltons continued to operate the building as a hotel until the sale in 1920. The building reportedly served as a stage stop

Resource Number: 5GF.3792  
Temporary Resource Number: 64.NTHD

### Architectural Inventory Form

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as well before the arrival of the railroad. The train depot was just down the street to the northwest and the majority of downtown businesses were located to the southeast when this building was constructed. Mary Jo Kimbrough owned this property in 1988 when she sold it to John A. Phelan III. Phelan acquired a number properties in this area at this time. He sold the property to the current owner, Jo An Barnett. The building is currently a single family residence and it is not clear when that transition occurred.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale.

#### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;  
☐ B. Associated with the lives of persons significant in our past;  
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or  
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.  
☐ Qualifies under Criteria Considerations A through G (see Manual)  
☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1883; 1883 to circa 1920

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position in the development of Carbondale as a regional center for commerce and service. The building served as a hotel early in the development of Carbondale and continued in that use until at least 1920. This is the only free standing building remaining. The building is modest in design, though larger than other residential structures in the area which supports the original use as a hotel. The modifications to the building has eliminated or altered any original character defining details.

Resource Number: 5GF.3792  
Temporary Resource Number: 64.NTHD

### Architectural Inventory Form

Page 5 of 5 pages

43. Assessment of historic physical integrity related to significance: The alterations to the materials and the lack of clarity of the additions contribute to moderate loss of integrity.

#### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing ☐  
Noncontributing ☐

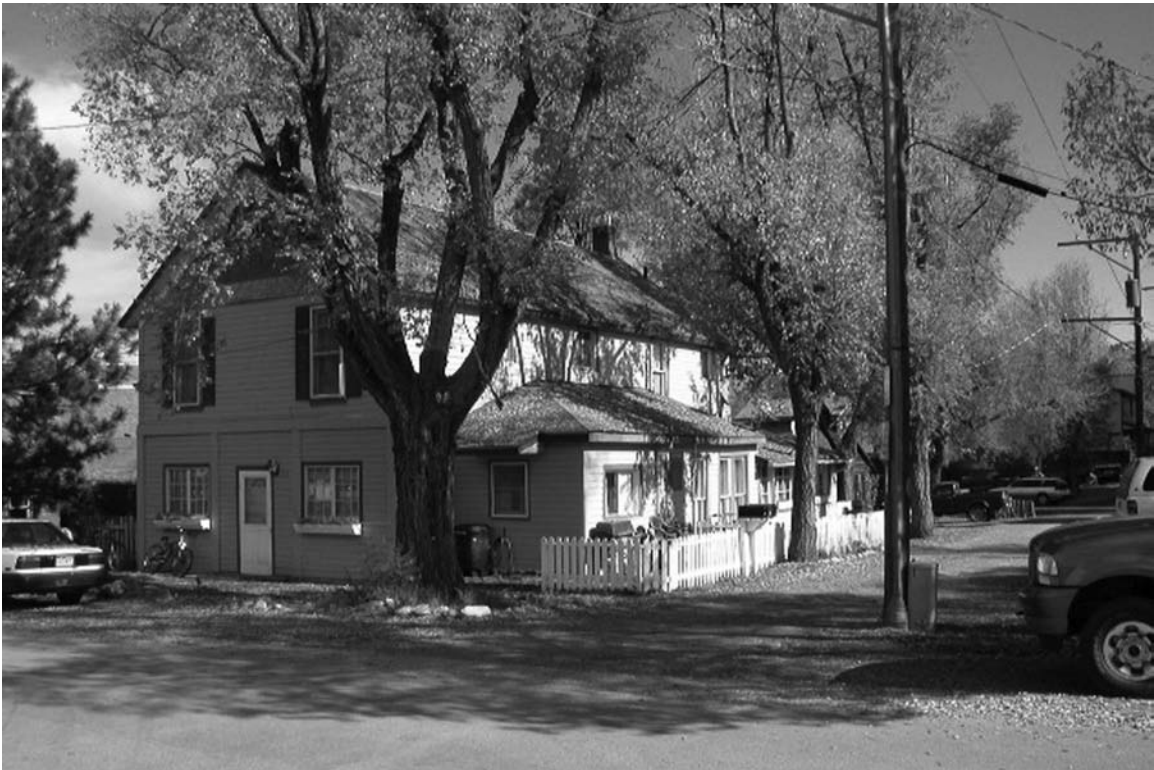
46. If the building is in existing National Register district, is it: Contributing ☐  
Noncontributing ☐

#### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005  
Photo ID: 64.NTHD Frame: 1, 2 & 3  
Negatives filed at: Town of Carbondale Planning Dept.
48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006
50. Recorder(s): Suzannah Reid and Patrick Duffield
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



64 N 3rd 1

#1 looking north



64 N 3rd 2

#2 looking east



64 N 3rd 3

#1 looking east



# 64 N 3rd Street

5GF.3792



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

1 of 4

## Official eligibility determination (OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

### I. Identification

1. Resource number: 5GF.3793
2. Temporary resource number: 65.NTHD
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 65 N 3rd Street
8. Owner name and address: John & Patricia Phelan  
434 E. Rice Street Wagzata, MN 55391

### II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 6 9 1 mE 4 3 6 3 5 9 6 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 1, 2, 3 & 4 Block: 11  
Addition: Fante Subdivision Year of Addition: 1980
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: fante sub blk: 11 lot: 1 - lot: 4 desc: parcel b aka the s 54' sub: fante sub blk: 11 lot: 5  
desc: s 25' orig townsite bk: 0544 pg: 0835 bk: 1577 pg: 771 recpt: 650156 bk: 1430 pg: 124  
recpt: 619329 bk: 0760 pg: 0813 bk: 0747 pg: 0767 bk: 0741 pg: 0766  
Assessors Office Parcel ID # 2393-343-47-002  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 51' x Width 42'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Stucco

Resource Number: 5GF.3793  
Temporary Resource Number: 65.NTHD

### Architectural Inventory Form

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18. Roof configuration: (enter no more than one): Front Gabled Roof
19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Porch, Fence
21. General architectural description: This is a single story wood frame building with a front gable roof. The main ridge runs east west and the principal façade faces east. The main façade has an asymmetrical layout with the entry door located off center to the south. The entry has a small front gable roof supported by brackets. A bay window sits on the facade to the right and a single vertically proportioned double hung is centered on the remaining wall to the left. A shed roof porch extends off the main gable to the south, it is supported by three rustic log columns that run along the open end. A flat roofed addition is located on the north side and is set back from the main façade. A single casement window is located in the wall facing east. Another shed roof addition is attached to the rear of the building beginning on the main gable form; it extends to the south end of the porch roof. The wall is stucco through out with log purlin details along the roof rake. The windows have wood sills and lintels.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The house is located just off the main commercial street with a small area of lawn and one small street tree.
24. Associated buildings, features, or objects: Gable roofed log outbuilding at rear of site.

#### IV. Architectural History

25. Date of Construction: Estimate: 1888 Actual: \_\_\_\_\_  
Source of information: Garfield County Records
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: J. H. Murfit  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Many window alterations, addition to north side and rear, addition of large covered porch, stucco wall finish; all before 1991
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Domestic; Single Family

Resource Number: 5GF.3793  
Temporary Resource Number: 65.NTHD

### Architectural Inventory Form

Page 3 of 4 pages

32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Family
34. Site type(s): Edge of Commercial Core
35. Historical background: This property passed through numerous hands from its beginning with the Carbondale Town & Land Company. This group of lots was split in half into north and south sections. This house sits on the south section of the lots, which was owned by J. H. Murfit in 1888. By 1892, C. H. Leonard owned the property and sold it, in that year, to William Kopfer. By 1907, Clara Long purchased the property from R. L. Sherwood. By 1908 the Longs, Clara and W. H., purchased the building across the alley (303 Main, 5GF.3778) and were residing at this address while running the general store on Main Street. The Long's remained at this address until 1931. Humbert Perruchon purchased the property in December of that year. The current owner, John A. Phelan purchased the property in 1989 from Aspen Savings & Loan
36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum.

### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
38. Applicable National Register Criteria:
- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture
40. Period of significance: 1888
41. Level of significance: National ☐ State ☐ Local ☒

Resource Number: 5GF.3793  
Temporary Resource Number: 65.NTHD

# Architectural Inventory Form

Page 4 of 4 pages

42. Statement of significance: This house would be significant for its position in the residential life in the late 1880s, unfortunately the alterations have completely compromised the significance. Its scale, form and location are all characteristic of a typical house type from this period.
- 
43. Assessment of historic physical integrity related to significance: The building has undergone significant alterations to materials, form and character. The building retains little to no integrity.

## VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:  
Eligible \_\_\_\_\_ Not Eligible **X** Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes \_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.
- If there is National Register district potential, is this building:      Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it:      Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

## VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005  
Photo ID: 65.NTHD Frame: 1 & 2  
 Negatives filed at: Town of Carbondale Planning Dept.
48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006
50. Recorder(s): Suzannah Reid and Patrick Duffield
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



65 N 3rd 1

#1 looking west



65 N 3rd 2

#2 looking northwest



# 65 N 3rd Street

5GF.3793



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3790  
2. Temporary resource number: 75.STHD  
3. County: Garfield  
4. City: Carbondale  
5. Historic building name: n/a  
6. Current building name: n/a  
7. Building address: 75 S 3rd Street  
8. Owner name and address: John J. & Kay Clarke Phillip  
75 S. 3rd Street Carbondale , CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
SE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34  
10. UTM reference  
Zone 13 ; 309686 mE 4363493 mN  
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*  
12. Lot(s): 1 Block: n/a  
Addition: Easy Street Subdivision Year of Addition: 1992  
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: easy street sub-div lot: 1 pre: r340144 bk: 0535 pg: 0748 bk: 1145 pg: 611 recpt: 550599  
bk: 1145 pg: 604 recpt: 550598 bk: 0956 pg: 0114  
Assessors Office Parcel ID # 2393-343-65-001  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Irregular Plan  
15. Dimensions in feet: Length 50' x Width 25'  
16. Number of stories: 1  
17. Primary external wall material(s) (enter no more than two): Asphalt  
18. Roof configuration: (enter no more than one): Hipped Roof

Resource Number: 5GF.3790  
Temporary Resource Number: 75.STHD

### Architectural Inventory Form

Page 2 of 5 pages

19. Primary external roof material (enter no more than one): Shingle Roof
20. Special features (enter all that apply): Porch, Chimney, Fence
21. General architectural description: This is a single story wood frame house comprised of a series of additive volumes. The main volume is a hipped box with a short ridge running north/south. The principal façade faces east and the entry door is centered on the wall plane. A single vertically proportioned double hung window is located to each side of the door, centered on the remaining wall area. A hipped roof porch is applied to the principal façade; the roof is set below the main roof plane and covers only the central door and the two windows. The wood porch is set slightly above grade. The roof is supported by four square porch posts along the front and a square pilaster on each end at the main wall plane. The posts support a simple entablature, which in turn supports the roof plane. The roof edge is trimmed with a substantial crown molding. The main hipped roof shares a similar detail with a small overhang and a crown molding soffit. A bay window projects from the north wall just off the main façade. The bay has a simple hipped roof that is set below the main roof line. The bay has a pair of vertically proportioned double hungs on the north side and a single double hung on each 45° return. A brick chimney sits on the center of the hipped box volume. A long hipped roof addition extends off the rear of the hipped box form, it has a ridge that runs east/west and the walls are set in from the primary volume. Another small hipped addition extends further to the west on the rear. A small addition is located on the north side of the house in the corner of the primary volume and the larger hipped addition.
22. Architectural style/building type: Hipped Roof Box
23. Landscaping or special setting features: The house is located just outside the commercial area. The yard has some lawn and several large trees.
24. Associated buildings, features, or objects: Front gable garage / outbuilding

#### IV. Architectural History

25. Date of Construction: Estimate: 1888 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions): The house was moved to this location sometime before 1905.

Resource Number: 5GF.3790  
Temporary Resource Number: 75.STHD

### Architectural Inventory Form

Page 3 of 5 pages

The siding materials have been replaced, the roofing materials are relatively new, several small additions have been made to the rear of the building, dates unknown. The 1912 map shows a porch similar to the existing porch and a 1991 photo shows the building in a similar condition to present day.

30. Original location \_\_\_\_\_ Moved X Date of move(s): circa 1905

#### V. Historical Associations

31. Original use(s): \_\_\_\_\_ Domestic; Single Family

32. Intermediate use(s): \_\_\_\_\_ n/a

33. Current use(s): \_\_\_\_\_ Domestic; Single Family

34. Site type(s): \_\_\_\_\_ Edge of Commercial Core

35. Historical background: \_\_\_\_\_ This house was originally built at the mining camp in Marion. The camp was the largest of the three in the area and had numerous houses and several community buildings that supported the coal mining community. Marion was located to the west of Carbondale. The mine was shut down in 1895 and this house was apparently moved shortly thereafter. The house appears on the 1912 Sanborn Map. Several owners are associated with this property during the early years of the town's development. D. H. Tatham, C. H. Scheu, Miss Emma Scheu and Mrs. L. C. Scheu were all associated with the property until 1888. At that time the property was split into the north ½ and south ½. All the sales during this period refer to improvements on the lots. John Calnan was the original owner of the property and reappeared as a lien holder almost 10 years later. Through several tax sales and promissory notes Price Wickliffe appeared to take ownership of the property by 1903. The 1893 report of a large fire referred to a C. H. Scheu building that may have been the original structure on this site. (Aspen Weekly Times, May 27, 1893) The fire destroyed several other buildings that were known to have been adjacent to and near this site. Wickliffe sold to James Leggett in 1907, who then conveyed the property with improvements to Frank Dempke in the same year. The Dempke family continued to own the property into the 1940s. For a short period of time in the 1890s, a business named The National Distilling Company had an interest in the property. There was no information on whether or not they actually did business at this or any location in the town. The names associated with the Distilling Company were Abraham, Issac & Sigmond Rheinstone. No other information was found on them. The 1912 Sanborn Map indicated this building was a dwelling at that time. William & Barbara Dunaway owned the property in 1995 when they sold it to the present owners, John & Kay Phillip.

36. Sources of information: \_\_\_\_\_ Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org;

Resource Number: 5GF.3790  
Temporary Resource Number: 75.STHD

### Architectural Inventory Form

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www.heritagequestonline.com; The Frontier Historical Society and Museum.

#### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1888

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position in the early residential development of the Town of Carbondale. The house is a typical form found in many local mining camps and the impulse to relocate the structure from the closed mine site shows an entrepreneurial sensibility of at least one of the early inhabitants.

43. Assessment of historic physical integrity related to significance: The additions are small and do not interfere with the reading of the original house form. The relocation and the loss of some original materials has an impact on the integrity. Overall the integrity is somewhat compromised.

#### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data \_\_\_\_\_

Resource Number: 5GF.3790  
Temporary Resource Number: 75.STHD

### Architectural Inventory Form

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45. Is there National Register district potential? Yes      No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing                     

Noncontributing                     

46. If the building is in existing National Register district, is it: Contributing

Noncontributing                     

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 75.STHD Frame: 1, 2, 3, 4 & 5

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



75 S 3rd 1

#1 looking west



75 S 3rd 2

#2 looking west



75 S 3rd 3

#1 looking south



75 S 3rd 4

#2 looking east



75 S 3rd 5

#1 looking north



# 75 S 3rd Street

5GF.3790



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**  
1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3791  
2. Temporary resource number: 86.STHD  
3. County: Garfield  
4. City: Carbondale  
5. Historic building name: n/a  
6. Current building name: n/a  
7. Building address: 86 S 3rd Street  
8. Owner name and address: Robert B. Emerson  
86 S. 3rd Street Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
SE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34  
10. UTM reference  
Zone 13 ; 3 0 9 7 3 4 mE 4 3 6 3 4 8 1 mN  
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*  
12. Lot(s): 13, 14, 15 & 16 Block: 9  
Addition: Original Townsite Year of Addition: 1887  
13. Boundary Description and Justification: Site is comprised of Sub:original townsite  
carbndale blk:9 lot:13 - lot:16 sect,tnw,rng:34-7-88  
Assessors Office Parcel ID # 2393-343-17-009  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan  
15. Dimensions in feet: Length 36' x Width 32'  
16. Number of stories: 1 3/4  
17. Primary external wall material(s) (enter no more than two): Brick  
18. Roof configuration: (enter no more than one): Hipped Roof  
19. Primary external roof material (enter no more than one): Asphalt Roof

Resource Number: 5GF.3791  
Temporary Resource Number: 86.STHD

**Architectural Inventory Form**

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20. Special features (enter all that apply): Dormer, Chimney, Segmental Arch, Porch, Fence

21. General architectural description: This is a one and three quarter story brick, hipped roof building. The hip has a short ridge that runs east/west and the principal façade faces west. The principal façade has a symmetrical layout of openings. The main level has three large double hung openings; two are arranged in a pair to the right and one is paired with the main entry to the left. Each window sits in a segmental arch opening. The window heads are square and the arch is infilled with a small solid panel. The second level has a single horizontally proportioned double hung centered on the pairs below. A flat roofed porch covers the full length of the façade and that roof is supported by four equally spaced Tuscan columns that taper toward the capital. The columns sit on a low ashlar stone wall. Each column has a slightly raised pedestal with a rusticated stone cap. The low wall runs around a raised porch, which is several steps above the grade at the front of the house. A wide set of stone stairs occupies the center column bay and runs to the grade. A half round pilaster is located at the main wall at each end of the porch roof. A wood balustrade runs around the perimeter of the porch roof on the second level and the balusters align with the columns below. A front gable dormer is centered on the hipped roof on the attic level; it has a pair of double hungs centered in a field of horizontal siding. The south side of the building has two brick bay windows that fill the south wall plane on the main level. The bays are set slightly off center on the wall to the west. The bays are identical; a single vertically proportioned double hung sits in a segmental arched opening on each of the 45° sides. The face of the bay is similar in width to the 45° sides and has the same opening and double hung centered on the wall. On the second level three horizontally proportioned double hungs are equally spaced along the length of the wall. The north side has a variety of openings that vary in size and pattern. As with the other walls, the main level openings have segmental arched tops and rusticated sills. Two tall double hungs are located at the left side of the wall, a single smaller window sits adjacent toward the center of the wall and a single vertically proportioned double hung window is located to the right. The upper level has two double hungs, the same size and location as the front windows and a single narrower double hung. Small window openings are located at grade and in line with several of the upper windows on the perimeter of the building. Two tall brick chimneys are located on the roof plane at the east and west sides of the north wall. The chimneys have decorative brick bands near the top. The rear of the building has two horizontally proportioned double hungs equally symmetrically spaced on the upper level and a single vertically proportioned double hung sits below the southern window. An enclosed hipped roof porch is applied to the rear wall and site slightly off center to the north. The porch has

Resource Number: 5GF.3791  
Temporary Resource Number: 86.STHD

### Architectural Inventory Form

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simple square posts and screen infill above a low paneled wall. A door is located at the right side of the enclosure and several wood steps access the porch level.

22. Architectural style/building type: Foursquare (modified)

23. Landscaping or special setting features: The house sits on a large corner lot just off the main street. A simple metal fence (possibly original) runs around the two street sides. The lot has a number of street trees along the perimeter of the site.

24. Associated buildings, features, or objects: A small wood frame outbuilding sits along the alley on the west side of the site. It has a hipped roof and the short ridge runs east/west. A single pair of wood doors are centered on the street facing end and fill almost the full width of the wall. The building has horizontal wood siding and an asphalt shingle roof.

#### IV. Architectural History

25. Date of Construction: Estimate: 1900 Actual: \_\_\_\_\_

Source of information: Garfield County Records

26. Architect: unknown

Source of information: \_\_\_\_\_

27. Builder/Contractor: unknown

Source of information: \_\_\_\_\_

28. Original owner: Ward Tucker

Source of information: Garfield County Records

29. Construction history (include description and dates of major additions, alterations, or demolitions): Window units replaced, possible dormer addition, new railing on upper level deck area, rear porch enclosure; dates unknown.

30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Domestic; Single Family

32. Intermediate use(s): Domestic; Single Family

33. Current use(s): Commerce & Trade;

34. Site type(s): Commercial Core

35. Historical background: This property was purchased from the founders of the Carbondale Town & Land Company by Samuel R. Pascoe in February of 1887. Samuel Pascoe appeared in Aspen in 1890 and was on the delinquent tax list by 1894. A Samuel Pascoe appeared in the 1900 census as a resident of Gunnison and was listed as a gold miner. The property was somehow transferred to Ward Tucker some time before 1901, at which point Ward Tucker began to borrow money from the W. M. Dinkel Mercantile Company with this property as collateral. At that time Dinkel was buying the tax liens on

Resource Number: 5GF.3791  
Temporary Resource Number: 86.SHD

### Architectural Inventory Form

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the property. Tucker was an expressman on the railroad and owned a herd of pack animals that were widely engaged for town projects. His family was active in Carbondale society and appear on every list of participants at dances and meetings. He also sang in the choir at the church. Tucker served mayor of Carbondale in 1901 and 1902. In 1905, Tucker sold the property to W. M. Dinkel with improvements. Dinkel was a prominent figure in Carbondale's development. In 1907, Dinkel sold to Florence B. Braden. Florence and her husband J. M. Braden sold the property to Charles M. Rhyne in 1913. The Braden's were from Boulder, Colorado. Margaret Rhyne acquired the property from Charles in 1924. Ruby Holgate owned the property in 1976 when she sold it to William R. and Joan A. Lane. The Lanes sold the property to Fredrick Davies in 1979 who then sold it to the present owner, Robert B. Emerson.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; www.coloradohistoricnewspapers.org, The Avalanche archives;  
www.heritagequestonline.com

## VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1900

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is one of the more substantial residential buildings in the center of Carbondale. Its brick construction is indicative of the prosperity of the builders and their long term investment in the building. It also reflects the prevalent styles and detailing of the period.

Resource Number: 5GF.3791  
Temporary Resource Number: 86.STHD

### Architectural Inventory Form

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43. Assessment of historic physical integrity related to significance: The house is generally intact in its original form. The replacement of the window units has a moderate impact on the integrity.

#### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:  
Eligible \_\_\_\_\_ Not Eligible **X** Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes \_\_\_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.
- If there is National Register district potential, is this building:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

#### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005  
Photo ID: 86.STHD Frame: 1, 2, 3, 4 & 5  
Negatives filed at: Town of Carbondale Planning Dept.
48. Report title: Carbondale Downtown Survey Project   49. Date(s): October 2006
50. Recorder(s): Suzannah Reid and Patrick Duffield
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203   (303) 866-3395



86 S 3rd 1

#1 looking southeast



86 S 3rd 2

#2 looking southeast



86 S 3rd 3

#1 looking east



86 S 3rd 4

#2 looking northeast



86 S 3rd 5

#1 looking southwest



# 86 S 3rd Street

5GF.3791



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3794
2. Temporary resource number: 96.NTHD
3. County: Garfield
4. City: Carbondale
5. Historic building name: The Post Office
6. Current building name: n/a
7. Building address: 96 N 3rd Street
8. Owner name and address: Julia Marshall  
96 N. 3rd Street Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 7 3 0 mE 4 3 6 3 6 3 3 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): B Block: n/a  
Addition: 100 N. 3rd St Subdivision Year of Addition: 2002
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: 100 no third street sub-div exemption lot: b pre: r340543 bk: 0440 pg: 0449 bk: 1361  
pg: 658 recpt: 605009 bk: 1291 pg: 554 recpt: 589426 bk: 1291 pg: 545 recpt: 589424 bk: 0726  
pg: 0255 bk: 0610 pg: 0969 bk: 0610 pg: 0968  
Assessors Office Parcel ID # 2393-343-79-002  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 36' x Width 60'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding

Resource Number: 5GF.3794  
Temporary Resource Number: 96.NTHD

### Architectural Inventory Form

Page 2 of 5 pages

18. Roof configuration: (enter no more than one): Front Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch, Fence
21. General architectural description: This is a simple wood frame house with a central front gable facing the west. Two side gable wings extend off the main gable form to the north and south. The front gable has a single vertically proportioned double hung window on the upper level in the gable end. The main level has a similar vertically proportioned double hung window on the left side and the entry door is located on the right. The main level has a simple shed roof porch that runs the width of the front gable between the bargeboards. The porch roof is supported by three equally spaced turned posts. The posts sit on a slightly elevated wood porch. The side wings are approximately equal in length and set back from the plane of the main gable and the ridge lines of the side wings are considerably lower than the main ridge line. The left side wing has a door located toward the left end and a low shed addition on the rear. The right side wing has two double hung windows along the face and another pair of double hungs sit on the north side of the main gable wall.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on a curved street with some large vegetation. This lot is at the edge of the original townsite and adjacent to the Midland Railroad line.
24. Associated buildings, features, or objects: none seen

#### IV. Architectural History

25. Date of Construction: Estimate: 1888 Actual: \_\_\_\_\_  
Source of information: Garfield County Records.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: possibly Ottawa Tanney, more likely Frank & Jennie Beslin  
Source of information: owner of property at time of estimated construction date.
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible side wing additions and shed addition on rear.  
Possible porch modifications and other possible window alterations; all before 1991.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

Resource Number: 5GF.3794  
Temporary Resource Number: 96.NTHD

**Architectural Inventory Form**  
Page 3 of 5 pages

**V. Historical Associations**

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): Domestic; Single Dwelling & Government; Post Office
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Edge of Commercial Core
35. Historical background: Jennie A. Beslin (b. 1856, Virginia) purchased this property from the Carbondale Town and Land Company in April of 1888. Shortly thereafter the property was divided into two parts, the north and south halves. This building is located on the north half. Several promissory notes and liens were associated with both halves of the property immediately upon its purchase; these notes referred to both Jennie A. and Frank P. Beslin. James Laughlin, was a holder of one of the notes and later became the owner of the north half of the property. Both Laughlin and the Beslins were reportedly from Salt Lake City. Frank Beslin (b.1856 in Pennsylvania) was the editor of *The Advance*, the first local Carbondale newspaper. He was known as the 'Blind Editor', having lost his sight in a mine accident. He was a well respected writer and moved to Salt Lake City in January of 1890; there he found a job with the 'Great Salt Laker'. In January 1890 H. J. Holmes, the publisher of the *Avalanche*, wrote "The first number is full of good things for Salt Lake, all made more interesting by Frank's fluid pen. ... His imagination will more than equal his lost eyesight." The only appearance of the Beslins in the federal census was the 1900 census of Lake City, Colorado, where F. P. Beslin and Jennie A. are listed; he was listed as a chicken dealer. James Laughlin of Salt Lake City purchased the property from the Beslins with improvements in November of 1894; the improvements were first referred to in one of the 1888 promissory notes. In 1895, Laughlin and his wife Susan M. sold the property to Mrs. W. L. Winters from Cache, Utah. At some point, Jesse L. Thurston (wife of W. L., born 1880 in Minnesota) and W. L. Thurston (b. 1872 in Missouri) gained ownership of the property and sold it in 1910 to Alberta L. Sebree, Jessie's mother (born 1858 in Pennsylvania). The three appeared in the 1920 census in Carbondale; he was listed as a general farm laborer. Alberta Sebree and Mrs. Thurston were both referred to as postmistresses of Carbondale. The post office was located in the south wing of the house during their ownership of the property, 1910 to 1920. At some point around 1920, the post office moves to the Dinkel Mercantile Building (5GF.3787). The property reverted from Alberta Sebree to the Thurstons who sold the property in 1920 to Martha M. Smith. Martha Smith (b. 1859 in Illinois) was listed as the head of household in the 1920 census in Glenwood Springs. At some point before 1982, John A. Phelan III had ownership of this and several adjacent properties. He sold this property to Julia Marshall in 2001, who uses it as a residence to the present day.

Resource Number: 5GF.3794  
Temporary Resource Number: 96.NTHD

### Architectural Inventory Form

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36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale.

## VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1888; 1900 to 1920

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This is one of a group of smaller residential buildings that date from the early development of Carbondale. The scale, design and materials are all typical of residential construction during this period throughout the region. The building is also interesting for its role as the Post Office between 1900 and 1920. Several public and business functions can be found in otherwise residential structures throughout the community. This significance would exist if the building had not been severely compromised in early 2007. At this point no significance remains.

43. Assessment of historic physical integrity related to significance: The house appears generally consistent in materials and design. Additional information is required to determine the extent and period of alterations. Based on assumptions there is some moderate impact to the integrity of the house. Note: In January of 2007 a substantial part of the building was demolished in preparation for new construction. The owner chose to retain the post office section of the house, but the remainder was lost with no evaluation

Resource Number: 5GF.3794  
Temporary Resource Number: 96.NTHD

**Architectural Inventory Form**  
Page 5 of 5 pages

of actual additions or alterations. As a result the integrity has been destroyed. Photo of remains is attached.

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible **X** Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 96.NTHD   Frame: 1, 2 & 3

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project   49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203   (303) 866-3395



96 N 3rd 1

#1 looking east



96 N 3rd 2

#2 looking southeast



94 N 3rd 1

#1 looking east



# 96 N 3rd Street

5GF.3794



North

Carbondale, Colorado  
image from 2002 aerial map

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.1661
2. Temporary resource number: 97.NTHD
3. County: Garfield
4. City: Carbondale
5. Historic building name: Denver & Rio Grande Railroad Depot
6. Current building name: American Legion Hall
7. Building address: 97 N 3rd Street
8. Owner name and address: American Legion Post  
97 N. 3rd Street Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 6 7 3 mE 4 3 6 3 6 4 0 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): n/a Block: n/a  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88 desc: a  
tr in lot 11 state exempt # 23-01-111 pre: r340993 bk: 0749 pg: 0665 bk: 0749 pg: 0662  
Assessors Office Parcel ID # 2393-343-00-067  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 70' x Width 25'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Horizontal Wood Siding,  
Vertical Wood Siding
18. Roof configuration: (enter no more than one): Gabled Roof

Resource Number: 5GF.1661  
Temporary Resource Number: 97.NTHD

### Architectural Inventory Form

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19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Chimney, Fence
21. General architectural description: This is a long horizontally proportioned wood frame building with a primary gable roof form. The ridge of the gable runs generally east/west, and the roof plane is thin with large overhangs, which are supported by simple brackets. A decorative truss is located in both gable ends. It has a long curved bottom chord and a vertical post running to the peak. Two diagonal chords make up the remainder of the composition. The west end of the main gable form has a single large door opening centered on the façade with a full width transom above the opening. An aluminum sliding door infills most of the original door opening. The main floor level on this elevation is raised a couple of feet above grade. A band of darker siding fills the wall area from the door threshold to the grade. This band turns the corner on the north side (the south is not visible) and slopes down so that the dark shingle area disappears completely near the central gable. On the main wall area, a field of vertical siding runs across the bottom 20% of the wall and runs up the angle on the north side and across the west wall. The vertical siding also infills the eave ends above the spring line of the roof. A field of horizontal siding composes the majority of the remainder of the wall planes from the spring line down to the band of vertical siding. The north side has a small cross gable form that projects from the wall and has an asymmetrical roof line. This lower gable is offset to the east side of the wall and is sided with the horizontal siding down to the level of a chair rail. This chair rail is the standard height above grade. Along the length of the north elevation, the chair rail line slopes up to meet its higher counterpart on the west elevation. The band of vertical siding infills the sloping area and meets the vertical siding on the west side as well. An air-conditioning unit is located to the east side of the small gable projection. The east elevation has two vertically proportioned double hung windows equally spaced on the main level of the façade and the chair rail runs across at the height of the window sills. The windows have three over two muntins in each sash. The same horizontal siding infills the area from the chair rail to a line above the springline of the roof, where the vertical siding infills the gable end and the decorative truss appears. The roof brackets are more decorative in this area and sit on the corner of the east façade on the corner boards. The south side of the building has a large shed roof addition which runs almost the length of the building. The addition has minimal window openings and is sided with a textured plywood material. The addition is held back from the southeast corner, where a single five panel door with a tall transom window sits on the main gable wall. A small piece of shed roof extends out from below the main eave line and creates a covered area at the door. The roof is supported by a single wood post.

Resource Number: 5GF.1661  
Temporary Resource Number: 97.NTHD

### Architectural Inventory Form

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A garage door is located on the addition wall under the roof projection. A central brick chimney sits on the main ridge about halfway along the length.

22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The building sits in a large area of pavement.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1887  
Source of information: known completion of railroad lines at Carbondale
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Denver & Rio Grande Railroad  
Source of information: 1912 Sanborn Insurance Map
29. Construction history (include description and dates of major additions, alterations, or demolitions): Building relocated in 1989. Addition to the building, new roofing, other minor alterations; likely concurrent with the move in 1989. Building had been placed on a new foundation in the mid 1960s, prior to the move.
30. Original location                      Moved ☒ Date of move(s): 1989

#### V. Historical Associations

31. Original use(s): Transportation; Depot
32. Intermediate use(s): Vacant
33. Current use(s): Social; Meeting Hall
34. Site type(s): Edge of Commercial Core
35. Historical background: This building is the original Denver & Rio Grande Railroad Depot. The D. & R. G. Railroad entered the valley through Glenwood Canyon and present day Glenwood Springs. The main rail line continued to Aspen. The D. & R. G. entered the valley in 1887 and arrived in Carbondale that same year, providing transportation for both the products of local mining operations, agricultural goods, and people. The Colorado Midland line was located on the other side of the Roaring Fork and served the region as well. Spur lines ran from Carbondale, up the Crystal River to Redstone and Coal Basin and a smaller line went to the Granary. Other spurs ran from west of town to the coal mining areas of Marion and Spring Gulch. The spur lines that connected outlying mining camps and ranches brought considerable economic prosperity to the town. The railroad stopped its regular service in 1919 the depot eventually fell

Resource Number: 5GF.1661  
Temporary Resource Number: 97.NTHD

### Architectural Inventory Form

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vacant. In 1965 the American Legion took over the building for its offices and meeting space. The building was moved off the railroad right-of-way in 1989 and remodeled by the legionnaires.

36. Sources of information: Garfield County Assessors Office; Walking Tour of Historic Main Street, Compiled by Linda Romero Criswell; Frontier Historical Society Museum.

#### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;  
☐ B. Associated with the lives of persons significant in our past;  
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or  
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.  
☐ Qualifies under Criteria Considerations A through G (see Manual)  
☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Transportation; Rail-Related

40. Period of significance: 1887; 1887 to 1919

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building signifies the early development of Carbondale as a center of transportation in the mid valley area. The building is one of the few remaining depots from the railroad period remaining in the valley. The building design has the typical elements of a depot; a linear plan with a platform level side and a street level side, and window openings that reflect a large open interior hall. The building is expressive of its function, which makes it a unique building form in the town. The building is indicative of the concentration of services that supported the needs of the town and the outlying community. The spur lines, which connected outlying mining camps to the town, brought considerable economic prosperity to Carbondale. The location of Carbondale at this central point is fundamental to the history of the town.

43. Assessment of historic physical integrity related to significance: This building has been relocated and a significant addition has been added. In addition, several of the character defining features have been lost or obscured. The loss of the connection to the rail lines

Resource Number: 5GF.1661  
Temporary Resource Number: 97.NTHD

### Architectural Inventory Form

Page 5 of 5 pages

and the architectural features that express the connection to the trains is significant. The building has been considerably compromised and suffered a serious loss of integrity.

#### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing ☐  
Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐  
Noncontributing ☐

#### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 97.NTHD Frame: 1, 2, 3 & 4

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



97 N 3rd 1

#1 looking northwest



97 N 3rd 2

#2 looking east



97 N 3rd 3

#1 looking southwest



97 N 3rd 4

#2 looking west



# 97 N 3rd Street

5GF.1661



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3773
2. Temporary resource number: 199.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: The Tanney Ranch
6. Current building name: The Harmony Scott House
7. Building address: 199 Main Street
8. Owner name and address: Harmony Scott  
199 Main Street Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NW 1/4 of SW 1/4 of NW 1/4 of SE 1/4 of section 34
10. UTM reference  
Zone 13 ; 3 0 9 8 4 8 mE 4 3 6 3 5 6 5 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 13, 14, 15 & 16 Block: 1  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original twnst carbondale blk: 1 lot: 13 - lot: 16 desc: except the n 15' pre: r340022  
bk: 0424 pg: 0376 bk: 0424 pg: 0375 bk: 1385 pg: 466 recpt: 610457 bk: 1094 pg: 0829 bk: 0878  
pg: 0744  
Assessors Office Parcel ID # 2393-344-01-006  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 36' x Width 42'
16. Number of stories: 1

Resource Number: 5GF.3773  
Temporary Resource Number: 199.MAI

### Architectural Inventory Form

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17. Primary external wall material(s) (enter no more than two): Asphalt
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Decorative Shingles, Porch
21. General architectural description: This is a single story wood frame house comprised of a series of additive volumes. The main part of the house has a front gable and side wing configuration with a porch sitting in the ell. The porch roof is almost flat and has an L-shaped plan, mirroring the house plan in this area. The roof is supported by three turned posts that sit on grade. The main entry is located on the left side of the ell facing south. A single double hung is located on the wall facing west. The main façade faces south and has a single central window comprised of a central picture window flanked by a narrow shutter on each side. A half round window sits on the eave line above the main window and the surrounding wall is decorated with a sunburst pattern of siding. The shallow overhang has a wave pattern on the bargeboards. A hipped roof addition extends off the east side of the house and wraps the perimeter to the north side, ending in a shed roof form visible on the west. A small gabled cupola sits on the east/west running ridge line near the gable intersection. The west facing gable end has a single vertically proportioned double hung centered on the gable.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on a corner lot with large trees along the street and within the lot.
24. Associated buildings, features, or objects: Several sheds are located at the rear of the lot. They appear to be of recent vintage.

#### IV. Architectural History

25. Date of Construction: Estimate: 1882 to 1883 Actual: \_\_\_\_\_  
Source of information: \_\_\_\_\_ Local author: Linda Romero Criswell, Edna Sweet and an unknown author who was an early resident. (Garfield County Records indicate 1888)
26. Architect: \_\_\_\_\_ unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: \_\_\_\_\_ unknown  
Source of information: \_\_\_\_\_
28. Original owner: \_\_\_\_\_ Ottawa Tanney  
Source of information: \_\_\_\_\_ Linda Romero Criswell, Edna Sweet, and unknown author; U. S. land records.

Resource Number: 5GF.3773  
Temporary Resource Number: 199.MAI

### Architectural Inventory Form

Page 3 of 5 pages

29. Construction history (include description and dates of major additions, alterations, or demolitions): The 1912 Sanborn Map shows the house in its current location as an L-Shaped plan with a rectangular addition on the rear. The additions to the east and north were completed after 1912 and before 1984. The windows and siding were replaced after 1984 and the half round window was also added after 1984. The original porch was lost before 1984 and the current configuration was complete after that date.

30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Domestic; Single Dwelling

32. Intermediate use(s): n/a

33. Current use(s): Domestic; Single Dwelling

34. Site type(s): Edge of Commercial Core

35. Historical background: Ottawa Tanney was the original owner of most of the property that is now occupied by the Town of Carbondale. Her ranch was provided to the developers of the Carbondale Town and Land Company for the townsite. This building was apparently an original ranch house. Mrs. Tanney ran the Stage Station out of the house and served meals to travelers along the stageline to Aspen. For this building to have been part of the ranch and serve the stageline, it would have had to have been constructed before 1883. Mrs. Tanney was also reported to be the first white woman to arrive in the Carbondale area. This property was also the site of the original Satank Post Office, if in fact this was the stage station. Ottawa Tanney sold a large portion of the ranch property to John Calnan for the purpose of establishing a townsite in early 1887. The house property appears to have been sold to Charles Reese and Esther K. Mitchell by John Calnan months before the Carbondale Town and Land Company was established (September 1887). The property is presently comprised of four lots, of which the house is located on the south end (lot 13). In 1887 each of the four lots had different owners. Reese & Mitchell sold lot 13 to Mary Francis in July of 1887. Lot 14 was sold by Calnan to T. C. Monaghan in January of 1887 and Monaghan sold it to James R. Campbell in June of that year. In 1892 Campbell acquired lot 15 from Calnan. Campbell sold both lots to the Dinkel Mercantile Company in 1905. The 1912 Sanborn map shows this house on lot 13, vacant land on lot 14 and 15, a lumber shed on lot 16, and a large mill building indicated as the Dinkel Mercantile Company on the adjacent lots to the east. Lot 13 passes through Mary Francis' estate to Henry E. Van Syckle. The property passes to Frances Van Syckle and she sells it to Sophia Patborsek in 1936 who also acquires lots 14, 15 and 16 from William Dinkel. Patborsek apparently continued to own all four lots

Resource Number: 5GF.3773  
Temporary Resource Number: 199.MAI

### Architectural Inventory Form

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until the sale to B. J. Batchel in 1971. Batchel transferred the property to James and Renee Dallman in 1982, who sold it immediately to Rick and Florence Broadhurst. Patrick and Rae Ann Hunter purchased the property in 1993 and sold it to the present owner, Harmony Scott, in 2002.

36. Sources of information: Garfield County Assessors Office; Walking Tour of Historic Main Street, Compiled by Linda Romero Criswell

## VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1882 to 1883

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This property is significant as one of the earliest buildings located in the Carbondale townsite, built by the original settlers on this land. The building displays the typical ell shaped gable form of early houses in the area. Its original details, however have been lost and several inappropriate alterations have been made. Its use as a residence, stage stop, and post office is indicative of the entrepreneurial spirit of the early residents of the area. The actual construction date is not clear at this time and should be determined. If the date is later, the early associations would not be plausible and this building would only be significant as a typical early residence.

43. Assessment of historic physical integrity related to significance: Alterations have seriously impacted the integrity of the building. The original form is discernable but no

Resource Number: 5GF.3773  
Temporary Resource Number: 199.MAI

**Architectural Inventory Form**  
Page 5 of 5 pages

original materials appear to remain. The building has a high level of significance, though little integrity.

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible **X** Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 199.MAI Frame: 1, 2, & 3

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



199 Main St 1

#1 looking north



199 Main St 2

#2 looking east



199 Main st 3

#1 looking west



199 Main st 4

#2 looking north



# 199 Main Street

5GF.3773



North

Carbondale, Colorado  
image from 2002 aerial map

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 6

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3774  
2. Temporary resource number: 202.MAI  
3. County: Garfield  
4. City: Carbondale  
5. Historic building name: The Creamery  
6. Current building name: n/a  
7. Building address: 202 Main Street  
8. Owner name and address: C. Jessen Pedersen  
222 Main Street Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
SW 1/4 of SW 1/4 of NW 1/4 of SE 1/4 of section 34  
10. UTM reference  
Zone 13 ; 309806 mE 4363528 mN  
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*  
12. Lot(s): 1, 2, 3 & 4 Block: 9  
Addition: Original Townsite Year of Addition: 1887  
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original twnst carbondale blk: 9 lot: 1 - lot: 4 bk: 0498 pg: 0036 bk: 0293 pg: 0603  
bk: 0924 pg: 0820 bk: 0880 pg: 0159 bk: 0664 pg: 0785  
Assessors Office Parcel ID # 2393-344-17-001  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan  
15. Dimensions in feet: Length 48' x Width 60'  
16. Number of stories: 1.5  
17. Primary external wall material(s) (enter no more than two): Asphalt Siding  
18. Roof configuration: (enter no more than one): Gabled Roof

Resource Number: 5GF.3774  
Temporary Resource Number: 202.MAI

**Architectural Inventory Form**

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19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Porch, Fence
21. General architectural description: This is a large one and one half story wood frame building with a cross gabled roof. The principal façade faces north with a gable on the right side. The gable shares the same ridge line as the side gable form, which extends to the east. The roof has a long moderate slope down to a one story eave line. A single story shed roof extends off the main volume to the right. A pair of vertically proportioned double hung windows sit centered on the front gable on the upper level. The windows have a corrugated metal awning which runs the full width of the opening and is supported by diagonal wood brackets. On the main level a hipped roof porch begins at the left side of the front gable and runs along the front gable extending to another small building on the far right side. The porch roof is corrugated fiberglass and is supported by a series of square wood posts and brackets with exposed rafters that run the full length of the assembly. The main wall beyond the porch has two double hung windows with shutters equally spaced along the wall. The east side of the building has a large gable form with an exterior stairway attached to the wall plane. The stair has a shed roof at the upper landing and a sloping shed roof that covers the run of the stairs. The area under the landing is infilled with lattice. A door is centered on the peak on the upper level with a small vent window at the peak. A low pitch shed roof addition extends from the main eave line to the rear of the lot on the south side. A single large window opening is located on the east wall of the shed. On the west end a single story building is attached to the main porch and it has a curved false front that extends above the porch roof. This volume extends to the full depth of the site. A courtyard separates the main building from this small building and is enclosed on the front side by the porch element, the rear of the building has a low shed roof addition that runs the full width of the taller structure and abuts the shed addition the extends back on the west side. A small shed roofed porch extends off the addition near the center of the volume. The upper level has a single vertically proportioned opening and two smaller windows on either side of the central one.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The building sits on a corner lot. The main façade faces north and the east side is exposed on the cross street.
24. Associated buildings, features, or objects: none

Resource Number: 5GF.3774  
Temporary Resource Number: 202.MAI

**Architectural Inventory Form**  
Page 3 of 6 pages

**IV. Architectural History**

25. Date of Construction: Estimate: 1903 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Henry Best  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): The siding and windows were replaced some time prior to 1984. At that same time two overhead doors are located in the main wall to the west of the front gable. In 1991, the one story building and the porch/arcade connection was made along the north side of the building. The original building is located on lots 1 & 2 of this block and lots 3 & 4 become conjoined sometime after approx 1920. The one story shed (described above, field 21) to the west of the main building is not part of the original development of this site and it does not appear on the 1912 Sanborn map.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Agriculture / Subsistence; Processing
32. Intermediate use(s): Commerce & Trade
33. Current use(s): Commerce & Trade; Business
34. Site type(s): Commercial Core
35. Historical background: The Carbondale Improvement Company bought the property from the Carbondale Town and Land Company in 1890. By 1894, Channing Sweet started buying tax liens on the property and at some point took over ownership of the property. In 1902 he sold lots 1&2 to Henry Best, who in turn sold to the Carbondale Creamery (S. D. Weant, president) in 1907 for \$160. The Creamery was acquired through various liens by A. M. Mansfield (female) and operated at this location until 1917 when the operation was sold to A. R. Craig and E. E. Clark. They continued the operation as Farmer's Creamery of Colorado. In 1918 the operation was sold to C. E. Smoke. The 1917 sale described the following improvements: one tin horse tower boiler, one scoop shovel and boiler tools, one steam engine with belts and shafts with connectors and churn, one Friday butter printer, one babcock steam turbine, one large galvanized iron water tank, one large galvanized iron wash tank, 550 gal tank for milk, one skim milk

**Architectural Inventory Form**

Page 4 of 6 pages

(illegible) and whip, scales, steamer churn, platform scale, rotary buttermilk pump and all personal property connected to the creamery.

Little information was found on Henry Best. The name appeared in the 1910 census in Garfield County, Sunlight, as a farm laborer. S. D. Weant and his brother R. E. were cattlemen and entrepreneurs in both Carbondale and Glenwood. They operated a butcher shop in Glenwood in 1899 to approximately 1902. R. E. was located in Rifle by 1903 and S. D. appears to have been located in Carbondale through 1910. He was the president of the Creamery Corporation in 1907 and served a one year term as mayor of Carbondale from 1909 to 1910. His other property at 687 Colorado (5GF.3771) sold in 1910 and no further references were found. A. M. Mansfield was not found in the census, but her husband (?) J. B. was found in the 1900 census in Leadville. He was described as a local merchant. No wife is listed. His name appeared on one of the early transactions with A. M. but does not appear on any subsequent transactions, including the final sale to Craig and Clark. Neither Craig nor Clark appeared in the 1910 or 1920 census. B. L. and C. E. Smoke (b. 1864 in Michigan) was found in the 1920 census and was listed as the proprietor of the creamery. Claude Smoke served as mayor of Carbondale from 1922 to 1923, but no other information was found on either of them.

It is not clear how much longer the creamery runs, though some verbal accounts seem to take it into the 1930s at least. Julius Diemoz owned the property in in 1956 when he sold it to Richard E. and Clara M. Garner. They sold the property in 1993 to Gertrude Peet and she transfers the property to her son Jessen C. Pedersen, who is the current owner. The building currently houses some small retail uses and some offices.

36. Sources of information: Garfield County Assessors Office; Garfield County Records  
[www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org), [Avalanche](#), [Glenwood Post](#), [Aspen Times Archives](#);  
[www.heritagequestonline.com](http://www.heritagequestonline.com)

**VI. Significance**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;  
☐ B. Associated with the lives of persons significant in our past;  
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

Resource Number: 5GF.3774  
Temporary Resource Number: 202.MAI

### Architectural Inventory Form

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☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture, Commerce

40. Period of significance: 1903, 1903 into 1920s

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its role in the development of Carbondale as an economic center for the surrounding mining and ranching operations. Several businesses were established during this period which either processed or otherwise supported the other economic activities in the region. The variety of industry located on main street has resulted in a variety of architectural forms that define the character of the community at the turn of the 20th century. The building's simple forms and detailing are characteristic of the modest types of structures that were present during Carbondale's development.

43. Assessment of historic physical integrity related to significance: Several alterations have impacted the original materials and character of the building. The addition of the porch/arcade somewhat confuses the original form of the building. Overall the impact to the integrity is considerable.

### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing ☐

Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐

Noncontributing ☐

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 202.MAI Frame: 1, 2, 3, 4 & 5

Negatives filed at: Town of Carbondale Planning Dept.

Resource Number: 5GF.3774  
Temporary Resource Number: 202.MAI

**Architectural Inventory Form**

Page 6 of 6 pages

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006  
50. Recorder(s): Suzannah Reid and Patrick Duffield  
51. Organization: Reid Architects, Inc.  
52. Address: PO Box 1303 Aspen, Colorado 81612  
53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



202 Main St 1

#1 looking southwest



202 Main St 2

#2 looking southwest



202 Main st 3

#1 looking south



202 Main st 4

#2 looking northwest



202 Main st 5

#1 looking north



# 202 Main Street

5GF.3774



North

Carbondale, Colorado  
image from 2002 aerial map

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3775
2. Temporary resource number: 234.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 234 Main Street
8. Owner name and address: Scott Dolginow  
203 S. Cleveland Street Aspen, CO 81611

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
SW 1/4 of SW 1/4 of NW 1/4 of SE 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 7 6 0 mE 4 3 6 3 5 3 2 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 5 Block: 9  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original twnst carbondale blk: 9 lot: 5 bk: 0477 pg: 0518 bk: 0000 pg: 0000 bk: 1293  
pg: 282 recpt: 589858 bk: 1191 pg: 458-460 recpt: 564630 bk: 0890 pg: 0087 bk: 0888 pg: 0044  
bk: 0879 pg: 0535 bk: 0708 pg: 0754  
Assessors Office Parcel ID # 2393-344-17-002  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 60' x Width 25'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Stucco

Resource Number: 5GF.3775  
Temporary Resource Number: 234.MAI

### Architectural Inventory Form

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18. Roof configuration: (enter no more than one): Flat Roof
19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Chimney
21. General architectural description: This is a very small masonry building with a flat roof. The main façade faces north and has a symmetrical arrangement with the entry door on center and two double hung windows, one to each side. The door and the windows have thick trim boards. The east side of the building has an applied chimney that is a small rectangle in plan and which extends to the top of the wall only. The chimney occupies the center of the masonry wall. A metal flue continues up about a foot above the top of the parapet. A similar detail appears on the west side as well. The masonry section ends and a long wood frame section continues to the rear of the site. A shed roof section can be seen at the end of the building. A couple of small double hung windows are located on the sides of the building and another chimney element is located about halfway along the length of the wall. The masonry section has two parallel lines that run just below the parapet in relief. They end just inside the line of the two front windows. A similar detail appears on the side walls of the masonry section as well.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The building sits on a single original town lot and has small alleys to either side.
24. Associated buildings, features, or objects: none seen

#### IV. Architectural History

25. Date of Construction: Estimate: pre 1912 Actual: \_\_\_\_\_  
Source of information: Sanborn Insurance Map (Garfield County Assessors Office has 1936)
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: William Cardnell  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): The 1912 map shows a square plan building with a plaster exterior. The long addition off the rear was probably built in the 30s or earlier. The window and door trim is probably not original, dates unknown.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

Resource Number: 5GF.3775  
Temporary Resource Number: 234.MAI

**Architectural Inventory Form**  
Page 3 of 5 pages

**V. Historical Associations**

31. Original use(s): Commerce & Trade
32. Intermediate use(s): Commerce & Trade
33. Current use(s): Commerce & Trade
34. Site type(s): Commercial Core
35. Historical background: The lot was purchased from the Carbondale Town and Land Company by George Arthur Rice in 1888. By 1906, Rice has defaulted on his tax payments and William Cardnell purchased the property at a tax sale. Cardnell was the owner of a large ranch near Glenwood Springs. He was born in Essex, England in December of 1842. He was married to Fannie Crispin of Ontario, Canada. They had one son, William G. Cardnell, born 1876. The property was once again sold for taxes in 1928 to James Legget. James Legget appeared in the 1900 census in Pitkin County. He was born in 1858 in Scotland and married Isabella (b. 1861, Scotland). He is listed as a hotel keeper. This building was reportedly built for the telephone exchange. The 1912 Sanborn map indicates this building as such. The Mountain States Telephone & Telegraph Company brought a line into the valley in 1895, which served the area until 1939. Various accounts have the town's public use telephone located in different stores, one of which was Dinkel's. It is unclear whether Dinkel was involved in the construction of this building for the telephone exchange, though the timing is similar. It should also be noted that an almost identical building is located in Basalt, rumored to be associated with the telephone company as well. David Guinee owned the property when he sold it to Gertrude Peet in 1987. Peet conveyed the property to Jessen C. Pedersen in 1993, who sold it to Larry Marx in 2000. Marx sold the property to the present owner, Scott Dolginow in 2001.
36. Sources of information: Garfield County Assessors Office; Walking Tour of Historic Main Street, Compiled by Linda Romero Criswell; [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org), Avalanche (the Carbondale newspaper) archives; Frontier Historical Museum Archives; Heritage Quest online census records.

**VI. Significance**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
38. Applicable National Register Criteria:  
☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;  
☐ B. Associated with the lives of persons significant in our past;

Resource Number: 5GF.3775  
Temporary Resource Number: 234.MAI

**Architectural Inventory Form**  
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- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture, Communications
40. Period of significance: pre 1912, pre 1912 to 1939
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This building is significant in the growth of Carbondale during the early part of the 1900s. It was built specifically for a technological innovation and represents a certain level of prosperity in the community at the time. The architecture of the building is very modest and may have been a repetitive type provided by the telephone company for their specific use.
43. Assessment of historic physical integrity related to significance: The building has been stuccoed and trim has been replaced. Though the form and pattern of the original are unchanged, the material change has had a serious impact on the integrity.

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment:  
Eligible ☐ Not Eligible ☒ Need Data ☐
45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.
- If there is National Register district potential, is this building:   Contributing ☐  
Noncontributing ☐
46. If the building is in existing National Register district, is it:   Contributing ☐  
Noncontributing ☐

**VIII. Recording Information**

47. Photograph numbers: Disk: Carbondale 2005  
Photo ID: 234.MAI Frame: 1, 2 & 3  
Negatives filed at: Town of Carbondale Planning Dept.

Resource Number: 5GF.3775  
Temporary Resource Number: 234.MAI

**Architectural Inventory Form**

Page 5 of 5 pages

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006  
50. Recorder(s): Suzannah Reid and Patrick Duffield  
51. Organization: Reid Architects, Inc.  
52. Address: PO Box 1303 Aspen, Colorado 81612  
53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



234 Main St 1

#1 looking south



234 Main St 2

#2 looking south



234 Main st 3

#1 looking north



# 234 Main Street

5GF.3775



North

Carbondale, Colorado  
image from 2002 aerial map

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 4

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3776
2. Temporary resource number: 259.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 259 Main Street
8. Owner name and address: Hans & Gwendolyn Hansen  
14 Old Orchard Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NW 1/4 of SW 1/4 of NW 1/4 of SE 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 7 7 5 mE 4 3 6 3 5 6 4 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 17 & 18 Block: 10  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original twnst carbondale blk: 10 lot: 17 & lot: 18 bk: 0488 pg: 0420 bk: 0459 pg: 0405  
bk: 1166 pg: 477 recpt: 557220 bk: 0621 pg: 0919  
Assessors Office Parcel ID # 2393-344-16-009  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 46' x Width 35'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Cross Gabled Roof

Resource Number: 5GF.3776  
Temporary Resource Number: 259.MAI

### Architectural Inventory Form

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19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Decorative Shingles
21. General architectural description: This is a simple wood frame house with a small front gable and a long gable side wing. The front gable is located on the left side of the main façade and faces south. A door sits on the main wall to the right and a square picture window is located to the left. Decorative shingles infill the front gable end. The main wall of the side wing sits flush with the front gable wall and extends more than twice the distance of front gable to the east. The roof of the side wing is over-framed on the front gable and its eave line steps back to reveal the full length of the front gable rake. The side wing has a series of casement style windows that run along the length with a high sill. A door is located at the far east side of the side wing. The west side has a couple of small horizontally proportioned windows along its length with a single vertically proportioned window in the center.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The building sits within the property lines in a more traditionally residential manner than the other adjacent commercial building on the north side of Main Street.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: 1908 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Mary J. Francis  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Primary window replaced; door replaced; side gable addition on east side; all between 1988 and 1995.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Commerce & Business
32. Intermediate use(s): n/a
33. Current use(s): Commerce & Business

Resource Number: 5GF.3776  
Temporary Resource Number: 259.MAI

### Architectural Inventory Form

Page 3 of 4 pages

34. Site type(s): Commercial Core
35. Historical background: This property was purchased from the Carbondale Town and Land Company by the Carbondale Improvement Company in 1891. The next recorded transaction was a sale from Mary Francis to Charles A. Douglas in 1912. Mary Francis was a wealthy, if not the wealthiest, member of the Carbondale community. The 1912 Sanborn map indicates that this was a cobbler shop (lot 17). There is no indication that Mary Francis lived at this location. The map also indicates a separate building on lot 18, which was designated as a printing shop. Lot 18 has a series of different owners and is only joined to this property sometime after the 1930s Charles Douglas (b. 1858 in Indiana) was listed in the 1910 census as a carpenter. He sold the property four years later to Louie Nardino, who held the property until 1923. Nardino then sold to B. F. Grace. That same year the property seems to be lost to back taxes and James Legget acquires the property from Garfield County. It took him until 1933 to own the property outright. Benjamin B. Sellers sold the property in 1982 to Hans Peter and Gwendolyn A. Hansen, the current owners.
36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum.

## VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
38. Applicable National Register Criteria:  
☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;  
☐ B. Associated with the lives of persons significant in our past;  
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or  
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.  
☐ Qualifies under Criteria Considerations A through G (see Manual)  
☐ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture; Commerce
40. Period of significance: 1908; 1908 to 1923
41. Level of significance: National ☐ State ☐ Local ☒

Resource Number: 5GF.3776  
Temporary Resource Number: 259.MAI

# Architectural Inventory Form

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42. Statement of significance: This building is representative of the small scale, residential style structures that were part of the early development of Carbondale. This building has few remnants of its original design and detail. This type of building functioned as places of business as well as residences on the main street of town. This pattern is indicative of the diverse economics of the town's residents and businesses.
43. Assessment of historic physical integrity related to significance: Alterations have severely impacted the integrity of the building.

## VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:  
Eligible \_\_\_\_\_ Not Eligible **X** Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes \_\_\_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.
- If there is National Register district potential, is this building:      Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it:      Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

## VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005  
Photo ID: 259.MAI Frame: 1  
 Negatives filed at: Town of Carbondale Planning Dept.
48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006
50. Recorder(s): Suzannah Reid and Patrick Duffield
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



259 Main St 1

#1 looking north



259 Main St 2

#2 looking north



# 259 Main Street

5GF.3776



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 6

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3777
2. Temporary resource number: 302.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: Odd Fellows Hall
6. Current building name: Seven Stars Rebekah Lodge, Near New Shop
7. Building address: 302 Main Street
8. Owner name and address: Seven Stars Rebekah Lodge  
302 Main Street Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
SE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 13 ; 309695 mE 4363531 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 1 & 2 Block: 12  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88 sub:  
original townsite Carbondale blk:12 lot:1 & lot:2 sub: original townsite Carbondale lot:3  
desc: e 12.5' of state exempt #23-01-029 bk:0342 pg:0093 bk:0064 pg:0448 bk:0954  
pg:0019  
Assessors Office Parcel ID # 2393-343-18-001  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 80' x Width 30'
16. Number of stories: 2
17. Primary external wall material(s) (enter no more than two): Brick

Resource Number: 5GF.3777  
Temporary Resource Number: 302.MAI

**Architectural Inventory Form**

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18. Roof configuration: (enter no more than one): Flat Roof
19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Decorative Cornice; Segmental Arch
21. General architectural description: This is a large two story masonry building. The plan is rectangular with the principal façade on the short end facing north. The north façade has a symmetrical layout with a central doorway sitting in a large round arched opening. Two large round arched openings are located to either side with large arched wood frame windows in each. The windows have a mullion at the springline of the arch and a single muntin running vertically through both parts of the sash. The arched openings are defined by a contrasting brick arch course that sits slightly forward of the main wall plane. The arches land on a belt course of the same contrasting brick, that runs around at the spring line of the arch. The spacing of the openings gives the appearance of pilasters between the door and windows. The entry door is recessed inside the brick opening and the double door has a rectangular transom above. The entry is up several steps from grade. The steps are an ashlar stone that projects from the building façade and continues into the ashlar stone base of the main façade. Symmetrical corner stones sit above the base in the brick field on each corner. Another contrasting belt course runs along the second floor line above the arches. Above that are three equally spaced vertically proportioned double hung windows, arranged on center of the arches below. The window openings have segmental arched tops and decorative brick hood molds. Above the windows a cornice runs the width of the façade, made of contrasting corbelled brick dentils ending in a continuous band of contrasting brick across the top of the wall. The corners on the upper level are also made of the contrasting brick that sits slightly forward of the wall plane. The yellow brick of the façade ends shortly after it turns the corner. It butts a row of ashlar stone quoins which run the full height of the wall. Beyond the quoins the wall is constructed of standard brick which runs the full length of the building back to the alley. The side walls have a small number of segmentally arched openings. The long walls are divided into two sections by a small step in the parapet wall about half way along its length. The first section has one large vertically proportioned double hung centered on its width on the upper level with a small rectangular window on the main level below. The rear section has one vertically proportioned double hung on the upper level, which is not centered but has a corresponding window below. A door opening is located at the back corner on the main level. The west side has minimal openings with a long enclosed wood fire escape stair running almost the full length of the wall. The wood enclosure has a shed roof which slopes both down the run of the stairs and out away from the building. The east side has a simplified corbelled cornice that runs along the top of the parapet wall and ends at the rear wall. The west side has no cornice but numerous

Resource Number: 5GF.3777  
Temporary Resource Number: 302.MAI

### Architectural Inventory Form

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small steps in the parapet wall that descend to the rear of the building. The rear (south) of the building has two vertically proportioned double hung windows on the upper level. A short metal shed roof is applied to the top of the back wall and is supported by a number of metal brackets. This roof sits just below the shallow overhang of the main roof plane, which runs over the top of the main wall in this location. A series of steel tie rods are located along the length of the building at the height of the middle belt course. Short sections of steel angle secure the rods to the building wall.

22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The building sits on a corner lot with the side street to the east. It fills the entire lot from the sidewalk to the alley and has a small park located on the west side.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1906  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Odd Fellows Lodge No. 75 / Seven Stars Rebekah Lodge #91  
Source of information: Corner Stone
29. Construction history (include description and dates of major additions, alterations, or demolitions): no major alterations, additions, or demolitions are apparent. The exterior stair on the west side appears in an early photograph of the building, though the current configuration and finishes are slightly different.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Social; Meeting Hall
32. Intermediate use(s): Social; Meeting Hall
33. Current use(s): Commerce & Trade; Specialty Store and Social; Meeting Hall
34. Site type(s): Commercial Core
35. Historical background: This is the second building owned by the Odd Fellows Lodge No. 75. The original building was dedicated on July 4, 1888, but burned 17 years later to the day, on July 4, 1905. Construction on this second building was started almost

Resource Number: 5GF.3777  
Temporary Resource Number: 302.MAI

### Architectural Inventory Form

Page 4 of 6 pages

immediately and opened less than a year later. Fires repeatedly destroyed large areas of town over these early years, which motivated the Lodge members to invest in the substantial building that remains today. Joanna Calnan purchased lots 1 & 2 in 1888 from the Carbondale Town and Land Company. She, with her husband John, were two of the founders of the Town of Carbondale. In 1889 she borrowed \$10,058 against the land. In 1891 Anna Sumnicht purchased the property; she sold it a year later to Mary J. Francis. Mary J. Francis was a well documented benefactor of the community and continued to be an active member of the lodge, providing generously for community events, even after she conveyed the land to J. A. Brockway, Con Wald, and Alfred Bloxam as Trustees of the Mt. Sopris Lodge No. 75, in 1906. By 1921 F. E. Huber, Frank Bradley, Walter Carver, and E. W. Hampton were the trustees of the Lodge. The Seven Stars Rebekahs Lodge #91 was instituted February 18, 1903, and shared facilities with the Odd Fellows. The ownership of the building remains with the Rebekahs Lodge to this day. Though the Odd Fellows Lodge was primarily associated with the building, it seems that the funding for the acquisition of the property and the construction was provided by the women members of the organization

The main floor of this building held many dances, traveling shows, movies and school basketball games. Based on many newspaper reports of the time, Carbondale was the center of social life for the region and much of those activities took place in the lodge hall. The high school used the main hall for basketball games into the 1930s. The building was finally deeded to the Rebekahs September 20, 1995. These days, the main floor houses the Near New Shop and the lodge of the Rebekahs upstairs

The Independent Order of Odd Fellows (I.O.O.F.) is a fraternal organization that was founded in 1815 in Baltimore. It was fashioned after the English tradition of Odd Fellows that arose in the 1700s. The Rebekahs Lodge was established in the 1850s as the female auxiliary of the IOOF Lodge. Fraternal orders were very popular during the 1800s and served as community centers and mutual aid organizations.

36. Sources of information: Garfield County Assessors Office; Walking Tour of Historic Main Street, Compiled by Linda Romero Criswell; Wikipedia and Encyclopaedia Britannica online; 1912 Sanborn Insurance Map; The Frontier Historical Museum Archives

### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;

**Architectural Inventory Form**  
Page 5 of 6 pages

- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Social History

40. Period of significance: 1906; 1906 to 1956

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant under two of the above criteria. It is significant under criteria 'A' because the building was built as a center for social activities in the Carbondale region. The Odd Fellows and Rebekahs Lodge provided a center for community dances and shows as well as a meeting place for various literary clubs over the years. The large hall was also used for high school basketball games well into the first half of the 20th century. The newspaper frequently reported on the guest lists of dances and the feasts that were provided for the community by the Lodge during the early part of the 20th century. The upper level of the building continues to be used by the lodge today.

The building is significant under criteria 'C' for the architecture of the building. The simple rectangular plan and the symmetrical layout of the principal façade are characteristic of the Late Victorian style in a commercial setting. The high level of detail on the façade comprised of contrasting brick and stone decorative elements, such as; round arches, segmental arches, hood molds, corbelling, and quoins. It is one of two, large two story masonry buildings in the survey area and it is the only building in the survey area that incorporates this particular set of architectural details. The use of masonry at this period of development in Carbondale expresses a desire for permanence on the part of the builders and a substantial commitment to the community. It is also interesting to note that the property was owned by individual women over the first 20 years of its history. These women all have well documented roles in the development of Carbondale as a thriving regional center.

43. Assessment of historic physical integrity related to significance: The building is intact in its original form, materials and details, with the exception of alterations to the exterior stair.

Resource Number: 5GF.3777  
Temporary Resource Number: 302.MAI

# Architectural Inventory Form

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## VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible **X** Not Eligible \_\_\_\_\_ Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building:    Contributing\_\_\_\_\_

Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it:      Contributing \_\_\_\_\_

Noncontributing \_\_\_\_\_

## VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 302.MAI Frame: 1, 2, 3, 4, 5 & 6

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation

1300 Broadway, Denver, CO 80203 (303) 866-3395



302 Main St 1

#1 looking north



302 Main St 2

#2 looking north



302 Main St 3

#1 looking north



302 Main St 4

#2 looking north



302 Main St 5

#1 looking north



302 Main St 6

#2 looking north



302 Main St 7

#1 looking north



# 302 Main Street

5GF.3777



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3778
2. Temporary resource number: 303.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: Dad Long's Store
6. Current building name: Miser's Mercantile
7. Building address: 303 Main Street
8. Owner name and address: Dale Eubank  
1676 County Road 100 Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 6 9 8 mE 4 3 6 3 5 6 6 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 24 Block: 11  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub:original townsite Carbondale blk:11 lot:24 bk:0429 pg:0260 bk:0742 pg:0519  
Assessors Office Parcel ID # 2393-343-15-012  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 75' x Width 25'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Flat Roof
19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Decorative Cornice; Segmental Arch;

**Architectural Inventory Form**

Page 2 of 5 pages

21. General architectural description: This is a tall one story brick building with a rectangular plan. The principal facade is on the short end of the rectangle and faces south. The façade has a large three part store front on the main level with a central recessed doorway. The display windows sit on a low paneled wall on either side of the central recess. The large windows have a substantial wood frame, which forms the corners of the recessed section. The recess has storefront windows on the angled sides and a pair of wood doors with a glass transom in the center section. The opening has a single header across the full width and a rusticated stone is set into the brick wall on either side of the opening in line with the header. A wood awning runs the full width of the window assembly. The awning has wood shakes on the top; the sides are closed with vertical wood siding with scalloped ends that slope up and back to the brick wall. The main wall extends above the top of the awning and has a series of decorative tie rod ends as well as four steel rod supports that run back to the centerline of the awning. A single course of brick, which is set proud of the main brick field, runs around the wall above the awning. Another simple field of brick sits above the belt course and is capped by a row of brick dentils and another single belt course. Three steel bars (tie rod ends) are located vertically in this field of brick. The awning support rods attach to the wall at this line; the escutcheons on the rod ends engage the dentil course. Another few courses of common bond brick sit above the dentils and the cornice runs across the top of the wall above this. The cornice consist of alternating corbelled brick dentils that support a continuous row of brick at the top and a metal cap flashing. This pattern runs across the front and down the long east side of the building. In addition to the full cornice pattern, the east side has a double course of dog's tooth brick that runs most of the length of the wall, just above the height of the awning. It also has a row of tie rods which dot the wall at the height of the window heads. Two segmentally arched window openings are located along the length of the wall. The openings are basically square with brick voussoirs and a rusticated eyebrow above; the sills are also rusticated stone. The far end of the east side of the building has another storefront/entry door assembly. This assembly is contained in a single large rectangular opening with a wood header and has a door with a transom above beside a display window. The window is divided into a two over two pattern by a wood mullion. An additional transom runs across the window and door group. The east side of the building is painted and the paint runs across the main façade at the level of the main header. A small wood frame shed addition with vertical wood siding is attached to the rear of the building on the alley. The shed covers two large segmental arched brick openings that have similar details to the east side windows. The parapet wall ends at the back corner and a small roof overhang extends off the rear of the building.

Resource Number: 5GF.3778  
Temporary Resource Number: 303.MAI

### Architectural Inventory Form

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22. Architectural style/building type: Late 19th & Early 20th Century American Movements; Commercial Style
23. Landscaping or special setting features: The building front sits along the side walk and a the east side is open to the adjacent side street. The west side has a party wall which extends above the height of the adjacent building.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: 1888 Actual: \_\_\_\_\_  
Source of information: Based on Architectural Style and period of town development
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Harry R. Smith  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Storefront windows replaced; possible addition of rear storefront section; dates unknown. Addition of 'awning' after 1900, before 1980s
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Commerce & Trade; Department Store
32. Intermediate use(s): Commerce & Trade; Specialty Store
33. Current use(s): Commerce & Trade; Specialty Store
34. Site type(s): Commercial Core
35. Historical background: This property passed through many of the same hands that other properties in the original townsite did. Sold by the Carbondale Town and Land Company to Henry (Harry) R. Smith and Clayton Gannett in 1887. Smith bought out Gannett (a carpenter by trade) in 1888. In 1901 Smith sold the property to Florence A. Loch who in turn sold to W. H. Long in 1908. Long operated Dad Long's Store out of the building from 1908 to 1924. Dad Long's Store was advertised in an early Potato Day program, "The best...for the least. Dry good, clothing, groceries and shoes." The back room was a social center in the old days for potato farmers and cowboys, who sat around the potbellied stove, purchased crackers from the cracker barrel and helped themselves to a complementary slice of cheese. Long served as Mayor of Carbondale from 1918 to 1920. Long is also associated with the building next door at 311 Main (5GF.3779) and the house off the rear of this building at 65 North 3rd St. (5GF.3793). Dad Long's Store was

Resource Number: 5GF.3778  
Temporary Resource Number: 303.MAI

# Architectural Inventory Form

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later taken over by Albert Witchey. Witchey (b. 1882 in West Virginia) took over in 1924 and ran a brisk business selling Walk Over Shoes, Munsing Underwear and other standard brands of clothing. Witchey served as mayor of Carbondale from 1938 to 1946. In later years, the building housed a law office and various retail businesses. Judge J. E. DeVilbiss and his wife Peggy bought the property in the early 1970s. DeVilbiss is a lawyer and served as a Garfield County Judge from 1972-1976. From 1976 through 2002, he was the District Judge for the 9th Judicial District: Pitkin, Garfield & Rio Blanco Counties. From 1980 to 2002 he was the presiding District Judge in Aspen and now serves on the Aspen City Council. DeVilbiss sold the property to Dale Eubank, the current owner, in 1988. The building continues in its retail use today as the Miser's Mercantile, a second hand store.

36. Sources of information: Garfield County Assessors Office; Walking Tour of Historic Main Street, Compiled by Linda Romero Criswell; Plaque on building provided by Carbondale Historic Society. [www.coloradahistoricnewspapers.org](http://www.coloradahistoricnewspapers.org), Avalanche (the Carbondale newspaper) archives; Aspen City Council biographies. [www.aspenpitkin.com](http://www.aspenpitkin.com)

## VI. Significance

37. Local landmark designation: Yes \_\_\_\_\_ No **X** Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

**38. Applicable National Register Criteria:**

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture, Commerce

40. Period of significance: 1888, 1888 to 1924

41. Level of significance: National \_\_\_\_\_ State \_\_\_\_\_ Local **X**

42. Statement of significance: This building is significant for its position in the commercial development of Carbondale. The building served for a significant period of time as a retail and social gathering place for the community. Dad Long's Store provided a wide variety of goods to the community of ranchers and miners and their families in the early

Resource Number: 5GF.3778  
Temporary Resource Number: 303.MAI

### Architectural Inventory Form

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part of the 20th century. The building is a good example of the 19th century commercial style with its corbelled cornice, simple rectangular plan form, and large storefront windows. Its masonry construction indicates a long term commitment to the community on the part of the builders. This building is one of several buildings on Main Street that represent this particular style of architecture.

43. Assessment of historic physical integrity related to significance: The building is generally intact in original form. The addition of the awing, possible storefront window replacement and the paint on the brick wall has had a minor impact on the integrity.

### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing ☐  
Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐  
Noncontributing ☐

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 303.MAI Frame: 1, 2, 3, 4, 5 & 6

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



303 Main St 1

#1 looking north



303 Main St 2

#2 looking northwest



303 Main St 3

#1 looking west



303 Main St 4

#2 looking west



303 Main St 5

#1 looking north



303 Main St 6

#2 looking southwest



303 Main St 7

#1 looking northwest



# 303 Main Street

5GF.3778



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 4

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3779
2. Temporary resource number: 311.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 311 Main Street
8. Owner name and address: Henry & Dorothy Artaz  
2992 Rood Avenue Grand Junction, CO 81504

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 6 8 8 mE 4 3 6 3 5 6 9 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 22 & 23 Block: 11  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Ub: original townsite  
Carbondale blk:11 lot:22 & lot:23 sect, twm, rng: 34-7-88 fbo the artaz family trust \* dated  
5/12/97  
Assessors Office Parcel ID # 2393-343-15-011  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 46' x Width 49'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Vertical Siding; Wood  
Horizontal Siding

Resource Number: 5GF.3779  
Temporary Resource Number: 311.MAI

### Architectural Inventory Form

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18. Roof configuration: (enter no more than one): Other Roof
19. Primary external roof material (enter no more than one): Wood Shingle Roof
20. Special features (enter all that apply): none
21. General architectural description: This is a simple wood frame house with a generally rectangular form. The principal façade faces south and is the long side of the rectangle. The façade has a front gable on the right side and a long flat roofed addition that extends to the left. The main entry is located under the flat roof section and just to the left of the front gable section. A series of two horizontally proportioned windows with high sills run along the wall to the left of the entry and two similar windows are located to the right under the front gable. The wall of the house runs beyond the front gable to the adjacent building a couple of feet away. The front gable section has plywood siding cut in horizontal strips up to the eave line. Above the eave line the gable end is infilled with vertical siding that has a scalloped detail where it meets the horizontal boards below. The flat roof section has vertical board and batten siding. The flat roof section has a shallow mansard roof overhang and the gable section has a very thin fascia along the rake.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: none
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: 1903 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Florence A. Loch  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition to west, replacement of original siding, replacement and reconfiguration of original windows, all before 1999.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Commerce & Trade
32. Intermediate use(s): Commerce & Trade

Resource Number: 5GF.3779  
Temporary Resource Number: 311.MAI

### Architectural Inventory Form

Page 3 of 4 pages

33. Current use(s): Domestic; Single Family
34. Site type(s): Commercial Core
35. Historical background: This property passed through many of the same hands that other properties in the original townsite did. Sold by the Carbondale Town and Land Company to Henry (Harry) R. Smith and Clayton Gannett in 1887. Smith bought out Gannett (a carpenter by trade) in 1888. In 1901 Smith sold the property to Florence A. Loch who in turn sold it to W. H. Long in 1908. Long operated Dad Long's Store out of the adjacent building (303 Main) and used this building as the machinery sales room. The property was sold to Albert Witchey (b. 1882 in West Virginia) who continued the retail operations. Long was mayor of Carbondale from 1918 to 1920 and Witchey served as mayor from 1938 to 1946. The 1912 Sanborn Map indicated this building was used as a flour warehouse at that time. It is unclear at what point this building changed to a residential use. The building was owned by 311 Main LLC before 2006 and sold in that year to the current owners, Henry & Dorothy Artaz.
36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org); [www.heritagequestonline.com](http://www.heritagequestonline.com); The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale.

### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
38. Applicable National Register Criteria:
- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture, Commerce
40. Period of significance: 1903, 1903 to circa 1940s

Resource Number: 5GF.3779  
Temporary Resource Number: 311.MAI

# Architectural Inventory Form

Page 4 of 4 pages

41. Level of significance: National \_\_\_\_ State \_\_\_\_ Local **X**
42. Statement of significance: This building in its original condition would be significant under both the architecture and commerce areas of significance. However, the alterations made to this building over time have had a serious impact on both these areas. The building no longer possesses the architectural characteristics of the period, nor does it retain its associations with the original commercial activities. It only remains as an expression of the patchwork of buildings that made up the commercial center of Carbondale.
43. Assessment of historic physical integrity related to significance: This house is completely altered in form, materials, and detail. Little or no integrity remains.

## VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:  
Eligible \_\_\_\_\_ Not Eligible **X** Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes \_\_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.
- If there is National Register district potential, is this building:      Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it:      Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

## VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005  
Photo ID: 311.MAI Frame: 1 & 2  
 Negatives filed at: Town of Carbondale Planning Dept.
48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006
50. Recorder(s): Suzannah Reid and Patrick Duffield
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



311 Main St 1

#1 looking north



# 311 Main Street

5GF.3779



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 4

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3780
2. Temporary resource number: 319.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: The Town Hall
6. Current building name: n/a
7. Building address: 319 Main Street
8. Owner name and address: Carol Lee Trulove  
1276 CR 112 Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 6 4 7 mE 4 3 6 3 5 6 9 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): C Block: n/a  
Addition: Byrne Getz Subdivision Year of Addition: 1994
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: byrne-getz sub-div lot: c pre: r340808 bk: 0750 pg: 0037  
Assessors Office Parcel ID # 2393-343-69-003  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 56' x Width 20'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

Resource Number: 5GF.3780  
Temporary Resource Number: 319.MAI

### Architectural Inventory Form

Page 2 of 4 pages

20. Special features (enter all that apply): False Front
21. General architectural description: This is a small wood frame building with a false front. The principal façade faces south and has a pair of picture windows equally spaced on the wall. The main part of the façade is almost square and a small shed roof form is applied to the right side. This form has a single entry door which fills its full width. The whole façade is covered with a large exposure horizontal wood siding. The building butts to the adjacent two story building on the left and has an alley on the right. Retractable awnings cover the two picture windows.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The building front sits at the sidewalk. A small alley separates this from the adjacent building.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: 1888 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: C. B. Sewell  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): All original materials and window openings on the façade appear to have been altered, dates unknown
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Government; City Hall
32. Intermediate use(s): Commerce & Trade; Specialty Store
33. Current use(s): Commerce & Trade; Specialty Store
34. Site type(s): Commercial Core
35. Historical background: C. B. Sewell (b. 1852 in Pennsylvania) purchased this property in 1888. He is listed in the 1910 census as a carpenter. The Weant brothers purchase the property in 1898. The Weants have several interests in the community and operated a butcher shop in Glenwood Springs. They immediately sold the property to

Resource Number: 5GF.3780  
Temporary Resource Number: 319.MAI

# Architectural Inventory Form

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William Pauley (b. 1869 in West Virginia) who in turn sold the property to George Swigert in 1908. William Pauley is listed as a merchant in the 1900 census. George Swigert holds the property for 32 years and sells to Beulah Sterrett in 1940. George Swigert sold fruit from this building. "An old gentleman from Satank, old Mr. Swigert, used to buy fruit down around New Castle or as low as Grand Valley, bring it up there, and peddle it. In the winter, he would sell a person a half a beef or half a hog. It was a handy place."\*

There is no listing for George Swigert in the census. One source also listed this building as the first town hall of Carbondale. The 1912 Sanborn map indicated an office at this location. Beulah Sterrett marries John A. Wilson and they sold the property to Henry D. Artaz in 1969. Artaz sold the property to A. L. Tattenhorn in 1971; Tattenhorn sold to E. A. Carillo in 1975; and Carillo sold to R. B. Emerson in 1977. Norman D. Sprees (sp) purchased the property from Emerson in 1979 and was foreclosed on sometime before 1989. The current owner, Carol Lee Truelove purchased the property from the bank in 1989. It is unclear when how long the building has been in the current retail use.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org); Sanborn Insurance Map [www.heritagequestonline.com](http://www.heritagequestonline.com); The Frontier Historical Society and Museum. \*1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale.

## VI. Significance

37. Local landmark designation: Yes \_\_\_\_\_ No **X** Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

**38. Applicable National Register Criteria:**

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

Resource Number: 5GF.3780  
Temporary Resource Number: 319.MAI

### Architectural Inventory Form

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40. Period of significance: 1888; 1888 to circa 1940
41. Level of significance: National      State      Local **X**
42. Statement of significance: This building in its original condition would be significant under both the architecture and commerce areas of significance. However, the alterations made to this building over time have had a serious impact on both these areas. The building no longer possesses the architectural characteristics of the period, nor does it retain its associations with the original commercial activities. It only remains as an expression of the patchwork of buildings that made up the commercial center of Carbondale and the range of economic success of Carbondale's local entrepreneurs. The fact that this building continues to exist in the commercial core is indicative of the slow pace of redevelopment that has occurred over the last 100 years.
43. Assessment of historic physical integrity related to significance: Alterations have had a severe impact on the integrity.

### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:  
Eligible      Not Eligible **X** Need Data
45. Is there National Register district potential? Yes      No **X** Discuss:       
If there is National Register district potential, is this building: Contributing       
Noncontributing
46. If the building is in existing National Register district, is it: Contributing       
Noncontributing

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005  
Photo ID: 319.MAI Frame: 1  
Negatives filed at: Town of Carbondale Planning Dept.
48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006
50. Recorder(s): Suzannah Reid and Patrick Duffield
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



319 Main St 1

#1 looking north



# 319 Main Street

5GF.3780



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3781  
2. Temporary resource number: 335.MAI  
3. County: Garfield  
4. City: Carbondale  
5. Historic building name: n/a  
6. Current building name: n/a  
7. Building address: 335 Main Street  
8. Owner name and address: Dale Eubank & Chas. Bishop  
1676 CR 100 Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34  
10. UTM reference  
Zone 1 3 ; 3 0 9 6 6 0 mE 4 3 6 3 5 7 2 mN  
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*  
12. Lot(s): A Block: n/a  
Addition: Byrne Getz Subdivision Year of Addition: 1994  
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: byrne-getz sub-div lot: a pre: r340824 bk: 1699 pg: 461 recpt: 676725 bk: 1699 pg: 459  
recpt: 676724 bk: 931 pg: 797 recpt: 474529 bk: 0765 pg: 0103  
Assessors Office Parcel ID # 2393-343-69-001  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan  
15. Dimensions in feet: Length 60' x Width 25'  
16. Number of stories: 1  
17. Primary external wall material(s) (enter no more than two): Brick  
18. Roof configuration: (enter no more than one): Flat Roof

Resource Number: 5GF.3781  
Temporary Resource Number: 335.MAI

### Architectural Inventory Form

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19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Decorative Cornice
21. General architectural description: This is a rectangular masonry building with a flat roof. The principal façade faces north and has a series of three equal bays that fill the width of the building. The central bay has a recessed pair of doors with a transom of equal width above. A solid panel infills between the transom and the door heads, creating a second mullion line across the side walls. A second door is located on the side wall. The bays on either side have large store front windows that share the same line as the top of the infill panel and have a low sill, which sits on a wood paneled wall below. The windows also have transoms that span the full width. The bays are divided by wood pilasters which are square and embedded in the wood frames of the window units. A band of one course of sawtooth brick runs across the façade and is just longer than the windows below. A cornice of corbelled brick dentils sits at the top of the wall with taller blocks on either end. The face of the blocks are flush with the outermost course of the cornice. They run down the façade in that plane to a level just above the main lintel. The blocks are supported by a tapered corbelled bracket that returns to the main wall surface. The east and west walls are party walls with the adjacent buildings.
22. Architectural style/building type: Late 19th & Early 20th Century American Movements: Commercial Style
23. Landscaping or special setting features: This building shares a party wall with the building on either side and fronts the sidewalk.
24. Associated buildings, features, or objects: The building is one of three identical buildings that share party walls on this block.

#### IV. Architectural History

25. Date of Construction: Estimate: 1893 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: Mollie I Dean  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Store front reconstructed in 2005, may have replaced some previous alterations.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

Resource Number: 5GF.3781  
Temporary Resource Number: 335.MAI

### Architectural Inventory Form

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#### V. Historical Associations

31. Original use(s): Commerce & Trade: Specialty Store
32. Intermediate use(s): Commerce & Trade
33. Current use(s): Commerce & Trade: Restaurant
34. Site type(s): Commercial Core
35. Historical background: Mollie I. Dean purchased this lot from the Carbondale Town and Land Company in 1888. She sold it to E. D. Tandy in 1901. Edward Tandy (b. 1860 in Illinois) operated a drug store at this location and owned the property until his death in 1937. Cleone Oliver described the store "...and when I was a kid, I thought that when I went to heaven, I hoped it would be as nice as Mr. Tandy's drug store. There were round tables and metal chairs, and in the right hand side, in the back, was were the first telephone office was...". The property passed to Tandy's wife, Kate, who passed the property to her daughters upon her death. They finally sold it to Arcel Black in 1946. Edward Tandy appeared in the 1880 census in Buena Vista, Colorado. In the 1900 census he appeared in Carbondale as a druggist with his wife Kate (b. 1861 in Ohio) and four daughters. Tandy served as Carbondale's mayor several times: from 1895 to 1896, from 1902 to 1903, from 1904 to 1907, and 1917 to 1918. Arcel Black sold a half interest in the property to Daniel E. Black in 1946. The whole property sold to Orin Ludick in 1947. Ludick sold the property to William & Josephine L. Dahmke in 1948. In 1989 the property was owned by three people: Gibson R. Parrish, Bruce D. Lippman, and Greg Feinsinger. In that year the three sold to Dale Eubank, the current owner. The building has served several different businesses.
36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org); [www.heritagequestonline.com](http://www.heritagequestonline.com); The Frontier Historical Society and Museum. 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale;

#### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
38. Applicable National Register Criteria:
- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic

Resource Number: 5GF.3781  
Temporary Resource Number: 335.MAI

### Architectural Inventory Form

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values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1893; 1893 to 1937

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position in the commercial development of Carbondale. The building served for a significant period of time as a drugstore for the community. Tandy Drug provided a pharmacy and soda fountain to the community of ranchers and miners and their families in the early part of the 20th century. The building is a good example of the 19th century commercial style with its corbelled cornice, simple rectangular plan form, and large storefront windows. Its masonry construction indicates a long term commitment to the community on the part of the builders. This building is one of several buildings on Main Street that represent this particular style of architecture.

43. Assessment of historic physical integrity related to significance: The storefront has been replaced in a similar configuration and some original details in the window frames and mullions remain. The original cornice remains. The integrity had been slightly compromised by the alterations.

### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: ☐

If there is National Register district potential, is this building: Contributing ☐

Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐

Noncontributing ☐

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 335.MAI Frame: 1 & 2

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

Resource Number: 5GF.3781  
Temporary Resource Number: 335.MAI

**Architectural Inventory Form**

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51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



335 Main St 1

#1 looking north



335 Main St 2

#2 looking north



# 335 Main Street

5GF.3781



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3782
2. Temporary resource number: 343.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 343 Main Street
8. Owner name and address: Roy George Rickus  
134 Irwin Drive Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 6 5 2 mE 4 3 6 3 5 7 2 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 18 Block: 11  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub:original townsite carbondale blk:11 lot:18 & desc: w. 24.5' sub:original townsite  
carbondale lot:0 desc: 1/2 int. In the e.6"of lot 18 bk:0496 pg:0368 bk:0434 pg:0527  
Assessors Office Parcel ID # 2393-343-15-007  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 60' x Width 25'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Flat Roof

Resource Number: 5GF.3782  
Temporary Resource Number: 343.MAI

### Architectural Inventory Form

Page 2 of 5 pages

19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Decorative Cornice
21. General architectural description: This is a rectangular masonry building with a flat roof. The principal façade faces north and has a series of three equal bays that fill the width of the building. The central bay has a recessed pair of doors with a transom of equal width above. The bays on either side have large store front windows that share the same line as the head of the doors and have a low sill, which sits on a brick wall below. The windows also have transoms that span the full width. The bays are divided by wood pilasters which are half round and embedded in the wood frames of the window units. A band of one course of sawtooth brick runs across the façade and is just longer than the windows below. A cornice of corbelled brick dentils sits at the top of the wall with taller blocks on either end. The face of the blocks are flush with the outermost course of the cornice. They run down the façade in that plane to a level just above the main lintel. The blocks are supported by a tapered corbelled bracket that returns to the main wall surface. The east and west walls are party walls with the adjacent buildings.
22. Architectural style/building type: Late 19th & Early 20th Century American Movements: Commercial Style
23. Landscaping or special setting features: This building shares a party wall with the building on either side and fronts the sidewalk.
24. Associated buildings, features, or objects: The building is one of three identical buildings that share party walls on this block.

#### IV. Architectural History

25. Date of Construction: Estimate: 1893 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Sam Eubanks  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Storefront windows altered, wood pilasters replaced, low brick wall replaced wood panels; dates unknown.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**Architectural Inventory Form**

Page 3 of 5 pages

**V. Historical Associations**

31. Original use(s): Commerce & Trade: Specialty Store
32. Intermediate use(s): Commerce & Trade
33. Current use(s): Commerce & Trade: Restaurant
34. Site type(s): Commercial Core
35. Historical background: This property was sold by the Carbondale Town and Land Company to Clayton Gannett in 1887. He in turn sold the property to Henry Smith in 1888. C. H. Leonard purchased the property in 1889 and sold it to Sam Eubanks in 1890. Eubanks held the property until 1900 when he sold it to R. E. and S. D. Weant in 1900. S. D. Weant sold the property to John G. Bennett in 1909 who then sold to R. L. Sherwood in 1911. This lot was associated with the adjacent lot on and off through the various sales. Clayton Gannett was a carpenter, and the newspaper reported one or two of his activities in the community but no reference was made to his having involvement in the construction of this building. Charles H. Leonard was the manager of the Carbondale Town and Land Company. He was also one of the original land owners that formed the company. Sam Eubanks was the cashier of the Bank of Carbondale. R. E. and S. D. Weant were brothers with various interests in the valley, including a butcher shop in Glenwood Springs. According to Cleone Oliver, a butcher shop was located in this building most likely after the turn of the century. "...the next building was a meat market, and I can still see those shiny (hooks), I don't know if they were aluminum, horses, cows, sheep, hanging from the top, and any kind of meat you wanted. I can remember my mother sending me down with twenty-five cents to get a soup bone, and we had enough soup and enough meat for the five of us for dinner..." Clayton Gannett did not appear in the 1900 census, though he did appear in many property transactions during this period. A Henry Smith (b.1865 in Missouri) was listed in the 1900 census, as a farm laborer in nearby Cardiff. John G. Bennett (b. 1877 in Indiana) was listed in the 1910 census as the proprietor of a butcher shop. Robert L. Sherwood appeared in the 1920 census under Robert E. (b. 1866 in Montana) and was listed as a retail merchant of groceries. Sherwood sold the building to John G. Starbuck in 1930. Shortly thereafter Ross J. Spears purchases what is described as a store and garage. The ownership passes to Woody Economy Store and by 1933 the property is owned by the bank. In 1977 Roy George Rikus purchased the property and owns it today. A variety of commercial enterprises have been located in the building over the years to the present day.
36. Sources of information: Garfield County Assessors Office; Walking Tour of Historic Main Street, Compiled by Linda Romero Criswell; [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org), Avalanche (the Carbondale newspaper) archives; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale;

Resource Number: 5GF.3782  
Temporary Resource Number: 343.MAI

**Architectural Inventory Form**  
Page 4 of 5 pages

**VI. Significance**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1893; 1883 to 1933

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position in the commercial development of Carbondale. The building served for a significant period of time as a butcher shop for the community and later as a grocery and garage. The Weant brothers were wealthy members of the Carbondale community and operated several businesses in town and another butcher shop in Glenwood Springs. The building is a good example of the 19th century commercial style with its corbelled cornice, simple rectangular plan form, and large storefront windows. Its masonry construction indicates a long term commitment to the community on the part of the builders. This building is one of several buildings on Main Street that represent this particular style of architecture.

43. Assessment of historic physical integrity related to significance: The window alterations have a minor impact on the integrity. The essential form and pattern of the building remains intact and the alterations are easily reversible.

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

Resource Number: 5GF.3782  
Temporary Resource Number: 343.MAI

### Architectural Inventory Form

Page 5 of 5 pages

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

Noncontributing ☐

46. If the building is in existing National Register district, is it:

Contributing ☐

Noncontributing ☐

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 343.MAI Frame: 1 & 2

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation

1300 Broadway, Denver, CO 80203 (303) 866-3395



343 Main St 1

#1 looking north



343 Main St 2

#2 looking north



# 343 Main Street

5GF.3782



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3783
2. Temporary resource number: 348.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 348 Main Street
8. Owner name and address: Andrew & Judi Mazeika  
104 Vega Road Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
SE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 13 ; 309635 mE 4363527 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 7 Block: 12  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original townsite carbondale blk: 12 lot: 7 bk: 0501 pg: 0755 bk: 0494 pg: 0504 bk: 0757  
pg: 0064 bk: 0757 pg: 0063  
Assessors Office Parcel ID # 2393-343-18-009  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 96' x Width 25'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Flat Roof

Resource Number: 5GF.3783  
Temporary Resource Number: 348.MAI

### Architectural Inventory Form

Page 2 of 5 pages

19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Decorative Cornice
21. General architectural description: This is a rectangular masonry building with a flat roof. The principal façade faces north and has a series of three window openings that fill most of the width of the building. The central opening is a square picture window with a transom of equal width above. The windows on either side are slightly narrower than the center window, but the sill and head are equal, with equal transoms above. The area below the windows is vertical wood siding which runs down to the stone base. A band of three courses of sawtooth brick runs across the façade above the windows and is just wider than the windows below. A cornice of corbelled brick dentils sits at the top of the wall. The stone base runs across the façade with a combination of sandstone with some river rock patches. The west wall is a party wall with the adjacent building. The east wall runs back about one third of the full length of the building and the brick wall runs into a concrete block volume that steps out to the east. A small wood frame shed roof volume sits in the corner created by the two volumes and has an entry door facing the street. A single picture window sits above the shed roof in the brick wall. A brick chimney rises above the parapet where the brick wall ends in the concrete block volume. A flat roofed porch area with wood posts and roof and a trellis are applied to the side of the rear volume of the building. The rear of the building
22. Architectural style/building type: Late 19th & Early 20th Century American Movements; Commercial Style
23. Landscaping or special setting features: The building shares the east party wall with another building of similar size and has a open lot to the west.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: 1899 Actual: \_\_\_\_\_  
Source of information: Garfield County Records
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Price Wickliffe  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Storefront windows replaced and reconfigured, patching to the stone base, entry vestibule; all before 1984. Addition of porch and trellis; early 1990s

Resource Number: 5GF.3783  
Temporary Resource Number: 348.MAI

### Architectural Inventory Form

Page 3 of 5 pages

30. Original location **X** Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Commerce & Trade; Bar

32. Intermediate use(s): Commerce & Trade; Bar

33. Current use(s): Commerce & Trade; Bar

34. Site type(s): Commercial Core

35. Historical background: The property was initially owned by The Carbondale Town and Land Company, and sold to the Carbondale Improvement Company in 1890. F. E. Sweet (Frank) purchased the property in 1891 and sold it to Price Wickliffe in 1899. Wickliffe operated a saloon out of the premises. Wickliffe sold to I. A. Underwood in 1902 for \$1,500. A mortgage, taken out by Underwood in 1906, described one saloon bar, back bar mirror, ice box or refrigerator, pool table, and billiard table, four car tables, one cigar case, on liquor case, one cash register, one slot machine, two dozen chairs, and the heating plant. Unfortunately, no references were found to Underwood (or Wickliffe) in the census searches. In the fall of 1906 Jessie Needham purchased the property. Several references to James Needham were found in the Avalanche of 1890, but no clues were given to his occupation or if he ran a business out of this building. He did not appear in any of the available censuses. In August of 1907, he lost the property through default on a loan and The Baer Brothers Mercantile Company bought the note. The Baer Brothers appear to have been Issac and Adolf, who operated a business in Leadville, Colorado. There was no indication that they had a business in Carbondale by the same name. At this point the title was unclear as to who owned the property. In 1914, it showed up in the settlement of the will of Mary J. Francis, which transferred the ownership to Henry Van Syckle (her husband). In 1930, he transferred the property to his second wife, Frances P. Van Syckle. The current owners, Andrew & Judy Mazeika purchased the property from James H. Hooker. Hooker purchased the property some time before 1982. The building continues to be used as a bar and restaurant today.

36. Sources of information: Garfield County Assessors Office; [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org); [heritagequestonline.com](http://heritagequestonline.com), census; Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale.

#### VI. Significance

37. Local landmark designation: Yes \_\_\_\_\_ No **X** Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

Resource Number: 5GF.3783  
Temporary Resource Number: 348.MAI

### Architectural Inventory Form

Page 4 of 5 pages

38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1899; 1899 to 1907

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position in the commercial development of Carbondale. The building served for a significant period of time as a saloon and social gathering place for the community. Price Wickliffe's saloon was referred to often in the local newspaper of the period and the saloon seemed to have survived through Needham's ownership at the least. The building is a good example of the 19th century commercial style with its corbelled cornice, simple rectangular plan form, and large storefront windows. Its masonry construction indicates a long term commitment to the community on the part of the builders. This building is one of several buildings on Main Street that represent this particular style of architecture.

43. Assessment of historic physical integrity related to significance: The alterations to the building have removed a considerable amount of the character defining features

### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing ☐  
Noncontributing ☐

Resource Number: 5GF.3783  
Temporary Resource Number: 348.MAI

**Architectural Inventory Form**

Page 5 of 5 pages

46. If the building is in existing National Register district, is it:      Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 348.MAI    Frame: 1 & 2

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project      49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203    (303) 866-3395



348 Main St 1

#1 looking north



348 Main St 2

#2 looking northeast



# 348 Main Street

5GF.3783



North

Carbondale, Colorado  
image from 2002 aerial map

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3784
2. Temporary resource number: 351.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: The Pour House
7. Building address: 351 Main Street
8. Owner name and address: Harry Bell  
351 Main Street Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 6 4 1 mE 4 3 6 3 5 7 2 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 17 Block: 11  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original townsite carbondale blk: 11 lot: 17 bk: 0552 pg: 0881 bk: 1661 pg: 827  
recpt: 668398 bk: 1661 pg: 826 recpt: 668397 bk: 1311 pg: 396 recpt: 593603 bk: 1034 pg: 0097  
bk: 0849 pg: 0289 bk: 0833 pg: 0003 bk: 0833 pg: 0003  
Assessors Office Parcel ID # 2393-343-15-015  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 60' x Width 25'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick

Resource Number: 5GF.3784  
Temporary Resource Number: 351.MAI

### Architectural Inventory Form

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18. Roof configuration: (enter no more than one): Flat Roof
19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Decorative Cornice, Chimney
21. General architectural description: This is a rectangular masonry building with a flat roof. The principal façade faces north and has a series of three equal bays that fill the width of the building. The central bay has a recessed pair of doors with a transom of equal width above. The bays on either side have large store front windows that share the same line as the head of the doors and have a low sill with wood panels below. The windows also have transoms that span the full width. The bays are divided by wood pilasters which are half round and embedded in the wood frames of the window units. A band of one course of sawtooth brick runs across the façade and is just longer than the windows below. A cornice of corbelled brick dentils sits at the top of the wall with taller blocks on either end. The east wall is a party wall with the adjacent building. The west wall is a simple length of brick wall that steps down towards the rear. A series of square windows are located near the front half of the building. The windows have wood lintels and sills and are infilled with a large steel grid. A brick chimney rises above the parapet about halfway along the length of the wall.
22. Architectural style/building type: Late 19th & Early 20th Century American Movements: Commercial Style
23. Landscaping or special setting features: This building shares a party wall with the building on the east and fronts the sidewalk.
24. Associated buildings, features, or objects: The building is one of three identical buildings that share party walls on this block.

#### IV. Architectural History

25. Date of Construction: Estimate: 1893 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: E. H. Conforth and E. S. Sleeper  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Awning added to main façade, possible store front alterations, metal cap flashing on roof; all before 1984.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

Resource Number: 5GF.3784  
Temporary Resource Number: 351.MAI

### Architectural Inventory Form

Page 3 of 5 pages

#### V. Historical Associations

31. Original use(s): Commerce & Trade: Specialty Store
32. Intermediate use(s): Commerce & Trade
33. Current use(s): Commerce & Trade: Restaurant
34. Site type(s): Commercial Core
35. Historical background: E. H. Conforth and E. S. Sleeper bought this lot from the Carbondale Town & Land Company in 1888. E. Stees acquired the lot in 1901 and immediately sold the property to S. D. Weant. At this point, Weant owned the adjacent lot to the east as well. Weant may have run his butcher shop out of this and the adjacent building. Weant sold both lots to John C. Bennett in 1910. Bennett (b. 1877 in Indiana) was listed in the 1910 census as the proprietor of a butcher shop and he sold to R. L. Sherwood in 1911. Sherwood held the property until 1930. Robert L. Sherwood appeared in the 1920 census under Robert E. (b. Montana in 1866) and was listed as a retail merchant of groceries. Sherwood ran a grocery out of this building and in the 1920s Sherwood opened Carbondale's first movie house known as The Sherwood Picture Show. In 1930 Sherwood sold the property to John C. Starbuck, who leased the building to the Twin Valley Service Garage, run by E. J. Duff and S. J. Mitchell. Starbuck sold the property in June of 1930 to Ross J. Spears and in July of the same year Spears conveyed the property to the Woody Economy Stores Company. Several loans were taken on the property since Sherwood's ownership and the various owners were unable to pay off loans. The building was sold to the Industrial Building and Loan Association in 1933. In June of 1940 M. E. Wilson bought the building and then sold it in 1948 to Julius Diemoz. He then sold the property to Charles F. and Dorothy J. Keepers. Several businesses were located in this space over the years. After the Twin Valley Service Garage, it served as Fred Needham's machine shop and Jack Ferguson's Shell Oil garage. It also housed several drug stores: Wilson's Pharmacy, Keeper's Drug store, and Kenny's Rexall Drug. Harry C. Bell has owned and operated the current business, The Pour House, in this building for the last 20 years.
36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; [www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org); [www.heritagequestonline.com](http://www.heritagequestonline.com); The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale, Plaque provided by the Carbondale Historical Society.

Resource Number: 5GF.3784  
Temporary Resource Number: 351.MAI

### Architectural Inventory Form

Page 4 of 5 pages

#### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1893; 1893 to circa 1920

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position in the commercial development of Carbondale. The building served for a significant period of time as a butcher shop and grocery store providing groceries to the community of ranchers and miners and their families in the early part of the 20th century. The building is a good example of the 19th century commercial style with its corbelled cornice, simple rectangular plan form, and large storefront windows. Its masonry construction indicates a long term commitment to the community on the part of the builders. This building is one of several buildings on Main Street that represent this particular style of architecture.

43. Assessment of historic physical integrity related to significance: The building is generally intact in its original form. The storefront retains its original pattern though the awning is somewhat out of place. Overall the integrity is generally intact.

#### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of

Resource Number: 5GF.3784  
Temporary Resource Number: 351.MAI

### **Architectural Inventory Form**

Page 5 of 5 pages

resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

### **VIII. Recording Information**

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 351.MAI   Frame: 1 & 2

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project                      49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203   (303) 866-3395



351 Main St 1

#1 looking southwest



351 Main St 2

#2 looking west



# 351 Main Street

5GF.3784



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
 2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3785  
2. Temporary resource number: 358.MAI  
3. County: Garfield  
4. City: Carbondale  
5. Historic building name: n/a  
6. Current building name: n/a  
7. Building address: 358 Main Street  
8. Owner name and address: E C Partners, LTD  
290 Highway 133 Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
SE 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34  
10. UTM reference  
Zone 1 3 ; 3 0 9 6 2 7 mE 4 3 6 3 5 3 2 mN  
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*  
12. Lot(s): 8 Block: 12  
Addition: Original Townsite Year of Addition: 1887  
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original townsite carbondale blk: 12 lot: 8 bk: 0531 pg: 0405 bk: 1682 pg: 564  
recpt: 673029 bk: 1682 pg: 562 recpt: 673028 bk: 1682 pg: 561 recpt: 673027 bk: 1682 pg: 560  
recpt: 673026 bk: 0762 pg: 0030 bk: 0712 pg: 0615 bk: 0712 pg: 0089 bk: 0654 pg: 0903  
Assessors Office Parcel ID # 2393-343-18-010  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan  
15. Dimensions in feet: Length 75' x Width 22'  
16. Number of stories: 1  
17. Primary external wall material(s) (enter no more than two): Brick

Resource Number: 5GF.3785  
Temporary Resource Number: 358.MAI

### Architectural Inventory Form

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18. Roof configuration: (enter no more than one): Flat Roof
19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Decorative Cornice, Chimney, Segmental Arch
21. General architectural description: This is a tall one story brick building with a generally rectangular plan. The principal façade faces north and is the narrow end of the rectangle. The principal façade is mostly glass storefront with a pilaster of brick on either end, an ashlar stone base below the windows and a decorative brick cornice above. The right hand corner is clipped to 45° and is recessed one brick width back from the main face. This wall has the main entry centered on its width. The door is centered between two brick pilasters and is a single entry door with a transom above. A wood panel infills the area from the transom to the main header line, which runs across the full façade. The storefront windows on the main section of the façade are divided into two main sections by a central pilaster. Each window is then divided in half again vertically. The storefront glass has a single glass transom across the top and another wood infilled transom above that, which runs to the main wood header line. All the mullions are of equal weight with the exception of the main vertical mullion. The main header has a stone course where it intersects the brick pilasters. A panel of four courses of dog's tooth brick runs across the façade above the storefront windows and the tall cornice of corbelled brick dentils run the full width of the façade above that. The cornice details wrap the 45° section as well and is flared at the corners. The cornice ends at the far side of the 45° section and the top of the wall continues in common bond down the length of the west wall. A chimney is applied to the west wall just off the 45° corner, and three segmentally arched window openings with vertical proportions are located along the length of the west elevation. Each opening is infilled with a fixed window the full height and width of the brick openings. A shed roofed addition with board and batten siding, is located off the rear of the building and runs its full width. The east side of the building is a party wall.
22. Architectural style/building type: Late 19th & Early 20th Century American Movements; Commercial Style.
23. Landscaping or special setting features: The building front sits along the side walk and a large parcel of open space is located to the west.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: 1899 Actual: \_\_\_\_\_  
Source of information: Garfield County Records
26. Architect: unknown  
Source of information: \_\_\_\_\_

Resource Number: 5GF.3785  
Temporary Resource Number: 358.MAI

**Architectural Inventory Form**  
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27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: William T. Skidmore  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Façade was restored to present condition around 1987. Previously the façade was completely covered with vertical wood plank siding with two horizontal picture windows. The configuration of the brick seems to be unchanged, however the storefront is apparently all part of the '87 alterations.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Commerce & Trade
32. Intermediate use(s): Commerce & Trade; Specialty Store
33. Current use(s): Commerce & Trade; Specialty Store
34. Site type(s): Commercial Core
35. Historical background: Fred Walsen, of Arapahoe County, purchased the property from the Carbondale Town & Land Company in October of 1888. He sold the property to E. F. Prince in March of 1899. Prince sold the property a few days later to William T. Skidmore. William transferred the property to his wife, Emma, in June of 1899 "with all improvements thereon". Due to the jump in the price of the property, \$150 when William bought it and \$1000 when he sold it, three months later, it appears that the building was constructed in that period. W. T. Skidmore ran a saloon, according to several local accounts. Emma Skidmore kept the property until 1902, when she sold it to A. E. Yewell. The Skidmores left Carbondale around 1903. Emma took up residence in Glenwood Springs and William moved to De Beque where he had an unnamed business (though it was probably another saloon). William was also reported as taking a trip to the Pacific coast with Frank Page to "sell territory for a patent door knob and bell." A. E. Yewell was a Glenwood Springs resident for 53 years and married Alice Kendrick, the daughter of Thomas Kendrick who was a prominent Glenwood Springs citizen. Both Yewell and Kendrick appeared in the *Glenwood Post*, reporting on the discussion of the important issues of the day. Yewell owned the City Stables a livery and transfer company in Glenwood Springs with K. C. Voorhees in 1898 and a stationers, Yewell & Ewing, in Glenwood Springs in 1902. A. E. Yewell sold the property in the summer of 1902 to Edward S. Hughes. Edward dies in 1917 and the building passes to his wife Helen L. Hughes and his son Charles E. Hughes. Robert C. Bier owned the property in 1989 when

Resource Number: 5GF.3785  
Temporary Resource Number: 358.MAI

### Architectural Inventory Form

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he sold it to E. C. Partners. B P Investments bought the property in 2005 and a retail store is now located in the building.

36. Sources of information: Garfield County Assessors Office; Garfield County Records  
www.coloradohistoricnewspapers.org, The Glenwood Post archives;  
www.heritagequestonline.com; 1973 interview with Mrs. Cleone Oliver, text located at  
the Gordon Cooper Library in Carbondale.

## VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;  
☐ B. Associated with the lives of persons significant in our past;  
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or  
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.  
☐ Qualifies under Criteria Considerations A through G (see Manual)  
☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1899; 1899 to circa 1920

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position in the commercial development of Carbondale. The building served as a saloon for several years and has housed a variety of retail concerns. Carbondale had several saloons until Prohibition required the transition to other businesses. The building is a good example of the 19th century commercial style with its corbelled cornice, simple rectangular plan form, and large storefront windows. Its masonry construction indicate a long term commitment to the community on the part of the builders. This building is one of several buildings on Main Street that represent this particular style of architecture.

43. Assessment of historic physical integrity related to significance: The reconstruction carried out in the late 1980s reversed a number of inappropriate alterations and returned considerable integrity to the building. While the reconstruction of the 1980s is more consistent with the original condition, the original window configuration is unknown. This

Resource Number: 5GF.3785  
Temporary Resource Number: 358.MAI

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along with the other window replacements has a moderate impact on the integrity of the building as it stands now. The form of the building, the pattern of the windows and the decorative elements are still intact.

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing ☐  
Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐  
Noncontributing ☐

**VIII. Recording Information**

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 358.MAI Frame: 1, 2, 3 & 4

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



358 Main St 1

#1 looking south



358 Main St 2

#2 looking south



358 Main St 3

#1 looking east



358 Main St 4

#2 looking north



# 358 Main Street

5GF.3785



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

1 of 6

## Official eligibility determination (OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

### I. Identification

1. Resource number: 5GF.3786
2. Temporary resource number: 389.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: The Potato Grower's Association
6. Current building name: n/a
7. Building address: 389 Main Street
8. Owner name and address: K & K Industrial Complex  
11466 St. Hwy. 325 #5 Rifle, CO

### II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west  
NW 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 6 2 0 mE 4 3 6 3 5 7 3 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 13, 14 & 15 Block: 11  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original townsite carbondale blk: 11 lot: 13 - lot: 15 bk: 0577 pg: 0927 bk: 0470 pg: 0124  
bk: 0877 pg: 0106  
Assessors Office Parcel ID # 2393-343-15-004  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 100' x Width 50'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Flat Roof

Resource Number: 5GF.3786  
Temporary Resource Number: 389.MAI

### **Architectural Inventory Form**

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19. Primary external roof material (enter no more than one): Synthetic Roof

20. Special features (enter all that apply): Decorative Cornice, Segmental Arch

21. General architectural description: This is a tall one story brick building with a flat roof.

The principal façade faces south and is divided into six equal bays. The bays are defined by vertical square wood posts that support a wood lintel and the brick cornice above. The central wood column is wider than the others and subdivides the façade into two storefront assemblies. The storefront assemblies consist of a large window on either side of a recessed entry door area. The large windows sit on a low wood wall and have a horizontal mullion running across the windows at the head height of the door, a single vertical muntin divides the glass area in half and a small row of colored glass panes run across the top of the window area just below the lintel. The colored glass panes have small muntins dividing the area into a symmetrical pattern of squares and rectangles. The entry areas are comprised of a central double door, flanked by 45° windows with the same base and mullion pattern. A large transom window sits above the doors and runs to the band of decorative glass. The doors are wood with 3/4 height glass panels and wood kick panels. The length of the low wall is divided in two by recessed panels and the top of the wall/window sill is decorated with a half round trim running across the façade. Above the wood lintel, the brick cornice is comprised of a row of decoratively laid brick just over the lintel, a field of common bond brick above that and a series of corbelled dentils that run the length of the wall. The corbels support a couple of rows of brick that create the top of the wall. The corbelled brick dentils run along the length of the west side as well. The west side has a series of four equally spaced vertically proportioned openings running two thirds of the way along the wall. The series ends in a larger brick opening which has a storefront assembly within the opening. A single door sits in the brick wall to the right of the storefront section and another vertically proportioned opening is centered on the remaining wall to the left. The vertically proportioned openings have segmentally arched tops which align with the height of the lintel on the main façade. The openings have a single width of glass on the lower section and a transom with one vertical muntin above. The mullion line from the main façade is carried around this elevation and appears in each of the tall openings dividing the lower and upper window units. Similarly the low wood wall runs across the base of each of the openings. Two of the openings have doors instead of windows, but otherwise the same layout. The storefront section on the west side has a steel lintel running across the head and two storefront windows which flank the central recessed door. The configuration is the same as the main façade, just narrower in width. A layer of stucco about 18" high has been applied to the base of the wall along the west side. The east side of the building has a wood, shed roofed addition applied to the brick wall. The addition is set back from

Resource Number: 5GF.3786  
Temporary Resource Number: 389.MAI

### Architectural Inventory Form

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the main façade and runs only 30' toward the back of the building. The wood section has a symmetrical façade patterned on the storefront configuration of the main building. The shed roof is concealed by a false front on the main façade. The storefront has been infilled with wood panels to the height of the door head and the small transoms above are infilled with plywood panels. The false front and the side wall has plywood with vertical batten siding. The remainder of the east wall is unadorned brick and the top of the wall steps down as the building goes to the alley. The rear of the building has no parapet and the roof materials run out to a short overhang on this side. Two small window openings are located on the rear wall.

22. Architectural style/building type: Late 19th & Early 20th Century American Movements; Commercial Style.
23. Landscaping or special setting features: The building sits on a corner lot with the front along main street and the west side along the side street. A paved vacant lot is located to the east.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: 1889 Actual: \_\_\_\_\_  
Source of information: Garfield County Records
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: C. H. Scheu  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Some minor alterations to the storefront areas, windows replaced; new vertically proportioned openings on west side; shed addition on east side; stucco on west side; all before 1983.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Commerce & Trade; Department Store
32. Intermediate use(s): Commerce & Trade; Department Store
33. Current use(s): Commerce & Trade; Specialty Store
34. Site type(s): Commercial Core

Resource Number: 5GF.3786  
Temporary Resource Number: 389.MAI

### **Architectural Inventory Form**

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35. Historical background: The property was purchased from the Carbondale Town & Land Company by Mrs. J. E. Rockwell in the fall of 1888. J. E. Rockwell was a prominent attorney and was the owner of the Bank of Carbondale. He served as district attorney until his resignation in December of 1889. He left office due to the demands of his private business. He apparently left the valley in 1890 and was arrested for fraud in a land deal in the gold mining town of Victor, Colorado. Two months later(December 1888), C. H. Scheu purchased the property. Charles H. Scheu (b. 1855) operated a dry goods and grocery business in Carbondale beginning August 1889. He advertised clothing, gold and silver watches and jewelry, spectacles, shoes, silver tea sets other house wares. During the same period he served as County Sheriff, a Town Trustee and a delegate to the Silver Convention. In addition to those duties, Scheu owned an interest in the Silver Crown Mine in Avalanche Creek with Mary J. Francis and Henry Van Syckle and did very well in the Blazing Star and Bushwaker mines in Aspen. He and Van Syckle operated the Carbondale Mining Exchange during this same period. In July 1890, Oscar Ittleson took over operations at the store under the Denver Company. Ittleson ultimately bought the property in May of 1893. Charles Scheu moved to Salt Lake City with his family in April of 1891. Scheu seems also to have had an interest in some manufacturing in Virginia with his brother Willis; the item manufactured is unclear. The 1900 census showed Scheu and family in Salt Lake City and he was listed as a "capitalist." Ittleson appeared in the 1900 census listed as a merchant. He was born in Russia in 1845. He was elected as a town trustee in 1891. Little else of him appeared in the local newspaper other than his advertising. Mr. Ittleson sold the property to the W. J. Riley Company in 1901. No information was found on the W. J. Riley Company. William J. Pings acquired the property sometime before 1907 when he leases the building to the Rocky Mountain Stores Company. William Pings served as mayor of Carbondale from 1910 to 1911. The property passes to Stanley Pings upon his father William's death. The store was known during this time as Pings' Store. Albert & Laura Grange owned the property in 1975 when they sold it to Harlan L., Janice D. and Gerald L. Kelly. The Kellys conveyed the property to K & K Industrial Complex in 1993. The building currently houses a retail store and offices.
36. Sources of information: Garfield County Assessors Office; Garfield County Records  
www.coloradohistoricnewspapers.org, The Avalanche archives;  
www.heritagequestonline.com; 1973 interview with Mrs. Cleone Oliver, text located at  
the Gordon Cooper Library in Carbondale.

Resource Number: 5GF.3786  
Temporary Resource Number: 389.MAI

**Architectural Inventory Form**  
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**VI. Significance**

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1889; 1889 to 1956

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position in the commercial development of Carbondale. The building served for a significant period of time as a general store for the community. Pings Store provided a wide variety of goods to the community of ranchers and miners and their families in the early part of the 20th century. The building is a good example of the 19th century commercial style with its corbelled cornice, simple rectangular plan form, and large storefront windows. Its masonry construction indicates a long term commitment to the community on the part of the builders. This building is one of several buildings on Main Street that represent this particular style of architecture.

43. Assessment of historic physical integrity related to significance: Alterations have impacted the window pattern of the building, although these alterations have been done with sensitivity. The addition to the east side does not have significant impact on the integrity. The alterations to the building overall have a minor impact on the integrity.

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

Resource Number: 5GF.3786  
Temporary Resource Number: 389.MAI

### Architectural Inventory Form

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45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 389.MAI Frame: 1, 2, 3, 4, 5 & 6

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



389 Main St 1

#1 looking north



389 Main St 2

#2 looking northeast



389 Main St 3

#1 looking east



389 Main St 4

#2 looking east



389 Main St 5

#1 looking northwest



389 Main St 6

#2 looking northwest



# 389 Main Street

5GF.3786



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 6

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3787  
2. Temporary resource number: 403.MAI  
3. County: Garfield  
4. City: Carbondale  
5. Historic building name: The Dinkel Building  
6. Current building name: The Dinkel Building  
7. Building address: 403 Main Street  
8. Owner name and address: Dinkel Partners  
205 S. Mill St. Ste. 301A Aspen, CO 81611

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NW 1/4 of SE 1/4 of NE 1/4 of SW 1/4 of section 34  
10. UTM reference  
Zone 1 3 ; 3 0 9 5 5 7 mE 4 3 6 3 5 8 0 mN  
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*  
12. Lot(s): 7, 8, 9, 10, 11 & 12 Block: 20  
Addition: Original Townsite Year of Addition: 1887  
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original townsite carbondale blk: 20 lot: 7 - lot: 12 pre: r340819 bk: 0594 pg: 0301  
bk: 0363 pg: 0102 bk: 0361 pg: 0173 bk: 0782 pg: 0875  
Assessors Office Parcel ID # 2393-343-14-004  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan  
15. Dimensions in feet: Length 93' x Width 170'  
16. Number of stories: 2  
17. Primary external wall material(s) (enter no more than two): Brick  
18. Roof configuration: (enter no more than one): Flat Roof

**Architectural Inventory Form**

Page 2 of 6 pages

19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Decorative Cornice, Segmental Arch
21. General architectural description: This is a large brick building that sits on a full city block. The principal façade faces south and a secondary façade faces east. The building was built in three sections and each has a different window pattern and decorative elements in each section. The first section sits on the southeast corner and has a façade facing south and one facing east. The building has a tall main level as well as a tall upper level and a level parapet wall across the street front. The south east corner is a narrow 45' wall which has a tall rectangular entry opening on the main level and a pair of vertically proportioned double hung windows in a single segmental arched opening on the upper level. A wood lintel runs around the building at the top of the main level openings. The east side has a series of narrow openings which run the full height to the lintel. The first opening on the left side is the largest and has a storefront window assembly. The other openings are narrower and infilled with doors with transoms or storefront windows of wood frames and large areas of glass. The upper level has a series of nine vertically proportioned segmental arched openings with double hung windows in generally equal spaces along the façade. The south side of the building has two full height openings on the main level and four equally spaced vertically proportioned openings with segmental arches with double hung windows on the upper level. On the main level, the opening adjacent to the corner matches the east wall opening. To the left is a larger opening with a full storefront configuration and entry door. All the openings on the south side have large awnings which also appear on the corner and the first opening on the east. The parapet of the building has a decorative cornice which has two bands of recessed brick and a solid band of newer brick along the top of the wall.
- The central section of the building is approximately the same width as the east corner section. It also matches the corner section in height. The wood lintel band that begins on the corner section runs across this section of façade at the same level. The two main level storefronts run to the underside of this lintel. On the left, the storefront is made up of a three part composition with small rectangular windows set in a stone face wall on either side of a recessed doorway. The recess has a theater marquis projecting from the opening and entry doors within. A flat panel infills the space above the stone face and below the main level lintel. Adjacent to this storefront is another similarly sized storefront assembly. It is comprised of large areas of glass on a low paneled wall. The glass extends to the level of the lintel and flanks a recessed entryway. On the far right of this section is a single door that sits on the main wall plane. The door and central storefront are covered with a large awning. The upper level of this section has seven large vertically proportioned openings with segmental arched tops and white marble sills.

Resource Number: 5GF.3787  
Temporary Resource Number: 403.MAI

### Architectural Inventory Form

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Each opening has a single double hung window. The arches at the top of the window openings are repeated just above the openings by a continuous line of brick which sits forward of the main wall surface. The line traces the arched openings and runs for short horizontal lengths between the arches. A decorative cornice runs across the top of the wall. At either end of the cornice, a corbelled panel of brick ends the decorative band. The band is comprised of a soldier course of brick which is set on an angle, a row of corbelled dentils which is several courses high, and a plain field of brick to the top of the parapet wall.

The western most section of the building is a one story volume. It has a series of storefront assemblies running its full length. Three pilasters evenly divide the façade into four store front sections. The pilasters carry a lintel which continues, at the same height, from the other sections of the building. A cornice sits above the lintel and echoes the pattern of the central section cornice. The west side of the final section is a plain brick wall that carries to the alley with a series of openings at the north end.

All three sections of the building run the full depth of the site to the alley. The alley elevations generally replicate the upper level window patterns with more doors and a variety of window sizes on the main level. All the openings have segmental arches and either sandstone, brick or marble sills. In addition, several small horizontally proportioned window openings run along the street level.

22. Architectural style/building type: Late 19th and Early 20th Century American Movements; Commercial Style
23. Landscaping or special setting features: The building is free standing with a vacant lot on the west and an alley on the north. The building fills an entire town block and is the tallest and largest building from this period remaining in the town.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: \_\_\_\_\_  
Actual: 1892 Corner Building, 1908 central section, 1913 one story section  
Source of information: Garfield County Assessors Office; Colorado Magazine, A Pioneer of the Roaring Fork
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: W.M. Dinkel  
Source of information: Walking Tour of Historic Main Street, Compiled by Linda Romero Criswell; Colorado Magazine, A Pioneer of the Roaring Fork

Resource Number: 5GF.3787  
Temporary Resource Number: 403.MAI

### Architectural Inventory Form

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29. Construction history (include description and dates of major additions, alterations, or demolitions): Multiple alterations to storefronts, some window units replaced, all before 1996, some before 1984. Corner building cornice altered, around 2000. Awnings added 1984 to 1996.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Commerce and Trade
32. Intermediate use(s): Commerce and Trade
33. Current use(s): Commerce and Trade
34. Site type(s): Commercial Core
35. Historical background: The W.M. Dinkel Mercantile Company was incorporated August 15, 1891. The company was founded by William Dinkel and James Zimmerman with \$50,000 in capital. Though not specifically mentioned in legal documents, Dinkel's brother James was also involved in some of Dinkel's commercial activities. Dinkel had several business interests around Carbondale, beginning in 1883. Dinkel arrived in the Carbondale area shortly before the final removal of the Ute Indians from the Valley, he was one of a small group of original settlers. He was the quintessential pioneer and quickly developed diverse commercial operations in the area. From the most modest beginning he established a hotel, bank, saw mill, and the mercantile. He became the largest commercial operator in the area as well as the largest land owner on Main Street, and maintained that position for many years. The oldest part of the building was built to replace the original store, located further east on Main Street, which was destroyed by fire in 1891. The building housed the mercantile and the Mt. View Hotel on the second level. The hotel had a kitchen and dining room that often provided for town wide social events. The central section was built around 1908 and housed the National Bank of Carbondale which survived until the Depression. The third section was built in 1913 and served primarily as potato storage. W. M. Dinkel also served as mayor of Carbondale from 1889 to 1891. He was also a candidate from the Fusion party who won a seat in the State legislature, representing Garfield County in 1900. He served two terms. The Dinkel Mercantile Company survived until 1938, twenty years beyond its name sake. In 1938 the buildings were sold to A. M. DeBeque who had been involved in the Dinkel Mercantile for many years. The building passed through the family until Wally Debeque sold the property to the Dinkel Partners in 1990. The building continues to provide space for several retail operations, a movie theater, and offices.
36. Sources of information: Garfield County Assessors Office; Walking Tour of Historic Main Street, Compiled by Linda Romero Criswell; Akron Weekly Pioneer Press, 1900; Colorado Magazine, September 1944, A Pioneer of the Roaring Fork.

Resource Number: 5GF.3787  
Temporary Resource Number: 403.MAI

### Architectural Inventory Form

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#### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_

Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☒ B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Commerce

40. Period of significance: 1913 (3 phases of building); 1898 to 1918 (for Dinkel); 1898 to 1938 (For Dinkel Mercantile Company)

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant under three of the above criteria. It is significant under criteria 'A' because of its direct association with the Dinkel Mercantile Company. Dinkel Mercantile was the original commercial operation in the area and grew to be the largest and furthest reaching. The Mercantile provided every conceivable item for sale and a number of the basic services required by the community including the bank and post office. The Mercantile also provided goods to the mining camps in the region by running wagons to the camps on a regular basis. The building is significant under criteria 'B' because of its direct and singular association with William Dinkel. Dinkel was one of the original settlers of the area and the town grew up around his early settlement. Once settled, he quickly established himself in the area and made Carbondale a successful center of commerce. Though several other properties were owned by Dinkel, this one is singularly associated with him. This building is significant under criteria 'C' because the building represents the late 19th and early 20th century commercial style of building. The simple plan and volumetric form of the building along with the repetitive windows and brick detailing are all character defining features of the style. This two story brick building is also indicative of a substantial investment and commitment to the future of the community. Though several buildings in the survey area represent this style, this one is unique for its size and association with William Dinkel.

Resource Number: 5GF.3787  
Temporary Resource Number: 403.MAI

### Architectural Inventory Form

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43. Assessment of historic physical integrity related to significance: Several alterations have accumulated to have a moderate impact on the integrity of the building. The most significant of these is the removal of a majority of the decorative cornice on the corner portion of the building. In addition, the replacement of a number of window units, and a variety of alterations to the many storefronts further detract from the original character of the building.

### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible **X** Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 403.MAI Frame: 1, 2, 3, 4, 5, 6, 7 & 8

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



403 Main St 1

#1 looking northwest



403 Main St 2

#2 looking northwest



403 Main St 3

#1 looking northeast



403 Main St 4

#2 looking north



403 Main St 5

#1 looking southeast



403 Main St 6

#2 looking northwest



403 Main St 7

#1 looking northwest



403 Main St 8

#2 looking northwest



403 Main St 9

#1 looking northeast



403 Main St 10

#2 looking east



403 Main St 11

#1 looking east



403 Main St 12

#2 looking east



# 403 Main Street

5GF.3787



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3772
2. Temporary resource number: 511.GAR
3. County: Garfield
4. City: Carbondale
5. Historic building name: Robinson and White Granary
6. Current building name: The Granery
7. Building address: 511 Garfield Avenue
8. Owner name and address: Nancy Clough  
P. O. Box 841 Basalt, CO 81621

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
SE 1/4 of SW 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 13 ; 309489 mE 436344 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 4 Block: 19  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original twnte carbondale blk: 19 lot: 4 desc: outlot bk: 0546 pg: 0739 bk: 0479 pg: 0740  
bk: 0992 pg: 0972  
Assessors Office Parcel ID # 2393-343-19-003  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 102' x Width 24'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Front Gabled Roof

Resource Number: 5GF.3772  
Temporary Resource Number: 511.GAR

**Architectural Inventory Form**  
Page 2 of 5 pages

19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): none
21. General architectural description: This is a large rectangular wood frame building. The simple front gable ridge runs north/south and the principal façade faces south. The main entry is accessed by a wood ramp which rises the approx. 2' from grade to the main level. The entry door is centered on the front gable. It is comprised of a single wood door with full height windows of a similar width flanking the door. A narrow transom runs across the whole assembly. A small rectangular vent sits in the peak of the roof. Four cupolas with small gable roof shapes sit along the ridge and are equally spaced down the length. The west side of the building has the remnants of a large opening similar in size to the main entry about halfway down the length of the wall. The opening is infilled with horizontal wood siding and has two small window openings cut into the top section. On the right side of the wall, a series of double hung windows run along the top of the wall at somewhat regular intervals. On the left side, two similarly sized openings are located on the wall with a second opening located just below. The east side of the building has a door opening similar to the main opening located about halfway along the length of the wall. This opening is accessed by a series of wood steps that have the same width as the opening. Small window openings run along the top of the wall similar to the west side. At the southern end of the wall a group of windows similar to the west side is joined by a couple of randomly sized openings. The north end of the building has a single vent window at the ridge. The grade at this end of the building is considerably lower than the grade at the south end, revealing a series of concrete piers that support the base of the building. The piers are battered and the space between is infilled with corrugated metal siding.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The buildings sits on a large lot surrounded by areas of gravel and lawn. A ditch runs along the west side.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1906 Actual: \_\_\_\_\_  
Source of information: Garfield County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Mary J. Francis

Resource Number: 5GF.3772  
Temporary Resource Number: 511.GAR

### Architectural Inventory Form

Page 3 of 5 pages

Source of information: Garfield County Records

29. Construction history (include description and dates of major additions, alterations, or demolitions): Conversion to dwelling units in 1991. Some window alterations; concrete piers at north end; possible areas of siding replacement; corrugated metal at north end; likely to have been done circa 1991.
30. Original location X Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Commerce & Trade; Warehouse
32. Intermediate use(s): Vacant
33. Current use(s): Domestic; Multiple Dwelling
34. Site type(s): Edge of Commercial Core
35. Historical background: Mary J. Francis (b. 1853 in Pennsylvania, d. July 14, 1914, Carbondale) purchased this property in 1887 from John Calnan. She is listed in the 1900 census as a "Capitalist." She held the property until her death in 1914, at which point the property was inherited by her husband Henry Van Syckle. He in turn transferred the property to his second wife Francis P. Van Syckle in 1930. In 1936, the property was transferred to the Colorado Milling and Elevator Company. Mary J. Francis and Henry Van Syckle (b. 1858) were local characters in the Carbondale community. They were married but did not present themselves as such. He is referred to as her manager in the 1900 census and her nephew in the 1910 census. He was known to the community as her nephew. Upon her death the marriage was made public. Mary came from a wealthy family in Philadelphia and owned a number of properties and mines in the area. Upon her death she was said to have left an estate estimated at four million dollars. Henry was her second husband, her first being an inventor from New Jersey. His name was Isaac Francis (b. 1832 in New Jersey). His father was one of the nineteenth century's greatest heroes according to "Legacies: Collecting America's History at the Smithsonian." He founded the U.S. Life-Saving Service and invented an enclosed, metal hull "life car" for transporting shipwreck victims to shore. Mary Francis lived outside of town at the Bulldog Mine which she owned with Henry Van Syckle and she also owned or had interest in the M. J. Mine and the Silver Crown, all in the Crystal River Valley. She is described as being very generous and an important benefactor to many individuals and organizations in the community.
- This building was built in 1906 as a granary along with the rail spur that connected it to the main valley railroad. It was used for many years as a granary under the name of Robinson and White Granary, though no ads for the granary were found in local newspapers. The granary housed and sold potatoes along with seed, feed and other

Resource Number: 5GF.3772  
Temporary Resource Number: 511.GAR

### Architectural Inventory Form

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grains. The Colorado Milling & Elevator Company sold the property to Freeman S. James sometime after 1936. Joan A. Lane owned the property before 1996 when she sold it to Nancy Clough, the current owner. Ms. Clough converted the building into the current residential use.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum; www.smithsonianlegacies.si.edu

#### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;  
☐ B. Associated with the lives of persons significant in our past;  
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or  
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.  
☐ Qualifies under Criteria Considerations A through G (see Manual)  
☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture, Commerce & Trade; Warehouse

40. Period of significance: 1906, 1906 to circa 1940.

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its positioning the development of Carbondale as a center of commerce. The building served as a collection point for farm and ranch products produced locally and shipped around the country. The farming activities in the valley provided a stable economy for Carbondale, which allowed the town's prosperity to continue through the mining boom and bust period. The architecture of the building is distinctive and expressive of its function. The long linear form and simple repetitive openings are characteristic of the warehouse use and the functional relationship to the rail spur. The building contributes to the pattern of development in the town defined by a variety of commercial activities.

Resource Number: 5GF.3772  
Temporary Resource Number: 511.GAR

### Architectural Inventory Form

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43. Assessment of historic physical integrity related to significance: This building is generally intact. Window additions and alterations are minimal and do not alter the original character of the building and window pattern. Siding replacement (if done) is consistent with the original character of the siding materials. Integrity is generally intact.

#### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing ☐  
Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐  
Noncontributing ☐

#### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 511.GAR Frame: 1, 2, 3, 4, & 5

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



511 Garfield St 1

#1 looking north



511 Garfield St 2

#2 looking north



511 Garfield St 3

#1 looking north



511 Garfield St 4

#2 looking north



511 Garfield St 5

#1 looking south



511 Garfield St 6

#2 looking southeast



511 Garfield St 7

#1 looking north



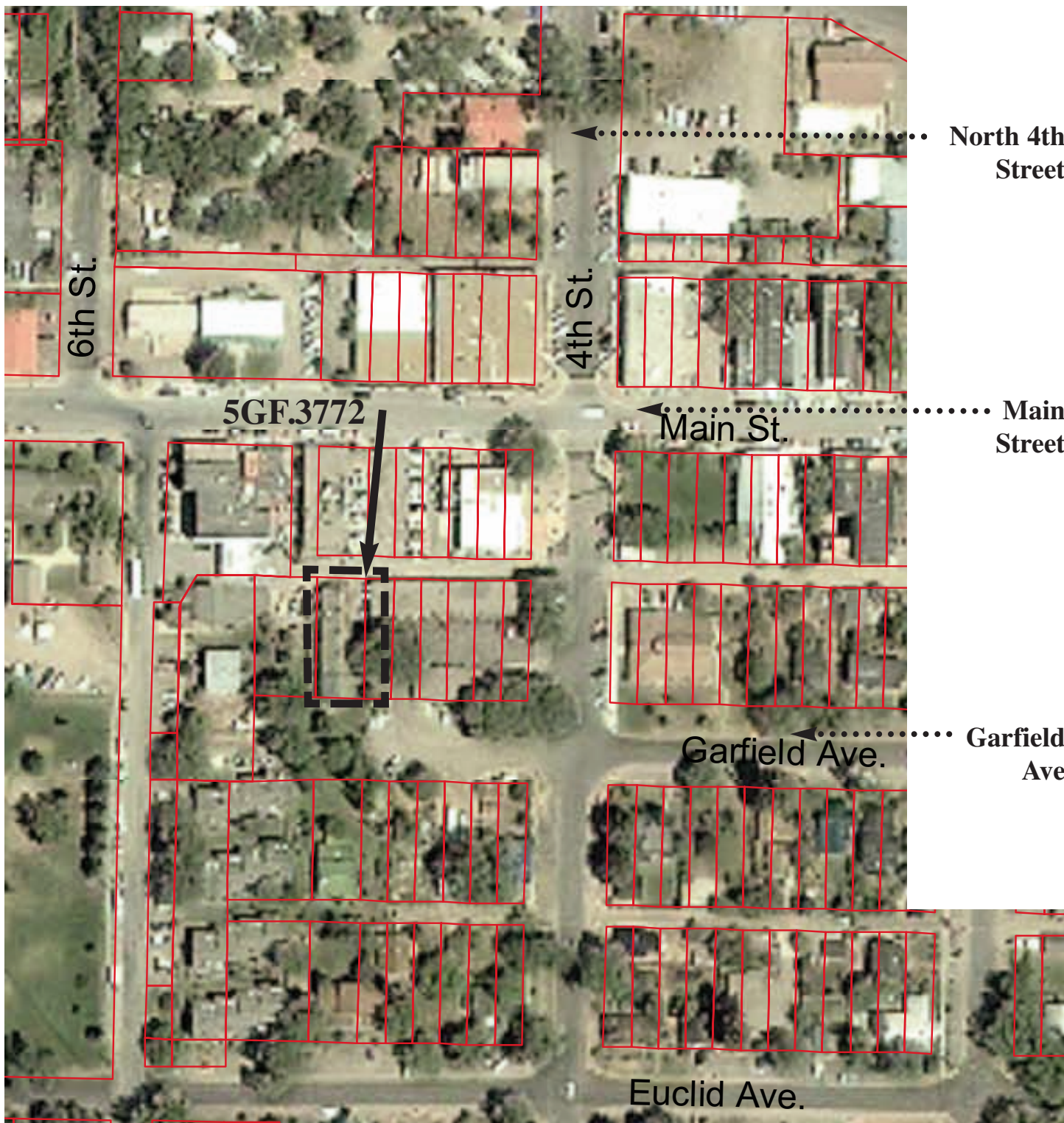
511 Garfield St 8

#2 looking north



511 Garfield St 9

#1 looking north



# 511 Garfield Ave

5GF.3772



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3771  
2. Temporary resource number: 687.COL  
3. County: Garfield  
4. City: Carbondale  
5. Historic building name: The Weant House  
6. Current building name: n/a  
7. Building address: 687 Colorado  
8. Owner name and address: Patrick R & Leslie C Mcnamee Johnson  
687 Colorado Ave Carbondale, CO 81623

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NW 1/4 of SW 1/4 of NE 1/4 of SW 1/4 of section 34  
10. UTM reference  
Zone 13 ; 309375 mE 4363710 mN  
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*  
12. Lot(s): 16, 17 & 18 Block: 5  
Addition: Weavers Addition Year of Addition: 1906  
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: weavers add. Blk: 5 lot: 16 - lot: 18 desc: e 12.5' of lot 16 bk: 0473 pg: 0006 bk: 1720  
pg: 911 recpt: 681098 bk: 1597 pg: 236 recpt: 654275 bk: 1597 pg: 235 recpt: 654274  
Assessors Office Parcel ID # 2393-343-06-013  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan  
15. Dimensions in feet: Length 36' x Width 26'  
16. Number of stories: 1.5  
17. Primary external wall material(s) (enter no more than two): Brick  
18. Roof configuration: (enter no more than one): Cross Gabled Roof

Resource Number: 5GF.3771  
Temporary Resource Number: 687.COL

**Architectural Inventory Form**

Page 2 of 5 pages

19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Decorative shingles, porch, chimney, fence, segmental arch.
21. General architectural description: This is a large one and one half story brick building with a cross gabled roof. The main facade faces south and all the gables share the same ridge line. The main facade has a one story hipped roof enclosed porch. The porch is centered on the wall and spans almost the full width of the main wall. The central doorway has a narrow side light with multiple panes on either side and a series of three large casement style windows to either side of that. A door is located in the porch wall on the east side and two windows are located on the west side. The original entry wall configuration can still be seen inside the porch. It has a central doorway with a vertically proportioned double hung window located to either side. Two vertically proportioned double hung windows are located on the upper level and equally spaced to either side of the peak. A horizontal band of wood trim runs across the facade at the center line of the windows and divides the brick wall below from a field of fish-scale shingles that infill the gable end. The roof has a moderate overhang with curved vergeboards that form a cutout arch on the main facade. At the base of the vergeboards, two small brackets support the overhang. The pediment, created by the arch, is infilled with three vertical boards and textured panels which sit slightly forward of the plane of the vergeboards. The west side of the house has a single vertically proportioned double hung window centered on the wall on the upper level and two vertically proportioned double hung windows equally spaced on the main level wall. The main level windows sit in segmentally arched openings in the brick wall. The horizontal band described above continues around this wall plane at the same level and divides brick from decorative shingles. A horizontally proportioned window sits on the band, in the shingle field, to the left of the central double hung. The gable end on this side has a simple crown mold at the roof edge, but does have the same pediment as seen on the main facade. The east side of the house is similar in composition to the west side with the exception of a hipped roof bay which is located on the left side of the wall, on the main level. The bay has 45° walls on the sides and an equally sized wall on the face. A single vertically proportioned double hung window in a segmentally arched opening sits on center in each wall plane. The rear of the house has a brick shed roof addition applied to the wall, which is surrounded by additional wood frame shed roof additions to the north and west. A brick chimney sits on the center of the cross gable roof.
22. Architectural style/building type: Late Victorian

Resource Number: 5GF.3771  
Temporary Resource Number: 687.COL

### Architectural Inventory Form

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23. Landscaping or special setting features: The house sits on a corner lot, open to the south and the west. A wood picket fence runs across the front edge of the site and several trees screen the house from the street on the side.
24. Associated buildings, features, or objects: Two small outbuildings are located on the rear of the site. One is larger and is a side gable with stucco wall finish. The second is a small front gable with vertical wood siding. Both appear to be of recent vintage.

#### IV. Architectural History

25. Date of Construction: Estimate: 1901 Actual: \_\_\_\_\_  
Source of information: Garfield County Records
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: R. E. Weant  
Source of information: Garfield County Records
29. Construction history (include description and dates of major additions, alterations, or demolitions): Additions to rear, porch enclosure, addition of window on upper level, west, dates unknown.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Domestic; Single Family
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Family
34. Site type(s): Edge of Commercial Core
35. Historical background: This property was part of the first addition to the original townsite made in 1906. The description of this transaction includes a 1 ½ story brick house. Romus. E. Weant (b. 1856 in Maryland) was the owner of the property when the house was reportedly built. The property transferred to Samuel Dillon Weant (b. 1864 in Maryland) and his wife Laura E. Weant shortly thereafter. The Weants were all active members of the Carbondale community. By 1903 R. E. had apparently moved to Rifle, Colorado. S. D. operated a butcher shop on Main Street and served as mayor from 1909 to 1910. After that time there were no references to the Weants in Carbondale. In 1910, the property was sold to John Bennett, who in turn sold to Robert L. Sherwood in 1911. In 1930 Robert L. Sherwood sold to John C. Starbuck. James Leggett bought the tax lien in 1934. Madge Horne Wilcox purchased the property some time before she sold it to

Resource Number: 5GF.3771  
Temporary Resource Number: 687.COL

### Architectural Inventory Form

Page 4 of 5 pages

Robert H. and Patricia L. Johnson in 1992. The Johnsons sold the house in 1998 to Patrick and Leslie Johnson. 689 Main Street (5GF.287) is one block south of this house and is also associated with the Weant family. These two houses were likely located on a single piece of property before the 1906 annexation to the town site.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum.

## VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1901

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This house is significant for its position in the early development of Carbondale. The house is one of a small group of large brick homes which are located adjacent to the original townsite. It is indicative of a substantial investment in the community and a desire for permanence. The design and details are typical of the styles popular at the time. The curved fascia and pediment on the main façade, the scroll brackets at the eave, and the projecting pediments on the east and west are unique decorative elements within this survey area.

43. Assessment of historic physical integrity related to significance: The house is generally intact in form and material. The small additions, the porch enclosure and one window addition have a moderate impact on the integrity of the building.

Resource Number: 5GF.3771  
Temporary Resource Number: 687.COL

### Architectural Inventory Form

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#### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible **X** Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing \_\_\_\_\_

Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_

Noncontributing \_\_\_\_\_

#### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005 Photo ID: 687.COL Frame: 1, 2, & 3

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation

1300 Broadway, Denver, CO 80203 (303) 866-3395



687 Colorado St 1

#1 looking northwest



687 Colorado St 2

#2 looking north



687 Colorado St 3

#1 looking northeast



687 Colorado Ave

5GF.3771



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 6

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.287
2. Temporary resource number: 689.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: The Weant House (aka Dr. Tubb's House)
6. Current building name: 689 Resturant
7. Building address: 689 Main Street
8. Owner name and address: Shadow Holdings LLC  
12221 Merit Dr Ste 1400 Dallas, TX 75251

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NW 1/4 of SW 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 1 3 ; 3 0 9 3 6 9 mE 4 3 6 3 5 8 2 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): A Block: n/a  
Addition: Lappala Main Street Subdivision Year of Addition: 1995
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
tract: 2393 sub: lappala main street sub. Lot: a desc: aka parcel 1 7th st. P.u.d. pre: r340315  
and/ thru: & to: r340842 pre: r340843 bk: 0412 pg: 0422 bk: 1041 pg: 0728 bk: 0981 pg: 0719  
bk: 0740 pg: 0292 bk: 0697 pg: 0425 bk: 0692 pg: 0827  
Assessors Office Parcel ID # 2393-343-57-001  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 69' x Width 81'
16. Number of stories: 2
17. Primary external wall material(s) (enter no more than two): Brick

Resource Number: 5GF.287  
Temporary Resource Number: 689.MAI

**Architectural Inventory Form**  
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18. Roof configuration: (enter no more than one): Front Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Segmental Arch, Porch, Chimney, Fence
21. General architectural description: This is a large brick building with a north/south running ridge. The building has a main two story volume with one story additions on the east, west and north. The principal façade faces south and has a symmetrical layout. The main two story section is rectangular with two equally spaced double hung windows in segmentally arched openings with marble sills on the upper level. Between the windows is a circular decorative brick element, centered on the peak of the gable roof. The brick wall runs to the eave line of the roof and ends. The gable end is divided by vertical trim boards into four equal parts and a random pattern of small rocks in stucco infill the resulting panels. The overhang is supported by decorative brackets that fall on each of the vertical dividing boards. The bargeboard has a simple decorative cut on the tails and the rafter tails are exposed the full length of the eaves. A gable roofed, enclosed porch is applied to the main wall on the lower level. The roof is supported by two brick piers, one on either end that have marble caps and support a long lintel. Above the lintel are four panels of rock in stucco. A low brick wall with a marble cap runs across the face of the porch and is interrupted by a pair of doors that are offset to the right. The remainder of the porch façade is infilled by fixed glass with two horizontal muntin and three vertical muntins on the left side of the door and two horizontal muntins on the east side. The side walls of the porch are similarly infilled. The east side has two double hung windows on the upper level and a small horizontally proportioned window and a single door, each located directly below the upper openings. Another vertically proportioned opening is located near the center of the wall with a raised sill. A brick chimney steps out slightly from the wall plane and runs up through the eave line. The addition on the east side is a one story wood frame volume which attaches to the rear corner of the house. It has a pair of central doors with windows to either side. The volume has horizontal wood siding and a simplified bracket detail supporting the rake overhang. A wood trellis sits in front of the addition and attaches to the east brick wall. The trellis ends at the chimney line. The west side of the building has the same two openings on the upper level with a small horizontally proportioned opening below the front window and a larger opening at the rear window. The large opening has a three part window of fixed glass. Another chimney forms a shallow projection on the wall near the front of the building. The projection is wide at the base with a square of dog tooth brick centered on the width of the chimney. A horizontal break occurs just above the window heads and the chimney continues up the wall at a third of the base width. The brick to either side corbels back to the main wall. This chimney also runs up through the

Resource Number: 5GF.287  
Temporary Resource Number: 689.MAI

### Architectural Inventory Form

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eave line and has a simple stone cap. The addition on this west side has horizontal wood siding and a central pair of doors. Windows are located to either side and the rake is supported by simplified brackets. The addition on the rear is one story with a flat roof and horizontal wood siding. Each of the window openings in the brick section has a three course segmental arch at the top of the opening, each course stepping out slightly from the one below. Each also has a white marble sill.

22. Architectural style/building type: Late 19th & Early 20th Century Revivals
23. Landscaping or special setting features: The house sits on a lot with some large spruce and cottonwood trees. A wood fence with vertical slats runs around the yard on the east side of the house. The fence has a deep wave pattern along the top.
24. Associated buildings, features, or objects: none

#### IV. Architectural History

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1913  
Source of information: Garfield County Records and National Register Nomination Form, completed by Paul and Virginia Lappala, 1986.
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: S. D. Weant  
Source of information: Garfield County Records and National Register Nomination Form, completed by Paul and Virginia Lappala, 1986.
29. Construction history (include description and dates of major additions, alterations, or demolitions): Additions to both sides and rear, porch enclosure, some window units replaced, addition of stucco detail at gable ends, addition of brick decorative element, all between 1970 and 1984.
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): Domestic; Single Dwelling
33. Current use(s): Commerce & Trade
34. Site type(s): Commercial Core
35. Historical background: Samuel Dillon Weant purchased the property in August of 1911. The original property was a large parcel outside of the original townsite. S. D. Weant was born in Maryland in 1864. He and his brother Romus E. Weant (b. 1856 in

Resource Number: 5GF.287  
Temporary Resource Number: 689.MAI

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Maryland) appeared in the 1900 census in Carbondale. R. E. and S. D. also owned the property directly behind this parcel at 687 Colorado Avenue. S. D. appeared as one of the owners of the Carbondale Creamery Company in 1907, which was associated with 202 Main Street (5GF.3774), also in this survey. He was listed as a cattle dealer in the 1900 census. The first reference to the brothers in the Carbondale area appeared in the Glenwood Post in June of 1899 as having received a butcher bond. They operated a butcher shop in Glenwood Springs and advertisements for that shop end in 1902. They also reportedly operated a shop in Carbondale, possibly at 343 Main (5GF.3782) or 351 Main (5GF.3784), two other properties they owned. S. D. married Miss Laura Barnhart of Denver in fall of 1900. S. D. Weant conveyed several sections of the large parcel to the Town of Carbondale for streets, which extended the townsite street grid. S. D. died in 1919 and conveyed the house property to David S. James. James was unable to pay off the note on the property and was foreclosed on in 1932. Joel W. Orvis gained ownership of the property in the same year. In 1934 Mr. and Mrs. Floyd Chappel purchased the property; they sold it to Mrs. Suzanne Claussen in 1938. In 1952 Mrs. Claussen sold to Harry F. Claussen and Bernice L. Claussen. Harry Claussen was an attorney in Glenwood Springs. Bert and Marie Evans purchased the property from the Claussens in 1956. The Evans sold the portion of the property where the house is located to Paul E. and Virginia D. Lappala. They continued to own the property until it is sold to the Cony Company in 1988, then to David K. Danciger in 1996. Danciger transferred the property to Shadow Holdings in 1997, which continues to own the property to the present day.

36. Sources of information: Garfield County Assessors Office; Garfield County Records  
www.coloradohistoricnewspapers.org, The Glenwood Post archives;  
www.heritagequestonline.com, 1900 Census; National Register Nomination Form,  
completed by Paul and Virginia Lappala, 1986.

### VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

Resource Number: 5GF.287  
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☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1913

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This house is significant for its position in the early development of Carbondale. The house is one of a small group of large brick homes which are located adjacent to the original townsite. It is indicative of a substantial investment in the community and a desire for permanence. The elegant brick work, window layout and design are typical of the styles popular at the time.

43. Assessment of historic physical integrity related to significance: While the additions are located to the rear of the original building, several other alterations have had a moderate impact on the integrity of the building. Incompatible decorative elements have been added, the porch enclosed and window units replaced. All combined to have a negative impact on the integrity of the house.

### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building: Contributing ☐  
Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐  
Noncontributing ☐

### VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 689.MAI Frame: 1, 2, 3, 4 & 5

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project 49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

Resource Number: 5GF.287  
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**Architectural Inventory Form**

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51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395



689 Main St 1

#1 looking north



689 Main St 2

#2 looking north



689 Main St 3

#1 looking north



689 Main St 4

#2 looking north



689 Main St 5

#1 looking north



689 Main Street

5GF.287



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 5

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible- NR  
☐ Determined Not Eligible- NR  
☐ Determined Eligible- SR  
☐ Determined Not Eligible- SR  
☐ Need Data  
☐ Contributes to eligible NR District  
☐ Noncontributing to eligible NR District

**I. Identification**

1. Resource number: 5GF.3788
2. Temporary resource number: 711.MAI
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 711 Main Street
8. Owner name and address: Covet LLC  
6650 E Sopris Creek Rd Snowmass, CO 81654

**II. Geographic Information**

9. P.M. 6th Township 7 south Range 88 west  
NE 1/4 of SE 1/4 of NW 1/4 of SW 1/4 of section 34
10. UTM reference  
Zone 13 ; 309328 mE 4363575 mN
11. USGS quad name: Carbondale  
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 19, 20, 21, 22, 23 & 24 Block: 21  
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Sect, twn, rng: 34-7-88  
sub: original townsite carbondale blk: 21 lot: 19 - lot: 24 bk: 0486 pg: 0483 bk: 0486 pg: 0392  
bk: 0486 pg: 0389 bk: 0989 pg: 0378 bk: 0938 pg: 0882  
Assessors Office Parcel ID # 2393-343-13-004  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 35' x Width 40'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Cross Gabled Roof

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Temporary Resource Number: 711.MAI

### Architectural Inventory Form

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19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch, Chimney, Decorative Shingles
21. General architectural description: This is a one and one half story brick house with a cross gabled roof. The main ridge runs east/west and the principal faced faces east. The principal façade is asymmetrical with a wide gable on the right and the extension of the cross gable on the left. The wall plane is continuous across the façade. The front gable has a single vertically proportioned double hung window centered on the upper level, a hipped roof bay is applied to the main wall plane on the main level just off center to the right and a single door is located just off center to the left. The shallow bay has angled sides with a single vertically proportioned double hung window centered on each wall plane. The entry door is covered by a steep hipped roof porch which is supported by three turned posts. The entry door is centered in the space between the columns to the right and the porch extends along the wall to the left. The turned posts have scroll brackets on either side supporting the porch roof. Two turned pilasters support the roof at the wall plane. The south elevation has a gabled roof whose ridge matches the main ridge. The gable end has a pair of vertically proportioned double hung windows located to either side of the center of the gable. A small gabled entry vestibule is generally centered on the main level below the peak. The vestibule has a single door opening in its center and it is sided with horizontal wood siding. A single story shed roof addition extends off the west side of the house. The shed roof begins just below the eave line and wraps the full length of the west and north sides. The addition has horizontal siding with a series of aluminum sliding windows located around the perimeter. The north side also has a single door. The upper level of the north side has a single vertically proportioned double hung centered on the gable and a small slider window on the right side adjacent to the eave. The primary wall material is brick, which runs to the level of the eave line. A field of scalloped siding infills the gable ends and engages the upper level windows just below the centerline. A single brick chimney is located at the crossing of the two ridgelines. *Note: A large addition was added to the west side of the building and several other alterations were made after the initial field work was complete. The description and the photos do not reflect these changes.*
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on a corner lot at the edge of the commercial area.
24. Associated buildings, features, or objects: A small front gable outbuilding sits at the rear of the site along the alley. The building has a pair of doors centered on the gable and has vertical wood siding. A series of gabled additions extend off the rear of the building along the alley. The roof has asphalt shingles.

Resource Number: 5GF.3788  
Temporary Resource Number: 711.MAI

**Architectural Inventory Form**  
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**IV. Architectural History**

25. Date of Construction: Estimate: 1900 Actual: \_\_\_\_\_  
Source of information: Garfield County Records (1893); Property Abstract
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: Miron P. Thompson  
Source of information: Owner's descendant
28. Original owner: Miron P. Thompson  
Source of information: Owner's descendant
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition to the west and north, vestibule addition, possible alterations to the porch, brick materials painted; dates unknown. *Large addition and remodel in 2006.*
30. Original location ☒ Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Domestic; Single Family
32. Intermediate use(s): Domestic; Single Family
33. Current use(s): Commerce & Trade
34. Site type(s): Edge of Commercial Core
35. Historical background: This house sits on two of the six lots that currently make up this property, lots 23 and 24. The property was sold to W. H. H. Waldron, by Ottawa Tanney in 1885. Waldron in turn sold it to Charles E. Perham in 1887. The property was conveyed to his heirs who sold it to Miron P. Thompson (died in 1908) in 1900. Miron Thompson worked at the fish hatchery located along the Crystal River south of Carbondale. Thompson assembled the current six lots and sold the property to Melinda Thompson in 1904. Melinda sold the property to Frank E. Huber, cousin of Miron, in 1911. The properties stayed in Huber's possession until his death in 1953. Waldron did not appear in the census. Perham does not appear in the census, but his heirs were listed in the 1900 census; Elbridge Perham (b. 1833 in Vermont), a carpenter, and Bertha Perham (b. 1872 in Vermont). Presumably Elbridge was Charles' Brother, but it was not stated. Miron P. Thompson (b. 1822 in Ohio) was listed in the 1900 census as a carpenter. Frank E. Huber (b. 1882 in Ohio) was listed in the 1910 census as a lumberyard manager. The property passes to James Darien upon Huber's death in 1953. James Darien sold the property to Lyle & Madge Stewart in 1957. They sold the property to John A. & Mary E. Heuschkel in 1961. The property is conveyed to John L. and Olive

Resource Number: 5GF.3788  
Temporary Resource Number: 711.MAI

### Architectural Inventory Form

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M. Heuschkel in 1965 and they in turn sold to Eva Marie Miller in 1969. Chris T. & Terry L. Chacos owned the property in 1996 when they sold it to the current owner, Covet LLC. In 2006 the building was renovated and expanded for use as offices.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; Owner's descendant www.heritagequestonline.com; The Frontier Historical Society and Museum.

## VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1900

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance: This building is significant for its position in the early development of Carbondale. This is one of a group of moderately sized residential buildings that are located on the perimeter of the original town center. These houses were constructed of substantial materials and in the styles popular at the time. The significance has been compromised by recent alterations.

43. Assessment of historic physical integrity related to significance: Additions obscure two original walls, but are reversible. Entry vestibule and possible alterations to the porch have had a moderate impact on the original character of the house. Otherwise the form, pattern and original materials are intact, with the exception of the painted brick. Integrity is somewhat compromised but many alterations are reversible. The substantial addition completed in the fall of 2006 has removed some of the original features and has

Resource Number: 5GF.3788  
Temporary Resource Number: 711.MAI

**Architectural Inventory Form**  
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completely obscured the west side of the house. These new alterations have a serious impact on the integrity. Photos of the remodel and addition are attached.

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment:

Eligible \_\_\_\_\_ Not Eligible **X** Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes \_\_\_\_\_ No **X** Discuss: While a concentration of buildings from this period exist in the town center, considerable new construction is interwoven within the same area resulting in the isolation of a number of resources. In addition, a small number of the original structures have suffered a considerable loss of integrity.

If there is National Register district potential, is this building:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it:   Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Disk: Carbondale 2005

Photo ID: 711.MAI   Frame: 1, 2, 3, 4, 5 & 6

Negatives filed at: Town of Carbondale Planning Dept.

48. Report title: Carbondale Downtown Survey Project   49. Date(s): October 2006

50. Recorder(s): Suzannah Reid and Patrick Duffield

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

*NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.*

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203   (303) 866-3395



711 Main St 1

#1 looking north



711 Main St 2

#2 looking north



711 Main St 3

#1 looking north



711 Main St 4

#2 looking north



711 Main St 5

#1 looking west



711 Main St 6

#2 looking north



# 711 Main Street

5GF.3778



North

Carbondale, Colorado  
*image from 2002 aerial map*

Town of Carbondale • Historic Survey  
2005